

**EAST NASSAU
STEWARDSHIP
DISTRICT**

September 18, 2025

GOVERNING BOARD

**REGULAR MEETING
AGENDA**

**EAST NASSAU
STEWARDSHIP DISTRICT**

**AGENDA
LETTER**

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

September 11, 2025

Board of Supervisors
East Nassau Stewardship District

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

Dear Board Members:

The Board of Supervisors of the East Nassau Stewardship District will hold a Regular Meeting on September 18, 2025 at 10:30 a.m., at the Fernandina Beach Municipal Airport, 700 Airport Road, Fernandina Beach, Florida 32034. The agenda is as follows:

1. Call to Order
2. Roll Call
3. Chairman's Opening Remarks
4. Public Comments *(limited to 3 minutes per person to any members of the public desiring to speak on a specific agenda item)*
5. Consent Agenda
 - A. Acceptance of Unaudited Financial Statements as of July 31, 2025
 - B. Approval of Minutes
 - I. July 29, 2025 Special Meeting
 - II. August 15, 2025 Continued Special Meeting
 - III. August 21, 2025 Public Hearings and Regular Meeting
 - C. Ratification Item(s)
 - I. Fifth Supplemental Disclosure of Public Financing and Maintenance of Improvements to Real Property
 - II. Notice of Series 2025 Special Assessments [PDP#4 Series 2025]
 - III. ASH Signs, Inc. D/B/A Fastsigns, Agreements for Sign Installation Services
 - a. Chester Road
 - b. Riverbluff Phase 1

6. Consideration of Resolution 2025-27, Ratifying, Confirming, and Approving the Sale of the East Nassau Stewardship District Special Assessment Revenue Bonds, Series 2025 (PDP#4 Series 2025 Project); Ratifying, Confirming, and Approving the Actions of the Chair, Vice Chair, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Bonds; Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date
7. Consideration of Resolution 2025-28, Adopting an Amended Debt Service Fund Budget for Fiscal Year 2026, Providing for Appropriations; Addressing Conflicts and Severability; and Providing for an Effective Date
8. Consideration of Resolution 2025-29, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date
9. Consideration of England-Thims & Miller, Inc., Work Authorization No. 11 [2025/2026 General Consulting Engineering Services]
10. Discussion: The Greenery's Performance
11. Consideration of Resolution 2025-30, Authorizing Request for Qualifications for Prequalified Contractors for District Landscape and Irrigation Maintenance Services; Approving Pre-Qualification Criteria and Package; Providing a Severability Clause; and Providing an Effective Date
12. Consideration of Resolution 2025-31, Authorizing Users for the District's Credit Card(s); Establishing Conditions Precedent to Use of Credit Cards; and Providing for Severability and an Effective Date
13. Consideration of Vallencourt Construction, Inc., Proposal for Roadway Striping *(to be provided under separate cover)*
14. Consideration of Form of Assignment of Commercial Signage Monument (Master Developer)
15. Update: Wildlight Avenue and Curiosity Avenue Roundabout Conveyance to County
16. Development Update/Staff Report
 - A. Developer Representative
 - B. District Counsel: *Kutak Rock LLP*

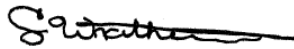
- C. District Engineer: *England-Thims & Miller, Inc.*
- D. Field Operations: *CCMC*
- E. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: October 16, 2025 at 10:30 AM
 - QUORUM CHECK

SEAT 1	MIKE HAHAJ	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	ROB FANCHER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	TOMMY JINKS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	JAIME NORTHRUP	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	ALLISON GROOMES	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- 17. Board Members' Comments/Requests
- 18. Public Comment
- 19. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675, Ernesto Torres at (904) 295-5714 or Felix Rodriguez at (863) 510-8274.

Sincerely,


Craig Wrathell
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 782 134 6157

**EAST NASSAU
STEWARDSHIP DISTRICT**

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**CONSENT
AGENDA**

**EAST NASSAU
STEWARDSHIP DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**EAST NASSAU STEWARDSHIP DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2025**

**EAST NASSAU STEWARDSHIP DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 2025**

	General Fund	Special Revenue Fund DSAP #1	Special Revenue Fund DSAP #2	Special Revenue Fund Commerce Park	Debt Service Fund 2018	Debt Service Fund 2021	Debt Service Fund DSAP #2	Debt Service Fund WVP 3 2024	Debt Service Fund PDP4 BAN	Capital Projects Fund 2018	Capital Projects Fund 2021	Capital Projects Fund WVP 3 2024	Capital Projects Fund PDP4 BAN	Capital Projects Fund Mobility Fee	Total Governmental Funds
ASSETS															
Cash	\$ 778,672	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 778,672
SunTrust debit	2,370	-	-	-	-	-	-	-	-	-	-	-	-	-	2,370
Bank United - MMA	99,988	-	-	-	-	-	-	-	-	-	-	-	-	-	99,988
Bank United - ICS	634,221	-	-	-	-	-	-	-	-	-	-	-	-	-	634,221
Investments															
Revenue	-	-	-	-	192,897	321,792	-	22,733	-	-	-	-	-	-	537,422
Reserve	-	-	-	-	156,284	330,300	-	587,793	1,580,476	-	-	-	-	-	2,654,853
Capitalized interest	-	-	-	-	-	-	-	250,489	845,497	-	-	-	-	-	1,095,986
Prepayment	-	-	-	-	-	17,284	-	-	5,667	-	-	-	-	-	22,951
Construction	-	-	-	-	-	-	-	-	-	2,245	74,957	1,160,406	17,439,716	-	18,677,324
Construction reserve: Wildlight Ave*	-	-	-	-	-	-	-	-	-	-	385,877	-	-	-	385,877
Due from FPL 2022	-	1,813	-	-	-	-	-	-	-	-	-	-	-	-	1,813
Due from Wildlight Residential	-	65,075	-	-	-	-	-	-	-	-	-	-	-	-	65,075
Due from Wildlight Commercial	-	28,256	-	-	-	-	-	-	-	-	-	-	-	-	28,256
Due from general fund	-	897,916	-	254,052	-	-	-	-	-	-	-	-	-	-	1,151,968
Due from CPF PDP4 2024	-	-	-	-	-	-	-	-	-	-	-	6,510	-	-	6,510
Due from other	-	-	-	-	-	-	-	-	-	-	-	-	630	-	630
Security deposit	3,000	-	-	-	-	-	-	-	-	-	-	-	-	-	3,000
Utility deposits	-	350	-	-	-	-	-	-	-	-	-	-	-	-	350
Prepaid expenses	4,556	-	-	-	-	-	-	-	-	-	-	-	-	-	4,556
Total assets	<u>\$ 1,522,807</u>	<u>\$ 993,410</u>	<u>\$ -</u>	<u>\$ 254,052</u>	<u>\$ 349,181</u>	<u>\$ 669,376</u>	<u>\$ -</u>	<u>\$ 861,015</u>	<u>\$ 2,431,640</u>	<u>\$ 2,245</u>	<u>\$ 460,834</u>	<u>\$ 1,166,916</u>	<u>\$17,440,346</u>	<u>\$ -</u>	<u>\$ 26,151,822</u>
LIABILITIES AND FUND BALANCES															
Liabilities:															
Accounts payable-onsite	\$ -	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61
Retainage payable	-	-	-	-	-	-	-	-	-	-	-	109,817	529,115	-	638,932
Due to Wildlight LLC	-	-	-	-	-	-	28,496	-	-	-	-	-	-	-	28,496
Due to special revenue fund - DSAP #1	897,916	-	-	-	-	-	-	-	-	-	-	-	-	-	897,916
Due to special revenue fund - Commerce Park	254,052	-	-	-	-	-	-	-	-	-	-	-	-	-	254,052
Due to capital projects fund 2024 WVP3	-	-	-	-	-	-	-	-	-	-	-	-	6,510	-	6,510
Landowner advance	6,500	-	-	-	-	-	-	-	-	-	-	-	-	-	6,500
Total liabilities	<u>1,158,468</u>	<u>61</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>28,496</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>109,817</u>	<u>535,625</u>	<u>-</u>	<u>1,832,467</u>
DEFERRED INFLOWS OF RESOURCES															
Deferred receipts	-	95,145	-	-	-	-	-	-	-	-	-	-	-	-	95,145
Total deferred inflows of resources	<u>-</u>	<u>95,145</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>95,145</u>
Fund balances:															
Restricted for:															
Debt service	-	-	-	-	349,181	669,376	(28,496)	861,015	2,431,640	-	-	-	-	-	4,282,716
Capital projects	-	-	-	-	-	-	-	-	-	2,245	460,834	1,057,099	16,904,721	-	18,424,899
Assigned															
3 months working capital	157,722	395,364	-	-	-	-	-	-	-	-	-	-	-	-	553,086
Disaster recovery	-	75,000	-	-	-	-	-	-	-	-	-	-	-	-	75,000
Unassigned	206,617	427,840	-	254,052	-	-	-	-	-	-	-	-	-	-	888,509
Total fund balances	<u>364,339</u>	<u>898,204</u>	<u>-</u>	<u>254,052</u>	<u>349,181</u>	<u>669,376</u>	<u>(28,496)</u>	<u>861,015</u>	<u>2,431,640</u>	<u>2,245</u>	<u>460,834</u>	<u>1,057,099</u>	<u>16,904,721</u>	<u>-</u>	<u>24,224,210</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 1,522,807</u>	<u>\$ 993,410</u>	<u>\$ -</u>	<u>\$ 254,052</u>	<u>\$ 349,181</u>	<u>\$ 669,376</u>	<u>\$ -</u>	<u>\$ 861,015</u>	<u>\$ 2,431,640</u>	<u>\$ 2,245</u>	<u>\$ 460,834</u>	<u>\$ 1,166,916</u>	<u>\$17,440,346</u>	<u>\$ -</u>	<u>\$ 26,151,822</u>

*Construction Reserve for Wildlight Ave obligations

**EAST NASSAU STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 61,572	\$ 61,068	101%
Assessment levy: off-roll	-	455,554	460,565	99%
Lot closing	-	5,882	-	N/A
Lease reimbursements	-	13,110	42,322	31%
Conservation lands monitoring activities	-	-	170,460	0%
Interest and miscellaneous	1,954	33,676	-	N/A
Total revenues	<u>1,954</u>	<u>569,794</u>	<u>734,415</u>	78%
EXPENDITURES				
Professional & administrative				
District engineer	2,185	25,728	16,000	161%
Traffic calming analysis	-	-	40,000	0%
District map portal	-	-	50,000	0%
General counsel	-	51,922	100,000	52%
UF environmental	-	-	20,000	0%
District manager	4,583	45,833	55,000	83%
Audit	-	6,400	7,000	91%
Postage	86	548	750	73%
Printing and binding	83	833	1,000	83%
Insurance - GL, POL	-	13,883	17,000	82%
Legal advertising	5,764	24,821	6,500	382%
Miscellaneous - bank charges	135	891	1,000	89%
Meeting room	-	1,510	1,000	151%
Website				
Hosting & maintenance	-	753	760	99%
ADA compliance	-	210	210	100%
Annual district filing fee	-	175	175	100%
Property taxes	-	1,724	-	N/A
Environmental long term maintenance	-	-	5,000	0%
Environmental short term monitoring	-	7,152	170,460	4%
Contingencies	-	159	10,000	2%
Total professional & administrative	<u>12,836</u>	<u>182,542</u>	<u>501,855</u>	36%
Field operations				
On-site management	-	8,270	12,000	69%
Office lease	4,306	42,649	53,274	80%
Office utilities	301	6,989	7,250	96%
Office janitorial	-	-	2,600	0%
Office supplies	-	967	1,000	97%
Total field operations	<u>4,607</u>	<u>58,875</u>	<u>76,124</u>	
Other fees & charges				
Property appraiser and tax collector	-	1,835	1,908	96%
Total other fees & charges	<u>-</u>	<u>1,835</u>	<u>1,908</u>	96%
Total expenditures	<u>17,443</u>	<u>243,252</u>	<u>579,887</u>	42%
Excess/(deficiency) of revenues over/(under) expenditures	(15,489)	326,542	154,528	
Fund balances - beginning	379,828	37,797	71,208	
Fund balances - ending				
Assigned:				
3 months working capital	157,722	157,722	157,722	
Unassigned	206,617	206,617	68,014	
Fund balances - ending	<u>\$ 364,339</u>	<u>\$ 364,339</u>	<u>\$ 225,736</u>	

**EAST NASSAU STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
SPECIAL REVENUE FUND - DETAILED SPECIFIC AREA PLAN #1: WILDLIGHT
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 697,156	\$ 688,986	101%
Assessment levy: off-roll	-	316,507	316,507	100%
Lot closing	-	1,291	-	N/A
Landscape & irrigation cost share: WRA	-	147,289	192,878	76%
Landscape & irrigation cost share: WCA	-	53,344	80,278	66%
Wildlight residential association cost share: OL	-	2,895	-	N/A
Wildlight residential association cost share: OU	-	2,163	-	N/A
Wildlight commercial association cost share: OL	-	2,895	-	N/A
Wildlight commercial association cost share: OU	-	2,163	-	N/A
Total revenues	-	1,225,703	1,278,649	96%
EXPENDITURES				
Professional & administration				
Administration and accounting	\$ 1,250	\$ 12,500	\$ 15,000	83%
Debt service fund accounting: series 2018	625	6,250	7,500	83%
Debt service fund accounting: series 2021	625	6,250	7,500	83%
Debt service fund accounting: series 2024	625	6,250	7,500	83%
Arbitrage rebate calculation	-	-	1,000	0%
Dissemination agent	250	2,500	3,000	83%
Trustee (series 2018 bonds)	-	4,246	4,500	94%
Trustee (series 2021 bonds)	-	4,246	4,500	94%
Trustee (series 2024 bonds)	-	-	4,500	0%
Total professional & administration	3,375	42,242	55,000	77%
Field operations				
Onsite staffing	8,083	77,090	112,000	69%
Wetland and conservation maintenance	-	-	10,000	0%
Landscape & irrigation maintenance	114,112	801,857	772,610	104%
Lake/pond maintenance	15,738	22,503	23,215	97%
Trail & boardwalk maintenance	-	-	18,000	0%
Playground Inspections	-	-	1,600	0%
Pest control	-	-	1,000	0%
Street cleaning	-	-	12,000	0%
Street light lease	7,814	59,166	64,100	92%
Repairs & maintenance	-	12,449	20,000	62%
Repairs & maintenance - roadways	-	4,999	150,000	3%
Electricity	78	752	1,500	50%
Irrigation (potable)	15,618	54,389	65,300	83%
Landscape replacement	-	59,114	120,600	49%
Parts & supplies	-	2,818	3,000	94%
Contingency	-	-	30,000	0%
Insurance	-	16,842	25,000	67%
Total field operations	161,443	1,111,979	1,429,925	78%
Other fees & charges				
Property appraiser and tax collector	-	18,836	21,531	87%
Total other fees & charges	-	18,836	21,531	87%
Total expenditures	164,818	1,173,057	1,506,456	78%
Excess/(deficiency) of revenues over/(under) expenditures	(164,818)	52,646	(227,807)	
Fund balances - beginning	1,063,022	845,558	612,358	
Assigned:				
3 months working capital	395,364	395,364	395,364	
Disaster recovery	75,000	75,000	75,000	
Unassigned	427,840	427,840	(85,813)	
Fund balances - ending	\$ 898,204	\$ 898,204	\$ 384,551	

**EAST NASSAU STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
SPECIAL REVENUE FUND - DETAILED SPECIFIC AREA PLAN #2
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 1,292	\$ 10,333	\$ 21,000	49%
Total revenues	<u>1,292</u>	<u>10,333</u>	<u>21,000</u>	49%
EXPENDITURES				
Professional & administration				
Debt service fund accounting: series 2024	1,042	8,333	12,500	67%
Contingency	-	-	500	0%
Arbitrage rebate calculation	-	-	500	0%
Dissemination agent	250	2,000	3,000	67%
Trustee (series 2024 bonds)	-	-	4,500	0%
Total expenditures	<u>1,292</u>	<u>10,333</u>	<u>21,000</u>	49%
Excess/(deficiency) of revenues over/(under) expenditures	-	-	-	
Fund balances - beginning	-	-	7,083	
Fund balances - ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 7,083</u>	

**EAST NASSAU STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
SPECIAL REVENUE FUND - COMMERCE PARK
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 170,701	\$ 169,762	101%
Assessment levy: off-roll	-	8,771	8,771	100%
Total revenues	-	179,472	178,533	101%
EXPENDITURES				
Field operations				
Field operations	1,000	7,730	17,000	45%
Administration and accounting	208	2,292	2,500	92%
Wetland and conservation maintenance	-	-	5,000	0%
Landscape & irrigation maintenance	7,849	85,236	94,692	90%
Lake maintenance	-	-	8,522	0%
Pest control	-	-	500	0%
Street cleaning	-	-	4,200	0%
Street light lease	1,295	11,521	16,800	69%
Repairs & maintenance	-	-	5,000	0%
Electricity	148	857	3,600	24%
Landscape replacement	-	-	13,650	0%
Parts & supplies	-	-	1,500	0%
Contingency	-	-	250	0%
Total expenditures	10,500	107,636	173,214	62%
Other fees & charges				
Property appraiser and tax collector	-	5,054	5,305	95%
Total other fees & charges	-	5,054	5,305	95%
Total expenditures	10,500	112,690	178,519	63%
Excess/(deficiency) of revenues over/(under) expenditures	(10,500)	66,782	14	
Fund balances - beginning	264,552	187,270	137,049	
Fund balances - ending				
Assigned:				
3 months working capital	44,630	44,630	44,630	
Unassigned	209,422	209,422	92,433	
Fund balances - ending	\$ 254,052	\$ 254,052	\$ 137,063	

**EAST NASSAU STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2018
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll - net	\$ -	\$ 319,376	\$ 333,026	96%
Interest	1,116	13,383	-	N/A
Total revenues	<u>1,116</u>	<u>332,759</u>	<u>333,026</u>	100%
EXPENDITURES				
Debt service				
Principal	-	90,000	90,000	100%
Interest	-	222,871	223,883	100%
Total debt service	<u>-</u>	<u>312,871</u>	<u>313,883</u>	100%
Other fees & charges				
Property appraiser	-	1,292	3,469	37%
Tax collector	-	4,676	6,938	67%
Total other fees and charges	<u>-</u>	<u>5,968</u>	<u>10,407</u>	57%
Total expenditures	<u>-</u>	<u>318,839</u>	<u>324,290</u>	98%
Excess/(deficiency) of revenues over/(under) expenditures	1,116	13,920	8,736	
Net change in fund balances	1,116	13,920	8,736	
Fund balances - beginning	348,065	335,261	327,978	
Fund balances - ending	<u>\$ 349,181</u>	<u>\$ 349,181</u>	<u>\$ 336,714</u>	

**EAST NASSAU STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2021
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll - net	\$ -	\$ 419,828	\$ 417,510	101%
Special assessment: off-roll	-	256,830	256,830	100%
Assessment prepayments	16,038	16,038	-	N/A
Interest	2,090	25,220	-	N/A
Total revenues	<u>18,128</u>	<u>717,916</u>	<u>674,340</u>	106%
EXPENDITURES				
Debt service				
Principal	-	260,000	265,000	98%
Principal prepayment	-	15,000	-	N/A
Interest	-	403,431	410,790	98%
Total debt service	<u>-</u>	<u>678,431</u>	<u>675,790</u>	100%
Other fees & charges				
Property appraiser	-	1,620	4,349	37%
Tax collector	-	6,569	8,698	76%
Total other fees and charges	<u>-</u>	<u>8,189</u>	<u>13,047</u>	63%
Total expenditures	<u>-</u>	<u>686,620</u>	<u>688,837</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	18,128	31,296	(14,497)	
Net change in fund balances	18,128	31,296	(14,497)	
Fund balances - beginning	651,248	638,080	821,274	
Fund balances - ending	<u>\$ 669,376</u>	<u>\$ 669,376</u>	<u>\$ 806,777</u>	

**EAST NASSAU STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND - DETAILED SPECIFIC AREA PLAN #2
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year To Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total debt service	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Net change in fund balances	-	-
Fund balances - beginning	<u>(28,496)</u>	<u>(28,496)</u>
Fund balances - ending	<u><u>\$ (28,496)</u></u>	<u><u>\$ (28,496)</u></u>

**EAST NASSAU STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2024
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year to Date
REVENUES		
Interest	\$ 2,972	\$ 39,074
Total revenues	<u>2,972</u>	<u>39,074</u>
EXPENDITURES		
Interest	-	347,834
Cost of issuance	-	5,925
Total expenditures	<u>-</u>	<u>353,759</u>
Excess/(deficiency) of revenues over/(under) expenditures	2,972	(314,685)
OTHER FINANCING SOURCES/(USES)		
Transfers out	-	(6,470)
Total other financing sources/(uses)	<u>-</u>	<u>(6,470)</u>
Net change in fund balances	2,972	(321,155)
Fund balance - beginning	858,043	1,182,170
Fund balance - ending	<u>\$ 861,015</u>	<u>\$ 861,015</u>

**EAST NASSAU STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND PDP4 BAN
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Interest	\$ 8,470	\$ 70,884	-	N/A
Total revenues	<u>8,470</u>	<u>70,884</u>	<u>-</u>	N/A
EXPENDITURES				
Interest	-	634,375	634,375	100%
Underwriter's discount	-	450,000	450,000	100%
Cost of issuance	-	268,518	274,468	98%
Total expenditures	<u>-</u>	<u>1,352,893</u>	<u>1,358,843</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	8,470	(1,282,009)	(1,358,843)	
OTHER FINANCING SOURCES/(USES)				
Transfers out	(7,694)	(7,694)	-	N/A
Receipt of BAN proceeds	-	3,721,343	3,721,343	100%
Total other financing sources/(uses)	<u>(7,694)</u>	<u>3,713,649</u>	<u>3,721,343</u>	100%
Net change in fund balances	776	2,431,640	2,362,500	
Fund balance - beginning	2,430,864	-	-	
Fund balance - ending	<u>\$ 2,431,640</u>	<u>\$ 2,431,640</u>	<u>\$ 2,362,500</u>	

**EAST NASSAU STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2018
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 7	\$ 76
Total revenues	<u>7</u>	<u>76</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	7	76
Net change in fund balances	7	76
Fund balances - beginning	2,238	2,169
Fund balances - ending	<u><u>\$ 2,245</u></u>	<u><u>\$ 2,245</u></u>

**EAST NASSAU STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2021
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 1,475	\$ 15,553
Total revenues	<u>1,475</u>	<u>15,553</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	1,475	15,553
Net change in fund balances	1,475	15,553
Fund balances - beginning	459,359	445,281
Fund balances - ending	<u><u>\$ 460,834</u></u>	<u><u>\$ 460,834</u></u>

**EAST NASSAU STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2024 WVP 3
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year to Date
REVENUES		
Interest	\$ 4,860	\$ 138,504
Total revenues	<u>4,860</u>	<u>138,504</u>
EXPENDITURES		
Capital outlay	<u>118,171</u>	<u>4,193,677</u>
Total expenditures	<u>118,171</u>	<u>4,193,677</u>
OTHER FINANCING SOURCES/(USES)		
Transfers in	<u>-</u>	<u>6,470</u>
Total other financing sources/(uses)	<u>-</u>	<u>6,470</u>
Net change in fund balances	(113,311)	(4,048,703)
Fund balances - beginning	<u>1,170,410</u>	<u>5,105,802</u>
Fund balances - ending	<u><u>\$ 1,057,099</u></u>	<u><u>\$ 1,057,099</u></u>

**EAST NASSAU STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES PDP4 BAN
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year to Date
REVENUES		
Interest	\$ 69,257	\$ 610,944
Total revenues	<u>69,257</u>	<u>610,944</u>
EXPENDITURES		
Capital outlay	<u>1,330,953</u>	<u>9,986,595</u>
Total expenditures	<u>1,330,953</u>	<u>9,986,595</u>
OTHER FINANCING SOURCES/(USES)		
Transfers in	7,694	7,694
Receipt of BAN proceeds	-	26,278,657
Total other financing sources/(uses)	<u>7,694</u>	<u>26,286,351</u>
Net change in fund balances	(1,254,002)	16,910,700
Fund balances - beginning	<u>18,158,723</u>	<u>(5,979)</u>
Fund balances - ending	<u><u>\$ 16,904,721</u></u>	<u><u>\$ 16,904,721</u></u>

**EAST NASSAU STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES MOBILITY FEE
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year to Date
REVENUES		
Mobility fee credit revenue	\$ -	\$ 2,048,128
Total revenues	<u>-</u>	<u>2,048,128</u>
EXPENDITURES		
Capital outlay	<u>-</u>	<u>2,048,128</u>
Total expenditures	<u>-</u>	<u>2,048,128</u>
Net change in fund balances	-	-
Fund balances - beginning	<u>-</u>	<u>-</u>
Fund balances - ending	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>

**EAST NASSAU
STEWARDSHIP DISTRICT**

MINUTES I

DRAFT

**MINUTES OF MEETING
EAST NASSAU STEWARDSHIP DISTRICT**

The Board of Supervisors of the East Nassau Stewardship District held a Public Hearing and Special Meeting on July 29, 2025 at 10:00 a.m., at the Fernandina Beach Municipal Airport, 700 Airport Road, Fernandina Beach, Florida 32034.

Present:

Mike Hahaj	Chair
Tommy Jinks	Vice Chair
Allison Groomes	Assistant Secretary
Jaime Northrup	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Felix Rodriguez	Wrathell, Hunt and Associates, LLC
Michelle Rigoni (via phone)	District Counsel
Zach Brecht	District Engineer
Carol Brown	Landowner Representative
Sete Zare (via phone)	MBS Capital Markets, LLC

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Roll Call

Supervisors Hahaj, Jinks, Groomes and Northrup were present. Supervisor Fancher was absent.

THIRD ORDER OF BUSINESS

Chairman's Opening Remarks

Mr. Hahaj thanked everyone for their efforts, time and attention in getting everything done.

FOURTH ORDER OF BUSINESS

Public Comments (limited to 3 minutes per person to any members of the public desiring to speak on a specific agenda item)

No members of the public spoke.

FIFTH ORDER OF BUSINESS**Consent Agenda**

Mr. Torres presented the following:

A. Approval of July 17, 2025 Regular Meeting Minutes**B. Ratification Items**

I. Release of Collateral Assignment and Assumption of Development Rights for Certain Identified Property (PDP#4 Series 2024)

II. Partial Release of True-Up Agreement Series 2024 Special Assessments [PDP#4, Conservation Easements 1B, 2B, 3, 4, 5, 6, 7, 8]

III. Partial Release of Collateral Assignment and Assumption of Development Rights for Certain Identified Property (PDP#4 Series 2024Project) [PDP#4, Conservation Easements 1B, 2B, 3, 4, 5, 6, 7, 8]

IV. Partial Release of Declaration of Consent to Jurisdiction of the ENSD and to Imposition of Series 2024 Special Assessments (PDP#4 Series 2024Project) [PDP#4, Conservation Easements 1B, 2B, 3, 4, 5, 6, 7, 8]

On MOTION by Mr. Hahaj and seconded by Ms. Groomes, with all in favor, the July 17, 2025 Regular Meeting Minutes, as presented, were approved, and Ratification Items 5BI through 5BIV, were ratified.

SIXTH ORDER OF BUSINESS

Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements for Preliminary Development Plan #4 Series 2025 Project

Mr. Torres recalled that the Engineer's Report and Methodology Reports listed below were presented and approved at the last meeting.

Ms. Groomes asked if there were any changes since these were last presented. The reply was that there were no changes.

Mr. Hahaj asked if the assessments and this Public Hearing was properly noticed. Mr. Torres replied affirmatively.

A. Affidavit/Proof of Publication

B. Mailed Notice to Property Owner(s)

These items were included for informational purposes.

C. Consideration of Resolution 2025-23, Making Certain Additional Findings, Supplementing Resolutions 2024-13 and Adopting a Supplemental to Master Assessment Report; Approving, Confirming and Levying Revised Debt Assessments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date

Exhibit A: Engineer's Report - First Addendum for Preliminary Development Plan #4, dated June 25, 2025

I. Amended and Restated Engineer's Report for Preliminary Development Plan #4, dated December 18, 2023, as revised and adopted January 18, 2024 (for informational purposes)

Exhibit B: Supplemental to Amended and Restated Master Special Assessment Methodology Report for the Preliminary Development Plan #4, dated June 25, 2025

I. Amended and Restated Master Special Assessment Methodology Report for the Preliminary Development Plan #4, dated December 18, 2023, as revised and adopted January 18, 2024 (for informational purposes)

<p>On MOTION by Mr. Jinks and seconded by Ms. Groomes, with all in favor, the Public Hearing was opened.</p>

- Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.

No affected property owners or members of the public spoke.

On MOTION by Mr. Hahaj and seconded by Ms. Groomes, with all in favor, the Public Hearing was closed.

- Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.

The Board, sitting as the Equalizing Board, made no changes to the assessment levels.

Ms. Rigoni presented Resolution 2025-23, which accomplishes the following:

- Incorporates that the representations, findings and determinations contained are recognized as true and accurate.
- Authorizes the Board to hold this Public Hearing and to take action on the items presented.
- Sets forth that this Resolution is intended to amend, in part, the Master Assessment Resolution which remain in full force and effect except as otherwise provided herein. All terms of Master Assessment Resolution that are not amended or supplemented apply as if those terms are fully set forth herein. All capitalized terms not otherwise defined have the meanings ascribed to them in the Master Assessment Resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
- Sets forth that this Resolution supplements Resolution 2024-13.
- Sets forth the terms for collection and enforcement of the Revised Debt Assessments.

On MOTION by Ms. Northrup and seconded by Ms. Groomes, with all in favor, Resolution 2025-23, Making Certain Additional Findings, Supplementing Resolutions 2024-13 and Adopting a Supplemental to Master Assessment Report; Approving, Confirming and Levying Revised Debt Assessments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Discussion: Direct Purchase Material Policy [Resolution 2025-02, Authorizing an Individual Designated by the Board of Supervisors to Act as the District's Purchasing Agent for the Purpose of Procuring, Accepting, and Maintaining Any and All Construction Materials Necessary for the Construction, Installation, Maintenance or Completion of Certain Infrastructure Improvements As Provided In the District's Adopted Improvement Plan; Providing for the Approval of a Work Authorization; Providing for Procedural Requirements for the Purchase of Materials; Approving the Form of a Purchase Requisition Request; Approving the Form of a Purchase Order; Approving the Form of a Certificate of Entitlement; Authorizing the Purchase of Insurance; Providing a Severability Clause; and Providing an Effective Date]

Ms. Rigoni discussed the authorization to direct purchase items.

Mr. Torres stated that this is a reminder that the Board previously adopted a Resolution authorizing a person or persons to direct purchase items.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-24, Making Certain Findings; Confirming the District's Provision of Infrastructure Improvements Comprising the Series 2025 Project and Approving the Engineer's Report And Supplemental Assessment Report; Setting Forth the Specific Terms of the East Nassau Stewardship District's Special Assessment Revenue Bonds, Series 2025 (PDP#4 Series 2025 Project); Confirming, Allocating and Authorizing the Collection of Special Assessments Securing Series 2025 Bonds; Providing for the Application of True-Up Payments;

177 Providing for the Supplement to the
178 Improvement Lien Book; Providing for the
179 Recording of a Notice of Series 2025
180 Special Assessments; Providing for
181 Conflicts, Severability and an Effective
182 Date
183

184 Ms. Rigoni stated that the Eighth, Ninth and Tenth Orders of Business all relate to the
185 PDP#4 Series 2025 Bonds. These items are all in substantial form and it is anticipated that these
186 three items will be continued for presentation at a continued meeting.

187 No action is needed on these items today.
188

189 **NINTH ORDER OF BUSINESS**

**Consideration of Notice of Series 2025
Special Assessments (PDP#4 Series 2025)**

190
191
192 This item was deferred to a continued meeting.
193

194 **TENTH ORDER OF BUSINESS**

**Consideration of Fifth Supplemental
Disclosure of Public Financing and
Maintenance of Improvements to Real
Property (PDP#4 Series 2025 Project)**

195
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199 This item was deferred to a continued meeting.
200

201 **ELEVENTH ORDER OF BUSINESS**

Development Update/Staff Reports

202
203 **A. Developer Representative**

204 There was no report.

205 **B. District Counsel: Kutak Rock LLP**

206 Ms. Rigoni stated that the bond offering documents were posted so the Underwriter can
207 seek investors. The bonds are expected to close on August 19, 2025.

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

209 **D. Field Operations: CCMC**

210 There were no District Engineer or Field Operations reports.

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

- **UPCOMING MEETINGS**

- **August 21, 2025 at 10:30 AM [FY2026 Budget and Assessments Hearing]**
- **September 18, 2025 at 10:30 AM [Regular Meeting]**

- **QUORUM CHECK**

The Continued Meeting will be held on August 15, 2025 at 10:00 a.m.

TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

It was noted that the previous issues from Julep Trail to the school have not recurred.

THIRTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Hahaj and seconded by Ms. Northrup, with all in favor, the meeting recessed and was continued to August 15, 2025 at 10:00 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

**EAST NASSAU
STEWARDSHIP DISTRICT**

MINUTES II

DRAFT

**MINUTES OF MEETING
EAST NASSAU STEWARDSHIP DISTRICT**

The Board of Supervisors of the East Nassau Stewardship District held a Continued Special Meeting on August 15, 2025 at 10:00 a.m., at the Fernandina Beach Municipal Airport, 700 Airport Road, Fernandina Beach, Florida 32034.

Present:

Mike Hahaj	Chair
Allison Groomes	Assistant Secretary
Jaime Northrup	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Felix Rodriguez	Wrathell, Hunt and Associates, LLC
Michelle Rigoni (via phone)	District Counsel
Zach Brecht	District Engineer
Carol Brown (via phone)	Landowner Representative
Sete Zare (via phone)	MBS Capital Markets, LLC

FIRST ORDER OF BUSINESS

Call to Order

Mr. Torres called the meeting to order at 10:04 a.m.

SECOND ORDER OF BUSINESS

Roll Call

Supervisors Hahaj, Groomes and Northrup were present. Supervisors Jinks and Fancher were absent.

THIRD ORDER OF BUSINESS

Chairman's Opening Remarks

Mr. Hahaj thanked everyone for their hard work, flexibility and dedication.

▪ **Public Comments**

This was an addition to the agenda.

No members of the public spoke.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2025-24,
Making Certain Findings; Confirming the
District's Provision of Infrastructure
Improvements Comprising the Series 2025**

Project and Approving the Engineer's Report And Supplemental Assessment Report; Setting Forth the Specific Terms of the East Nassau Stewardship District's Special Assessment Revenue Bonds, Series 2025 (PDP#4 Series 2025 Project); Confirming, Allocating and Authorizing the Collection of Special Assessments Securing Series 2025 Bonds; Providing for the Application of True-Up Payments; Providing for the Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Series 2025 Special Assessments; Providing for Conflicts, Severability and an Effective Date

Mr. Torres presented Resolution 2025-24. He recalled that, at the last meeting, the Board approved issuance of the Series 2025 bonds and the Supplemental Engineer's and Methodology Reports for the Preliminary Development Plan (PDP) #4. Ms. Rigoni stated that Resolution 2025-24 is the Supplemental Assessment Resolution, which provides for the series and terms of the 2025 bonds. She reviewed Sections 1 through 10 of the Resolution.

Exhibit A: Supplemental Engineer's Report for Preliminary Development Plan #4 Series 2025 Project, dated July 17, 2025

Exhibit B: Final Supplemental Special Assessment Methodology Report for the Series 2025 Project of the Preliminary Development Plan #4, dated July 31, 2025

Exhibit C: Maturities and Coupons of Series 2025 Bonds

Exhibit D: Sources and Uses of Funds for Series 2025 Bonds

Exhibit E: Annual Debt Service Payment Schedule for Series 2025 Bonds

On MOTION by Mr. Hahaj and seconded by Ms. Groomes, with all in favor, Resolution 2025-24, Making Certain Findings; Confirming the District's Provision of Infrastructure Improvements Comprising the Series 2025 Project and Approving the Engineer's Report And Supplemental Assessment Report; Setting Forth the Specific Terms of the East Nassau Stewardship District's Special Assessment Revenue Bonds, Series 2025 (PDP#4 Series 2025 Project); Confirming, Allocating and Authorizing the Collection of Special Assessments Securing Series 2025 Bonds; Providing for the Application of True-Up Payments; Providing for the Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Series 2025 Special Assessments; Providing for Conflicts, Severability and an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS**Consideration of Notice of Series 2025
Special Assessments [PDP#4 Series 2025]**

Mr. Torres presented the Notice of Series 2025 Special Assessments for the PDP#4 Series 2025. Ms. Rigoni stated this is the Supplemental Assessment Notice that was called for in Section 8 of Resolution 2025-24 that was just approved and is included for informational purposes.

SIXTH ORDER OF BUSINESS**Consideration of Fifth Supplemental
Disclosure of Public Financing and
Maintenance of Improvements to Real
Property (PDP#4 Series 2025 Project)**

Ms. Rigoni presented the Fifth Supplemental Disclosure of Public Financing and Maintenance of Improvements to Real Property for the PDP#4 Series 2025 Project.

On MOTION by Mr. Hahaj and seconded by Ms. Northrup, with all in favor, the Fifth Supplemental Disclosure of Public Financing and Maintenance of Improvements to Real Property for the PDP#4 Series 2025 Project, authorizing the Chair to execute and authorizing Staff to record the Disclosure, were approved.

SEVENTH ORDER OF BUSINESS**UPCOMING MEETINGS**

- **August 21, 2025 at 10:30 AM [FY2026 Budget and Assessments Hearing]**
- **September 18, 2025 at 10:30 AM [Regular Meeting]**

○ **QUORUM CHECK**

EIGHTH ORDER OF BUSINESS**Board Members' Comments/Requests**

Ms. Northrup stated she will not be able to attend the next meeting.

NINTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

TENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Hahaj and seconded by Ms. Groomes, with all in favor, the meeting adjourned at 10:12 a.m.

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Secretary/Assistant Secretary

Chair/Vice Chair

**EAST NASSAU
STEWARDSHIP DISTRICT**

MINUTES III

DRAFT

**MINUTES OF MEETING
EAST NASSAU STEWARDSHIP DISTRICT**

The Board of Supervisors of the East Nassau Stewardship District held Public Hearings and a Regular Meeting on August 21, 2025 at 10:30 a.m., at the Fernandina Beach Municipal Airport, 700 Airport Road, Fernandina Beach, Florida 32034.

Present:

Mike Hahaj	Chair
Tommy Jinks	Vice Chair
Allison Groomes	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Felix Rodriguez	Wrathell, Hunt and Associates, LLC
Michelle Rigoni (via phone)	District Counsel
Zach Brecht	District Engineer
Carol Brown	Landowner Representative
Todd Haskett	Property Manager
Joseph Zaroff	Member of the public

FIRST ORDER OF BUSINESS

Call to Order

Mr. Torres called the meeting to order at 10:36 a.m.

SECOND ORDER OF BUSINESS

Roll Call

Supervisors Hahaj, Jinks and Groomes were present. Supervisors Fancher and Northrup were absent.

• **Public Comments**

This item, previously the Fourth Order of Business, was presented out of order.

No members of the public spoke.

THIRD ORDER OF BUSINESS

Chairman's Opening Remarks

Mr. Hahaj thanked everyone for attending the meeting and for their hard work.

FOURTH ORDER OF BUSINESS

Public Comments (limited to 3 minutes per person to any members of the public desiring to speak on a specific agenda item)

This item was addressed following the Second Order of Business.

FIFTH ORDER OF BUSINESS**Consent Agenda**

Mr. Torres presented the following:

A. Acceptance of Unaudited Financial Statements as of June 30, 2025**B. Ratification Item(s)**

I. Brightview Landscape Services, Inc. Interim Landscape and Irrigation Maintenance Agreement

II. Partial Release of Collateral Assignment and Assumption of Development Rights for Certain Identified Property (PDP#4 Series 2024 Project) regarding PDP#4, Conservation Easements C through Q

III. Partial Release of Declaration of Consent to Jurisdiction of the East Nassau Stewardship District and to Imposition of Series 2024 Special Assessments (PDP#4 Series 2024 Project) regarding PDP#4, Conservation Easements C through Q

IV. Partial Release of True-Up Agreement Series 2024 Special Assessments [PDP#4, Conservation Easements C through Q]

On MOTION by Ms. Groomes and seconded by Mr. Jinks, with all in favor, the Unaudited Financial Statements as of June 30, 2025, were accepted, and Ratification Items 5BI through 5BIV, as listed, were ratified.

SIXTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2025/2026 Budget

A. Affidavit/Proof of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2025-25, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Torres presented Resolution 2025-25. He pointed out the following regarding the proposed Fiscal Year 2026 budget:

- No changes were made to the General Fund.
- Staff used approximately \$150,000 in fund balance in DSAP 1, pulled back \$100,000 in anticipated reserves and adjusted a few line items.
- Funds were used from the “3 months working capital” to keep assessments low.
- Staff appropriately budgeted for the Series 2018, 2021, 2024 and 2026 bond payments, as reflected in the debt service schedules.

Mr. Torres reviewed the Assessment comparison tables.

On MOTION by Mr. Hahaj and seconded by Ms. Groomes, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Jinks and seconded by Ms. Groomes, with all in favor, the Public Hearing was closed.

Mr. Torres responded to questions regarding the increase in “Legal advertising & notice” line item in the General Fund Budget, the “Street cleaning” line item in the Commerce Park, Special Revenue Fund Budget not matching its description and why residential assessment increases are at 3% versus 50% for commercial properties.

Mr. Jinks voiced his opinion that the District is over-assessed and over-collected and suggested reducing the General fund Budget “Unassigned” by \$100,000 to keep assessments low, eliminating the District map portal line item, allotting \$40,000 for “Traffic calming analysis” and eliminating the word “analysis” from that line item.

Discussion ensued regarding recent traffic study recommendations, keeping assessments low, the difference in assessment rates in residential and commercial units and future consideration of reducing the “Unassigned” in the Commerce Park-Special Revenue Fund Budget.

Ms. Rigoni stated, given that the Series 2025 bonds recently closed, the Fiscal Year 2026 budget does not reflect the complete refunding of the BAN, associated assessments, Series 2025 bonds, and Staff will present a budget amendment resolution at the next meeting to reflect those changes. This does not affect the Operations and Maintenance (O&M) assessment schedule.

Mr. Torres recapped the following adjustments:

- Reduce “Unassigned” from \$174,563 to approximately \$75,000 to offset the off-roll amounts and keep the top portion of the assessments the same.
- Increase the amount budgeted for “Traffic calming analysis” from zero to \$40,000 and eliminate the word “analysis” from the traffic calming line item name.
- Eliminate/remove the “District map portal” line item.
- Correct the “Street cleaning” definition by deleting “\$350 per month for street sweeping.”

Mr. Torres will ask the Finance Director to call in to explain/clarify why commercial assessments are significantly higher than residential assessments.

On MOTION by Mr. Hahaj and seconded by Mr. Jinks, with all in favor, Resolution 2025-25, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; as amended as discussed, Authorizing Budget Amendments; and Providing an Effective Date, , was adopted.

SEVENTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Operations and Maintenance Special Assessments to Fund the Budget for Fiscal Year 2025/2026, Pursuant to Florida Law

A. Proof/Affidavit of Publication

B. Affidavit of Mailed Notice(s) to Property Owner(s)

These items are included for informational purposes.

C. Consideration of Resolution 2025-26 Providing for Funding for the FY 2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Mr. Torres presented Resolution 2025-26. He explained that under this resolution, members of the public are given an opportunity to express their concerns about the District's intent to fund the budget that was just adopted. The District funds the budget through O&M assessments and debt service assessments via on-roll, off-roll, and direct-billed assessments.

On MOTION by Mr. Jinks and seconded by Ms. Groomes, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Jinks and seconded by Ms. Groomes, with all in favor, the Public Hearing was closed.

Ms. Groomes called attention to Exhibit B, which identifies the parcels sold to homeowners, and asked about the process for updating the contact information on the bills, which needs to be updated. The assessment roll is showing the Orlando Division of Pulte instead of Jacksonville. Mr. Torres stated Staff will contact Pulte.

On MOTION by Ms. Groomes and seconded by Mr. Jinks, with all in favor, Resolution 2025-26 Providing for Funding for the FY 2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

**Consideration of Work Product Acquisition
Regarding Riverbluff Parkway Phases 2
and 3**

Ms. Rigoni stated this is the work product related to the Riverbluff Parkway Phases 2 and 3 construction, The Developers requested that the District acquire the work product.

On MOTION by Mr. Jinks and seconded by Mr. Hahaj, with all in favor, Work Product Acquisition Regarding Riverbluff Parkway Phases 2 and 3, in a not-to-exceed amount of \$1,400,000, was approved.

NINTH ORDER OF BUSINESS

Consideration of Request for Commercial Signage Easement from Parker's Kitchen

Mr. Torres presented the Request for Commercial Signage Easement from Parker's Kitchen. Ms. Brown asked for approval in substantial form, allowing for additional review related to ownership. This will be presented in the future for ratification.

Ms. Rigoni stated the verification of the ownership of the benefitted property will be part of the finalization of the Easement. If the Board approves this and the next item, in substantial form, it will ultimately be with the benefitted parcel landowner.

On MOTION by Mr. Hahaj and seconded by Ms. Groomes, with all in favor, the Request for Commercial Signage Easement from Parker's Kitchen, in substantial form, benefiting the parcel owner, was approved.

TENTH ORDER OF BUSINESS

Consideration of Request for Commercial Signage Easement from Skinner

On MOTION by Mr. Hahaj and seconded by Ms. Groomes, with all in favor, the Request for Commercial Signage Easement from Skinner, in substantial form, benefiting the parcel owner, was approved.

ELEVENTH ORDER OF BUSINESS

Discussion: Commercial Signage Easements

Ms. Rigoni discussed certain easement requests that will be presented/considered, going forward. Commercial Signage Easements are similar to the Parker's Kitchen Easement that was just approved in substantial form. Staff is finding various commercial properties that are adjacent

to the District's acquired common areas, in prior phases, mostly related to Wildlight Villages, Phases 1, 2 and 3, the reason being signage for commercial monuments. The timing of the development is such that the exact location of the signage is difficult to define at the time the District acquired title to the underlying land. Staff received several of these requests to document the proper authorization for the District allowing the commercial monuments to be in place, consistent with the Master Signage Plan that was approved by the County. A request for approval will be presented, in substantial form, so the appropriate easement area can be finalized as well as the easement rights being granted to the requestor.

Mr. Jinks stated a signage process must be established where the Developer will have the right to define the easement area and then assign the easement to be sent to them to avoid other Landowners asking for easements.

TWELFTH ORDER OF BUSINESS**Consideration of Holiday Lighting Proposal
[Dream Lighting of Florida \$3,550]**

Mr. Haskett presented a summary of the from Dream Lighting of Florida Holiday Lighting Proposal in the amount of \$3,550.

On MOTION by Mr. Jinks and seconded by Ms. Groomes, with all in favor, the Dream Lighting of Florida Holiday Lighting Proposal, in the amount of \$3,550, was approved.

THIRTEENTH ORDER OF BUSINESS**Consideration of Landscape Plant
Proposals**

Mr. Haskett presented a summary of three landscape proposals from the Greenery, Inc., totaling \$7,108.29 for plant replacements at locations throughout the District.

On MOTION by Mr. Hahaj and seconded by Ms. Groomes, with all in favor, the Greenery, Inc., Landscape Plant Proposals, in a not-to-exceed amount of \$7,108.29, were approved.

FOURTEENTH ORDER OF BUSINESS**Consideration of ETM Work Authorizations**

Mr. Brecht presented the following work authorizations:

A. Number 9: To Act as Purchasing Agent for the District for Series 2024 & 2025 Projects

This will allow the District to purchase materials, such as street signs, tax-free.

B. Number 10: To provide CEI Services Associated with the Riverbluff Parkway Phase 2/3 Construction Project

Discussion ensued regarding the scope of work.

On MOTION by Mr. Jinks and seconded by Ms. Groomes, with all in favor, ETM Work Authorization Numbers 9 and 10, as listed, were approved.

FIFTEENTH ORDER OF BUSINESS

Consideration of Proposed AT&T Easement - Placement of Conduit and Associated Handholes within the ENSD Landscape Tract Along SR200

Mr. Brecht presented the Proposed AT&T Easement.

Discussion ensued regarding the District's anticipated remedy to disturbances to the existing landscape, if there will be a separate recorded easement document for the Board's approval and authorizing a Supervisor to execute the Agreement.

On MOTION by Mr. Hahaj and seconded by Ms. Groomes, with all in favor, the Proposed AT&T Easement - Placement of Conduit and Associated Handholes within the ENSD Landscape Tract Along SR200, subject to final review and execution of the Agreement by Mr. Jinks, was approved.

SIXTEENTH ORDER OF BUSINESS

Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]

Mr. Torres presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Ms. Groomes and seconded by Mr. Hahaj, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

Mr. Torres noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives. Mr. Hahaj asked for the 2025 Goals and Objectives Reporting to be brought back for consideration before the December deadline.

This item was deferred.

SEVENTEENTH ORDER OF BUSINESS**Consideration of Roadway Striping Proposals**

This item was tabled to the September meeting.

EIGHTEENTH ORDER OF BUSINESS**Consideration of Proposal for Chester Road Signage Installation**

Mr. Brecht presented the Fast Signs Proposal for Chester Road Signage Installation in the amount of \$44,848.88. Staff will ask the vendor to remove the \$3,128.99 in taxes from the total and confirm that the signage is not part of the Vallencourt Construction Contract and that the District will be credited if it is.

On MOTION by Mr. Hahaj and seconded by Mr. Jinks, with all in favor, Fast Signs Invoice #234-79856 for Chester Road Signage Installation, as amended to remove sales tax and with the District Engineer verifying that the work is not part of the Vallencourt Construction Contract, was approved.

NINETEENTH ORDER OF BUSINESS**Consideration of Proposal for Riverbluff (Phase 1) Parkway Signage Installation**

Mr. Brecht presented the Riverbluff (Phase 1) Parkway Signage Installation proposal in the amount of \$119,834.01, minus \$8,360.51 in taxes, and subject to the District Engineer

confirming that this is not a part of the construction contract and issuing a credit if it is. Payment for this work will be made from the Construction Account.

On MOTION by Mr. Hahaj and seconded by Ms. Groomes, with all in favor, Fast Signs Invoice #234-79890 or Riverbluff (Phase 1) Parkway Signage Installation, as amended to remove sales tax and with confirmation that the work is not part of the Construction Contract, was approved.

TWENTIETH ORDER OF BUSINESS**Consideration of Pulte's Renewed Request for Acquisition of Stormwater and Roadway Improvements in Hawthorn Park**

Ms. Rigoni presented Pulte's Renewed Request for Acquisition of Stormwater and Roadway Improvements in Hawthorn Park.

On MOTION by Mr. Hahaj and seconded by Mr. Jinks, with all in favor, Pulte's Renewed Request for Acquisition of Stormwater and Roadway Improvements in Hawthorn Park, was approved.

TWENTY-FIRST ORDER OF BUSINESS**Consideration of Budget Funding Agreement Fiscal Year 2026 [DETAILED SPECIFIC AREA PLAN #2: PDP#4 SPECIAL REVENUE FUND BUDGET]**

Mr. Torres presented the Budget Funding Agreement Fiscal Year 2026. This is for the DSAP2 and PDP4 Special Revenue Fund.

On MOTION by Mr. Hahaj and seconded by Mr. Jinks, with all in favor, the Budget Funding Agreement Fiscal Year 2026 [DETAILED SPECIFIC AREA PLAN #2: PDP#4 SPECIAL REVENUE FUND BUDGET], was approved.

TWENTY-SECOND ORDER OF BUSINESS**Development Update/Staff Reports****A. Developer Representative**

Ms. Brown thanked everyone for their hard work on the recent Series 20205 bond issuance.

B. District Counsel: Kutak Rock LLP

Ms. Rigoni stated Staff will prepare and present the Budget Amendment related to the Series 2025 bonds and any signage easement requests received at the September meeting.

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

Mr. Brecht stated the signage proposals will require a 50% deposit; a requisition will be prepared and presented.

D. Field Operations: CCMC

Mr. Haskett presented the July 2025 Field Operations Report and discussed tree removals and related repairs.

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

- **NEXT MEETING DATE: September 18, 2025 at 10:30 AM**

- **QUORUM CHECK**

All Supervisors present confirmed their attendance at the September 18, 2025 meeting.

TWENTY-THIRD ORDER OF BUSINESS**Board Members' Comments/Requests**

Ms. Groomes asked about including a resolution adopting the Fiscal Year 2026 Meeting Schedule on the next agenda and presenting the Series 2025 bond documents for ratification.

TWENTY-FOURTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

TWENTY-FIFTH ORDER OF BUSINESS**Adjournment**

<p>On MOTION by Mr. Jinks and seconded by Ms. Groomes, with all in favor, the meeting adjourned at 12:00 p.m.</p>
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

388
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Secretary/Assistant Secretary

Chair/Vice Chair

**EAST NASSAU
STEWARDSHIP DISTRICT**

**RATIFICATION
ITEMS I**

This instrument was prepared by and
upon recording should be returned to:

Michelle K. Rigoni, Esq.
Kutak Rock LLP
107 W. College Avenue
Tallahassee, Florida 32301

(This space reserved for Clerk)

**FIFTH SUPPLEMENTAL DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF
IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY THE EAST NASSAU STEWARDSHIP
DISTRICT**

PDP#4 SERIES 2025 PROJECT

The East Nassau Stewardship District ("District") is an independent special taxing district created pursuant to and existing under the provisions of Chapter 2017-206, Laws of Florida, enacted on June 6, 2017, and Chapter 189, *Florida Statutes*, as amended. Under Florida law, special districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. This disclosure supplements that prior Master Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the East Nassau Stewardship District, Official Records Book 2272, Page 1300, as amended and supplemented, which all prior disclosure collectively otherwise remain in full force and effect.

DESCRIPTION OF PDP#4 SERIES 2025 PROJECT, BONDS & ASSESSMENTS

On August 19, 2025, the District issued \$53,470,000 East Nassau Stewardship District (Nassau County, Florida) Special Assessment Revenue Bonds, Series 2025 (PDP#4 Series 2025 Project) ("Bonds") to repay and redeem the outstanding principal amount of the District's Bond Anticipation Note, Series 2024 (PDP#4 Series 2024 Project) ("Note") in full and finance a portion of the costs associated with the financing, acquisition, construction, and equipping the PDP#4 Series 2025 Project ("Project"), which includes, among other things, master infrastructure improvements such as roadways and mobility trails (including landscaping and lighting), stormwater management systems (stormwater management facilities, control structures, stormwater conveyance systems), recreation (trails, neighborhood parks), decorative walls, fences, water, sewer and reclaim facilities. The Project is estimated to cost approximately \$84,730,590, and is described in more detail in the Amended and Restated East Nassau Stewardship District Engineer's Report for Preliminary Development Plan #4, dated December 18, 2023, as revised and adopted January 18, 2024, as amended and supplemented by the Supplemental Engineer's Report for Preliminary Development Plan #4 Series 2024 Project, dated June 20, 2024, the East Nassau Stewardship District Engineers Report - First Addendum for Preliminary Development Plan #4, dated June 25, 2025, and the Supplemental Engineer's Report for Preliminary Development Plan #4 Series 2025 Project, dated June 25, 2025 (collectively, "Engineer's Report").

The Bonds are secured by special assessments ("Assessments") levied and imposed on the benefitted lands within the District known as "Series 2025 Assessment Area". The Assessments are further described in the Amended and Restated Master Special Assessment Methodology Report for Preliminary Development Plan #4, dated December 18, 2023, as revised and adopted January 18, 2024, the Supplemental to Amended and Restated Master Special Assessment Methodology Report the Preliminary Development Plan #4 dated June 25, 2025 and the Final Supplemental Special Assessment Methodology Report for the Series 2025 Project of the Preliminary Development Plan #4, dated July 31, 2025 (together, the "Assessment Report").

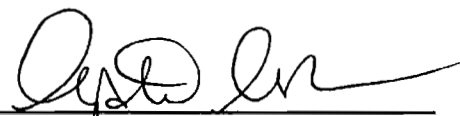
A detailed description of all of the District's assessments, fees and charges, as well as copies of the Engineer's Report, Assessment Report, and other District records described herein, may be obtained from the registered agent of the District as designated to the Florida Department of Economic Opportunity in accordance with Section 189.014, Florida Statutes, or by contacting the District's Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. Please note that changes to the District's capital improvement plans and financing plans may affect the information contained herein and all such information is subject to change at any time and without further notice.

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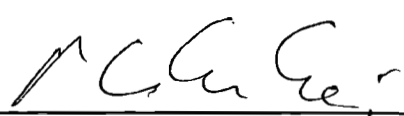
IN WITNESS WHEREOF, this Fifth Supplemental Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been executed to be effective as of 19th day of August 2025, and recorded in the Official Records of Nassau County, Florida.

WITNESSES:

EAST NASSAU STEWARDSHIP DISTRICT



Witness Signature
Printed Name: Crystal L. Cook
Address: 1 Rayonier Way
Wildlight, FL 32097



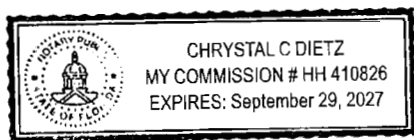
Chairperson, Board of Supervisors

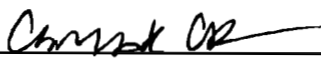


Witness Signature
Printed Name: Chrystal C. Dietz
Address: 1 Rayonier Way
Wildlight, FL 32097

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5th day of August 2025, by Michael Hahaj, Chairperson of the East Nassau Stewardship District, who is ☒ personally known to me ~~or who has produced~~ as identification.





Notary Public, State of Florida
Print Name: Chrystal C. Dietz
Commission No.: HH 410826
My Commission Expires: 9.29.27

Exhibit A: Legal Description

Exhibit A

LEGAL DESCRIPTION OF SERIES 2025 ASSESSMENT AREA

A parcel of land, being a portion of the William Hobkirk Grant, Section 41 and the William Hobkirk Grant and Thomas May Grant, Section 42 and the Thomas May Grant, Section 43 and the Heirs of E. Waterman Mill Grant, Section 50 and the John W. Lowe Mill Grant, Section 51, Township 3 North, Range 27 East and being a portion of Section 37 and the John W. Lowe Mill Grant, Section 44, Township 3 North, Range 28 East all in Nassau County, Florida and being more particularly described as follows:

Begin at the Most Northerly corner of the William Hobkirk Grant, Section 41, Township 3 North, Range 27 East, Nassau County, Florida; thence on the Northerly line of said Section 41, S 46°58'42" E, a distance 3347.31 feet to the Northeasterly corner of said Section 41 said point also being the most Northerly corner of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida; thence departing said Northerly line and on said Northerly line of Section 50, S 46°45'09" E, a distance 3141.05 feet; thence departing said Northerly line, S 43°07'50" W, a distance 47.78 feet to a point on the Southerly Right of Way line of Rose Bluff Road (66 foot Right of Way); thence on said Southerly Right of Way line, S 46°52'10" E, a distance 3672.22 feet to the Northwest corner of Creekside Unit I as recorded in Plat Book 6, Page 320 of the Public Records of Nassau County, Florida; thence departing said Southerly Right of Way line and on the Westerly line of said Creekside Unit I, S 43°56'29" W, a distance 922.51 feet to the Southwest corner of said Creekside Unit I; thence departing said Westerly line and on the Southerly line of said Creekside Unit I and on the Southerly line of Creekside Unit II as recorded in Plat Book 7, Pages 32 and 33 of said Public Records and on the Southerly line of those lands described in Official Record Book 1699, Page 1781 of said Public Records, S 47°56'22" E, a distance 2923.03 feet to the Northwest corner of said lands; thence departing said Southerly line and on the Northerly lines, Westerly lines, South line and East line of said lands for the next 7 courses, S 44°21'01" W, a distance 248.94 feet; thence S 88°38'46" W, a distance 550.24 feet; thence S 46°58'49" E, a distance 307.88 feet; thence N 88°37'03" E, a distance 237.76 feet; thence S 02°22'18" W, a distance 473.95 feet; thence S 88°16'36" E, a distance 450.33 feet; thence N 01°36'34" E, a distance 711.99 feet to the Northeast corner of said lands said point also being on the aforesaid Southerly line of those lands described in Official Record Book 1699, Page 1781; thence departing said East line and on said Southerly line of those lands described in Official Record Book 631, Page 31 of said Public Records, S 47°56'22" E, a distance 2961.43 feet to the Southeast corner of said lands; thence departing said Southerly line and on the Easterly line of said lands, N 38°10'15" E, a distance 382.73 feet to a point on the Southerly County Maintained Right of Way line of Lee Road said point being on a curve, concave Northwest, having of radius 85.46 feet and a central angle of 28°44'32"; thence departing said Easterly line and on said Southerly County Maintained Right of Way line and on the arc of said curve for the next 4 courses, a distance of 42.87 feet said arc being subtended by a chord which bears N 69°54'46" E, a distance of 42.42 feet to the curves end; thence N 53°02'00" E, a distance 40.64 feet to the beginning of a curve, concave Southeast, having of radius 73.38 feet and a central angle of 36°59'17"; thence on the arc of said curve a distance of 47.37 feet said arc being subtended by a chord which bears N 75°22'46" E, a distance of 46.55 feet to the curves end; thence S 71°13'20" E, a distance 279.61 feet to the Northwest corner of those lands described in Official Record Book 1263, Page 677 of the aforesaid Public Records; thence departing said Southerly County Maintained Right of Way line and on the Westerly line of said lands and the Southerly prolongation thereof, S 07°40'39" W, a distance 1608.34 feet to the Southwest corner of those lands described in Official Record Book 802, Page 1281 of said Public Records; thence departing said Southerly prolongation line and on the Southerly line of said lands, S 82°19'01" E, a distance 399.49 feet to a point on the Westerly Right of Way line of Chester Road (Variable Width Right of Way); thence departing said Southerly line and on said Westerly Right of Way line for the next 3 courses, S 07°40'57" W, a distance 21.94 feet; thence S 07°43'19" W, a distance 9134.66 feet; thence S 08°41'14" W, a distance 747.21 feet to a point on the Northerly Right of Way line of Pages Dairy Road (100 foot Right of Way); thence departing said Westerly Right of Way line and on said Northerly Right of Way line for the next 8 courses, N 63°45'37" W, a distance 1908.42 feet to the beginning of a curve, concave Northeast, having a radius of 1859.00 feet and a central angle of 13°19'52"; thence on the arc of said curve a distance of 432.54 feet said arc being subtended by a chord which bears N 57°05'41" W, a distance of 431.57 feet to the curves end; thence N 50°25'45" W, a distance 1077.81 feet; thence N

51°29'02" W, a distance 1087.78 feet to the beginning of a curve, concave Southwest, having a radius of 5786.70 feet and a central angle of 12°04'58"; thence on the arc of said curve a distance of 1220.33 feet said arc being subtended by a chord which bears N 57°31'31" W, a distance of 1218.07 feet to the curves end; thence N 63°34'00" W, a distance 549.97 feet to the beginning of a curve, concave Southwest, having a radius of 2914.79 feet and a central angle of 11°37'45"; thence on the arc of said curve a distance of 591.61 feet said arc being subtended by a chord which bears N 69°22'53" W, a distance of 590.59 feet to the curves end; thence N 75°11'45" W, a distance 386.35 feet to the Southeast corner of Page Hill Unit 1, as recorded in Plat Book 6, Pages 237 and 238 of the Public Records of Nassau County, Florida; thence on the Easterly line of said Page Hill Unit 1 and on the Easterly line of Page Hill Unit 2, as recorded in Plat Book 6, Pages 318 and 319 of said Public Records and on the Easterly line of Page Hill Unit 3, as recorded in Plat Book 6, Pages 341 and 342 of said Public Records for the next 6 courses, thence N 15°14'52" E, a distance of 624.51 feet; thence N 31°18'20" E, a distance of 1600.42 feet; thence N 31°16'17" E, a distance of 1617.68 feet; thence N 31°18'20" E, a distance of 77.25 feet; thence N 31°14'20" E, a distance of 712.26 feet; thence N 15°00'35" E, a distance of 1945.10 feet to the Northeast corner of said Page Hill Unit 3, as recorded in Plat Book 6, Pages 341 and 342; thence departing said Easterly line and on the North line of said Page Hill Unit 3, S 89°08'26" W, a distance 1948.04 feet to the Northwest corner of said Page Hill Unit 3; thence departing said North line and on the Westerly line of said Page Hill Unit 3 and on the Westerly line of the aforesaid Page Hill Unit 2 and on the Westerly line of Page Hill Unit 1 as recorded in Plat Book 6, Pages 237 and 238 of said Public Records and on the Westerly line of those lands described in Official Record Book 1127, Page 877 of the Public Records of Nassau County, Florida for the next 5 courses, S 06°17'22" W, a distance 846.40 feet; thence S 15°13'56" W, a distance 1678.50 feet; thence S 15°14'27" W, a distance 1129.83 feet; thence N 80°46'29" W, a distance 416.31 feet; thence S 15°10'34" W, a distance 2205.85 feet to a point on the aforesaid Northerly Right of Way line of Pages Dairy Road; thence departing said Westerly line and on said Northerly Right of Way line for the next 2 courses, N 76°11'45" W, a distance 824.27 feet to the beginning of a curve, concave Southerly, having a radius of 1004.93 feet and a central angle of 19°06'09"; thence on the arc of said curve a distance of 335.04 feet said arc being subtended by a chord which bears N 85°44'50" W, a distance of 333.49 feet to the Southeast corner of Yulee Hills as recorded in Plat Book 4, Page 31 of the aforesaid Public Records; thence departing said Northerly Right of Way line and on the Easterly line of said Yulee Hills, N 4°55'07" W, a distance 6150.59 feet to the Northeast corner of said Yulee Hills said point also being on the Easterly line of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida. thence departing said Easterly line and on the Westerly line of Yulee Hills and also being on said Easterly line of Section 50, S 43°57'08" W, a distance 4382.72 feet; thence departing said Westerly line, N 42°19'35" W, a distance of 4836.30 feet; thence N 28°23'24" E, a distance of 4055.38 feet; thence N 64°33'33" E, a distance of 374.96 feet; thence N 17°40'52" W, a distance of 5565.10 feet; thence N 26°18'18" W, a distance of 1775.18 feet; thence N 35°26'01" E, a distance of 1640.64 feet; thence N 10°53'19" E, a distance of 1947.94 feet; thence S 86°34'23" E, a distance of 1430.21 feet; thence N 69°05'53" E, a distance of 787.78 feet; thence N 65°51'30" E, a distance of 184.05 feet; thence N 04°32'09" E, a distance of 294.46 feet; thence N 31°56'39" E, a distance of 727.90 feet to a point on the Mean High Water Line of Bells River said point being referred to as reference point "A"; thence on said Mean High Water Line, Easterly, a distance of 1630 feet more or less to a point on the Westerly line of those lands described in Official Record Book 1043, Page 181 of the Public Records of Nassau County, Florida said point also being on said Mean High Water Line said point having a tie line of, S 82°18'51" E, a distance of 1521.79 feet from said reference point "A"; thence departing said Mean High Water Line and on said Westerly line and on the Westerly line of those lands described in Official Record Book 1416, Page 403 of said Public Records and on the Southerly line of last said lands for the next 2 courses, S 02°30'20" E, a distance 677.00 feet; thence S 72°00'20" E, a distance 696.00 feet to the Southeast corner of said lands said point also being on the Easterly line of the William Hobkirk Grant and Thomas May Grant, Section 42, Township 3 North, Range 27 East, Nassau County, Florida; thence departing said Southerly line and on said Easterly line, S 43°59'40" W, a distance 2341.20 feet to the Point of Beginning.

CONTAINING 4,720.50 ACRES, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING:

A PORTION OF SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST AND A PORTION OF SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST, ALL LYING WITHIN THE JOHN W. LOWE (MILL GRANT), NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 631, PAGE 31, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE N47°56'16"W, ALONG THE SOUTHWESTERLY LINE OF LAST SAID LANDS AND ITS WESTERLY PROLONGATION THEREOF, A DISTANCE OF 2603.60 FEET; THENCE S29°12'46"E, A DISTANCE OF 45.82 FEET; THENCE S02°01'03"E, A DISTANCE OF 31.50 FEET; THENCE S29°29'29"E, A DISTANCE OF 58.89 FEET; THENCE S07°09'38"W, A DISTANCE OF 33.35 FEET; THENCE S12°16'48"W, A DISTANCE OF 27.55 FEET; THENCE S20°40'52"E, A DISTANCE OF 62.44 FEET ; THENCE S26°08'42"E, A DISTANCE OF 14.42 FEET; THENCE S33°17'24"E, A DISTANCE OF 51.67 FEET; THENCE S21°15'20"E, A DISTANCE OF 100.48 FEET; THENCE S19°59'44"W, A DISTANCE OF 37.35 FEET; THENCE S14°21'34"E, A DISTANCE OF 75.00 FEET; THENCE S09°59'50"W, A DISTANCE OF 30.88 FEET; THENCE S28°35'39"E, A DISTANCE OF 41.75 FEET; THENCE S38°55'36"E, A DISTANCE OF 66.67 FEET; THENCE S37°55'25"E, A DISTANCE OF 73.88 FEET; THENCE S18°35'38"E, A DISTANCE OF 77.72 FEET; THENCE S32°10'33"E, A DISTANCE OF 59.16 FEET; THENCE S05°47'31"W, A DISTANCE OF 55.95 FEET ; THENCE S00°00'00"E, A DISTANCE OF 44.30 FEET; THENCE S20°59'51"E, A DISTANCE OF 52.62 FEET; THENCE S34°07'58"W, A DISTANCE OF 54.09 FEET; THENCE S00°20'46"E, A DISTANCE OF 55.78 FEET; THENCE S15°51'13"W, A DISTANCE OF 53.72 FEET; THENCE S18°05'20"W, A DISTANCE OF 81.78 FEET; THENCE S29°55'35"W, A DISTANCE OF 30.06 FEET; THENCE S46°46'47"E, A DISTANCE OF 31.17 FEET; THENCE S61°44'01"E, A DISTANCE OF 40.58 FEET; THENCE N78°13'41"E, A DISTANCE OF 64.10 FEET; THENCE S36°07'27"E, A DISTANCE OF 80.42 FEET; THENCE S48°23'53"E, A DISTANCE OF 80.78 FEET; THENCE S15°07'39"E, A DISTANCE OF 83.70 FEET; THENCE S10°05'33"E, A DISTANCE OF 65.32 FEET; THENCE S40°12'24"W, A DISTANCE OF 37.07 FEET; THENCE S02°24'40"E, A DISTANCE OF 39.27 FEET; THENCE S15°57'09"W, A DISTANCE OF 23.54 FEET; THENCE S27°05'26"W, A DISTANCE OF 39.76 FEET; THENCE S20°50'20"E, A DISTANCE OF 46.64 FEET; THENCE S08°11'06"E, A DISTANCE OF 43.58 FEET; THENCE S37°20'14"E, A DISTANCE OF 57.57 FEET; THENCE S02°26'18"E, A DISTANCE OF 45.14 FEET; THENCE S01°53'08"W, A DISTANCE OF 54.87 FEET; THENCE S09°30'13"E, A DISTANCE OF 40.30 FEET; THENCE S36°06'16"E, A DISTANCE OF 55.32 FEET; THENCE S29°37'29"E, A DISTANCE OF 60.69 FEET; THENCE S16°08'52"E, A DISTANCE OF 73.47 FEET; THENCE S26°04'02"E, A DISTANCE OF 68.22 FEET; THENCE S10°01'30"W, A DISTANCE OF 56.25 FEET; THENCE S72°59'59"E, A DISTANCE OF 50.33

FEET; THENCE S62°56'05"E, A DISTANCE OF 80.72 FEET; THENCE S51°27'43"E, A DISTANCE OF 67.72 FEET; THENCE S22°23'55"E, A DISTANCE OF 77.71 FEET; THENCE S05°35'39"W, A DISTANCE OF 77.10 FEET; THENCE S13°42'28"E, A DISTANCE OF 66.02 FEET; THENCE S16°00'04"W, A DISTANCE OF 54.70 FEET; THENCE S12°56'21"W, A DISTANCE OF 11.77 FEET; THENCE S82°17'09"E, A DISTANCE OF 30.61 FEET; THENCE S07°54'25"E, A DISTANCE OF 71.27 FEET; THENCE S08°55'25"W, A DISTANCE OF 41.12 FEET; THENCE S24°39'04"W, A DISTANCE OF 50.00 FEET; THENCE S48°23'02"W, A DISTANCE OF 39.34 FEET; THENCE S00°35'25"E, A DISTANCE OF 44.38 FEET; THENCE S24°32'11"W, A DISTANCE OF 5.66 FEET; THENCE S24°34'28"W, A DISTANCE OF 37.23 FEET; THENCE S88°09'13"W, A DISTANCE OF 70.65 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 25.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 3.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S84°34'15"W, 3.12 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE TO THE NORTH AND HAVING A RADIUS OF 525.82 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 60.37 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S84°16'37"W, 60.34 FEET TO A POINT OF NON-TANGENCY OF SAID CURVE THENCE S37°50'19"W, A DISTANCE OF 70.89 FEET TO A POINT ON A NON-TANGENT CURVE, SAID CURVE HAVING A RADIAL BEARING OF S37°50'19"W, BEING CONCAVE TO THE WEST AND HAVING A RADIUS OF 125.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND THROUGH A CENTRAL ANGLE OF 49°32'16", AN ARC DISTANCE OF 108.07 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S27°23'33"E, 104.74 FEET TO A POINT OF NON-TANGENCY OF LAST SAID CURVE; THENCE N88°23'35"E, A DISTANCE OF 301.34 FEET; THENCE S71°12'25"E, A DISTANCE OF 573.83 FEET; THENCE N31°45'06"E, A DISTANCE OF 107.14 FEET; THENCE N11°10'03"E, A DISTANCE OF 71.04 FEET; THENCE N11°55'57"E, A DISTANCE OF 101.85 FEET; THENCE N13°34'53"W, A DISTANCE OF 26.67 FEET; THENCE N12°08'06"W, A DISTANCE OF 53.71 FEET; THENCE N14°14'18"W, A DISTANCE OF 88.36 FEET; THENCE N22°10'19"E, A DISTANCE OF 54.80 FEET; THENCE N34°22'27"W, A DISTANCE OF 52.10 FEET; THENCE N13°56'10"W, A DISTANCE OF 74.81 FEET; THENCE N12°10'15"W, A DISTANCE OF 71.44 FEET; THENCE N27°25'16"E, A DISTANCE OF 80.22 FEET; THENCE N30°13'09"E, A DISTANCE OF 63.63 FEET; THENCE N27°51'27"E, A DISTANCE OF 60.28 FEET; THENCE N30°14'09"E, A DISTANCE OF 113.09 FEET; THENCE N64°17'58"E, A DISTANCE OF 99.54 FEET; THENCE N57°15'43"E, A DISTANCE OF 105.34 FEET; THENCE N32°11'57"E, A DISTANCE OF 61.50 FEET; THENCE N42°41'04"E, A DISTANCE OF 99.26 FEET; THENCE N49°58'29"E, A DISTANCE OF 65.54 FEET; THENCE N42°29'11"E, A DISTANCE OF 20.15 FEET; THENCE N27°31'38"E, A DISTANCE OF 57.99 FEET; THENCE N16°09'43"W, A DISTANCE OF 2.50 FEET; THENCE N09°29'08"W, A DISTANCE OF 74.03 FEET; THENCE N31°31'40"W, A DISTANCE OF 80.24 FEET; THENCE N31°34'50"W, A DISTANCE OF 21.64 FEET TO THE SOUTHEASTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 631, PAGE 31 OF SAID CURRENT PUBLIC RECORDS; THENCE S38°00'30"W, ALONG LAST SAID LINE, A DISTANCE OF 31.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 57.8 ACRES, MORE OR LESS.

**EAST NASSAU
STEWARDSHIP DISTRICT**

**RATIFICATION
ITEMS II**

This instrument was prepared by and
upon recording should be returned to:

(This space reserved for Clerk)

Michelle K. Rigoni, Esq.
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

**NOTICE OF SERIES 2025 SPECIAL ASSESSMENTS
EAST NASSAU STEWARDSHIP DISTRICT
[PDP#4 Series 2025]**

PLEASE TAKE NOTICE that the Board of Supervisors of the East Nassau Stewardship District (“**District**”), in accordance with Chapters 170, 189, and 197, *Florida Statutes*, and Chapter 2017-206, Laws of Florida, adopted Resolution Nos. 2024-09, 2024-10, 2024-13, 2025-19, 2025-23, and 2025-24 (collectively, “**Assessment Resolutions**”) providing for, levying and setting forth the terms of non-ad valorem special assessments on real property within the boundaries of the District that are specially benefitted by the Series 2025 Project as defined in the *Amended and Restated East Nassau Stewardship District Engineer’s Report for Preliminary Development Plan #4*, dated December 18, 2023, as revised and adopted January 18, 2024, as amended and supplemented by the *East Nassau Stewardship District Engineers Report - First Addendum for Preliminary Development Plan #4*, dated June 25, 2025, and the *Supplemental Engineer’s Report for Preliminary Development Plan #4 Series 2025 Project*, dated July 15, 2025, as may be supplemented and amended from time to time and all of the foregoing collectively referred to hereinafter as “**Engineer’s Report**”. To finance a portion of the costs of the Series 2025 Project, the District issued its \$53,470,000 East Nassau Stewardship District (Nassau County, Florida) Special Assessment Revenue Bonds, Series 2025 (PDP#4 Series 2025 Project) (“**Series 2025 Bonds**”), which are secured by the non-ad valorem assessments levied and imposed by the

Assessment Resolutions (“**Series 2025 Special Assessments**”). The legal description of the lands on which said Series 2025 Special Assessments are imposed is attached to this Notice as **Exhibit A**. As provided in the Assessment Resolutions, the Series 2025 Special Assessments do not apply to governmental properties dedicated by plat, including right-of-ways or common areas. Copies of the Engineer’s Report and the Assessment Resolutions may be obtained by contacting the District at:

East Nassau Stewardship District
c/o Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

The Series 2025 Special Assessments provided for in the Assessment Resolutions were legally and validly determined and levied in accordance with all applicable requirements of Florida law, and the Series 2025 Special Assessments constitute and will at all relevant times in the future constitute legal, valid and binding first liens on the land against which assessed until paid, coequal with the lien of all state, county, district and municipal taxes, and superior in dignity to all other liens, titles, and claims. The District may collect assessments on any of the lands described in the attached **Exhibit A** by any method authorized by law, which method may change from year to year.

The District is a special-purpose form of local government established pursuant to and governed by Chapter 2017-206, Laws of Florida, and Chapter 189, *Florida Statutes*, as amended. Pursuant to Chapter 2017-206(6)(28), Laws of Florida, you are hereby notified that:

THE EAST NASSAU STEWARDSHIP DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC SYSTEMS, FACILITIES, AND

SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.


IN WITNESS WHEREOF, this Notice has been executed to be effective as of the 19th day of August, 2025, and recorded in the Official Records of Nassau County, Florida.

WITNESSES:


EAST NASSAU STEWARDSHIP DISTRICT



Witness Signature
Printed Name: Crystal L. Cook
Address: 1 Rayonier Way
Wildlight, FL 32097



Michael A. Hahaj
Chairperson, Board of Supervisors



Witness Signature
Printed Name: Chrystal C. Dietz
Address: 1 Rayonier Way
Wildlight, FL 32097

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me means of ☒ physical presence or ☐ online notarization this 5th day of August, 2025, by Michael Hahaj, as Chairperson of the Board of Supervisors of the East Nassau Stewardship District, for and on behalf of the District. He ☐ is personally known to me or ☐ produced _____ as ~~identification~~.

NOTARY STAMP:



Signature of Notary Public

Chrystal C. Dietz

Printed Name of Notary Public

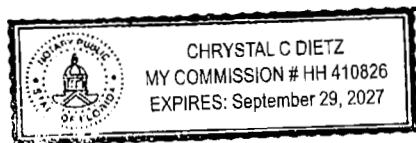


EXHIBIT A
LEGAL DESCRIPTION OF SERIES 2025 ASSESSMENT AREA

Description:

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 50 and the John W. Lowe Mill Grant, Section 51, Township 3 North, Range 27 East and being a portion of Section 37 and the John W. Lowe Mill Grant, Section 44, Township 3 North, Range 28 East all in Nassau County, Florida and being more particularly described as follows:

Begin at the Northeast corner of Yulee Hills as recorded in Plat Book 4, Page 31 of the Public Records of Nassau County, Florida; thence on the Westerly line of said Yulee Hills and said line also being the Easterly line of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida, S 43°57'08" W, a distance of 1005.34 feet; thence departing said Westerly line, N 46°02'52" W, a distance of 2349.91 feet; thence N 20°46'44" E, a distance of 2329.60 feet; thence N 00°00'00" E, a distance of 961.35 feet; thence N 63°49'03" E, a distance of 658.70 feet; thence N 17°38'52" E, a distance of 752.89 feet; thence N 47°21'28" E, a distance of 1217.11 feet; thence S 80°41'35" E, a distance of 1203.08 feet; thence N 90°00'00" E, a distance of 1353.55 feet; thence S 82°37'40" E, a distance of 682.68 feet; thence S 54°31'59" E, a distance of 775.79 feet; thence S 12°15'49" E, a distance of 403.10 feet; thence S 50°23'17" E, a distance of 558.28 feet; thence N 39°36'43" E, a distance of 719.21 feet to a point on the Southerly line of Creekside Unit I as recorded in Plat Book 6, Page 320 of the Public Records of Nassau County, Florida and on the Southerly line of Creekside Unit II as recorded in Plat Book 7, Pages 32 and 33 of said Public Records and on the Southerly line of those lands described in Official Record Book 1699, Page 1781 of said Public Records, S 47°56'22" E, a distance 2776.01 feet to the Northwest corner of said lands; thence departing said Southerly line and on the Northerly lines, Westerly lines, South line and East line of said lands for the next 7 courses, S 44°21'01" W, a distance 248.94 feet; thence S 88°38'46" W, a distance 550.24 feet; thence S 46°58'49" E, a distance 307.88 feet; thence N 88°37'03" E, a distance 237.76 feet; thence S 02°22'18" W, a distance 473.95 feet; thence S 88°16'36" E, a distance 450.33 feet; thence N 01°36'34" E, a distance 711.99 feet to the Northeast corner of said lands said point also being on the aforesaid Southerly line of those lands described in Official Record Book 1699, Page 1781; thence departing said East line and on said Southerly line of those lands described in Official Record Book 631, Page 31 of said Public Records, S 47°56'22" E, a distance 2961.43 feet to the Southeast corner of said lands; thence departing said Southerly line and on the Easterly line of said lands, N 38°10'15" E, a distance 382.73 feet to a point on the Southerly County Maintained Right of Way line of Lee Road said point being on a curve, concave Northwest, having of radius 85.46 feet and a central angle of 28°44'32"; thence departing said Easterly line and on said Southerly County Maintained Right of Way line and on the arc of said curve for the next 4 courses, a distance of 42.87 feet said arc being subtended by a chord which bears N 69°54'46" E, a distance of 42.42 feet to the curves end; thence N 53°02'00" E, a distance 40.64 feet to the beginning of a curve, concave Southeast, having of radius 73.38 feet and a central angle of 36°59'17"; thence on the arc of said curve a distance of 47.37 feet said arc being subtended by a chord which bears N 75°22'46" E, a distance of 46.55 feet to the curves end; thence S 71°13'20" E, a distance 279.61 feet to the Northwest corner of those lands described in Official Record Book 1263, Page 677 of the aforesaid Public Records; thence departing said Southerly County Maintained Right of Way line and on the Westerly line of said lands and the Southerly prolongation thereof, S 07°40'39" W, a distance 1608.34 feet to the Southwest corner of those lands described in Official Record Book 802, Page 1281 of said Public Records; thence departing said Southerly prolongation line and on the Southerly line of said lands, S 82°19'01" E, a distance 399.49 feet to a point on the Westerly Right of Way line of Chester Road (Variable Width Right of Way); thence departing said Southerly line and on said Westerly Right of Way line for the next 3 courses, S 07°40'57" W, a distance 21.94 feet; thence S 07°43'19" W, a distance 9134.66 feet; thence S 08°41'14" W, a distance 747.21 feet to a point on the Northerly Right of Way line of Pages Dairy Road (100 foot Right of Way); thence departing said Westerly Right of Way line and on said Northerly Right of Way line for the next 8 courses, N 63°45'37" W, a distance 1908.42 feet to the beginning of a curve, concave Northeast, having a radius of 1859.00 feet and a central angle of 13°19'52"; thence on the arc of said curve a distance of 432.54 feet said arc being subtended by a chord which bears N 57°05'41" W, a distance of 431.57 feet to the curves end; thence N 50°25'45" W, a distance 1077.81 feet; thence N

51°29'02" W, a distance 1087.78 feet to the beginning of a curve, concave Southwest, having a radius of 5786.70 feet and a central angle of 12°04'58"; thence on the arc of said curve a distance of 1220.33 feet said arc being subtended by a chord which bears N 57°31'31" W, a distance of 1218.07 feet to the curves end; thence N 63°34'00" W, a distance 549.97 feet to the beginning of a curve, concave Southwest, having a radius of 2914.79 feet and a central angle of 11°37'45"; thence on the arc of said curve a distance of 591.61 feet said arc being subtended by a chord which bears N 69°22'53" W, a distance of 590.59 feet to the curves end; thence N 75°11'45" W, a distance 386.35 feet to the Southeast corner of Page Hill Unit 1, as recorded in Plat Book 6, Pages 237 and 238 of the Public Records of Nassau County, Florida; thence on the Easterly line of said Page Hill Unit 1 and on the Easterly line of Page Hill Unit 2, as recorded in Plat Book 6, Pages 318 and 319 of said Public Records and on the Easterly line of Page Hill Unit 3, as recorded in Plat Book 6, Pages 341 and 342 of said Public Records for the next 6 courses, thence N 15°14'52" E, a distance of 624.51 feet; thence N 31°18'20" E, a distance of 1600.42 feet; thence N 31°16'17" E, a distance of 1617.68 feet; thence N 31°18'20" E, a distance of 77.25 feet; thence N 31°14'20" E, a distance of 712.26 feet; thence N 15°00'35" E, a distance of 1945.10 feet to the Northeast corner of said Page Hill Unit 3, as recorded in Plat Book 6, Pages 341 and 342; thence departing said Easterly line and on the North line of said Page Hill Unit 3, S 89°08'26" W, a distance 1948.04 feet to the Northwest corner of said Page Hill Unit 3; thence departing said North line and on the Westerly line of said Page Hill Unit 3 and on the Westerly line of the aforesaid Page Hill Unit 2 and on the Westerly line of Page Hill Unit 1 as recorded in Plat Book 6, Pages 237 and 238 of said Public Records and on the Westerly line of those lands described in Official Record Book 1127, Page 877 of the Public Records of Nassau County, Florida for the next 5 courses, S 06°17'22" W, a distance 846.40 feet; thence S 15°13'56" W, a distance 1678.50 feet; thence S 15°14'27" W, a distance 1129.83 feet; thence N 80°46'29" W, a distance 416.31 feet; thence S 15°10'34" W, a distance 2205.85 feet to a point on the aforesaid Northerly Right of Way line of Pages Dairy Road; thence departing said Westerly line and on said Northerly Right of Way line for the next 2 courses, N 76°11'45" W, a distance 824.27 feet to the beginning of a curve, concave Southerly, having a radius of 1004.93 feet and a central angle of 19°06'09"; thence on the arc of said curve a distance of 335.04 feet said arc being subtended by a chord which bears N 85°44'50" W, a distance of 333.49 feet to the Southeast corner of Yulee Hills as recorded in Plat Book 4, Page 31 of the aforesaid Public Records; thence departing said Northerly Right of Way line and on the Easterly line of said Yulee Hills, N 4°55'07" W, a distance 6150.59 feet to the Point of Beginning.

LESS AND EXCEPT THE FOLLOWING:

A PORTION OF SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST AND A PORTION OF SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST, ALL LYING WITHIN THE JOHN W. LOWE (MILL GRANT), NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 631, PAGE 31, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE N47°56'16"W, ALONG THE SOUTHWESTERLY LINE OF LAST SAID LANDS AND ITS WESTERLY PROLONGATION THEREOF, A DISTANCE OF 2603.60 FEET; THENCE S29°12'46"E, A DISTANCE OF 45.82 FEET; THENCE S02°01'03"E, A DISTANCE OF 31.50 FEET; THENCE S29°29'29"E, A DISTANCE OF 58.89 FEET; THENCE S07°09'38"W, A DISTANCE OF 33.35 FEET; THENCE S12°16'48"W, A DISTANCE OF 27.55 FEET; THENCE S20°40'52"E, A DISTANCE OF 62.44 FEET ; THENCE S26°08'42"E, A DISTANCE OF 14.42 FEET; THENCE S33°17'24"E, A DISTANCE OF 51.67 FEET; THENCE S21°15'20"E, A DISTANCE OF 100.48 FEET; THENCE S19°59'44"W, A DISTANCE OF 37.35 FEET; THENCE S14°21'34"E, A DISTANCE OF 75.00 FEET; THENCE S09°59'50"W, A DISTANCE OF 30.88 FEET; THENCE S28°35'39"E, A DISTANCE OF 41.75 FEET; THENCE S38°55'36"E, A DISTANCE OF 66.67 FEET; THENCE S37°55'25"E, A DISTANCE OF 73.88 FEET; THENCE S18°35'38"E, A DISTANCE OF 77.72 FEET; THENCE S32°10'33"E, A DISTANCE OF 59.16 FEET; THENCE S05°47'31"W, A DISTANCE OF 55.95 FEET ; THENCE S00°00'00"E, A DISTANCE OF 44.30 FEET; THENCE S20°59'51"E, A DISTANCE OF 52.62 FEET; THENCE S34°07'58"W, A DISTANCE OF 54.09 FEET; THENCE S00°20'46"E, A DISTANCE OF 55.78 FEET; THENCE S15°51'13"W, A DISTANCE OF 53.72 FEET; THENCE S18°05'20"W, A DISTANCE OF 81.78 FEET; THENCE S29°55'35"W, A DISTANCE OF 30.06 FEET; THENCE S46°46'47"E, A DISTANCE OF 31.17 FEET; THENCE S61°44'01"E, A DISTANCE OF 40.58 FEET; THENCE N78°13'41"E, A DISTANCE OF 64.10 FEET; THENCE S36°07'27"E, A DISTANCE OF 80.42 FEET; THENCE S48°23'53"E, A DISTANCE OF 80.78 FEET; THENCE S15°07'39"E, A DISTANCE OF 83.70 FEET; THENCE S10°05'33"E, A DISTANCE OF 65.32 FEET; THENCE S40°12'24"W, A DISTANCE OF 37.07 FEET; THENCE S02°24'40"E, A DISTANCE OF 39.27 FEET; THENCE S15°57'09"W, A DISTANCE OF 23.54 FEET; THENCE S27°05'26"W, A DISTANCE OF 39.76 FEET; THENCE S20°50'20"E, A DISTANCE OF 46.64 FEET; THENCE S08°11'06"E, A DISTANCE OF 43.58 FEET; THENCE S37°20'14"E, A DISTANCE OF 57.57 FEET; THENCE S02°26'18"E, A DISTANCE OF 45.14 FEET; THENCE S01°53'08"W, A DISTANCE OF 54.87 FEET; THENCE S09°30'13"E, A DISTANCE OF 40.30 FEET; THENCE S36°06'16"E, A DISTANCE OF 55.32 FEET; THENCE S29°37'29"E, A DISTANCE OF 60.69 FEET; THENCE S16°08'52"E, A DISTANCE OF 73.47 FEET; THENCE S26°04'02"E, A DISTANCE OF 68.22 FEET; THENCE S10°01'30"W, A DISTANCE OF 56.25 FEET; THENCE S72°59'59"E, A DISTANCE OF 50.33

FEET; THENCE S62°56'05"E, A DISTANCE OF 80.72 FEET; THENCE S51°27'43"E, A DISTANCE OF 67.72 FEET; THENCE S22°23'55"E, A DISTANCE OF 77.71 FEET; THENCE S05°35'39"W, A DISTANCE OF 77.10 FEET; THENCE S13°42'28"E, A DISTANCE OF 66.02 FEET; THENCE S16°00'04"W, A DISTANCE OF 54.70 FEET; THENCE S12°56'21"W, A DISTANCE OF 11.77 FEET; THENCE S82°17'09"E, A DISTANCE OF 30.61 FEET; THENCE S07°54'25"E, A DISTANCE OF 71.27 FEET; THENCE S08°55'25"W, A DISTANCE OF 41.12 FEET; THENCE S24°39'04"W, A DISTANCE OF 50.00 FEET; THENCE S48°23'02"W, A DISTANCE OF 39.34 FEET; THENCE S00°35'25"E, A DISTANCE OF 44.38 FEET; THENCE S24°32'11"W, A DISTANCE OF 5.66 FEET; THENCE S24°34'28"W, A DISTANCE OF 37.23 FEET; THENCE S88°09'13"W, A DISTANCE OF 70.65 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 25.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 3.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S84°34'15"W, 3.12 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE TO THE NORTH AND HAVING A RADIUS OF 525.82 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 60.37 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S84°16'37"W, 60.34 FEET TO A POINT OF NON-TANGENCY OF SAID CURVE THENCE S37°50'19"W, A DISTANCE OF 70.89 FEET TO A POINT ON A NON-TANGENT CURVE, SAID CURVE HAVING A RADIAL BEARING OF S37°50'19"W, BEING CONCAVE TO THE WEST AND HAVING A RADIUS OF 125.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND THROUGH A CENTRAL ANGLE OF 49°32'16", AN ARC DISTANCE OF 108.07 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S27°23'33"E, 104.74 FEET TO A POINT OF NON-TANGENCY OF LAST SAID CURVE; THENCE N88°23'35"E, A DISTANCE OF 301.34 FEET; THENCE S71°12'25"E, A DISTANCE OF 573.83 FEET; THENCE N31°45'06"E, A DISTANCE OF 107.14 FEET; THENCE N11°10'03"E, A DISTANCE OF 71.04 FEET; THENCE N11°55'57"E, A DISTANCE OF 101.85 FEET; THENCE N13°34'53"W, A DISTANCE OF 26.67 FEET; THENCE N12°08'06"W, A DISTANCE OF 53.71 FEET; THENCE N14°14'18"W, A DISTANCE OF 88.36 FEET; THENCE N22°10'19"E, A DISTANCE OF 54.80 FEET; THENCE N34°22'27"W, A DISTANCE OF 52.10 FEET; THENCE N13°56'10"W, A DISTANCE OF 74.81 FEET; THENCE N12°10'15"W, A DISTANCE OF 71.44 FEET; THENCE N27°25'16"E, A DISTANCE OF 80.22 FEET; THENCE N30°13'09"E, A DISTANCE OF 63.63 FEET; THENCE N27°51'27"E, A DISTANCE OF 60.28 FEET; THENCE N30°14'09"E, A DISTANCE OF 113.09 FEET; THENCE N64°17'58"E, A DISTANCE OF 99.54 FEET; THENCE N57°15'43"E, A DISTANCE OF 105.34 FEET; THENCE N32°11'57"E, A DISTANCE OF 61.50 FEET; THENCE N42°41'04"E, A DISTANCE OF 99.26 FEET; THENCE N49°58'29"E, A DISTANCE OF 65.54 FEET; THENCE N42°29'11"E, A DISTANCE OF 20.15 FEET; THENCE N27°31'38"E, A DISTANCE OF 57.99 FEET; THENCE N16°09'43"W, A DISTANCE OF 2.50 FEET; THENCE N09°29'08"W, A DISTANCE OF 74.03 FEET; THENCE N31°31'40"W, A DISTANCE OF 80.24 FEET; THENCE N31°34'50"W, A DISTANCE OF 21.64 FEET TO THE SOUTHEASTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 631, PAGE 31 OF SAID CURRENT PUBLIC RECORDS; THENCE S38°00'30"W, ALONG LAST SAID LINE, A DISTANCE OF 31.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 57.8 ACRES, MORE OR LESS.

**EAST NASSAU
STEWARDSHIP DISTRICT**

**RATIFICATION
ITEMS III**

**EAST NASSAU
STEWARDSHIP DISTRICT**

**RATIFICATION
ITEMS IIIa**

**AGREEMENT FOR SIGN INSTALLATION SERVICES
[CHESTER ROAD]**

THIS AGREEMENT (“Agreement”) is made entered into this 21st day of August 2025, by and between:

EAST NASSAU STEWARDSHIP DISTRICT, a local unit of special-purpose government established pursuant to Chapter 2017-206, Laws of Florida, being situated in Nassau County, Florida, and having a mailing address of 2300 Glades Road, Suite 410W, Boca Raton, Florida 33141 (“**District**”); and

ASH SIGNS, INC. D/B/A FASTSIGNS, a Florida corporation, with a mailing address of 2141 St. Johns Bluff Road, Jacksonville, Florida 32246 (“**Contractor**” and, together with the District, the “**Parties**”).

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating, and/or maintaining certain public infrastructure improvements; and

WHEREAS, the District has a need to retain an independent contractor to provide the materials, labor, items, and tools necessary to fabricate and install signs on District property, as more particularly described and identified in **Exhibit A (“Services”)**,

WHEREAS, Contractor represents that it is qualified, willing, and able to serve as a contractor for the fabrication and installation of the aforementioned signs and has agreed to perform the Services for the District; and

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

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. RECITALS. The recitals so stated above are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. SCOPE OF SERVICES. The District agrees to use Contractor to provide the Services in accordance with the terms of this Agreement. The duties, obligations, and responsibilities of the Contractor are described in **Exhibit A** hereto.

- A.** Contractor shall provide the Services as described in **Exhibit A**. The Services shall include any effort specifically required by this Agreement and **Exhibit A** reasonably necessary to allow the District to receive the maximum benefit of all of the Services and items described herein and demonstrated in **Exhibit A**, including but not limited to, the repair, construction, installation, and all materials reasonably necessary. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.

- B. Services shall commence upon execution of this Agreement and be completed within _____ (____) calendar days of execution of this Agreement, unless extended in writing by the District in its sole discretion or terminated earlier in accordance with Section 12 herein.
- C. This Agreement grants to Contractor the reasonable ingress and egress to and from the project site subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.
- D. Contractor shall perform all Services in a neat and workmanlike manner. In the event the District in its sole determination, finds that the work of Contractor is not satisfactory to District, District shall have the right to immediately terminate this Agreement and will only be responsible for payment of work satisfactorily completed and for materials actually incorporated into the Services.
- E. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.
- F. Contractor shall report directly to the District Engineer. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to either repair any damage resulting from Contractor's activities and work within twenty-four (24) hours or be responsible for the costs incurred by the District to remedy damages resulting from Contractor's activities.
- G. Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Agreement. Upon completion of the Services, the Contractor shall remove from the site waste materials, rubbish, tools, construction equipment, machinery, and surplus materials. If the Contractor fails to clean up as provided herein, the District may do so, and Contractor agrees it shall be responsible for the costs incurred by the District in so doing.

SECTION 3. COMPENSATION, PAYMENT, AND RETAINAGE.

- A. For performance of the Services, the District shall pay Contractor a total amount of **Forty-One Thousand Seven Hundred Nineteen Dollars and Eighty-Nine Cents (\$41,719.89)** in accordance with **Exhibit A**. The District shall pay Contractor upon completion and acceptance of the Services. This compensation includes all materials, labor, items and tools as set forth in **Exhibit A**, exclusive of tax.
- B. If the District should desire additional work or services, Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order(s) to this Agreement prior to beginning any such additional work or services. Contractor shall be compensated for such agreed additional work or services only as specified and agreed to in writing by the Parties.

C. The District may require, as a condition precedent to making any payment to Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from Contractor, in a form satisfactory to the District, that any indebtedness of Contractor, as to services to the District, has been paid and that Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

SECTION 4. WARRANTY. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District. In addition to all manufacturer warranties for materials purchased for purposes of this Agreement, all Services provided by the Contractor pursuant to this Agreement shall be warranted for two (2) years from the date of acceptance of the Services by the District. Contractor shall replace or repair warranted items to the District's sole discretion at Contractor's sole cost and expense. Neither final acceptance of the Services, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services. If any of the materials or Services are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowner's within the District.

SECTION 5. INSURANCE.

A. The Contractor shall maintain throughout the term of this Agreement the following insurance:

- (1)** Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- (2)** Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than one million dollars (\$1,000,000) combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - (i)** Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
- (3)** Employer's Liability Coverage with limits of at least one million dollars (\$1,000,000) per accident or disease.
- (4)** Automobile Liability Insurance for bodily injuries in limits of not less than one million dollars (\$1,000,000) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the

operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. The District, its agents, professional staff, consultants and supervisors shall be named as an additional insured. Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

C. If Contractor, or its subcontractors, as applicable, fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 6. INDEMNIFICATION.

A. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, all as actually incurred.

SECTION 7. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 8. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in

section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 9. COMPLIANCE WITH GOVERNMENTAL REGULATION. Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 10. LIENS AND CLAIMS. Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of Contractor's performance under this Agreement, and Contractor shall immediately discharge any such claim or lien. In the event that Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 11. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 12. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 13. TERMINATION. The District agrees that Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against Contractor.

SECTION 14. PERMITS AND LICENSES. All permits and licenses required by any governmental

agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for Contractor to perform under this Agreement shall be obtained and paid for by Contractor.

SECTION 15. ASSIGNMENT. Neither the District nor Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 16. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, Contractor shall be acting as an independent contractor. Neither Contractor nor employees of Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Contractor, if there are any, in the performance of this Agreement. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 17. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 18. ENFORCEMENT OF AGREEMENT. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 19. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. None of the provisions of **Exhibit A** shall apply to this Agreement and **Exhibit A** shall not be incorporated herein, except that **Exhibit A** is applicable to the extent that it states the scope of services, including the labor and materials, to be provided under this Agreement. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.

SECTION 20. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.

SECTION 21. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 22. NOTICES. All notices, requests, consents and other communications under this Agreement ("**Notice**" or "**Notices**") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A. If to District:

East Nassau Stewardship District
Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W

Boca Raton, Florida 33431
Attn: District Manager

With a copy to:

Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to Contractor:

ASH Signs, Inc. d/b/a Fastsigns
2141 St. Johns Bluff Road
Jacksonville, Florida 32246
Attn: _____

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

SECTION 23. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 24. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each Party consents that the exclusive venue for any litigation arising out of or related to this Agreement shall be in a court of appropriate jurisdiction, in and for Nassau County, Florida.

SECTION 25. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Craig Wrathell** ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public

records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (561) 571-0010, OR BY EMAIL AT WRATHELLC@WHHASSOCIATES.COM, OR BY REGULAR MAIL AT WRATHELL, HUNT AND ASSOCIATES, LLC, 2300 GLADES ROAD, SUITE 410W, BOCA RATON, FLORIDA 33431.

SECTION 26. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 27. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 28. COUNTERPARTS; ELECTRONIC SIGNATURES. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

SECTION 29. E-VERIFY REQUIREMENTS. The Contractor shall comply with and perform all applicable provisions of Section 448.095, Florida Statutes. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, Florida Statutes. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of this Agreement.

SECTION 30. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes* .

SECTION 31. STATEMENT REGARDING PUBLIC INTEGRITY LAWS. Contractor acknowledges that, in addition to all laws and regulations that apply to this Agreement, the following provisions of Florida law ("Public Integrity Laws") apply to this Agreement:

- a. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
- b. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
- c. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
- d. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
- e. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.
- f. Section 787.06, *Florida Statutes*, titled *Human Trafficking*.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("Prohibited Criteria").

Contractor acknowledges under penalty of perjury that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Contract shall be deemed a recertification of such status.

The District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the day and year first written above.

EAST NASSAU STEWARDSHIP DISTRICT

Vice Chair, Board of Supervisors

ASH SIGNS, INC. D/B/A FASTSIGNS, a Florida corporation

By: _____
Its: _____

Exhibit A: Scope of Services

**Exhibit A
Scope of Services**



2141 St Johns Bluff Rd
Jacksonville, FL 32246
(904) 724-7446

INVOICE
234-79856

fastsigns.com/234

Payment Terms: Cash Customer

Order Due Date: 9/19/2025

Created Date: 8/11/2025

DESCRIPTION: Garden District Signage - Chester

Bill To: East Nassau Stewardship District West Tower
2300 Glades Road
Suite 303
Boca Raton, FL 33431

Pickup At: FASTSIGNS
2300 Glades Road
Suite 303
Boca Raton, FL 33431
US

Ordered By: Zach Brecht
Email: BrechtZ@etminc.com
Work Phone: (904) 265-3223
Cell Phone: (904) 568-7489

Salesperson: Ashley Nuss
Email: ashley.nuss@fastsigns.com
Entered By: Ashley Nuss

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	R2-1 - Speed Limit 35	2	\$737.995	\$1,475.99	\$1,475.99
1.1	Aluminum Post 4x4 - Post Part Qty: 1 Height: 146.00" Notes: Post 12.1667 feet 146" (Out of ground 116") 30" in ground Angle - Top 120 Degree angle				
1.2	Aluminum .090 - Speed Limit (VENDED) Part Qty: 1 Width: 30.00" Height: 36.00" Sides: 1 Text: QTY 2 Speed Limit 35 Notes: Will need to get hole measurements for backer to match Vended sign				

1.3	Aluminum Sheet .125 - Speed Limit Backer Part Qty: 1 Width: 32.00" Height: 38.00" Sides: 1 Notes: Will need to get hold measurements form Vended sign				
1.4	Hardware - Galvanized Post Cover Part Qty: 1 Height: 4.00" Notes: 4 in. x 4 in. x 1/2 ft. H Powder Coated Black - Galvanized Steel Pro				
2	R2-1 - Yield Sign	7	\$738.00	\$5,166.00	\$5,166.00
2.1	Aluminum Post 4x4 - Post Part Qty: 1 Height: 146.00" Notes: Post 12.1667 feet; 146" (Out of ground 116") 30" in ground Angle - Top 120 Degree angle same cut at stop sign				
2.2	Aluminum .090 - Yield Sign (Top Sign VENDED) Part Qty: 1 Width: 48.00" Height: 48.00" Sides: 1 Notes: Will need to get hole measurements for backer to match Vended sign				
2.3	Aluminum Sheet .125 - Yield Sign Backer (Top Sign) Part Qty: 1 Width: 50.00" Height: 50.00" Sides: 1 Notes: Will need to get hole measurements for backer to match Vended sign				
2.4	Hardware - Galvanized Post Cover Part Qty: 1 Height: 4.00" Notes: 4 in. x 4 in. x 1/2 ft. H Powder Coated Black - Galvanized Steel Pro				
3	R3 -17 - Bike Lane/Ends	2	\$1,108.93	\$2,217.86	\$2,217.86

3.1	Aluminum Post 4x4 - Post Part Qty: 1 Height: 146.00" Notes: Post 12.1667 feet; 146" (Out of ground 116") 30" in ground Angle - Top 120 Degree angle same cut at stop sign
3.2	Aluminum .090 - Bike Lane Sign (Top Sign VENDED) Part Qty: 1 Width: 24.00" Height: 18.00" Sides: 1 Text: Bike Lane Notes: Will need to get hole measurements for backer to match Vended sign
3.3	Aluminum Sheet .125 - Bike Lane Sign Backer (Top Sign) Part Qty: 1 Width: 26.00" Height: 20.00" Sides: 1
3.4	Aluminum .090 - Ends Sign (Lower Sign) (VENDED) Part Qty: 1 Width: 24.00" Height: 8.00" Sides: 1 Text: ENDS see spec sheet
3.5	Aluminum .090 - Ends Sign (Lower Backer) Part Qty: 1 Width: 26.00" Height: 10.00" Sides: 1 Text: Painted backer
3.6	Hardware - Galvanized Post Cover Part Qty: 1 Height: 4.00" Notes: 4 in. x 4 in. x 1/2 ft. H Powder Coated Black - Galvanized Steel Pro
4	W2-6/ W13-1P - Roundabout Intersection/25MPH
4	\$1,411.27
\$5,645.08	\$5,645.08

4.1	Aluminum Post 4x4 - Post Part Qty: 1 Height: 146.00" Notes: Post 12.1667 feet; 146" (Out of ground 116") 30" in ground Angle - Top 120 Degree angle same cut at stop sign
4.2	Aluminum .090 - W2-6 Roundabout Intersection (VENDED) Part Qty: 1 Width: 30.00" Height: 30.00" Sides: 1 Notes: Will need to get hole measurements for backer to match Vended sign
4.3	Aluminum Sheet .125 - W2-6 Roundabout Intersection Backer Part Qty: 1 Width: 32.00" Height: 32.00" Sides: 1 Notes: Will need to get hold measurements form Vended sign
4.4	Aluminum .090 - W13-1P MPH Sign (VENDED) Part Qty: 1 Width: 18.00" Height: 18.00" Sides: 1 Text: 25 M P H Notes: Will need to get hole measurements for backer to match Vended sign
4.5	Aluminum Sheet .125 - W13-1P MPH Backer Part Qty: 1 Width: 20.00" Height: 20.00" Sides: 1 Notes: Will need to get hold measurements form Vended sign
4.6	Hardware - Galvanized Post Cover Part Qty: 1 Height: 4.00" Notes: 4 in. x 4 in. x 1/2 ft. H Powder Coated Black - Galvanized Steel Pro
5	W11-2/W16-7P - Pedestrian Crossing/Diagonal Left Arrow
	8
	\$1,109.10
	\$8,872.80
	\$8,872.80

5.1	Aluminum Post 4x4 - Post Part Qty: 1 Height: 146.00" Notes: Post 12.1667 feet; 146" (Out of ground 116") 30" in ground Angle - Top 120 Degree angle same cut at stop sign
5.2	Aluminum .090 - W11-2 - Pedestrian Crossing (VENDED) Part Qty: 1 Width: 30.00" Height: 30.00" Sides: 1 Notes: Will need to get hole measurements for backer to match Vended sign
5.3	Aluminum Sheet .125 - W11-2 Pedestrian Crossing Backer Part Qty: 1 Width: 32.00" Height: 32.00" Sides: 1 Notes: Will need to get hold measurements form Vended sign
5.4	Aluminum .090 - W16 - 7P Diagonal Left (VENDED) Part Qty: 1 Width: 24.00" Height: 12.00" Sides: 1 Text: Diagonal Left Notes: Will need to get hole measurements for backer to match Vended sign
5.5	Aluminum Sheet .125 - W16 - 7P Diagonal Left Backer Part Qty: 1 Width: 26.00" Height: 14.00" Sides: 1 Notes: Will need to get hold measurements form Vended sign
5.6	Hardware - Galvanized Post Cover Part Qty: 1 Height: 4.00" Notes: 4 in. x 4 in. x 1/2 ft. H Powder Coated Black - Galvanized Steel Pro
6	R4-7 - Keep Right 1 \$603.80 \$603.80 \$603.80

6.1	Aluminum Post 4x4 - Post Part Qty: 1 Height: 146.00" Notes: Post 12.1667 feet; 146" (Out of ground 116") 30" in ground Angle - Top 120 Degree angle same cut at stop sign
6.2	Aluminum .090 - Keep Right (VENDED) Part Qty: 1 Width: 24.00" Height: 30.00" Sides: 1 Notes: Will need to get hole measurements for backer to match Vended sign
6.3	Aluminum Sheet .125 - Keep Right Backer Part Qty: 1 Width: 26.00" Height: 32.00" Sides: 1 Notes: Will need to get hold measurements form Vended sign
6.4	Hardware - Galvanized Post Cover Part Qty: 1 Height: 4.00" Notes: 4 in. x 4 in. x 1/2 ft. H Powder Coated Black - Galvanized Steel Pro
7	R3-8 - Advance Circular Intersection Lane Control
	4
	\$1,114.005
	\$4,456.02
	\$4,456.02
7.1	Aluminum Post 4x4 - Post Part Qty: 1 Height: 146.00" Notes: Post 12.1667 feet; 146" (Out of ground 116") 30" in ground Angle - Top 120 Degree angle same cut at stop sign
7.2	Aluminum .090 - Circular Intersection (VENDED) Part Qty: 1 Width: 36.00" Height: 36.00" Sides: 1 Notes: Will need to get hole measurements for backer to match Vended sign

7.3	Aluminum Sheet .125 - Circular Intersection Backer Part Qty: 1 Width: 38.00" Height: 38.00" Sides: 1 Notes: Will need to get hold measurements form Vended sign				
7.4	Hardware - Galvanized Post Cover Part Qty: 1 Height: 4.00" Notes: 4 in. x 4 in. x 1/2 ft. H Powder Coated Black - Galvanized Steel Pro				
8	R6-4A - Roundabout Directional (3 Chevrons)	4	\$924.58	\$3,698.32	\$3,698.32
8.1	Aluminum Post 4x4 - Post Part Qty: 1 Height: 146.00" Notes: Post 12.1667 feet; 146" (Out of ground 116") 30" in ground Angle - Top 120 Degree angle same cut at stop sign				
8.2	Aluminum .090 - Roundabout Directional (3 Cheverson) (VENDED) Part Qty: 1 Width: 36.00" Height: 36.00" Sides: 1 Text: NO BACKER FOR THIS Notes: Will need to get hole measurements for backer to match Vended sign				
8.3	Hardware - Galvanized Post Cover Part Qty: 1 Height: 4.00" Notes: 4 in. x 4 in. x 1/2 ft. H Powder Coated Black - Galvanized Steel Pro				
9	D1-1D Street Signs	4	\$266.005	\$1,064.02	\$1,064.02

9.1	Aluminum .090 - D1-1D/ GS-51 - Street Signs VENDED Part Qty: 1 Width: 48.00" Height: 18.00" Sides: 1 Text: Qty 2 Chester Rd (arrow) diagonal up Qty 1 Heron Isles Pkwy (arrow) diagonal up Qty 1 Riverbluff Pkwy arrow) diagonal up Notes: Will need to get hole measurements for backer to match Vended sign. Approx WIDTH. See FDOT guidelines attached.				
9.2	Post, U-Channel 10' Galvanized - Square Sign Post				
9.3	Hardware - Square Post Bracket Part Qty: 1 Height: 2.00" Notes: Attachment				
10	Install	1	\$8,520.00	\$8,520.00	\$8,520.00
10.1	Install - - **REQUIRED Service Type: 8 - **REQUIRED Number of Crew: 1 - Custom Total: \$0.00 - Location Area: North Jax				
				Subtotal:	\$41,719.89
				Taxable Amount:	\$41,719.89
				Taxes:	\$3,128.99
				Grand Total:	\$44,848.88
				Amount Paid:	\$0.00
				BALANCE DUE:	\$44,848.88

**EAST NASSAU
STEWARDSHIP DISTRICT**

**RATIFICATION
ITEMS IIIb**

**AGREEMENT FOR SIGN INSTALLATION SERVICES
[RIVERBLUFF PHASE 1]**

THIS AGREEMENT (“Agreement”) is made entered into this 21st day of August 2025, by and between:

EAST NASSAU STEWARDSHIP DISTRICT, a local unit of special-purpose government established pursuant to Chapter 2017-206, Laws of Florida, being situated in Nassau County, Florida, and having a mailing address of 2300 Glades Road, Suite 410W, Boca Raton, Florida 33141 (“**District**”); and

ASH SIGNS, INC. D/B/A FASTSIGNS, a Florida corporation, with a mailing address of 2141 St. Johns Bluff Road, Jacksonville, Florida 32246 (“**Contractor**” and, together with the District, the “**Parties**”).

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating, and/or maintaining certain public infrastructure improvements; and

WHEREAS, the District has a need to retain an independent contractor to provide the materials, labor, items, and tools necessary to fabricate and install signs on District property, as more particularly described and identified in **Exhibit A (“Services”)**,

WHEREAS, Contractor represents that it is qualified, willing, and able to serve as a contractor for the fabrication and installation of the aforementioned signs and has agreed to perform the Services for the District; and

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

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. RECITALS. The recitals so stated above are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. SCOPE OF SERVICES. The District agrees to use Contractor to provide the Services in accordance with the terms of this Agreement. The duties, obligations, and responsibilities of the Contractor are described in **Exhibit A** hereto.

A. Contractor shall provide the Services as described in **Exhibit A**. The Services shall include any effort specifically required by this Agreement and **Exhibit A** reasonably necessary to allow the District to receive the maximum benefit of all of the Services and items described herein and demonstrated in **Exhibit A**, including but not limited to, the repair, construction, installation, and all materials reasonably necessary. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.

- B. Services shall commence upon execution of this Agreement and be completed within () calendar days of execution of this Agreement, unless extended in writing by the District in its sole discretion or terminated earlier in accordance with Section 12 herein.
- C. This Agreement grants to Contractor the reasonable ingress and egress to and from the project site subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.
- D. Contractor shall perform all Services in a neat and workmanlike manner. In the event the District in its sole determination, finds that the work of Contractor is not satisfactory to District, District shall have the right to immediately terminate this Agreement and will only be responsible for payment of work satisfactorily completed and for materials actually incorporated into the Services.
- E. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.
- F. Contractor shall report directly to the District Engineer. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to either repair any damage resulting from Contractor's activities and work within twenty-four (24) hours or be responsible for the costs incurred by the District to remedy damages resulting from Contractor's activities.
- G. Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Agreement. Upon completion of the Services, the Contractor shall remove from the site waste materials, rubbish, tools, construction equipment, machinery, and surplus materials. If the Contractor fails to clean up as provided herein, the District may do so, and Contractor agrees it shall be responsible for the costs incurred by the District in so doing.

SECTION 3. COMPENSATION, PAYMENT, AND RETAINAGE.

- A. For performance of the Services, the District shall pay Contractor a total amount of **One Hundred Eleven Thousand Four Hundred Seventy-Three Dollars and Fifty Cents (\$111,473.50)** in accordance with **Exhibit A**. The District shall pay Contractor upon completion and acceptance of the Services. This compensation includes all materials, labor, items and tools as set forth in **Exhibit A**, exclusive of tax.
- B. If the District should desire additional work or services, Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order(s) to this Agreement prior to beginning any such additional work or services. Contractor shall be compensated for such agreed additional work or services only as specified and agreed to in writing by the Parties.

C. The District may require, as a condition precedent to making any payment to Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from Contractor, in a form satisfactory to the District, that any indebtedness of Contractor, as to services to the District, has been paid and that Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

SECTION 4. WARRANTY. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District. In addition to all manufacturer warranties for materials purchased for purposes of this Agreement, all Services provided by the Contractor pursuant to this Agreement shall be warranted for two (2) years from the date of acceptance of the Services by the District. Contractor shall replace or repair warranted items to the District's sole discretion at Contractor's sole cost and expense. Neither final acceptance of the Services, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services. If any of the materials or Services are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowner's within the District.

SECTION 5. INSURANCE.

A. The Contractor shall maintain throughout the term of this Agreement the following insurance:

- (1)** Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- (2)** Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than one million dollars (\$1,000,000) combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - (i)** Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
- (3)** Employer's Liability Coverage with limits of at least one million dollars (\$1,000,000) per accident or disease.
- (4)** Automobile Liability Insurance for bodily injuries in limits of not less than one million dollars (\$1,000,000) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the

operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. The District, its agents, professional staff, consultants and supervisors shall be named as an additional insured. Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

C. If Contractor, or its subcontractors, as applicable, fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 6. INDEMNIFICATION.

A. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, all as actually incurred.

SECTION 7. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 8. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in

section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 9. COMPLIANCE WITH GOVERNMENTAL REGULATION. Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 10. LIENS AND CLAIMS. Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of Contractor's performance under this Agreement, and Contractor shall immediately discharge any such claim or lien. In the event that Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 11. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 12. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 13. TERMINATION. The District agrees that Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against Contractor.

SECTION 14. PERMITS AND LICENSES. All permits and licenses required by any governmental

agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for Contractor to perform under this Agreement shall be obtained and paid for by Contractor.

SECTION 15. ASSIGNMENT. Neither the District nor Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 16. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, Contractor shall be acting as an independent contractor. Neither Contractor nor employees of Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Contractor, if there are any, in the performance of this Agreement. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 17. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 18. ENFORCEMENT OF AGREEMENT. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 19. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. None of the provisions of **Exhibit A** shall apply to this Agreement and **Exhibit A** shall not be incorporated herein, except that **Exhibit A** is applicable to the extent that it states the scope of services, including the labor and materials, to be provided under this Agreement. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.

SECTION 20. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.

SECTION 21. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 22. NOTICES. All notices, requests, consents and other communications under this Agreement ("**Notice**" or "**Notices**") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A. If to District:

East Nassau Stewardship District
Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W

Boca Raton, Florida 33431
Attn: District Manager

With a copy to:

Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to Contractor:

ASH Signs, Inc. d/b/a Fastsigns
2141 St. Johns Bluff Road
Jacksonville, Florida 32246
Attn: _____

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

SECTION 23. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 24. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each Party consents that the exclusive venue for any litigation arising out of or related to this Agreement shall be in a court of appropriate jurisdiction, in and for Nassau County, Florida.

SECTION 25. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Craig Wrathell** ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public

records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (561) 571-0010, OR BY EMAIL AT WRATHELLC@WHHASSOCIATES.COM, OR BY REGULAR MAIL AT WRATHELL, HUNT AND ASSOCIATES, LLC, 2300 GLADES ROAD, SUITE 410W, BOCA RATON, FLORIDA 33431.

SECTION 26. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 27. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 28. COUNTERPARTS; ELECTRONIC SIGNATURES. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

SECTION 29. E-VERIFY REQUIREMENTS. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 30. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes* .

SECTION 31. STATEMENT REGARDING PUBLIC INTEGRITY LAWS. Contractor acknowledges that, in addition to all laws and regulations that apply to this Agreement, the following provisions of Florida law ("Public Integrity Laws") apply to this Agreement:

- a. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
- b. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
- c. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
- d. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
- e. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.
- f. Section 787.06, *Florida Statutes*, titled *Human Trafficking*.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("Prohibited Criteria").

Contractor acknowledges under penalty of perjury that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Contract shall be deemed a recertification of such status.

The District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the day and year first written above.

EAST NASSAU STEWARDSHIP DISTRICT

Vice Chair, Board of Supervisors

ASH SIGNS, INC. D/B/A FASTSIGNS, a Florida corporation

By: _____
Its: _____

Exhibit A: Scope of Services

**Exhibit A
Scope of Services**



2141 St Johns Bluff Rd
Jacksonville, FL 32246
(904) 724-7446

INVOICE
234-79890

fastsigns.com/234

Payment Terms: Cash Customer

Order Due Date: 8/21/2025

Created Date: 8/13/2025

DESCRIPTION: Riverbluff - Phase 1

Bill To: East Nassau Stewardship District West Tower
2300 Glades Road
Suite 303
Boca Raton, FL 33431

Pickup At: FASTSIGNS
2300 Glades Road
Suite 303
Boca Raton, FL 33431
US

Ordered By: Zach Brecht
Email: BrechtZ@etminc.com
Work Phone: (904) 265-3223
Cell Phone: (904) 568-7489

Salesperson: Ashley Nuss
Email: ashley.nuss@fastsigns.com
Entered By: Ashley Nuss

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	R1-1/ R3-SR - Stop/Right Only	2	\$1,295.32	\$2,590.64	\$2,590.64
1.1	Aluminum Post 4x4 - Post Part Qty: 1 Height: 146.00" Notes: Post 12.1667 feet; 146" (Out of ground 116") 30" in ground Angle - Top 120 Degree angle same cut at stop sign				
1.2	Aluminum .090 - R1-1 Stop Sign (VENDED) Part Qty: 1 Width: 36.00" Height: 36.00" Sides: 1 Notes: Will need to get hole measurements for backer to match Vended sign				
1.3	Aluminum Sheet .125 - R1-1 Stop Sign Backer Part Qty: 1 Width: 38.00" Height: 38.00" Sides: 1 Notes: Will need to get hold measurements form Vended sign				

1.4	Aluminum .090 - R3-5R Right Only (VENDED) Part Qty: 1 Width: 30.00" Height: 36.00" Sides: 1 Text: Right Only Notes: Will need to get hole measurements for backer to match Vended sign				
1.5	Aluminum Sheet .125 - R3-5R Right Only Backer Part Qty: 1 Width: 32.00" Height: 38.00" Sides: 1 Notes: Will need to get hold measurements form Vended sign				
1.6	Hardware - Galvanized Post Cover Part Qty: 1 Height: 4.00" Notes: 4 in. x 4 in. x 1/2 ft. H Powder Coated Black - Galvanized Steel Pro				
2	R2-1 - Speed Limit 35	7	\$737.9957	\$5,165.97	\$5,165.97
2.1	Aluminum Post 4x4 - Post Part Qty: 1 Height: 146.00" Notes: Post 12.1667 feet 146" (Out of ground 116") 30" in ground Angle - Top 120 Degree angle				
2.2	Aluminum .090 - Speed Limit (VENDED) Part Qty: 1 Width: 18.00" Height: 24.00" Sides: 1 Text: QTY 2 Speed Limit 35 Notes: Will need to get hole measurements for backer to match Vended sign				

2.3	Aluminum Sheet .125 - Speed Limit Backer Part Qty: 1 Width: 20.00" Height: 26.00" Sides: 1 Notes: Will need to get hold measurements form Vended sign				
2.4	Hardware - Galvanized Post Cover Part Qty: 1 Height: 4.00" Notes: 4 in. x 4 in. x 1/2 ft. H Powder Coated Black - Galvanized Steel Pro				
3	R2-1 - Yield Sign	12	\$738.00	\$8,856.00	\$8,856.00
3.1	Aluminum Post 4x4 - Post Part Qty: 1 Height: 146.00" Notes: Post 12.1667 feet; 146" (Out of ground 116") 30" in ground Angle - Top 120 Degree angle same cut at stop sign				
3.2	Aluminum .090 - Yield Sign (Top Sign VENDED) Part Qty: 1 Width: 36.00" Height: 36.00" Sides: 1 Notes: Will need to get hole measurements for backer to match Vended sign				
3.3	Aluminum Sheet .125 - Yield Sign Backer (Top Sign) Part Qty: 1 Width: 38.00" Height: 38.00" Sides: 1 Notes: Will need to get hole measurements for backer to match Vended sign				
3.4	Hardware - Galvanized Post Cover Part Qty: 1 Height: 4.00" Notes: 4 in. x 4 in. x 1/2 ft. H Powder Coated Black - Galvanized Steel Pro				
4	R2-1 Yield / To Both Lanes	4	\$988.00	\$3,952.00	\$3,952.00

4.1	<p>Aluminum Post 4x4 - Post</p> <p>Part Qty: 1 Height: 146.00"</p> <p>Notes: Post 12.1667 feet; 146" (Out of ground 116") 30" in ground Angle - Top 120 Degree angle same cut at stop sign</p>
4.2	<p>Aluminum .090 - Yield Sign (Top Sign VENDED)</p> <p>Part Qty: 1 Width: 36.00" Height: 36.00" Sides: 1</p> <p>Notes: Will need to get hole measurements for backer to match Vended sign</p>
4.3	<p>Aluminum Sheet .125 - Yield Sign Backer (Top Sign)</p> <p>Part Qty: 1 Width: 38.00" Height: 38.00" Sides: 1</p> <p>Notes: Will need to get hole measurements for backer to match Vended sign</p>
4.4	<p>Aluminum .090 - To Both Lanes - Alum (Bottom)</p> <p>Part Qty: 1 Width: 12.00" Height: 24.00" Sides: 1</p> <p>Text: To Both Lanes.</p> <p>Notes: See attachment example</p>
4.5	<p>Reflective Vinyl, Engineer Grade, White - To Both Lanes - HIP Reflective</p> <p>Part Qty: 1 Width: 12.00" Height: 24.00"</p> <p>Text: To Both Lanes</p> <p>Notes: See attachment - HIP Reflective</p>
4.6	<p>Aluminum Sheet .125 - To Both Lanes - Backer Bottom</p> <p>Part Qty: 1 Width: 14.00" Height: 26.00" Sides: 1</p> <p>Notes: Will need to get hole measurements for backer to match Vended sign</p>
4.7	<p>Hardware - Galvanized Post Cover</p>

	Part Qty: 1 Height: 4.00" Notes: 4 in. x 4 in. x 1/2 ft. H Powder Coated Black - Galvanized Steel Pro				
50	W11-2/W16-7P - Pedestrian Crossing/Diagonal Left Arrow	10	\$1,019.095	\$10,190.95	\$10,190.95
5.1	Aluminum Post 4x4 - Post Part Qty: 1 Height: 146.00" Notes: Post 12.1667 feet; 146" (Out of ground 116") 30" in ground Angle - Top 120 Degree angle same cut at stop sign				
5.2	Aluminum .090 - W11-2 - Pedestrian Crossing (VENDED) Part Qty: 1 Width: 30.00" Height: 30.00" Sides: 1 Notes: Will need to get hole measurements for backer to match Vended sign				
5.3	Aluminum Sheet .125 - W11-2 Pedestrian Crossing Backer Part Qty: 1 Width: 32.00" Height: 32.00" Sides: 1 Notes: Will need to get hold measurements form Vended sign				
5.4	Aluminum .090 - W16 - 7P Diagonal Left (VENDED) Part Qty: 1 Width: 24.00" Height: 12.00" Sides: 1 Text: Diagonal Left Notes: Will need to get hole measurements for backer to match Vended sign				
5.5	Aluminum Sheet .125 - W16 - 7P Diagonal Left Backer Part Qty: 1 Width: 26.00" Height: 14.00" Sides: 1 Notes: Will need to get hold measurements form Vended sign				

5.6	Hardware - Galvanized Post Cover Part Qty: 1 Height: 4.00" Notes: 4 in. x 4 in. x 1/2 ft. H Powder Coated Black - Galvanized Steel Pro				
6	W11-2/W16-9P - Pedestrian/Ahead	2	\$1,019.53	\$2,039.06	\$2,039.06
6.1	Aluminum Post 4x4 - Post Part Qty: 1 Height: 146.00" Notes: Post 12.1667 feet; 146" (Out of ground 116") 30" in ground Angle - Top 120 Degree angle same cut at stop sign				
6.2	Aluminum .090 - W11-2 - Pedestrian Crossing (VENDED) Part Qty: 1 Width: 30.00" Height: 30.00" Sides: 1 Notes: Will need to get hole measurements for backer to match Vended sign				
6.3	Aluminum Sheet .125 - W11-2 Pedestrian Crossing Backer Part Qty: 1 Width: 32.00" Height: 32.00" Sides: 1 Notes: Will need to get hold measurements form Vended sign				
6.4	Aluminum .090 - W16-9P Ahead (VENDED) Part Qty: 1 Width: 24.00" Height: 12.00" Sides: 1 Text: Ahead Notes: Will need to get hole measurements for backer to match Vended sign				
6.5	Aluminum Sheet .125 - W16-9P Ahead Left Backer Part Qty: 1 Width: 26.00" Height: 14.00" Sides: 1 Notes: Will need to get hold measurements form Vended sign				

6.6	Hardware - Galvanized Post Cover Part Qty: 1 Height: 4.00" Notes: 4 in. x 4 in. x 1/2 ft. H Powder Coated Black - Galvanized Steel Pro				
7	W11-2/W11-11/W16-7P - Pedestrian Crossing/Golf Cart/ Diagonal Left Arrow	2	\$1,449.605	\$2,899.21	\$2,899.21
7.1	Aluminum Post 4x4 - Post Part Qty: 1 Height: 146.00" Notes: Post 12.1667 feet; 146" (Out of ground 116") 30" in ground Angle - Top 120 Degree angle same cut at stop sign				
7.2	Aluminum .090 - W11-2 - Pedestrian Crossing (VENDED) Part Qty: 1 Width: 30.00" Height: 30.00" Sides: 1 Notes: Will need to get hole measurements for backer to match Vended sign				
7.3	Aluminum Sheet .125 - W11-2 Pedestrian Crossing Backer Part Qty: 1 Width: 32.00" Height: 32.00" Sides: 1 Notes: Will need to get hold measurements form Vended sign				
7.4	Aluminum .090 - W11-11 - Golf Cart (VENDED) Part Qty: 1 Width: 30.00" Height: 30.00" Sides: 1 Notes: Will need to get hole measurements for backer to match Vended sign				
7.5	Aluminum Sheet .125 - W11-11 Golf Cart Backer Part Qty: 1 Width: 32.00" Height: 32.00" Sides: 1 Notes: Will need to get hold measurements form Vended sign				

7.6	Aluminum .090 - W16 - 7P Diagonal Left (VENDED) Part Qty: 1 Width: 24.00" Height: 12.00" Sides: 1 Text: Diagonal Left Notes: Will need to get hole measurements for backer to match Vended sign				
7.7	Aluminum Sheet .125 - W16 - 7P Diagonal Left Backer Part Qty: 1 Width: 26.00" Height: 14.00" Sides: 1 Notes: Will need to get hold measurements form Vended sign				
7.8	Hardware - Galvanized Post Cover Part Qty: 1 Height: 4.00" Notes: 4 in. x 4 in. x 1/2 ft. H Powder Coated Black - Galvanized Steel Pro				
8	W11-11/W16-7P - Golf /Diagonal Left Arrow	2	\$1,138.75	\$2,277.50	\$2,277.50
8.1	Aluminum Post 4x4 - Post Part Qty: 1 Height: 146.00" Notes: Post 12.1667 feet; 146" (Out of ground 116") 30" in ground Angle - Top 120 Degree angle same cut at stop sign				
8.2	Aluminum .090 - W11-11 - Golf Cart Crossing (VENDED) Part Qty: 1 Width: 30.00" Height: 30.00" Sides: 1 Notes: Will need to get hole measurements for backer to match Vended sign				
8.3	Aluminum Sheet .125 - W11-11 Golf Cart Crossing Backer Part Qty: 1 Width: 32.00" Height: 32.00" Sides: 1 Notes: Will need to get hold measurements form Vended sign				

8.4	Aluminum .090 - W16 - 7P Diagonal Left (VENDED) Part Qty: 1 Width: 24.00" Height: 12.00" Sides: 1 Text: Diagonal Left Notes: Will need to get hole measurements for backer to match Vended sign				
8.5	Aluminum Sheet .125 - W16 - 7P Diagonal Left Backer Part Qty: 1 Width: 26.00" Height: 14.00" Sides: 1 Notes: Will need to get hold measurements form Vended sign				
8.6	Hardware - Galvanized Post Cover Part Qty: 1 Height: 4.00" Notes: 4 in. x 4 in. x 1/2 ft. H Powder Coated Black - Galvanized Steel Pro				
9	OM4-3 Red Reflective w/ U Channel	24	\$196.1833	\$4,708.40	\$4,708.40
9.1	Aluminum .090 - OM4-3 Red Reflective (VENDED) Part Qty: 1 Width: 18.00" Height: 18.00" Sides: 1 Text: Red reflective with reflective Circles Notes: Will need to get hole measurements for backer to match Vended sign				
9.2	Post, U-Channel 10' Galvanized - U Channel Post Part Qty: 1				
10	R11-2 Road Closed w/ U Channel	9	\$492.5022	\$4,432.52	\$4,432.52
10.1	Aluminum .090 - R11-2 Road Closed (VENDED) Part Qty: 1 Width: 48.00" Height: 30.00" Sides: 1 Text: Road Closed Notes: Will need to get hole measurements for backer to match Vended sign				
10.2	Post, U-Channel 10' Galvanized - U Channel Post Part Qty: 1				
11	R6-1R - One Way	2	\$683.045	\$1,366.09	\$1,366.09

11.1	Aluminum Post 4x4 - Post Part Qty: 1 Height: 146.00" Notes: Post 12.1667 feet; 146" (Out of ground 116") 30" in ground Angle - Top 120 Degree angle same cut at stop sign
11.2	Aluminum .090 - R6-1R - One Way (VENDED) Part Qty: 1 Width: 36.00" Height: 12.00" Sides: 1 Text: One way (Right) Notes: Will need to get hole measurements for backer to match Vended sign
11.3	Aluminum Sheet .125 - R6-1R - One Way Backer Part Qty: 1 Width: 38.00" Height: 14.00" Sides: 1 Notes: Will need to get hold measurements form Vended sign
11.4	Hardware - Galvanized Post Cover Part Qty: 1 Height: 4.00" Notes: 4 in. x 4 in. x 1/2 ft. H Powder Coated Black - Galvanized Steel Pro
12	R4-7 - Keep Right
12.1	Aluminum Post 4x4 - Post Part Qty: 1 Height: 146.00" Notes: Post 12.1667 feet; 146" (Out of ground 116") 30" in ground Angle - Top 120 Degree angle same cut at stop sign
12.2	Aluminum .090 - Keep Right (VENDED) Part Qty: 1 Width: 12.00" Height: 18.00" Sides: 1 Notes: Will need to get hole measurements for backer to match Vended sign

12.3	Aluminum Sheet .125 - Keep Right Backer Part Qty: 1 Width: 14.00" Height: 20.00" Sides: 1 Notes: Will need to get hold measurements form Vended sign				
12.4	Hardware - Galvanized Post Cover Part Qty: 1 Height: 4.00" Notes: 4 in. x 4 in. x 1/2 ft. H Powder Coated Black - Galvanized Steel Pro				
13	W17-1/W13-1P - Speed Hump/25 MPH	2	\$1,290.90	\$2,581.80	\$2,581.80
13.1	Aluminum Post 4x4 - Post Part Qty: 1 Height: 146.00" Notes: Post 12.1667 feet; 146" (Out of ground 116") 30" in ground Angle - Top 120 Degree angle same cut at stop sign				
13.2	Aluminum .090 - W17-1 - Speed Hump (VENDED) Part Qty: 1 Width: 36.00" Height: 36.00" Sides: 1 Notes: Will need to get hole measurements for backer to match Vended sign				
13.3	Aluminum Sheet .125 - W17-1 Speed Hump Backer Part Qty: 1 Width: 38.00" Height: 38.00" Sides: 1 Notes: Will need to get hold measurements form Vended sign				
13.4	Aluminum .090 - W13-1P 25 MPH(VENDED) Part Qty: 1 Width: 18.00" Height: 30.00" Sides: 1 Text: 25 MPH Notes: Will need to get hole measurements for backer to match Vended sign				

13.5	Aluminum Sheet .125 - W13-1P 25 MPH Backer Part Qty: 1 Width: 20.00" Height: 32.00" Sides: 1 Notes: Will need to get hold measurements form Vended sign				
13.6	Hardware - Galvanized Post Cover Part Qty: 1 Height: 4.00" Notes: 4 in. x 4 in. x 1/2 ft. H Powder Coated Black - Galvanized Steel Pro				
14	W17-1 - Speed Hump	1	\$1,012.32	\$1,012.32	\$1,012.32
14.1	Aluminum Post 4x4 - Post Part Qty: 1 Height: 146.00" Notes: Post 12.1667 feet; 146" (Out of ground 116") 30" in ground Angle - Top 120 Degree angle same cut at stop sign				
14.2	Aluminum .090 - W17-1 - Speed Hump (VENDED) Part Qty: 1 Width: 36.00" Height: 36.00" Sides: 1 Notes: Will need to get hole measurements for backer to match Vended sign				
14.3	Aluminum Sheet .125 - W17-1 Speed Hump Backer Part Qty: 1 Width: 38.00" Height: 38.00" Sides: 1 Notes: Will need to get hold measurements form Vended sign				
14.4	Hardware - Galvanized Post Cover Part Qty: 1 Height: 4.00" Notes: 4 in. x 4 in. x 1/2 ft. H Powder Coated Black - Galvanized Steel Pro				
15	W2-6/ W16-17P/W13-1P - Roundabout Intersection/ Roundabout/MPH	4	\$1,447.865	\$5,791.46	\$5,791.46

15.1	Aluminum Post 4x4 - Post Part Qty: 1 Height: 146.00" Notes: Post 12.1667 feet; 146" (Out of ground 116") 30" in ground Angle - Top 120 Degree angle same cut at stop sign
15.2	Aluminum .090 - W2-6 Roundabout Intersection (VENDED) Part Qty: 1 Width: 30.00" Height: 30.00" Sides: 1 Notes: Will need to get hole measurements for backer to match Vended sign
15.3	Aluminum Sheet .125 - W2-6 Roundabout Intersection Backer Part Qty: 1 Width: 32.00" Height: 32.00" Sides: 1 Notes: Will need to get hold measurements form Vended sign
15.4	Aluminum .090 - W16-17P Roundabout Blade (VENDED) Part Qty: 1 Width: 24.00" Height: 12.00" Sides: 1 Text: Roundabout Notes: Will need to get hole measurements for backer to match Vended sign
15.5	Aluminum Sheet .125 - W16-17P Roundabout Blade Backer Part Qty: 1 Width: 26.00" Height: 14.00" Sides: 1 Notes: Will need to get hold measurements form Vended sign
15.6	Aluminum .090 - W13-1P 25 MPH Sign (VENDED) Part Qty: 1 Width: 18.00" Height: 18.00" Sides: 1 Text: 25 M P H Notes: Will need to get hole measurements for backer to match Vended sign
15.7	Aluminum Sheet .125 - W13-1P MPH Backer

15.8	<p>Part Qty: 1 Width: 20.00" Height: 20.00" Sides: 1</p> <p>Notes: Will need to get hold measurements form Vended sign</p> <p>Hardware - Galvanized Post Cover</p> <p>Part Qty: 1 Height: 4.00"</p> <p>Notes: 4 in. x 4 in. x 1/2 ft. H Powder Coated Black - Galvanized Steel Pro</p>				
16	D1-1D Street Signs	7	\$266.0014	\$1,862.01	\$1,862.01
16.1	<p>Aluminum .090 - D1-1D - Street Signs VENDED</p> <p>Part Qty: 1 Width: 48.00" Height: 18.00" Sides: 1</p> <p>Text: Qty 4 Riverbluff Qty 2 Future Qty 1 Bellflower</p> <p>Notes: Will need to get hole measurements for backer to match Vended sign.</p> <p>Approx WIDTH. See FDOT guidelines attached.</p>				
16.2	<p>Post, U-Channel 10' Galvanized - Square Sign Post</p> <p>Part Qty: 1</p>				
16.3	<p>Hardware - Square Post Bracket</p> <p>Part Qty: 1 Height: 2.00"</p> <p>Notes: Attachment</p>				
17	R3-8 - Advance Circular Intersection Lane Control	5	\$1,013.0061	\$5,065.03	\$5,065.03
17.1	<p>Aluminum Post 4x4 - Post</p> <p>Part Qty: 1 Height: 146.00"</p> <p>Notes: Post 12.1667 feet; 146" (Out of ground 116") 30" in ground Angle - Top 120 Degree angle same cut at stop sign</p>				

17.2	Aluminum .090 - Advance Circular Intersection (VENDED) Part Qty: 1 Width: 36.00" Height: 36.00" Sides: 1 Notes: Will need to get hole measurements for backer to match Vended sign				
17.3	Aluminum Sheet .125 - Advance Circular Intersection Backer Part Qty: 1 Width: 38.00" Height: 38.00" Sides: 1 Notes: Will need to get hold measurements form Vended sign				
17.4	Hardware - Galvanized Post Cover Part Qty: 1 Height: 4.00" Notes: 4 in. x 4 in. x 1/2 ft. H Powder Coated Black - Galvanized Steel Pro				
18	R3 -17 - Bike Lane/Ends/ Diagonal Up Arrow	5	\$1,449.44	\$7,247.20	\$7,247.20
18.1	Aluminum Post 4x4 - Post Part Qty: 1 Height: 146.00" Notes: Post 12.1667 feet; 146" (Out of ground 116") 30" in ground Angle - Top 120 Degree angle same cut at stop sign				
18.2	Aluminum .090 - R3-17 Bike Lane Sign (Top Sign VENDED) Part Qty: 1 Width: 24.00" Height: 18.00" Sides: 1 Text: Bike Lane Notes: Will need to get hole measurements for backer to match Vended sign				
18.3	Aluminum Sheet .125 - R3-17Bike Lane Sign Backer (Top Sign) Part Qty: 1 Width: 26.00" Height: 20.00" Sides: 1				

18.4	Aluminum .090 - R3-17 BP Ends Sign (Lower Sign) (VENDED) Part Qty: 1 Width: 24.00" Height: 8.00" Sides: 1 Text: ENDS see spec sheet				
18.5	Aluminum Sheet .125 - R3-17 BP Ends Sign Backer Part Qty: 1 Width: 26.00" Height: 10.00" Sides: 1				
18.6	Aluminum .090 - M6-2 Directional Arrow Up Right Sign (VENDED) Part Qty: 1 Width: 21.00" Height: 15.00" Sides: 1 Text: Direction arrow up/ right				
18.7	Aluminum .090 - M6-2 Directional Arrow Up Right Sign (Lower Backer) Part Qty: 1 Width: 23.00" Height: 17.00" Sides: 1				
18.8	Hardware - Galvanized Post Cover Part Qty: 1 Height: 4.00" Notes: 4 in. x 4 in. x 1/2 ft. H Powder Coated Black - Galvanized Steel Pro				
19	R3 -17 - Bike Lane/Directional Arrows	4	\$1,084.875	\$4,339.50	\$4,339.50
19.1	Aluminum Post 4x4 - Post Part Qty: 1 Height: 146.00" Notes: Post 12.1667 feet; 146" (Out of ground 116") 30" in ground Angle - Top 120 Degree angle same cut at stop sign				
19.2	Aluminum .090 - R3-17 Bike Lane Sign (Top Sign VENDED) Part Qty: 1 Width: 24.00" Height: 18.00" Sides: 1 Text: Bike Lane Notes: Will need to get hole measurements for backer to match Vended sign				

19.3	Aluminum Sheet .125 - R3-17Bike Lane Sign Backer (Top Sign) Part Qty: 1 Width: 26.00" Height: 20.00" Sides: 1				
19.4	Aluminum .090 - M6-2 Directional Arrow Sign (VENDED) Part Qty: 1 Width: 21.00" Height: 15.00" Sides: 1 Text: Direction arrow up/ Left				
19.5	Aluminum .090 - M6-2 Directional Arrow Sign (Lower Backer) Part Qty: 1 Width: 23.00" Height: 17.00" Sides: 1				
19.6	Hardware - Galvanized Post Cover Part Qty: 1 Height: 4.00" Notes: 4 in. x 4 in. x 1/2 ft. H Powder Coated Black - Galvanized Steel Pro				
20	R6-4A - Roundabout Directional (3 Chevrons)	7	\$924.5771	\$6,472.04	\$6,472.04
20.1	Aluminum Post 4x4 - Post Part Qty: 1 Height: 146.00" Notes: Post 12.1667 feet; 146" (Out of ground 116") 30" in ground Angle - Top 120 Degree angle same cut at stop sign				
20.2	Aluminum .090 - Roundabout Directional (3 Cheverson) (VENDED) Part Qty: 1 Width: 36.00" Height: 36.00" Sides: 1 Text: NO BACKER FOR THIS Notes: Will need to get hole measurements for backer to match Vended sign				
20.3	Hardware - Galvanized Post Cover Part Qty: 1 Height: 4.00" Notes: 4 in. x 4 in. x 1/2 ft. H Powder Coated Black - Galvanized Steel Pro				
21	Install	1	\$28,020.00	\$28,020.00	\$28,020.00
21.1	Install - - **REQUIRED Service Type: 8 - **REQUIRED Number of Crew: 4 - DAILY RATE: How Many Days?: 5				

Subtotal:	\$111,473.50
Taxable Amount:	\$111,473.50
Taxes:	\$8,360.51
Grand Total:	\$119,834.01
Amount Paid:	\$0.00
BALANCE DUE:	\$119,834.01

**EAST NASSAU
STEWARDSHIP DISTRICT**

6

RESOLUTION 2025-27

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE SALE OF THE EAST NASSAU STEWARDSHIP DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2025 (PDP#4 SERIES 2025 PROJECT); RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIR, VICE CHAIR, TREASURER, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF THE BONDS; DETERMINING SUCH ACTIONS AS BEING IN ACCORDANCE WITH THE AUTHORIZATION GRANTED BY THE BOARD; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the East Nassau Stewardship District (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 2017-206, Laws of Florida; and

WHEREAS, the District previously adopted resolutions authorizing the issuance and the negotiated sale of bonds within the scope of Chapter 2017-206, Laws of Florida, including its \$53,470,000 East Nassau Stewardship District Special Assessment Revenue Bonds, Series 2025 (PDP#4 Series 2025 Project) (the “Series 2025 Bonds”); and

WHEREAS, the District closed on the sale of the Series 2025 Bonds on August 19, 2025; and

WHEREAS, as prerequisites to the issuance of the Series 2025 Bonds, the Chair, Vice Chair, Treasurer, Assistant Secretaries, and “District Staff” including but not limited to the District Manager, District Financial Advisor, District Engineer, and District Counsel were required to execute and deliver various documents (the “Closing Documents”); and

WHEREAS, the District finds the sale, closing, and issuance of the Series 2025 Bonds were in the best interests of the District and desires to ratify, confirm, and approve all actions of the District Chair, Vice Chair, Treasurer, Assistant Secretaries, and District Staff in connection with closing the sale of the Series 2025 Bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT:

SECTION 1. The sale, issuance, and closing of the Series 2025 Bonds is in the best interests of the District.

SECTION 2. The issuance and sale of the Series 2025 Bonds, the adoption of resolutions relating to such bonds, the agreements entered into with respect to the issuance of such bonds, and all actions taken in the furtherance of the closing on such bonds, are hereby

declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed.

SECTION 3. The actions of the Chair, Vice Chair, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Series 2025 Bonds, including the execution and delivery of the Closing Documents, and such other certifications or other documents required for the closing on the Series 2025 Bonds, including the approval of requisition payments, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects.

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 18th day of September, 2025.

ATTEST:

EAST NASSAU STEWARDSHIP DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**EAST NASSAU
STEWARDSHIP DISTRICT**

7

RESOLUTION 2025-28

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT ADOPTING AN AMENDED DEBT SERVICE FUND BUDGET FOR FISCAL YEAR 2026, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on August 21, 2025, the Board of Supervisors ("**Board**") of the East Nassau Stewardship District ("**District**"), adopted Resolution 2025-25 providing for the adoption of the District's fiscal year 2025-2026 ("**FY 2026**") annual budget ("**Budget**"); and

WHEREAS, the District Manager, at the direction of the Board, has prepared an amended Budget to remove the PD4 BAN Debt Service Fund and add the Series 2025 Debt Service Fund to the Budget to account for the East Nassau Stewardship District (Nassau County, Florida) Special Assessment Revenue Bonds, Series 2025 (PDP#4 Series 2025 Project), which closed on August 19, 2025, and related debt service special assessment securing same, levied and confirmed by Resolution 2025-24 ; and

WHEREAS, Chapter 189, *Florida Statutes*, and Section 3 of Resolution 2025-25 authorize the Board to amend the Budget; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Budget to reflect the current debt service funds.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT:

1. BUDGET AMENDMENT.

- a. The Board has reviewed the District Manager's proposed amended Budget, copies of which are on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The amended Budget attached hereto as **Exhibit "A"** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of section 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, "**Adopted Annual Budget**") may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for FY 2026.

- c. The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as “The Adopted Budget for the East Nassau Stewardship District for the fiscal year ending September 30, 2026, as amended and adopted by the Board of Supervisors effective September 18, 2025.”

2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

3. CONFLICTS. This Resolution is intended to amend, in part, Resolution 2025-25, which remains in full force and effect except as otherwise provided herein. All terms of Resolution 2025-25 that are not amended by this Resolution apply to the Adopted Annual Budget as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

4. 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.

5. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and adopted this 18th day of September, 2025.

ATTEST:

EAST NASSAU STEWARDSHIP DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Amended Fiscal Year 2026 Budget

Exhibit A
Amended Fiscal Year 2026 Budget

[See attached]

**EAST NASSAU
STEWARDSHIP DISTRICT
FISCAL YEAR 2026
AMENDED BUDGET**

**EAST NASSAU
STEWARDSHIP DISTRICT
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**EAST NASSAU
STEWARDSHIP DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Amended Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: gross	\$ 63,612				\$ 28,223
Allowable discounts (4%)	(2,544)				(1,129)
Assessment levy: net	61,068	\$ 56,080	\$ 4,988	\$ 61,068	27,094
Lot closing	-	5,882	-	5,882	-
Assessments off-roll	460,565	230,173	230,392	460,565	204,550
Office cost share	42,322	13,110	30,367	43,477	44,616
Conservation lands monitoring activities	170,460	-	170,460	170,460	-
Conservation short-term mitg, montr,maint	-	-	-	-	115,000
Interest and miscellaneous	-	26,022	-	26,022	-
Total revenues	734,415	331,267	436,207	767,474	391,260
EXPENDITURES					
Professional & administration					
District engineer	16,000	13,590	2,410	16,000	30,000
Traffic calming	40,000	-	40,000	40,000	40,000
District map portal	50,000	-	50,000	50,000	-
General counsel	100,000	28,116	71,884	100,000	100,000
District manager	55,000	27,500	27,500	55,000	55,000
Postage	750	338	412	750	750
Printing and binding	1,000	500	500	1,000	1,000
Legal advertising & notice	6,500	4,135	2,365	6,500	12,500
Meeting room	1,000	-	1,000	1,000	500
Audit	7,000	6,900	100	7,000	7,000
Annual district filing fee	175	175	-	175	175
Miscellaneous- bank charges	1,000	-	1,000	1,000	1,000
Website					
Hosting & maintenance	760	753	7	760	760
ADA compliance	210	210	-	210	210
Insurance - POL & GL	17,000	14,272	-	14,272	17,000
Contingency	10,000	1,564	8,436	10,000	10,000
Total professional & admin	\$306,395	\$98,053	\$205,614	\$303,667	\$275,895
Field operations					
On-site management	12,000	6,000	6,000	12,000	12,000
Lease	53,274	25,598	27,676	53,274	55,000
Lease expenses utilities, janitorial and ot	7,250	4,560	7,040	11,600	11,600
Janitorial	2,600	-	-	-	-
Supplies	1,000	967	33	1,000	1,000
Conservation short-term mitigation monitoring	-	-	-	-	50,000
Conservation short-term area maintenance	-	-	-	-	65,000
UF master research environmental	20,000	-	20,000	20,000	20,000
Environmental long-term maintenance	5,000	-	5,000	5,000	-
Environmental short-term monitoring	170,460	530	82,000	82,530	-
Total field operations	271,584	37,655	147,749	185,404	214,600
Other fees and charges					
Tax collector and property appraiser	1,908	3,450	-	3,450	847
Total other fees & charges	1,908	3,450	-	3,450	847
Total expenditures	579,887	139,158	353,363	492,521	491,342

**STEWARDSHIP DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Amended Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
Net increase/(decrease) of fund balance	154,528	192,109	82,844	274,953	(100,082)
Fund balance - beginning (unaudited)	71,208	37,797	229,906	37,797	312,750
Fund balance - ending (projected):					
Assigned:					
3 months working capital	69,175	69,175	53,727	53,727	135,586
Disaster recovery	-	-	-	-	-
Unassigned	156,561	160,731	259,023	259,023	77,082
Fund balance - ending (projected)	<u>\$ 225,736</u>	<u>\$ 229,906</u>	<u>\$ 312,750</u>	<u>\$ 312,750</u>	<u>\$ 212,668</u>

**EAST NASSAU
STEWARDSHIP DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administration

District engineer	\$ 30,000
The District engineer will provide engineering, consulting and construction services to the District while crafting solutions with sustainability for the long-term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
General counsel	100,000
Legal representation for issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
District manager	55,000
Wrathell, Hunt and Associates, LLC specializes in managing special districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develops financing programs, administers the issuance of tax exempt bond financings and operates and maintains the assets of the District.	
Postage	750
Mailing agenda packages, overnight deliveries, correspondence, etc.	
Printing and binding	1,000
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising & notice	12,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, mail notice when required, etc.	
Meeting room	500
Cost of annual room rental for district meetings	
Audit	7,000
The District is required to undertake an independent examination of its books, records and accounting procedures each year. This audit is conducted pursuant to Florida State Law and the Rules of the Auditor General.	
Annual district filing fee	175
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Miscellaneous- bank charges	1,000
Bank charges and other miscellaneous expenses incurred during the year.	
Hosting & maintenance	760
ADA compliance	210
Insurance - POL & GL	17,000
The District carries general liability and public officials liability insurance. The limit of liability is set at \$5,000,000 for general liability and \$5,000,000 for public officials liability.	
Contingency	10,000

**EAST NASSAU
STEWARDSHIP DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Field operations

On-site management	12,000
Lease	55,000
Per cost share agreement between the district and Wildlight Residential Association, LLC,	
Lease expenses utilities, janitorial and ot	11,600
Supplies	1,000
Conservation short-term mitigation monitoring	50,000
Conservation short-term area maintenance	65,000
UF master research environmental	20,000

Other fees and charges

Tax collector and property appraiser	847
The tax collector's fee is 2% of assessments collected.	

Total expenditures	<u><u>\$ 491,342</u></u>
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**EAST NASSAU
STEWARDSHIP DISTRICT
TOWN DISTRICT (DSAP1)
SPECIAL REVENUE FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Amended Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: gross	\$ 717,694				\$ 841,961
Allowable discounts (4%)	(28,708)				(33,678)
Assessment levy: net	688,986	\$ 634,960	\$ 54,026	\$ 688,986	808,283
Assessments off-roll	316,507	237,380	79,127	316,507	531,009
Lot closing	-	1,291	-	1,291	-
Wildlight residential association cost share: OU	-	1,561	-	1,561	-
Wildlight commercial association cost share: OU	-	1,561	-	1,561	-
Landscape & irrigation cost share: WRA	192,878	74,696	118,182	192,878	-
Landscape & irrigation cost share: WCA	80,278	28,526	51,752	80,278	-
Total revenues	1,278,649	979,975	303,087	1,283,062	1,339,292
EXPENDITURES					
Professional & administration					
Administration and accounting	15,000	7,500	7,500	15,000	15,000
Debt service fund accounting: series 2018	7,500	3,750	3,750	7,500	7,500
Debt service fund accounting: series 2021	7,500	3,750	3,750	7,500	7,500
Debt service fund accounting: series 2024	7,500	3,750	3,750	7,500	7,500
Arbitrage rebate calculation	1,000	-	1,000	1,000	1,000
Dissemination agent	3,000	1,500	1,500	3,000	3,000
Trustee (series 2018 bonds)	4,500	4,246	-	4,246	4,500
Trustee (series 2021 bonds)	4,500	-	4,500	4,500	4,500
Trustee (series 2024 bonds)	4,500	-	4,500	4,500	4,500
Total professional & admin	55,000	24,496	30,250	54,746	55,000
Field operations					
On-site staffing	112,000	50,854	61,146	112,000	134,000
Conservation long-term mitigation monitoring	-	-	-	-	11,000
Conservation long-term maintenance	-	-	-	-	20,000
Wetland and conservation maintenance	10,000	-	10,000	10,000	-
Landscape & irrigation maintenance	772,610	484,512	288,098	772,610	745,500
Landscape replacement	120,600	58,039	62,561	120,600	111,825
Lake/pond maintenance	23,215	6,765	16,450	23,215	27,000
Trail & boardwalk maintenance	18,000	-	18,000	18,000	18,000
Playground inspections	1,600	-	1,600	1,600	1,600
Pest control	1,000	-	1,000	1,000	1,000
Street cleaning	12,000	-	12,000	12,000	-
Street lights & lease	64,100	38,770	25,330	64,100	127,600
Electricity	1,500	440	1,060	1,500	1,500
Irrigation (potable)	65,300	17,578	47,722	65,300	85,000
Parts & supplies	3,000	2,008	992	3,000	5,000
Repairs & maintenance	20,000	6,693	13,307	20,000	25,000
Repairs & maintenance - roadways	150,000	-	30,000	30,000	50,000
Insurance - property	25,000	16,842	8,158	25,000	20,000
Holiday lighting	-	-	-	-	5,000
Contingency	30,000	-	30,000	30,000	20,000
Total field operations	1,429,925	682,501	627,424	1,309,925	1,409,025

**EAST NASSAU
STEWARDSHIP DISTRICT
TOWN DISTRICT (DSAP1)
SPECIAL REVENUE FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Amended Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
Other fees and charges					
Tax collector and property appraiser	21,531	17,610	3,921	21,531	25,259
Total other fees & charges	21,531	17,610	3,921	21,531	25,259
Total expenditures	1,506,456	724,607	661,595	1,386,202	1,489,284
Net increase/(decrease) of fund balance	(227,807)	255,368	(358,508)	(103,140)	(149,992)
Fund balance - beginning (unaudited)	612,358	845,558	1,100,926	845,558	742,418
Fund balance - ending (projected):					
Assigned:					
3 months working capital	395,364	387,321	387,321	387,321	387,321
Disaster recovery	75,000	75,000	75,000	75,000	75,000
Unassigned	(85,813)	638,605	280,097	280,097	130,105
Fund balance - ending (projected)	<u>\$ 384,551</u>	<u>\$ 1,100,926</u>	<u>\$ 742,418</u>	<u>\$ 742,418</u>	<u>\$ 592,426</u>

**EAST NASSAU
STEWARDSHIP DISTRICT
DETAILED SPECIFIC AREA PLAN #1: WILDLIGHT PHASES 1, 2, & 3 EXPENDITURES**

EXPENDITURES

Professional & administration

Administration and accounting	\$ 15,000
Debt service fund accounting: series 2018	7,500
Debt service fund accounting: series 2021	7,500
Debt service fund accounting: series 2024	7,500
Arbitrage rebate calculation	1,000
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	3,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934.	
Trustee (series 2018 bonds)	4,500
Trustee (series 2021 bonds)	4,500
Trustee (series 2024 bonds)	4,500

Field operations

On-site staffing	134,000
Conservation long-term mitigation monitoring	11,000
Conservation long-term maintenance	20,000
Landscape & irrigation maintenance	745,500
Landscape maintenance for common area - Contract with The Greenery/Martex. Includes routine maintenance of grounds, 2 applications of pine straw (spring/fall), pest, fertilization and weed control. Includes common area coming on line during budget cycle.	
Landscape replacement	111,825
Lake/pond maintenance	27,000
Current maintenance of 10 ponds and bioswale to control algae blooms and invasive plant species and monthly trash removal. Includes additional ponds for 1C2 and Del Webb in 2022 as of 10/1. Pod 4 and Pod 5 online 4/1/2023.	
Trail & boardwalk maintenance	18,000
Playground inspections	1,600
Pest control	1,000
Street lights & lease	127,600
FPL service agreement to lease street lights account 561865411, 145 street lights projected 38 additional lights in FY25.	
Electricity	1,500
Costs to provide electricity from FPL for common area irrigation clocks. Meter ACD9206, ACD2854, ACD2809. Not street lights	
Irrigation (potable)	85,000
Reclaimed water. Cost share with Commercial and Residential Associations. The District is invoiced monthly by both associations.	
Parts & supplies	5,000
Repairs & maintenance	25,000
Costs for parts or supplies in common areas.	
Repairs & maintenance - roadways	50,000
Insurance - property	20,000
Holiday lighting	5,000
Contingency	20,000

To fund replacements or maintenance items identified in the 2025 reserve study

Other fees and charges

Tax collector and property appraiser	25,259
Total expenditures	<u>\$ 1,489,284</u>

**EAST NASSAU
STEWARDSHIP DISTRICT
GARDEN DISTRICT (DSAP2/PDP4)
SPECIAL REVENUE FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Amended Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Landowner contributions	\$ 21,000	\$ -	\$ 16,500	\$ 16,500	\$ 216,041
Total revenues	21,000	-	16,500	16,500	216,041
EXPENDITURES					
Professional & administration					
Debt service fund accounting: series 2024	12,500	-	12,500	12,500	-
Debt service fund accounting: series 2025	-	-	-	-	12,500
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	3,000	1,000	2,000	3,000	4,000
Trustee (series 2025 bonds)	-	-	-	-	5,500
Contingency	500	-	500	500	500
Total professional & administration	16,500	1,000	15,500	16,500	23,000
Field operations					
Landscape	-	-	-	-	159,691
Lake maintenance	-	-	-	-	1,600
Street light lease	-	-	-	-	29,500
Utilities					
Electricity	-	-	-	-	750
Property insurance	-	-	-	-	1,500
Total field operations	-	-	-	-	193,041
Total expenditures	16,500	1,000	15,500	16,500	216,041
Net increase/(decrease) of fund balance	4,500	(1,000)	1,000	-	-
Fund balance - beginning (unaudited)	7,083	-	(1,000)	-	-
Fund balance - ending (projected):					
Assigned:					
3 months working capital	-	-	-	-	-
Unassigned	4,250	-	-	-	-
Fund balance - ending (projected)	\$ 11,583	\$ (1,000)	\$ -	\$ -	\$ -

**EAST NASSAU
STEWARDSHIP DISTRICT
DETAILED SPECIFIC AREA PLAN #2: PDP #4 EXPENDITURES**

EXPENDITURES

Professional & administration

Debt service fund accounting: series 2025	\$ 12,500
Arbitrage rebate calculation	500
Dissemination agent	4,000
Trustee (series 2025 bonds)	5,500
Contingency	500

Field operations

Landscape	159,691
For Chester Road (\$62,318) and Riverbluff (\$97,373) annual	
Lake maintenance	1,600
Street light lease	29,500
Electricity	750
Property insurance	1,500
Total expenditures	<u><u>\$ 216,041</u></u>

**EAST NASSAU
STEWARDSHIP DISTRICT
COMMERCE PARK
SPECIAL REVENUE FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Amended Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: gross	\$ 176,835				\$ 160,474
Allowable discounts (4%)	(7,073)				(6,419)
Assessment levy: net	169,762	\$ 155,473	\$ 14,289	\$ 169,762	154,055
Assessments off-roll	8,771	6,578	15,349	21,927	7,959
Total revenues	178,533	162,051	29,638	191,689	162,014
EXPENDITURES					
Professional & administration					
Administration and accounting	2,500	1,458	1,042	2,500	2,500
Total professional and admin	2,500	1,458	1,042	2,500	2,500
Field operations					
Field operations management	17,000	-	12,000	12,000	17,000
Wetland and conservation maintenance	5,000	-	5,000	5,000	-
Landscape & irrigation maintenance	94,692	53,840	47,160	101,000	101,000
Landscape replacement	13,650	-	1,000	1,000	10,100
Lake maintenance	8,522	-	-	-	-
Pest control	500	-	500	500	250
Street cleaning	4,200	-	500	500	500
Street lights & lease	16,800	6,401	10,399	16,800	18,000
Electricity	3,600	267	3,333	3,600	1,100
Parts & supplies	1,500	-	1,500	1,500	1,500
Repairs & maintenance	5,000	-	5,000	5,000	5,000
Contingency	250	-	250	250	250
Total field operations	170,714	60,508	86,642	147,150	154,700
Other fees and charges					
Tax collector and property appraiser	5,305	4,754	551	5,305	4,968
Total other fees & charges	5,305	4,754	551	5,305	4,968
Total expenditures	178,519	66,720	88,235	154,955	162,168
Net increase/(decrease) of fund balance	14	95,331	(58,597)	36,734	(154)
Fund balance - beginning (unaudited)	137,049	187,270	282,601	187,270	224,004
Fund balance - ending (projected):					
Assigned:					
3 months working capital	-	-	-	-	40,542
Unassigned	137,063	282,601	224,004	224,004	183,308
Fund balance - ending (projected)	\$ 137,063	\$ 282,601	\$ 224,004	\$ 224,004	\$ 223,850

**EAST NASSAU
STEWARDSHIP DISTRICT
COMMERCE PARK**

EXPENDITURES

Professional & administration

Administration and accounting	\$ 2,500
Field operations accounting functions provided by Wrathell, Hunt and Associates, LLC	

Field operations

Field operations management	17,000
Landscape & irrigation maintenance	101,000
Landscape maintenance for common area - Contract with The Greenery/Martex. Includes routine maintenance of grounds, 2 applications of pine straw (spring/fall), pest, fertilization and weed control.	
Landscape replacement	10,100
Pest control	250
Costs related to the removal of nuisance pests in the community, i.e. alligators, bee relocation.	
Street cleaning	500
Street lights & lease	18,000
FPL service agreement to lease street lights. 42 each 6800 lumens, 117 each 7000 lumens and 160 total fixtures. Account number 05618-65411, average bill \$1,301.41 per month	
Electricity	1,100
Costs to provide electricity from FPL for common area irrigation clocks and entry way signage.	
Parts & supplies	1,500
Costs for parts or supplies in common areas.	
Repairs & maintenance	5,000
Expenses related to irrigation repair, curb repair, signage, pressure washing and any other repairs/maintenance related to Commerce Park common areas and/or responsibility.	
Annual fees paid for services provided as trustee, paying agent and registrar.	
Contingency	250

Other fees and charges

Tax collector and property appraiser	4,968
Total expenditures	<u>\$ 162,168</u>

**EAST NASSAU
STEWARDSHIP DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2018
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted
	Amended Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	\$ 346,902				\$ 346,902
Allowable discounts (4%)	(13,876)				(13,876)
Assessment levy: on-roll - net	333,026	\$ 290,884	\$ 42,142	\$ 333,026	333,026
Interest	-	7,725	-	7,725	-
Total revenues	333,026	298,609	42,142	340,751	333,026
EXPENDITURES					
Debt service					
Principal	90,000	-	90,000	90,000	95,000
Interest	223,883	111,435	112,448	223,883	219,743
Total debt service	313,883	111,435	202,448	313,883	314,743
Other fees & charges					
Property appraiser	3,469	1,292	2,177	3,469	3,469
Tax collector	6,938	4,114	2,824	6,938	6,938
Total other fees & charges	10,407	5,406	5,001	10,407	10,407
Total expenditures	324,290	116,841	207,449	324,290	325,150
Excess/(deficiency) of revenues over/(under) expenditures	8,736	181,768	(165,307)	16,461	7,876
Fund balance - beginning (unaudited)	327,978	335,261	517,029	335,261	351,722
Fund balance - ending (projected)	<u>\$336,714</u>	<u>\$517,029</u>	<u>\$351,722</u>	<u>\$351,722</u>	<u>359,598</u>
Use of fund balance					
Debt service reserve balance (required)					(176,209)
Interest expense - November 1, 2026					(107,686)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 75,703</u>

East Nassau County
Stewardship District
Special Assessment Revenue Bonds, Series 2018
\$5,460,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
10/31/2021	-		109,871.25	109,871.25
04/30/2022	95,000.00	4.600%	109,871.25	204,871.25
10/31/2022	-		107,686.25	107,686.25
04/30/2023	100,000.00	4.600%	107,686.25	207,686.25
10/31/2023	-		105,386.25	105,386.25
04/30/2024	105,000.00	4.600%	105,386.25	210,386.25
10/31/2024	-		102,971.25	102,971.25
04/30/2025	105,000.00	4.600%	102,971.25	207,971.25
10/31/2025	-		100,556.25	100,556.25
04/30/2026	115,000.00	5.125%	100,556.25	215,556.25
10/31/2026	-		97,609.38	97,609.38
04/30/2027	120,000.00	5.125%	97,609.38	217,609.38
10/31/2027	-		94,534.38	94,534.38
04/30/2028	125,000.00	5.125%	94,534.38	219,534.38
10/31/2028	-		91,331.25	91,331.25
04/30/2029	130,000.00	5.125%	91,331.25	221,331.25
10/31/2029	-		88,000.00	88,000.00
04/30/2030	140,000.00	5.125%	88,000.00	228,000.00
10/31/2030	-		84,412.50	84,412.50
04/30/2031	145,000.00	5.125%	84,412.50	229,412.50
10/31/2031	-		80,696.88	80,696.88
04/30/2032	155,000.00	5.125%	80,696.88	235,696.88
10/31/2032	-		76,725.00	76,725.00
04/30/2033	160,000.00	5.125%	76,725.00	236,725.00
10/31/2033	-		72,625.00	72,625.00
04/30/2034	170,000.00	5.125%	72,625.00	242,625.00
10/31/2034	-		68,268.75	68,268.75
04/30/2035	180,000.00	5.125%	68,268.75	248,268.75
10/31/2035	-		63,656.25	63,656.25
04/30/2036	190,000.00	5.250%	63,656.25	253,656.25
10/31/2036	-		58,668.75	58,668.75
04/30/2037	200,000.00	5.250%	58,668.75	258,668.75
10/31/2037	-		53,418.75	53,418.75
04/30/2038	210,000.00	5.250%	53,418.75	263,418.75
10/31/2038	-		47,906.25	47,906.25
04/30/2039	220,000.00	5.250%	47,906.25	267,906.25
10/31/2039	-		42,131.25	42,131.25
04/30/2040	235,000.00	5.250%	42,131.25	277,131.25
10/31/2040	-		35,962.50	35,962.50
04/30/2041	245,000.00	5.250%	35,962.50	280,962.50
10/31/2041	-		29,531.25	29,531.25
04/30/2042	260,000.00	5.250%	29,531.25	289,531.25
10/31/2042	-		22,706.25	22,706.25
04/30/2043	275,000.00	5.250%	22,706.25	297,706.25
10/31/2043	-		15,487.50	15,487.50
04/30/2044	285,000.00	5.250%	15,487.50	300,487.50
10/31/2044	-		8,006.25	8,006.25
04/30/2045	305,000.00	5.250%	8,006.25	313,006.25
Total	\$4,270,000.00		\$3,316,298.75	\$7,586,298.75

**EAST NASSAU
STEWARDSHIP DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2021
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Amended Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 434,906				\$ 434,906
Allowable discounts (4%)	(17,396)				(17,396)
Assessment levy: on-roll - net	417,510	\$ 382,375	\$ 35,135	\$ 417,510	417,510
Off-roll assessment levy	256,830	192,622	64,208	256,830	256,830
Interest	-	14,419	-	14,419	-
Total revenues	674,340	589,416	99,343	688,759	674,340
EXPENDITURES					
Debt service					
Principal	265,000	-	265,000	265,000	270,000
Principal prepayment	-	15,000	-	15,000	-
Interest	410,790	201,932	208,858	410,790	404,430
Total debt service	675,790	216,932	473,858	690,790	674,430
Other fees & charges					
Property appraiser	4,349	1,620	2,729	4,349	4,349
Tax collector	8,698	5,831	2,867	8,698	8,698
Total other fees & charges	13,047	7,451	5,596	13,047	13,047
Total expenditures	688,837	224,383	479,454	703,837	687,477
Excess/(deficiency) of revenues over/(under) expenditures	(14,497)	365,033	(380,111)	(15,078)	(13,137)
Fund balance - beginning (unaudited)	821,274	638,080	1,003,113	638,080	623,002
Fund balance - ending (projected)	<u>\$806,777</u>	<u>\$1,003,113</u>	<u>\$ 623,002</u>	<u>\$623,002</u>	<u>609,865</u>
Use of fund balance					
Debt service reserve balance (required)					(339,250)
Interest expense - November 1, 2026					(198,975)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 71,640</u>

East Nassau County
Stewardship District
Special Assessment Revenue Bonds, Series 2021
\$12,170,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
10/31/2021	-		202,215.00	202,215.00
04/30/2022	270,000.00	2.400%	202,215.00	472,215.00
10/31/2022	-		198,975.00	198,975.00
04/30/2023	275,000.00	3.000%	198,975.00	473,975.00
10/31/2023	-		194,850.00	194,850.00
04/30/2024	285,000.00	3.000%	194,850.00	479,850.00
10/31/2024	-		190,575.00	190,575.00
04/30/2025	295,000.00	3.000%	190,575.00	485,575.00
10/31/2025	-		186,150.00	186,150.00
04/30/2026	305,000.00	3.000%	186,150.00	491,150.00
10/31/2026	-		181,575.00	181,575.00
04/30/2027	310,000.00	3.000%	181,575.00	491,575.00
10/31/2027	-		176,925.00	176,925.00
04/30/2028	320,000.00	3.500%	176,925.00	496,925.00
10/31/2028	-		171,325.00	171,325.00
04/30/2029	335,000.00	3.500%	171,325.00	506,325.00
10/31/2029	-		165,462.50	165,462.50
04/30/2030	345,000.00	3.500%	165,462.50	510,462.50
10/31/2030	-		159,425.00	159,425.00
04/30/2031	360,000.00	3.500%	159,425.00	519,425.00
10/31/2031	-		153,125.00	153,125.00
04/30/2032	370,000.00	3.500%	153,125.00	523,125.00
10/31/2032	-		146,650.00	146,650.00
04/30/2033	385,000.00	3.500%	146,650.00	531,650.00
10/31/2033	-		139,912.50	139,912.50
04/30/2034	400,000.00	3.500%	139,912.50	539,912.50
10/31/2034	-		132,912.50	132,912.50
04/30/2035	410,000.00	3.500%	132,912.50	542,912.50
10/31/2035	-		125,737.50	125,737.50
04/30/2036	425,000.00	3.500%	125,737.50	550,737.50
10/31/2036	-		118,300.00	118,300.00
04/30/2037	440,000.00	3.500%	118,300.00	558,300.00
10/31/2037	-		110,600.00	110,600.00
04/30/2038	460,000.00	4.000%	110,600.00	570,600.00
10/31/2038	-		101,400.00	101,400.00
04/30/2039	480,000.00	4.000%	101,400.00	581,400.00
10/31/2039	-		91,800.00	91,800.00
04/30/2040	495,000.00	4.000%	91,800.00	586,800.00
10/31/2040	-		81,900.00	81,900.00
04/30/2041	515,000.00	4.000%	81,900.00	596,900.00
10/31/2041	-		71,600.00	71,600.00
04/30/2042	540,000.00	4.000%	71,600.00	611,600.00
10/31/2042	-		60,800.00	60,800.00
04/30/2043	560,000.00	4.000%	60,800.00	620,800.00
10/31/2043	-		49,600.00	49,600.00
04/30/2044	585,000.00	4.000%	49,600.00	634,600.00
10/31/2044	-		37,900.00	37,900.00
04/30/2045	605,000.00	4.000%	37,900.00	642,900.00

East Nassau County
Stewardship District
Special Assessment Revenue Bonds, Series 2021
\$12,170,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
10/31/2045	-		25,800.00	25,800.00
04/30/2046	630,000.00	4.000%	25,800.00	655,800.00
10/31/2046	-		13,200.00	13,200.00
04/30/2047	660,000.00	4.000%	13,200.00	673,200.00
Total	\$11,060,000.00		\$6,577,430.00	\$17,637,430.00

**EAST NASSAU
STEWARDSHIP DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Amended Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Off-roll assessment levy	\$ -	\$ -	\$ -	\$ -	\$ 585,748
Interest	-	42,526	-	42,526	-
Total revenues	-	42,526	-	42,526	585,748
EXPENDITURES					
Debt service					
Principal	-	-	-	-	125,000
Interest	634,375	-	634,375	634,375	462,068
Cost of issuance	274,468	198,500	75,968	274,468	-
Underwriter's discount	450,000	450,000	-	450,000	-
Total expenditures	1,358,843	648,500	710,343	1,358,843	587,068
Excess/(deficiency) of revenues over/(under) expenditures	(1,358,843)	(605,974)	(710,343)	(1,316,317)	(1,320)
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	3,721,343	3,721,343	-	3,721,343	-
Transfers out	-	(6,470)	-	(6,470)	-
Total other financing sources/(uses)	3,721,343	3,714,873	-	3,714,873	-
Net increase/(decrease) in fund balance	2,362,500	3,108,899	(710,343)	2,398,556	(1,320)
Fund balance - beginning (unaudited)	-	-	3,108,899	-	2,398,556
Fund balance - ending (projected)	2,362,500	\$3,108,899	\$2,398,556	\$2,398,556	2,397,236
Use of fund balance					
Debt service reserve balance (required)					(1,575,000)
Interest expense - November 1, 2026					(787,500)
Projected fund balance surplus/(deficit) as of September 30, 2025					\$ 34,736

East Nassau County
Stewardship District
Special Assessment Revenue Bonds, Series 2024
\$8,660,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
10/31/2021	-		231,033.75	231,033.75
04/30/2022	125,000.00	4.700%	231,033.75	356,033.75
10/31/2022	-		228,096.25	228,096.25
04/30/2023	130,000.00	4.700%	228,096.25	358,096.25
10/31/2023	-		225,041.25	225,041.25
04/30/2024	135,000.00	4.700%	225,041.25	360,041.25
10/31/2024	-		221,868.75	221,868.75
04/30/2025	145,000.00	4.700%	221,868.75	366,868.75
10/31/2025	-		218,461.25	218,461.25
04/30/2026	150,000.00	4.700%	218,461.25	368,461.25
10/31/2026	-		214,936.25	214,936.25
04/30/2027	155,000.00	4.700%	214,936.25	369,936.25
10/31/2027	-		211,293.75	211,293.75
04/30/2028	165,000.00	5.250%	211,293.75	376,293.75
10/31/2028	-		206,962.50	206,962.50
04/30/2029	175,000.00	5.250%	206,962.50	381,962.50
10/31/2029	-		202,368.75	202,368.75
04/30/2030	185,000.00	5.250%	202,368.75	387,368.75
10/31/2030	-		197,512.50	197,512.50
04/30/2031	195,000.00	5.250%	197,512.50	392,512.50
10/31/2031	-		192,393.75	192,393.75
04/30/2032	205,000.00	5.250%	192,393.75	397,393.75
10/31/2032	-		187,012.50	187,012.50
04/30/2033	215,000.00	5.250%	187,012.50	402,012.50
10/31/2033	-		181,368.75	181,368.75
04/30/2034	225,000.00	5.250%	181,368.75	406,368.75
10/31/2034	-		175,462.50	175,462.50
04/30/2035	240,000.00	5.250%	175,462.50	415,462.50
10/31/2035	-		169,162.50	169,162.50
04/30/2036	250,000.00	5.250%	169,162.50	419,162.50
10/31/2036	-		162,600.00	162,600.00
04/30/2037	265,000.00	5.250%	162,600.00	427,600.00
10/31/2037	-		155,643.75	155,643.75
04/30/2038	280,000.00	5.250%	155,643.75	435,643.75
10/31/2038	-		148,293.75	148,293.75
04/30/2039	295,000.00	5.250%	148,293.75	443,293.75
10/31/2039	-		140,550.00	140,550.00
04/30/2040	310,000.00	5.250%	140,550.00	450,550.00
10/31/2040	-		132,412.50	132,412.50
04/30/2041	330,000.00	5.500%	132,412.50	462,412.50
10/31/2041	-		123,337.50	123,337.50
04/30/2042	345,000.00	5.500%	123,337.50	468,337.50
10/31/2042	-		113,850.00	113,850.00
04/30/2043	365,000.00	5.500%	113,850.00	478,850.00
10/31/2043	-		103,812.50	103,812.50
04/30/2044	385,000.00	5.500%	103,812.50	488,812.50
10/31/2044	-		93,225.00	93,225.00
04/30/2045	410,000.00	5.500%	93,225.00	503,225.00

East Nassau County
Stewardship District
Special Assessment Revenue Bonds, Series 2024
\$8,660,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
10/31/2045	-		81,950.00	81,950.00
04/30/2046	430,000.00	5.500%	81,950.00	511,950.00
10/31/2046	-		70,125.00	70,125.00
04/30/2047	455,000.00	5.500%	70,125.00	525,125.00
10/31/2047	-		57,612.50	57,612.50
04/30/2048	480,000.00	5.500%	57,612.50	537,612.50
10/31/2048	-		44,412.50	44,412.50
04/30/2049	510,000.00	5.500%	44,412.50	554,412.50
10/31/2049	-		30,387.50	30,387.50
04/30/2050	535,000.00	5.500%	30,387.50	565,387.50
10/31/2050	-		15,675.00	15,675.00
04/30/2051	570,000.00	5.500%	15,675.00	585,675.00
Total	\$8,660,000.00		\$9,073,725.00	\$17,733,725.00

**EAST NASSAU
STEWARDSHIP DISTRICT
DEBT SERVICE FUND BUDGET - PDP4 BAN
FISCAL YEAR 2026**

	Adopted Budget FY 2026	Change	Amended Budget 2026
REVENUES			
Off-roll assessment levy	\$ 1,575,000	\$ (1,575,000)	\$ -
Total revenues	<u>1,575,000</u>	<u>(1,575,000)</u>	<u>-</u>
EXPENDITURES			
Debt service			
Interest	<u>1,575,000</u>	<u>(1,575,000)</u>	<u>-</u>
Total expenditures	<u>1,575,000</u>	<u>(1,575,000)</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-	-
Fund balance - beginning (unaudited)	-	-	-
Fund balance - ending (projected)	<u>2,393,789</u>	<u>(2,393,789)</u>	<u>-</u>
Use of fund balance			
Debt service reserve balance (required)	(1,575,000)	1,575,000	-
Interest expense - November 1, 2026	(787,500)	787,500	-
Projected fund balance surplus/(deficit) as of September 30, 2026	<u>\$ 31,289</u>	<u>\$ (31,289)</u>	<u>\$ -</u>

**EAST NASSAU
STEWARDSHIP DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2025
FISCAL YEAR 2026**

	Adopted Budget FY 2026	Change	Amended Budget 2026
REVENUES			
Interest	\$ -	\$ 2	\$ 2
Total revenues	-	2	2
EXPENDITURES			
Debt service			
Interest*	-	2,225,675	2,225,675
Total expenditures	-	2,225,675	2,225,675
Excess/(deficiency) of revenues over/(under) expenditures	-	(2,225,673)	(2,225,673)
Net increase/(decrease) in fund balance	-	(2,225,673)	(2,225,673)
Fund balance - beginning (unaudited)	-	7,706,379	7,706,379
Fund balance - ending (projected)	-	5,480,706	5,480,706
Use of fund balance			
Debt service reserve balance (required)	-	(3,890,938)	(3,890,938)
Interest expense - November 1, 2026	-	(1,589,768)	(1,589,768)
Projected fund balance surplus/(deficit) as of September 30, 2026	\$ -	\$ -	\$ -

*Capitalized interest runs through November 1, 2026.

East Nassau County
Stewardship District
Special Assessment Revenue Bonds, Series 2025
\$53,470,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2025		-	635,907.00	635,907.00
05/01/2026			1,589,767.50	1,589,767.50
11/01/2026			1,589,767.50	1,589,767.50
05/01/2027	725,000.00	4.100%	1,589,767.50	2,314,767.50
11/01/2027			1,574,905.00	1,574,905.00
05/01/2028	755,000.00	4.100%	1,574,905.00	2,329,905.00
11/01/2028			1,559,427.50	1,559,427.50
05/01/2029	785,000.00	4.100%	1,559,427.50	2,344,427.50
11/01/2029			1,543,335.00	1,543,335.00
05/01/2030	820,000.00	4.100%	1,543,335.00	2,363,335.00
11/01/2030			1,526,525.00	1,526,525.00
05/01/2031	855,000.00	5.000%	1,526,525.00	2,381,525.00
11/01/2031			1,505,150.00	1,505,150.00
05/01/2032	900,000.00	5.000%	1,505,150.00	2,405,150.00
11/01/2032			1,482,650.00	1,482,650.00
05/01/2033	945,000.00	5.000%	1,482,650.00	2,427,650.00
11/01/2033			1,459,025.00	1,459,025.00
05/01/2034	995,000.00	5.000%	1,459,025.00	2,454,025.00
11/01/2034			1,434,150.00	1,434,150.00
05/01/2035	1,045,000.00	5.000%	1,434,150.00	2,479,150.00
11/01/2035			1,408,025.00	1,408,025.00
05/01/2036	1,105,000.00	6.000%	1,408,025.00	2,513,025.00
11/01/2036			1,374,875.00	1,374,875.00
05/01/2037	1,175,000.00	6.000%	1,374,875.00	2,549,875.00
11/01/2037			1,339,625.00	1,339,625.00
05/01/2038	1,245,000.00	6.000%	1,339,625.00	2,584,625.00
11/01/2038			1,302,275.00	1,302,275.00
05/01/2039	1,325,000.00	6.000%	1,302,275.00	2,627,275.00
11/01/2039			1,262,525.00	1,262,525.00
05/01/2040	1,405,000.00	6.000%	1,262,525.00	2,667,525.00
11/01/2040			1,220,375.00	1,220,375.00
05/01/2041	1,495,000.00	6.000%	1,220,375.00	2,715,375.00
11/01/2041			1,175,525.00	1,175,525.00
05/01/2042	1,585,000.00	6.000%	1,175,525.00	2,760,525.00
11/01/2042			1,127,975.00	1,127,975.00
05/01/2043	1,685,000.00	6.000%	1,127,975.00	2,812,975.00
11/01/2043			1,077,425.00	1,077,425.00
05/01/2044	1,785,000.00	6.000%	1,077,425.00	2,862,425.00
11/01/2044			1,023,875.00	1,023,875.00
05/01/2045	1,900,000.00	6.000%	1,023,875.00	2,923,875.00
11/01/2045			966,875.00	966,875.00
05/01/2046	2,020,000.00	6.250%	966,875.00	2,986,875.00
11/01/2046			903,750.00	903,750.00
05/01/2047	2,150,000.00	6.250%	903,750.00	3,053,750.00
11/01/2047			836,562.50	836,562.50
05/01/2048	2,285,000.00	6.250%	836,562.50	3,121,562.50
11/01/2048			765,156.25	765,156.25

East Nassau County
Stewardship District
Special Assessment Revenue Bonds, Series 2025
\$53,470,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
05/01/2049	2,435,000.00	6.250%	765,156.25	3,200,156.25
11/01/2049			689,062.50	689,062.50
05/01/2050	2,590,000.00	6.250%	689,062.50	3,279,062.50
11/01/2050			608,125.00	608,125.00
05/01/2051	2,760,000.00	6.250%	608,125.00	3,368,125.00
11/01/2051			521,875.00	521,875.00
05/01/2052	2,935,000.00	6.250%	521,875.00	3,456,875.00
11/01/2052			430,156.25	430,156.25
05/01/2053	3,125,000.00	6.250%	430,156.25	3,555,156.25
11/01/2053			332,500.00	332,500.00
05/01/2054	3,330,000.00	6.250%	332,500.00	3,662,500.00
11/01/2054			228,437.50	228,437.50
05/01/2055	3,540,000.00	6.250%	228,437.50	3,768,437.50
11/01/2055			117,812.50	117,812.50
05/01/2056	3,770,000.00	6.250%	117,812.50	3,887,812.50
Total	\$53,470,000.00		\$67,001,169.50	\$120,471,169.50

**EAST NASSAU
STEWARDSHIP DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

On-Roll Assessments - Wildlight Village Phase 1, DSAP 1, Series 2018 Bonds							
Parcel	Unit of Measurement	Sq. Ft./ Acres/Units	FY 2026 GF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 SRF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 DS Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 Total Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 Total Assessment per 1,000 Sq. Ft./ Acre/Unit
<u>Non-Residential</u>							
Commercial	Sq. Ft.	297,280	\$ 7.05	\$ 525.46	\$ -	\$ 532.51	\$ 463.80
Wellness Center/Private School	Acre	28	41.45	2,130.84	-	2,172.29	1,909.78
<u>Residential</u>							
SF 30'	Unit	26	7.05	224.68	664.35	896.08	871.76
SF 45'	Unit	70	7.05	315.28	996.53	1,318.86	1,281.17
SF 55'	Unit	151	7.05	362.39	1,217.98	1,587.42	1,542.77
SF 70'	Unit	72	7.05	463.86	1,550.15	2,021.06	1,961.44
Apartment	Unit	279	7.05	188.44	-	195.49	176.52
Other Residential	Unit	-	7.05	-	-	7.05	15.89
Off-Roll Assessments - Wildlight Village Phase 1, DSAP 1, Series 2018 Bonds							
Product/Parcel	Unit of Measurement	Sq. Ft./ Acres/Units	FY 2026 GF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 SRF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 DS Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 Total Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 Total Assessment per 1,000 Sq. Ft./ Acre/Unit
<u>Non-Residential</u>							
Commercial	Sq. Ft.	66,402	\$ 6.56	\$ 488.68	\$ -	\$ 495.24	\$ 431.34

**EAST NASSAU
STEWARDSHIP DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

On-Roll Assessments - DSAP 1							
Product/Parcel	Unit of Measurement	Sq. Ft./ Acres/Units	FY 2026 GF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 SRF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 DS Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 Total Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 Total Assessment per 1,000 Sq. Ft./ Acre/Unit
<u>Non-Residential</u>							
Commercial	Sq. Ft.	249,372	\$ 7.05	\$ 525.46	\$ -	\$ 532.51	\$ 463.80

On-Roll Assessments - Wildlight Village Phase 2, DSAP 1, Series 2021 Bonds							
Product/Parcel	Unit of Measurement	Sq. Ft./ Acres/Units	FY 2026 GF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 SRF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 DS Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 Total Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 Total Assessment per 1,000 Sq. Ft./ Acre/Unit
<u>Residential</u>							
MF 33' - Phase 2A	Unit	56	\$ 7.05	\$ 250.05	\$ 692.92	\$ 950.02	\$ 921.95
SF 40' - Phase 2A	Unit	102	7.05	329.77	839.91	1,176.73	1,136.90
SF 50' - Phase 2A	Unit	129	7.05	362.39	1,049.88	1,419.32	1,374.67
SF 65' - Phase 2A	Unit	78	7.05	434.87	1,364.85	1,806.77	1,751.42
MF 33' - Phase 2B	Unit	49	7.05	250.05	824.91	1,082.01	1,053.94
SF 50' - Phase 2B	Unit	25	7.05	362.39	1,249.86	1,619.30	1,574.65

Off-Roll Assessments - Wildlight Village Phase 2, DSAP 1, Series 2021 Bonds							
Product/Parcel	Unit of Measurement	Sq. Ft./ Acres/Units	FY 2026 GF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 SRF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 DS Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 Total Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 Total Assessment per 1,000 Sq. Ft./ Acre/Unit
<u>Residential</u>							
MF 33' - Phase 2A	Unit	74	\$ 6.56	\$ 232.54	\$ 644.42	\$ 883.52	\$ 857.42
SF 40' - Phase 2A	Unit	60	6.56	306.69	781.12	1,094.37	1,057.32
SF 50' - Phase 2A	Unit	122	6.56	337.02	976.39	1,319.97	1,278.45
SF 65' - Phase 2A	Unit	34	6.56	404.43	1,269.31	1,680.30	1,628.83

**EAST NASSAU
STEWARDSHIP DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

Off-Roll Assessments - Wildlight Village Phase 3, DSAP 1, Series 2024 Bonds

Product/Parcel	Unit of Measurement	Sq. Ft./ Acres/Units	FY 2026 GF Assessment per 1,000 Sq.	FY 2026 SRF Assessment per 1,000 Sq.	FY 2026 DS Assessment per 1,000 Sq.	FY 2026 Total Assessment per 1,000 Sq.	FY 2025 Total Assessment per 1,000 Sq.
Residential							
MF 22'	Unit	123	\$ 6.56	\$ 168.51	\$ 602.26	\$ 777.33	\$ 14.78
SF 40'	Unit	64	6.56	303.32	1,003.77	1,313.65	14.78
SF 50'	Unit	245	6.56	337.02	1,254.71	1,598.29	14.78
SF 60'	Unit	93	6.56	397.69	1,505.65	1,909.90	14.78

On-Roll Assessments - Wildlight Village Phase 2, DSAP 1

Product/Parcel	Unit of Measurement	Sq. Ft./ Acres/Units	FY 2026 GF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 SRF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 DS Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 Total Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 Total Assessment per 1,000 Sq. Ft./ Acre/Unit
Residential							
MF Assisted Living	Unit	205	\$ 7.05	250.05	\$ -	\$ 257.10	\$ 229.03
MF Attached	Unit	300	7.05	228.30	-	235.35	210.50
MF Detached	Unit	250	7.05	228.30	-	235.35	210.50

Off-Roll Assessments - Wildlight Village Phase 2, DSAP 1

Parcel	Unit of Measurement	Sq. Ft./ Acres/Units	FY 2026 GF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 SRF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 DS Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 Total Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 Total Assessment per 1,000 Sq. Ft./ Acre/Unit
Non-Residential							
Commercial	Sq. Ft.	415,000	\$ 6.56	\$ 488.68	\$ -	\$ 495.24	\$ 431.34
Residential							
MF 33'	Unit	196	6.56	232.54	-	239.10	213.00

**EAST NASSAU
STEWARDSHIP DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

On-Roll Assessments - Commerce Park							
Parcel	Unit of Measurement	Sq. Ft./ Acres/Units	FY 2026 GF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 SRF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 DS Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 Total Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 Total Assessment per 1,000 Sq. Ft./ Acre/Unit
<u>Non-Residential</u>							
Light Industrial & Distribution	Sq. Ft.	1,500,000	\$ 7.05	\$ 106.98	\$ -	\$ 114.03	\$ 133.78

Off-Roll Assessments - Commerce Park							
Parcel	Unit of Measurement	Sq. Ft./ Acres/Units	FY 2026 GF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 SRF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 DS Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 Total Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 Total Assessment per 1,000 Sq. Ft./ Acre/Unit
<u>Non-Residential</u>							
Retail	Sq. Ft.	20,000	6.56	397.97	-	404.53	453.32

Off-Roll Assessments - PDP#4							
Parcel	Unit of Measurement	Sq. Ft./ Acres/Units	FY 2026 GF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 SRF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 DS Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 Total Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 Total Assessment per 1,000 Sq. Ft./ Acre/Unit
<u>Residential</u>							
SF 40'	Unit	208	6.56	0.00	0.00	6.56	14.78
SF 45'	Unit	219	6.56	0.00	0.00	6.56	14.78
SF 50'	Unit	467	6.56	0.00	0.00	6.56	14.78
SF 60'	Unit	669	6.56	0.00	0.00	6.56	14.78
SF 70'	Unit	188	6.56	0.00	0.00	6.56	14.78
SF 33' (AA)	Unit	222	6.56	0.00	0.00	6.56	14.78
SF 50' (AA)	Unit	505	6.56	0.00	0.00	6.56	14.78
SF 65' (AA)	Unit	323	6.56	0.00	0.00	6.56	14.78

**EAST NASSAU
STEWARDSHIP DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

Off-Roll Assessments - Areas outside of Wildlight Village Phase 1 Through 3, the Commerce Park & PDP4
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Parcel	Unit of Measurement	Sq. Ft./ Acres/Units	FY 2026 GF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 SRF Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 DS Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2026 Total Assessment per 1,000 Sq. Ft./ Acre/Unit	FY 2025 Total Assessment per 1,000 Sq. Ft./ Acre/Unit
<u>Non-Residential</u>							
Commercial	Sq. Ft.	8,451,946	\$ 6.56	\$ -	\$ -	\$ 6.56	\$ 14.78
<u>Residential</u>							
Residential Unit	Unit	18,396	6.56	-	-	6.56	14.78

**EAST NASSAU
STEWARDSHIP DISTRICT**

8

RESOLUTION 2025-29

**A RESOLUTION OF THE EAST NASSAU STEWARDSHIP DISTRICT
DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR
MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR
FISCAL YEAR 2025/2026 AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the East Nassau Stewardship District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 2017-206, Laws of Florida ("Act") and Chapter 189, *Florida Statutes*, being situated entirely within Nassau County, Florida; and

WHEREAS, the Board of Supervisors of the District ("Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT:**

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District's Board shall be held during Fiscal Year 2025/2026 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District's Secretary is hereby directed to file a schedule of the District's regular meetings annually with Nassau County.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 18th day of September, 2025.

Attest:

EAST NASSAU STEWARDSHIP DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

EAST NASSAU STEWARDSHIP DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Fernandina Beach Municipal Airport, 700 Airport Road, Fernandina Beach, Florida 32034</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 16, 2025	Regular Meeting	10:30 AM
November 20, 2025	Regular Meeting	10:30 AM
December 18, 2025	Regular Meeting	12:00 PM
January 15, 2026	Regular Meeting	10:00 AM
February 19, 2026	Regular Meeting	10:30 AM
March 19, 2026	Regular Meeting	10:30 AM
April 16, 2026	Regular Meeting	10:30 AM
May 21, 2026	Regular Meeting	10:30 AM
June 18, 2026	Regular Meeting	10:30 AM
July 16, 2026	Regular Meeting	10:30 AM
August 20, 2026	Regular Meeting	10:30 AM
September 17, 2026	Regular Meeting	10:30 AM

**EAST NASSAU
STEWARDSHIP DISTRICT**

9

**EAST NASSAU STEWARDSHIP DISTRICT
WORK AUTHORIZATION NO. 11
2025/2026 GENERAL CONSULTING ENGINEERING SERVICES**

22-400-02

Scope of Work

England, Thims & Miller, Inc. shall continue to provide general consulting engineering services for the East Nassau Stewardship District as directed by the Board of Supervisors or their designee and pursuant to the Professional Engineering Services Agreement between the East Nassau Stewardship District and England-Thims & Miller, Inc. dated October 1, 2017. General consulting services shall include, but not be limited to:

- | | |
|---|---|
| 1. Attending Meetings | 5. Development and Analysis of District Projects |
| 2. Preparation of Engineering Reports and Studies | 6. Operation and Maintenance Inspections |
| 3. Preparation of Cost Estimates and Budgets | 7. Prepare Presentation Documents for District Meetings |
| 4. Technical Support for Community Development District Staff | |

The outlined services shall be performed on a time and material basis at the currently approved rate and expense schedule. The total estimated fee shall not be exceeded without further authorization. This total estimated fee is not a guaranteed maximum cost.

TOTAL ESTIMATED FEE.....\$30,000.00

England, Thims & Miller, Inc. will perform additional services, as may be requested, at the following hourly rates:

ENGLAND - THIMS & MILLER, INC.

HOURLY FEE SCHEDULE - 2025

CEO / Chairman / Founder	\$ 475.00 / Hr.
Executive Vice President	\$ 370.00 / Hr.
Principal - Vice President	\$ 305.00 / Hr.
Vice President	\$ 295.00 / Hr.
Senior Advisor	\$ 325.00 / Hr.
Senior Engineer / Senior Project Manager	\$ 255.00 / Hr.
Project Manager / Construction Project Manager	\$ 225.00 / Hr.
Director	\$ 210.00 / Hr.
Engineer	\$ 190.00 / Hr.
Assistant Project Manager	\$ 165.00 / Hr.
Senior Planner / Planning Manager	\$ 225.00 / Hr.
Senior Environmental Scientist	\$ 240.00 / Hr.
Planner	\$ 170.00 / Hr.
CEI Senior Project Engineer	\$ 320.00 / Hr.
Senior Construction Representative	\$ 205.00 / Hr.
Construction Representative	\$ 180.00 / Hr.
CEI Inspector	\$ 140.00 / Hr.
Senior Landscape Architect	\$ 215.00 / Hr.
Landscape Architect	\$ 190.00 / Hr.
GIS Director	\$ 205.00 / Hr.
GIS Solutions / Engineer / Manager	\$ 185.00 / Hr.
GIS Analyst	\$ 155.00 / Hr.
GIS Consultant	\$ 165.00 / Hr.
GIS Specialist	\$ 150.00 / Hr.
Senior Engineering Designer	\$ 170.00 / Hr.
Senior Landscape Designer	\$ 170.00 / Hr.
Engineering / Landscape Designer	\$ 155.00 / Hr.
Engineering Intern	\$ 150.00 / Hr.
CADD / GIS Technician	\$ 145.00 / Hr.
Project Coordinator / CSS	\$ 120.00 / Hr.
Administrative Support	\$ 110.00 / Hr.

* ETM's standard hourly billing rates are reevaluated annually, prior to the beginning of the calendar year.

Cost such as subconsultants, printing, telephone, delivery service, mileage and travel shall be invoiced at direct costs plus 15%.

Time of Performance

Services rendered will commence upon District approval and will be completed on or before September 30, 2026.

Approval

Submitted by: _____
England, Thims & Miller, Inc.

Date: _____

Approved by: _____
East Nassau Stewardship District

Date: _____

**EAST NASSAU
STEWARDSHIP DISTRICT**

11

RESOLUTION 2025-30

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT AUTHORIZING REQUEST FOR QUALIFICATIONS FOR PREQUALIFIED CONTRACTORS FOR DISTRICT LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES; APPROVING PRE-QUALIFICATION CRITERIA AND PACKAGE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the East Nassau Stewardship District (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 2017-206, *Laws of Florida*, as amended, to plan, construct, install, acquire, finance, manage and operate public improvements and community facilities for lands within the District; and

WHEREAS, pursuant to the District’s Rules of Procedure, as amended, the District has determined that it is in its best interest to solicit a Request for Qualifications (the “RFQ”) for prequalified contractors for certain District landscape and irrigation maintenance services; and

WHEREAS, the Board of Supervisors (the “Board”) of the District desires to approve in substantial form the RFQ project manual and criteria package attached hereto as **Exhibit A**; and

WHEREAS, the Board desires to authorize the Chair or Vice Chair and District staff, to effectuate any revisions to the documents attached as **Exhibit A**, and the preparation of the additional documents necessary to prepare a final RFQ project manual and criteria package, and other documents that are in the best interests of the District; and

WHEREAS, the Board further desires to authorize the Chair or Vice Chair, in consultation with District staff, to approve the timing of the RFQ notice, and all procedural matters related to the RFQ.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT:

SECTION 1. All of the representations, findings and determinations contained above are recognized as true and accurate and are expressly incorporated into this Resolution.

SECTION 2. The Board hereby authorizes the requests for qualifications for landscape and irrigation maintenance services, and approves in substantial form the pre-qualification criteria and package attached hereto as **Exhibit A**, and subject to further review and revision by District staff as finally approved by the Chair.

SECTION 3. The Board hereby authorizes the Chair, in consultation with District staff, to 1) effectuate any revisions to the documents attached as **Exhibit A**, and the preparation of the

additional documents necessary to prepare the RFQ; and 2) approve the timing of the RFQ notice, and all procedural matters related to the RFQ. Consistent with such approvals, the Chair, District Manager, District Counsel, District Engineer, Secretary, and Assistant Secretaries are hereby authorized, upon the adoption of this Resolution, to do all acts and things required of them to effect the procurement contemplated by the RFQ, and all acts and things that may be desirable or consistent with the RFQ's requirements or intent. The Chair and Secretary are hereby further authorized to execute any and all documents necessary to affect the RFQ.

SECTION 4. The Vice Chair shall be authorized to undertake any action herein authorized to be taken by the Chair, in the absence or unavailability of the Chair, and any Assistant Secretary shall be authorized to undertake any action herein authorized to be taken by the Secretary, in the absence or unavailability of the Secretary.

SECTION 5. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 18th day of September, 2025.

ATTEST:

EAST NASSAU STEWARDSHIP DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Landscape and Irrigation RFQ Project Manual and Criteria Package

Exhibit A

Landscape and Irrigation RFQ Project Manual and Criteria Package

EAST NASSAU STEWARDSHIP DISTRICT

**CONTRACTOR'S PRE-QUALIFICATION STATEMENT
(LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES)**

Contractor

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**REQUEST FOR QUALIFICATIONS
FOR LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
EAST NASSAU STEWARDSHIP DISTRICT**

The East Nassau Stewardship District ("District") requests Applications for Qualification from firms interested in providing landscape and irrigation maintenance services ("RFQ" or "Pre-qualification"). To be eligible to submit a response to this RFQ, firms must: i) hold all required applicable state and federal licenses in good standing and ii) be authorized to do business in Nassau County and the State of Florida.

Applicants may request an Application for Qualification from the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or via email to _____ beginning _____, **2025**, after _____ .m. Applicants must submit one (1) electronic copy (PDF format on a USB flash drive), by _____ .m. on _____, **2025**, to _____. Title the e-mail submittal for responses as: "APPLICATION FOR PRE-QUALIFICATION – EAST NASSAU LANDSCAPE AND IRRIGATION SERVICES."

Qualified firms will be selected and pre-qualified based on experience, qualifications of personnel, and ability to perform landscape and irrigation maintenance services. Packages will be reviewed and rated by a committee appointed by the District Board of Supervisors promptly after receipt of the submittals, with final selections expected to be made at a publicly noticed Board of Supervisors meeting held shortly thereafter.

At that time, all qualified firms may be assigned a project qualification and aggregate dollar limit for work under District contracts. All applicants will be promptly notified after the firms are selected. The pre-qualification decisions of the Board of Supervisors shall be valid for a period of three (3) years, after which the Board of Supervisors may either extend the pre-qualification period for an additional two (2) years or open the pre-qualification process again, at its sole discretion. The District reserves the right to waive any informality in the qualifications submitted, to reject any and all qualifications submitted and to advertise for the services.

Pre-qualified firms will be eligible to bid on landscape and irrigation maintenance projects subject to the qualified applicant's approved project classification and aggregate limit. Failure to pre-qualify may preclude the District from awarding contracts or considering proposals for landscape and irrigation maintenance services with non-qualified firms.

Applicants may contact the District _____, _____, at _____, or via email to _____, until the qualifications submittal deadline for further information. All requests for information shall be in writing to this email, and all District's responses will be issued via a written addendum to this Pre-qualification.

Any protest regarding the Pre-qualification, including but not limited to protests relating to this RFQ notice, the RFQ instructions, the RFQ criteria and package, the scope of work for which Pre-qualification is sought, or any other issues or items relating to the Pre-qualification (collectively, "RFQ Documents") must be filed in writing with the District within seventy-two (72) hours (excluding Saturdays, Sundays and state holidays) after the first advertisement of the notice of the District's ranking, and shall file a formal written protest within seven (7) days (including Saturdays, Sundays and state holidays) after the date of filing of the notice of protest. The formal written protest shall state with particularity facts and law upon which the protest is based. Failure to timely file a notice of protest or failure to timely file a

formal written protest shall constitute a waiver of any right to object or protest with respect to the RFQ Documents under Florida law and in accordance with Rule 3.11 of the District's Rules of Procedure, as amended. You may obtain a copy of the District's Rules of Procedure by contacting the District Manager's Office at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010, during normal business hours.

Any and all questions relative to this Pre-qualification shall be directed in writing by e-mail only to _____ at _____ with a copy to _____, District Manager, at _____ and District Counsel, at michelle.rigoni@kutakrock.com. **All questions must be received by _____, 2025 at __:__ a/p.m. (ETS).** The District reserves the right, in its sole discretion, to determine which questions will be answered and, only questions answered by formal written Addenda will be binding. No interpretations will be given verbally. No inquiries will be accepted from subcontractors; the applicant shall be responsible for all such queries.

Craig Wrathell, District Manager

Publication Date: _____, 2025

NOTICE AND INSTRUCTIONS TO PROSPECTIVE APPLICANTS

The information required herein is for the purpose of fairly evaluating contractor qualifications to perform landscape and irrigation maintenance services for the East Nassau Stewardship District (the "District").

APPLICANTS FOR PRE-QUALIFICATION AS PROSPECTIVE BIDDERS FOR THE EAST NASSAU STEWARDSHIP DISTRICT LANDSCAPE AND IRRIGATION SERVICES CONTRACTS ARE HEREBY NOTIFIED THAT INCLUSION OF FALSE, DECEPTIVE OR FRAUDULENT STATEMENTS ON THIS APPLICATION CONSTITUTES FRAUD. FURTHERMORE, YOU ARE HEREWITH NOTIFIED THAT THE EAST NASSAU STEWARDSHIP DISTRICT CONSIDERS SUCH ACTION ON THE PART OF THE APPLICANT TO CONSTITUTE GOOD CAUSE FOR DENIAL, SUSPENSION, OR REVOCATION OF THE PROSPECTIVE APPLICANT'S QUALIFICATION FOR BIDDING ON ITS PROJECTS.

Please be advised that this application must be complete within itself without reference to any other application or statement. All sections of the application shall be completed. If any of the requested information does not apply, it shall be indicated as "None" or "N.A." as applicable. Failure to make entries in every section of this application may result in a rejection of application and/or disqualification.

All financial information provided in this application and accompanying audited financial statements are exempt from public record laws pursuant to Section 119.071(1)(c), *Florida Statutes*, and will be kept confidential. District can request annual audits and annual resubmittal of any or all financial statements from any pre-qualified contractor.

The properly completed Contractor's Pre-qualification Statement shall be submitted to the District _____, _____. Any questions with regard to the requests for information contained herein shall be addressed to the District _____, _____, or via email to _____.

Schedule of Pertinent Dates

<u>Description</u>	<u>Date</u>
RFQ "Pickup" Date	_____, _____, 2025 after _____.m.
Questions Deadline	_____, _____, 2025 by _____.m.
RFQ Due Date	_____, _____, 2025 by _____.m.
Committee Meeting Date to Evaluate Qualifications Statements	_____, _____, 2025 at _____.m.
Board Meeting to Formally Approve Pre-qualified Contractors	_____, _____, 2025 at _____.m.

DATE SUBMITTED: _____, 2025

- 1

Telephone_____Fax No._____

1st Contract Name_____ Title_____

2nd Contact Name _____ Title _____

6. Is the Applicant incorporated in the State of Florida? yes () no ()

6.1 If yes, provide the following:

- o Is the Company in good standing with the Florida Department of State, Division of Corporations? yes () no ()

If no, please explain _____

- o Date incorporated _____ FEI/EIN No. _____

6.2 If no, provide the following:

- o The State with whom the Applicant company is incorporated? _____

- o Is the company in good standing with the State? yes () no ()

In no, please explain _____

- o Date incorporated _____ FEI/EIN No. _____

- o Is the Applicant company authorized to do business in the State of Florida?
yes () no ()

7. Is the Applicant company a registered or licensed contractor with the State of Florida?
yes () no ()

7.1 If yes, provide the following:

- o Type of registration (i.e. certified general contractor, certified electrical contractor, etc.) _____

- o License No. _____ Expiration Date _____

- Qualifying individual _____ Title _____
- List company(s) currently qualified under this license _____

7.2 Is the Applicant company a registered or licensed Contractor with Nassau County? yes () no ()

7.3 Has the Applicant company performed work for a special district previously? yes () no ()

7.4 Does the Applicant have current plans to change its corporate structure or anticipate a change in ownership in the next three (3) months? yes () no ()

8. List the Applicant's total annual dollar value of work completed for each of the last three (3) years starting with the latest year and ending with the most current year (2022)_____, (2023)_____, (2024)_____.

9. What are the Applicant's current insurance limits?

General Liability	\$ _____
Automobile Liability	\$ _____
Workers Compensation	\$ _____
Expiration Date	_____

10. Has the Applicant been cited by OSHA for any job site or company office/shop safety violations in the past two years? yes () no ()

If yes, please describe each violation, fine, and resolution _____

11. Please state whether or not the Applicant or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal-aid contracts in any state(s)? Yes _____ No _____ If so, state the name(s) of the company(ies) _____

the state(s) where barred or suspended _____
state the period(s) of debarment or suspension _____

12. What is the landscape and irrigation maintenance experience of the proposed superintendent and project manager?

INDIVIDUAL'S NAME	PRESENT POSITION OR OFFICE	MAGNITUDE AND TYPE OF WORK	YEARS OF MAINTENANCE EXPERIENCE	YEARS WITH FIRM	IN WHAT CAPACITY?

13. Has the Applicant ever failed to complete any work awarded to it or for which it was under contract to perform? Yes _____ No _____ If so, where and why? _____

14. Has any officer or partner of the Applicant ever been an officer, partner, or owner of some other organization that has failed to complete a maintenance contract? Yes _____ No _____ If so, state name of individual, other organization and reason therefore. _____

15. List the case caption, case number, and court for any and all litigation to which the Applicant has been a party in the last five (5) years. If none, please indicate by writing "none." _____

16. Has the Applicant or any of its affiliates ever been either disqualified or denied pre-qualification status by a governmental entity? _____ If so, discuss the circumstances surrounding such denial or disqualification as well as the date thereof. _____

17. Within the past five (5) years, has the Applicant failed to complete a project within the scheduled contract time? _____ If

so, discuss the circumstances surrounding such failure to complete a project on time as well as the date thereof. _____

18. Please state whether or not the Applicant has completed background checks on all of its employees who will or may be providing services at the East Nassau Stewardship District? Yes _____ No _____ If no, please state the date by which the Applicant will assure to the District the completion of such background check.

The undersigned hereby authorize(s) and request(s) any person, firm or corporation to furnish any pertinent information requested by the East Nassau Stewardship District or its authorized agents, deemed necessary to verify the statements made in this document or documents attached hereto, or necessary to determine whether the East Nassau Stewardship District should pre-qualify the Applicant for landscape and irrigation maintenance projects, including such matters as the Applicant's ability, standing, integrity, quality of performance, efficiency and general reputation

Name of Applicant

By: _____

[Type Name and Title of Person Signing]

This _____ day of _____, 2025.

(Corporate Seal)

STATE OF _____)

COUNTY OF _____)

Sworn to and subscribed before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2025, by _____ of the _____, who appeared before me this day in person, and who is either ☐ personally known to me, or ☐ produced _____ as identification.

(Official Notary Signature & Seal)

Print Name: _____

Commission No.: _____

My Commission Expires: _____

CORPORATE OFFICERS

Company Name_____

Date _____

Provide the following information for Officers of the Applicant and parent company, if any.

NAME FOR APPLICANT	POSITION OR TITLE	CORPORATE RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
FOR PARENT COMPANY (if applicable)			

SUPERVISORY PERSONNEL

Company Name _____

Date _____

What is the experience of the key management and supervisory personnel of the Applicant for both administration as well as operations? (Attach resumes of key personnel here)

INDIVIDUAL'S NAME	PRESENT TITLE	DESCRIPTION OF DIRECT JOB RESPONSIBILITIES	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE

COMPANY OWNED MAJOR EQUIPMENT
(Attach additional sheets if necessary)

Company Name_____

Date_____

QUANTITY	DESCRIPTION	CAPACITY	NO. LOCATED IN	
			FLORIDA	OTHER

STATUS OF CONTRACTS ON HAND
(Attach additional sheets if necessary)

Company Name_____

Date_____

Furnish requested information about all of Applicant's active contracts, whether as prime or subcontracts; whether in progress or awarded but not yet started; and regardless of with whom contracted. All amounts to be shown to nearest \$1,000. Contractor may consolidate and list as a single item all contracts which individually do not exceed 3% of total active contracts and in total do not exceed 20% of the active total contracts.

				Applicant's Uncompleted Amount as of this Date		Completion Date		
Owner, Location and Description of Project	Current Contract Amount as Prime	Current Contract Amount as Subcontractor	Current Amount Sublet to Others	As Prime Contractor	As Subcontractor	Original Contract Date	Approved Revised Date	Current Estimate Date
	\$	\$	\$	\$	\$			
	\$	\$	\$	\$	\$			
	\$	\$	\$	\$	\$			
	\$	\$	\$	\$	\$			
	\$	\$	\$	\$	\$			
	\$	\$	\$	\$	\$			
	\$	\$	\$	\$	\$			
	\$	\$	\$	\$	\$			
	\$	\$	\$	\$	\$			
	\$	\$	\$	\$	\$			
	\$	\$	\$	\$	\$			
Subtotal Uncompleted Work				\$	\$			
Total Uncompleted Work on Hand				\$				

PROJECTS APPLICANT COMPLETED IN THE LAST TWO YEARS

Company Name _____

Date _____

List all projects completed in the last two years for which the contract value individually exceeded 3% of the Applicant's annual total work completed for the year the project was started. Include in the list projects that were started earlier than two years but were completed within the last two years.

Project Name/Location	Final Contract Amount	Prime or Sub ¹	Classification of Work Performed	Year Started/ Completed	Owner Name/Location ²	Name & Phone Number of Owner's Representative on this Project ³

¹ 'Prime or Sub' should indicate whether Applicant performed the work as a prime contractor or as a subcontractor.

² 'Owner Name/Location' should indicate the Owner of the project if the Applicant performed the work as a prime contractor or the general contractor if the Applicant performed the work as a subcontractor.

³ 'Name & Phone Number of Owner's Representative on this Project' should list a reference from the business entity listed in the previous column familiar with Applicant's contract performance.

AFFIDAVIT FOR INDIVIDUAL

State of _____ SS:

County of _____

_____, being duly sworn, deposes and says that the statements and answers to the questions concerning experience contained herein are correct and true as of this date; and that he/she understands that intentional inclusion of false, deceptive or fraudulent statements on this statement constitutes fraud; and, that the District considers such action on the part of the Applicant to constitute good cause for denial, suspension or revocation of a certificate of qualification for bidding on East Nassau Stewardship District projects.

(Applicant must also sign here)

Sworn to and subscribed before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2025, by _____ of the _____, who appeared before me this day in person, and who is either ☐ personally known to me, or ☐ produced _____ as identification.

(Official Notary Signature & Seal)

Print Name: _____

Commission No.: _____

My Commission Expires: _____

AFFIDAVIT FOR PARTNERSHIP

State of _____ SS:

County of _____

_____, is a member of the firm of _____, being duly sworn, deposes and says that the statements and answers to the questions of the foregoing experience questionnaire are correct and true as of the date of this affidavit; and, that he/she understands that intentional inclusion of false, deceptive or fraudulent statements on this statement constitutes fraud; and, that the District considers such action on the part of the Applicant to constitute good cause for denial, suspension or revocation of a certificate of qualification for bidding on East Nassau Stewardship District projects.

(Signature of a General Partner is Required)

Sworn to and subscribed before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2025, by _____ of the _____, who appeared before me this day in person, and who is either ☐ personally known to me, or ☐ produced _____ as identification.

(Official Notary Signature & Seal)

Print Name: _____

Commission No.: _____

My Commission Expires: _____

AFFIDAVIT FOR CORPORATION

State of _____ SS:

County of _____

(title) _____
of the _____

(a corporation described herein) being duly sworn, deposes and says that the statements and answers to the questions in the foregoing concerning experience are correct and true as of the date of this affidavit; and, that he/she understands that intentional inclusion of false, deceptive or fraudulent statements in this statement constitutes fraud; and, that the District considers such action on the part of the Applicant to constitute good cause for denial, suspension or revocation of a certificate of qualification for bidding on East Nassau Stewardship District projects.

(CORPORATE SEAL)

(Officer must also sign here)

Sworn to and subscribed before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2025, by _____ of the _____, who appeared before me this day in person, and who is either ☐ personally known to me, or ☐ produced _____ as identification.

(Official Notary Signature & Seal)

Print Name: _____

Commission No.: _____

My Commission Expires: _____

**EAST NASSAU STEWARDSHIP DISTRICT
PRE-QUALIFICATION FOR LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES**

**SWORN STATEMENT PURSUANT TO CHAPTER 287, *FLORIDA STATUTES*, ON INTEGRITY OF PUBLIC
CONTRACTING AND PURCHASING**

**THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER
OFFICIAL AUTHORIZED TO ADMINISTER OATHS.**

1. This sworn statement is submitted to East Nassau Stewardship District ("District")
by _____
(print individual's name and title)
for _____ ("Applicant")
(print name of entity submitting sworn statement)
whose business address is _____

and (if applicable) its Federal Employer Identification Number (FEIN) is _____
(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement)

2. I have read and am familiar with Chapter 287, *Florida Statutes*, and specifically including the following Sections ("Public Integrity Laws"):
- a. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
 - b. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
 - c. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
 - d. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
 - e. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.
3. I understand that the Public Integrity Laws, with limited exceptions, prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("Prohibited Criteria").
4. I understand that the Public Integrity Laws apply to the bidding documents applicable to the District's Request for Qualifications for Pre-qualification for Landscape and Irrigation Maintenance Services ("Project") and the contract to be executed in connection with any project related thereto.

5. Based on information and belief, the statement which I have marked below is true in relation to the Applicant submitting this sworn statement. (Indicate which statement applies.)

___ Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria. Thus, the entity is not prohibited from bidding on or entering into or renewing a contract with the District.

___ The entity submitting this sworn statement, one of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity, meets one or more of the Prohibited Criteria.

If this statement is marked, the Applicant may provide additional information regarding the same in the space provided directly below (or by attaching a separate sheet and indicating this method in the space provided directly below). Such additional information may be related to the Applicant's alleged basis for entitlement to an exception from the prohibition on bidding or contracting, to the extent one is permissible under Florida law.

6. If awarded the contract, the Applicant will immediately notify the District in writing if either the Applicant, any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or any affiliate of the entity, meets any of the Prohibited Criteria after award of the contract or during the term of the contract.

7. Non-Collusion

- a. The price(s) and amount(s) of in our proposal have been arrived at independently and without consultation, communication, or agreement with any other proposer, potential proposer, proposal, or potential proposal.
- b. Neither the price(s) nor the amount(s) in our proposal, have been disclosed to any other firm or person who is a proposer or potential proposer, and they will not be disclosed before opening of all proposals.
- c. No attempt has been made or will be made to induce any firm or persons to refrain from submitting a proposal, or to submit a price(s) higher than the prices in our proposal, or to submit any intentionally high or noncompetitive price(s) or other form of complementary proposal.
- d. Our proposal is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive proposal.

Our firm, its affiliates, subsidiaries, officers, director, and employees are not currently under investigation, by any governmental agency and have not in the last 3 years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to any public contract, except as disclosed.

8. Anti-Human Trafficking (Fla. Stat. 787.06)

- a. I understand that the Respondent must comply with Section 787.06, Florida Statutes, in order to enter into an agreement with a governmental entity.
- b. The Respondent does not currently, and will not for the duration of the agreement, use coercion for labor or services as defined in Section 787.06, Florida Statutes.

This declaration is made pursuant to Section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties

[Signature page follows]

IT SHALL BE THE RESPONSIBILITY OF THE APPLICANT EXECUTING THIS AFFIDAVIT TO VERIFY THAT NONE OF THE SUBCONTRACTORS/SUPPLIERS UTILIZED FOR THIS BID/QUOTE MEET ANY OF THE PROHIBITED CRITERIA. IN THE EVENT IT IS LATER DISCOVERED THAT A SUBCONTRACTOR/SUPPLIER MEETS ANY OF THE PROHIBITED CRITERIA, THE APPLICANT SHALL SUBSTITUTE THE SUBCONTRACTOR/ SUPPLIER WITH ANOTHER WHO DOES NOT MEET ANY OF THE PROHIBITED CRITERIA. ANY COST ASSOCIATED WITH THIS SUBSTITUTION SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT.

The foregoing SWORN STATEMENT is dated this _____ day of _____, 2025.

(Corporate Seal, if applicable)

(Name of Applicant)

By: _____

Title: _____

STATE OF _____
COUNTY OF _____

Sworn to and subscribed before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2025, by _____ of the _____, who appeared before me this day in person, and who is either ☐ personally known to me, or ☐ produced _____ as identification.

(Official Notary Signature & Seal)

Print Name: _____

Commission No.: _____

My Commission Expires: _____

CONTRACTOR CLASSIFICATION LISTING

1. Landscape and Irrigation Maintenance

DETERMINATION OF QUALIFIED PROSPECTIVE APPLICANT

The East Nassau Stewardship District ("District") is authorized to maintain a list of pre-qualified contractors ("Qualified Prospective Contractors") to submit proposals and bids for the procurement of District landscape and irrigation maintenance projects. Any Qualified Prospective Contractor desiring to submit a bid to provide work for the District must submit a properly completed Contractor's Pre-qualification Statement to the District Manager.

The District shall evaluate the Contractor's Pre-qualification Statement and based on the District's judgment of the information provided, shall issue in writing to the contractor, the District's rating as to the classification(s) of the Work and the maximum Bid dollar amount for which the Qualified Prospective Contractor can submit a Bid to the District.

A Qualified Prospective Contractor shall mean a prospective contractor which in the sole judgment of the District has the capability, in all respects, to perform fully the contract requirements, and the business integrity and reliability which will assure good faith performance. In determining the Qualified Prospective Contractor's qualifications, the following criteria will be considered:

- The ability, capacity, and skill of the contractor to perform the contract or provide the work required;
- Whether the contractor can perform the contract or provide the work promptly, or within the time specified, without delay or interference;
- The character, integrity, reputation, judgment, experience, and efficiency of the contractor;
- The quality of performance of previous contract or work. For example, the following information will be considered:
 - o The cost overrun incurred by owners on previous contracts with contractor;
 - o The contractor's compliance record with contract general conditions on other projects;
 - o The contractor's record for completion of the work within the Contract Time or within Contract Milestones and contractor's compliance with scheduling and coordination requirements on other projects;
 - o The quality, availability, and adaptability of the goods or work to the particular use required;
 - o The contractor's demonstrated cooperation with owners, architects, engineers, and others on previous contracts; and
 - o Whether the work performed and materials furnished on other contracts were in accordance with the contract documents; and
 - o Whether contractor has performed previous work for an independent special district.

- The previous and existing compliance by the Prospective Applicant with laws and ordinances relating to contracts or work;
- The sufficiency of the financial resources and ability of the contractor to perform the contract or provide the work;
- The ability of the contractor to fulfill its guarantee and warranty period;
- Such other information as may be secured by the Board having a bearing on the decision to award a contract to include, but not be limited to:
 - o The ability, experience, and commitment of the contractor to properly and reasonably plan, schedule, coordinate, and execute the work; and,
 - o Whether the contractor has ever been debarred from bidding or found ineligible for bidding on any other projects.
- The District will make such inquiries and investigations as deemed necessary to verify and evaluate the applicant's statements regarding:
 - o The necessary organization and management including experience possessed by the applicant's employees;
 - o Adequate equipment, as shown on the equipment list, to perform normal operations for each class of work in the industry such as that called for in the contract documents in force at the time of application;

If herein required, or if requested by the District at any time after the conclusion of the initial pre-qualification process, the Qualified Prospective Contractor shall submit a certified financial statement(s) in a form acceptable to the District, prepared no later than the past 180 days, indicating current financial resources, current bonding capacity, liabilities, capital equipment, in its sole discretion, may adjust the Qualified Prospective Contractor's Pre-qualification contract limits

Furthermore, a Qualified Prospective Contractor acknowledges the right of the District to determine a Qualified Prospective Contractor to be not qualified to submit a Bid in response to the District's Advertisement for Bids at the sole determination of the District for, but not necessarily limited to, any of the following specific reasons:

- Failure to submit a properly completed Contractor's Pre-qualification Statement in accordance with the above requirements;
- Failure of the Qualified Prospective Contractor's rating by the District as to classification of the Work and the maximum Bid dollar amount to meet the requirements of the Bid;
- Reason to believe that collusion exists among Applicants;

- Determination of lack of competency as may be revealed by qualification statements, financial statements, experience records, or other sources;
- The Qualified Prospective Contractor's uncompleted work load which, in the judgment of the Board, may cause detrimental impact on timely completion of the project being bid; or
- The Qualified Prospective Contractor's Surety is unacceptable to District.
- Submission of excessive or unreasonable suggested modifications to the District's Standard Form of Landscape and Irrigation Maintenance Contract.

Any contractor submitting a Contractor's Pre-qualification Statement, which in its judgment is adversely affected by the District's rating as to the contractor's qualifications and wishes to protest such decision must file with the District a notice of protest in writing within seventy-two (72) hours (excluding Saturdays, Sundays and state holidays) after receipt of the notice of the District's ranking, and shall file a formal written protest within seven (7) days (including Saturdays, Sundays and state holidays) after the date of filing of the notice of protest. The formal written protest shall state with particularity facts and law upon which the protest is based. **Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of all further proceedings under Florida law and the District's Rules of Procedure.** You may obtain a copy of the District's Rules of Procedure by contacting the District Manager's Office at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010, during normal business hours.

**EAST NASSAU
STEWARDSHIP DISTRICT**

12

RESOLUTION 2025-31

A RESOLUTION OF THE EAST NASSAU STEWARDSHIP DISTRICT AUTHORIZING USERS FOR THE DISTRICT'S CREDIT CARD(S); ESTABLISHING CONDITIONS PRECEDENT TO USE OF CREDIT CARDS; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the East Nassau Stewardship District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 2017-206, Laws of Florida ("Act"), for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the Board of Supervisors of the District ("Board") previously adopted Resolution 2024-24 authorizing disbursement of funds for certain continuing and non-continuing expenses; and

WHEREAS, the District desires to authorize District staff to obtain debit and/or credit cards (collectively, "Credit Cards"), consistent with monetary limits provided in Resolution 2024-24, to effectuate the efficient operations of the District's facilities; and

WHEREAS, the District desires to designate and authorize the entities and/or persons set forth herein to use the District's Credit Cards for costs related to District operations and maintenance of its facilities and services.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT:

Section 1. Recitals. Recitals stated above are true and correct and form a material part of this Resolution.

Section 2. Defined Terms. Capitalized terms not otherwise defined herein shall have such meanings ascribed to same in Resolution 2024-24.

Section 3. Authorized Users. The following entities are hereby designated and authorized to use the District's Credit Cards: (i) the District Manager entity, (ii) the Community Manager entity, and (iii) each respective entity's designated personnel responsible for operations and maintenance of the District's facilities and services (collectively, "Authorized Users").

Section 4. Conditions Precedent to Payment of Expenses.

A. For Non-Continuing Expenses greater than \$5,000, the Community Manager and/or District Manager shall utilize best efforts to obtain multiple bids for the work.

B. If a Credit Card is utilized for such purchase, the District Manager or Community Manager, or its designee authorized to utilize such card, shall execute and abide by the District's *Agreement Regarding Use of District-Issued Credit Card*, the form of which is attached hereto as **Exhibit A**.

C. The Authorized Users shall use the Credit Cards only for costs related to the operation and maintenance of the District's amenity facilities. Authorized Users shall not use the Credit Cards for any single charge in excess of \$1,000 (the "Single Purchase Limit") without first obtaining the Chair's approval, nor shall the Authorized Users separate or divide a particular purchase for the purpose of being below the Single Purchase Limit. The total amount of monthly charges on the credit cards shall not exceed \$2,500 (the "Monthly Purchase Limit") without first obtaining the Chairperson's approval.

Section 5. 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.

Section 6. Effective Date; Conflicts. This Resolution shall take effect upon the passage and adoption by the Board and shall remain in effect unless rescinded or repealed. This Resolution intends to supplement Resolution 2024-24, and the two resolutions shall be read together to reconcile the terms provided in each resolution to the greatest extent possible. All other District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded, repealed and replaced by this Resolution.

PASSED AND ADOPTED this 18th day of September, 2025.

ATTEST:

EAST NASSAU STEWARDSHIP DISTRICT

Name: _____
☐ Secretary / ☐ Assistant Secretary

Name: _____
☐ Chair / ☐ Vice Chair

Exhibit A: Agreement Regarding Use of District-Issued Card

Exhibit A

AGREEMENT REGARDING USE OF DISTRICT-ISSUED CARD

As the _____ [District Manager/Community Manager] for the East Nassau Stewardship District ("District"), I, _____, understand that I am authorized to use the District-issued credit and/or debit card (collectively, "Credit Card") to make purchases as set forth in Resolution 2025-31 adopted by the District on September 18, 2025 ("Resolution"). In this respect, I will adhere to the following:

1. Compliance with Resolution, Rules & Policies. I agree to abide by all of the terms of the Resolution, as may be amended from time to time. I further agree to abide by the policies of the entity from which the Credit Card is issued. I understand all such terms, rules, and policies.

2. Authorized Expenditures Only. I agree to use the Credit Card for approved District expenditures only, as set forth in the Resolution, and not personal expenses. I further agree not to use the Credit Card to obtain cash advances of any kind, whether from banks, credit unions, automatic tellers, or other means. I understand that in all cases of misuse, the District reserves the right to recover any monies and other damages from me.

3. Procurement Procedures by District Manager/Community Manager. District Manager/Community Manager shall have the authority to make payment directly to vendors for emergency or non-recurring purchases using the Credit Card as described in this section and consistent with the Resolution. All of District Manager/Community Manager's expenditures shall be in accordance with the District's Rules of Procedure and Florida law. The District shall provide to District Manager/Community Manager one Credit Card with a limit of One Thousand Dollars (\$1,000.00) for the District Manager/Community Manager. The District Manager/Community Manager shall be the only individual authorized to use the Credit Card. To the extent feasible, the District Manager/Community Manager shall take all necessary steps to ensure that any Credit Card purchases are made on a tax-exempt basis. The District shall not pay the Credit Card statement until provided with a full accounting, including copies of any receipts, for any monies the District Manager/Community Manager spent. Any purchases pursuant to this section that would require spending in excess of the applicable line-item amounts set forth in the annual operations and maintenance budget adopted by the District's Board and as may be amended from time to time ("O&M Budget") shall require prior approval from the Board. The District Manager/Community Manager shall be responsible for reimbursing the District for any Credit Card purchases that are not supported by appropriate receipts, or other proof of payment mutually agreed upon by the Parties, or that are not approved as part of the O&M Budget or by the Board ("Reimbursement Amount") as well as any fees or penalties incurred as a result of such purchases. The District Manager/Community Manager shall pay the District an additional fee in the amount of ten (10) percent of the Reimbursement Amount in the event District Manager/Community Manager fails to reimburse the District within fifteen (15) days of receipt of notice from the District of unsupported Credit Card charges.

4. Security. I agree to maintain the security of the Credit Card at all times in order to prevent the Credit Card from being used for fraudulent or corrupt purposes, and to account for all Credit Card expenditures with appropriate receipts.

5. Accounting. I understand that the Credit Card will have a limit of Two Thousand Five Hundred Dollars (\$2,500.00) at any given time, and in order for the account to be paid I must submit appropriate receipts to the District pursuant to the terms of the Resolution. I understand that unaccounted for or unapproved Credit Card expenditures are my responsibility, and that I may be liable for them at the discretion of the District. I will notify the District immediately upon discovering the Credit Card has been lost, misused, or stolen.

6. Conclusion of Employment. Upon the conclusion of my employment, I agree to submit the Credit Card to the District and all receipts within twenty-four (24) hours of my last day of work.

Signature: _____ Title: _____ Date: _____

Signature: _____ Title: District Chair Date: _____

**EAST NASSAU
STEWARDSHIP DISTRICT**

14

PREPARED BY AND RETURN TO:

KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301

PARTIAL ASSIGNMENT OF RESERVED EASEMENT RIGHTS

[SIGNAGE AND ACCESS EASEMENTS]

Cross Reference OR Book [] Page [] [insert recording info for deed to District]

THIS PARTIAL ASSIGNMENT OF RESERVED EASEMENT RIGHTS (this “Assignment”) is executed as of this [] day of [], 202[] (“Effective Date”), by **WILDLIGHT LLC**, a **Delaware limited liability company**, whose address is 1 Rayonier Way, Wildlight, Florida 32097 (hereinafter called “Assignor”), in favor of **[APPLICABLE BUSINESS]**, a [], whose address is [] (hereinafter called “Assignee”).

W I T N E S S E T H:

A. Assignor is the owner and holder of certain non-exclusive, perpetual easement rights over certain land (“Property”) owned by the East Nassau Stewardship District (the “District”) as further described in that certain Special Warranty dated [] and recorded in Book [] Page [] of the Official Records of Nassau County, Florida (the “Deed”).

B. Pursuant to the terms of the Deed, Assignor’s reserved rights include the rights to grant or assign additional easement rights over the Property provided such grants are consistent with the Deed.

C. In connection with certain development, Assignee desires to install signage and related underground electrical utilities (collectively, “Signage Improvement”) on the Easement Areas (hereinafter defined) located within the Property, and the District agrees to the terms of this Assignment, as evidenced by the District’s signature.

Now, therefore, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, Assignor hereby grants, transfers, and assigns to Assignee the following easement:

1. **Recitals.** The recitals above are true and correct and are incorporated herein by this reference.

2. **Partial Assignment of Easement.** Assignor assigns to Assignee its easement rights for Signage Improvement located on certain Property located in Nassau County, Florida,

as more particularly described in **Exhibit A** attached hereto and incorporated herein (the “Easement Areas”).

3. Conditions of Assigned Easement:

a. This Assignment shall be for the use and benefit of both Assignor and Assignee and their respective successors and assigns.

b. The easement rights granted and assigned herein are not exclusive to Assignee, and Assignor shall be permitted to continue its use of said easements, so long as such use does not unduly interfere with Assignee’s use of said easements. Assignor hereby reserves for itself and its successors and assigns a perpetual right of ingress and egress on, over, under, across and through the Easement Areas and any improvements located thereon.

c. Notwithstanding anything herein to the contrary, any rights granted hereunder shall be exercised to avoid and/or minimize interferences with the use and operation of the surrounding property owned by each the Assignor and the District.

d. All work performed by the Assignee in the Easement Areas for Signage Improvement shall be in accordance with applicable laws and regulations and recorded instruments, and Assignee shall be responsible for obtaining all necessary permits. Assignee shall be responsible for maintaining the Signage Improvement in good condition and repair at its sole cost and expense in compliance with all applicable law, regulations and permits, including, without limitation, Wildlight Signage Master Plan, the Charter for Wildlight Commercial Properties recorded in Official Records Book 2130, Page 1268 of the public records of Nassau County, Florida, as may be supplemented and amended from time to time.

e. All rights of ingress and egress shall be exercised in a reasonable manner in accordance with the standard practice in the industry.

f. This Assignment shall in no way restrict the right of Assignor or the District to grant other easements or make other uses of the Easement Areas so long as such other grants and uses are not materially inconsistent with the rights assigned hereunder.

4. Damage. Assignee also agrees to promptly repair all damage that may occur to the Easement Areas and adjoining or surrounding structures, utility facilities, roadways, sidewalks, or property attributable to or caused by Assignee’s activities thereon, restoring same to their condition that existed prior to the entry or construction activity using materials exactly matching kind and quality.

5. No Lien. Assignee shall not permit any construction or mechanic’s liens to attach to the Easement Areas by reason of any activities conducted by Assignee.

6. Term. The term of this Assignment (the “Term”) shall commence upon the Effective Date and shall terminate and be of no further force and effect upon written notice of termination from the Assignor or the District to the Assignee due to Assignee’s failure to operate [APPLICBLE COMMERCIAL BUSINESS] on its property benefitting from this Assignment.

Such termination shall be automatic, without further act by or instrument from the Assignor, the District, or Assignee.

7. **Assignment and Termination.** Assignee may not further assign its rights and obligations under this Assignment to any person or entity without consent from the Assignor. If the easement rights under this Assignment shall be abandoned by Assignee or terminated in any manner, all rights and privileges hereunder shall cease and the easement privileges and rights herein granted shall revert to the Assignor.

8. **Indemnification.** Assignee agrees for itself and successors and assigns that they shall indemnify, defend and hold harmless the Assignor and District and its respective officers, supervisors, staff, agents and representatives (the foregoing parties collectively, "Indemnitees"), against all liability for damages, obligations, claims, liabilities, expenses and/or fees (including reasonable attorneys' fees and court costs) including personal injury or property damage arising out of this Assignment and the use of the Easement Areas by the Assignee, its respective contractors, agents, employees or invitees at any time, or otherwise resulting from, arising out of, in any way connected with, this Assignment or the Assignee's exercise of the privileges granted to install, operate and maintain the Signage Improvement. Nothing in this Assignment shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, Florida Statutes, or other statute.

9. **Enforcement of Agreement.** In the event that any party seeks to enforce this Assignment by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

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

If to Assignor: _____

Attention: _____

With a copy to: _____

Attention: _____

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

With a copy to: Kutak Rock LLP

107 W. College Ave.
Tallahassee, Florida 32301
Attention: District Counsel

If to Assignee:

Attention: _____

With a copy to:

Attention: _____

Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address set forth herein. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Assignment would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Any party or other person to whom Notices are to be sent or copied may notify the other parties of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties set forth herein.

11. Third Parties. This Assignment is solely for the benefit of the parties hereto, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Assignment. Nothing in this Assignment expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy, or claim under or by reason of this Assignment or any of the provisions or conditions of this Assignment.

12. Controlling Law. This Assignment shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any dispute arising under this Assignment shall lie exclusively in the courts located in Nassau County.

13. Severability. The invalidity or unenforceability of any one or more provisions of this Assignment shall not affect the validity or enforceability of the remaining portions of this Assignment, or any part of this Assignment not held to be invalid or unenforceable.

14. Binding Effect. This Assignment and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns and shall be appurtenant to and binding upon and run with title to the parcels of land described herein.

15. Authorization. By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this

Assignment, and that the respective parties have complied with all the requirements of law, and have full power and authority to comply with the terms and provisions of this Assignment.

16. **Amendments.** Amendments to the provisions contained in this Assignment may be made only by an instrument in writing which is executed by the District, the then current owner of the Easement Property, and Assignee.

17. **Entire Agreement.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Assignment.

18. **No Merger.** The easements set forth in this Assignment shall not merge with fee title to any of the land subject hereto and shall remain separate estates.

19. **Jury Trial Waiver.** The parties each knowingly, voluntarily and intentionally waive any right which either of them may have to a trial by jury with respect to any litigation or legal proceeding based upon or arising directly, indirectly or otherwise in connection with, out of, related to or from the Easements or this Assignment including, by way of example but not limitation, any course of conduct, course of dealings, verbal or written statements or acts or omissions of either party which in any way relate to the Easements or this Assignment. The parties have specifically discussed and negotiated for this waiver and understand the legal consequences of it.

20. **Covenant Running with the Land** All of the terms, covenants and conditions hereof shall inure to the benefit of, and be binding upon, the parties hereto and their respective successors and assigns, it being the intent of the parties hereto that all of the covenants hereunder shall be "covenants running with the land" and, as such, shall run with, be binding upon, and for the benefit of the Benefitted Property and shall run with, be binding upon, and burden the Easement Property.

21. **Counterparts.** This Assignment may be executed in counterparts; all such counterparts together being deemed a single document.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties have entered into this Assignment as of the Effective Date.

ASSIGNOR:

Signed, sealed and delivered
in the presence of:

WILDLIGHT LLC, Delaware limited
liability company

Witnesses:

(Signature)
Name: _____
Address: _____

(Signature)
Name: _____
Title: _____

(Signature)
Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2025, by _____ as _____ of Wildlight LLC, a Delaware limited liability company. He/She is ☐ personally known to me, or ☐ has produced _____ as identification and did take an oath.

NOTARY PUBLIC

Print or Stamp Name
My Commission Expires: _____

(NOTARY SEAL)

ASSIGNEE:

Signed, sealed and delivered
in the presence of:

[_____] , a
[_____]

Witnesses:

(Signature)
Name: _____
Address: _____

(Signature)
Name: _____
Title: _____

(Signature)
Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical
presence or [] online notarization, this ____ day of _____, 2025, by
_____ as _____ of
_____, a _____. He/She is
[] personally known to me, or [] has produced _____ as
identification and did take an oath.

NOTARY PUBLIC

Print or Stamp Name
My Commission Expires: _____

(NOTARY SEAL)

CONSENTED TO BY:

EAST NASSAU STEWARDSHIP DISTRICT, a local unit of special purpose government organized under Chapter 2017-206, Laws of Florida

Witnesses:

(Signature)

Name: _____

Address: _____

By: _____

Chairperson, Board of Supervisors

(Signature)

Name: _____

Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2025, by _____, as Chairperson of the Board of Supervisors of East Nassau Stewardship District, a local unit of special purpose government organized under Chapter 2017-206, Laws of Florida. He/she is ☐ personally known to me or ☐ has produced _____ as identification.

Notary Public

Print or Stamp Name

My Commission Expires: _____

(NOTARY SEAL)

**EAST NASSAU
STEWARDSHIP DISTRICT**

**STAFF
REPORTS**

**EAST NASSAU
STEWARDSHIP DISTRICT**

**STAFF
REPORTS D**



East Nassau Stewardship District Operations Report

September 10, 2025

East Nassau Stewardship District

RE: Operations Report – August 2025
57 Homegrown Avenue, Unit 303
Wildlight, FL 32097

Below is a summary of operational items for August 2025. Please let me know if you have any questions.

GENERAL OPERATIONS/ADMINISTRATIVE

MAINTENANCE

- Ponds
 - Florida Waterways treated the ponds on 08/26/2025 for shoreline and floating weeds. Exhibit “A.”
- Roadways
 - No issues noted.
- Boardwalks, Sidewalks & Trails
 - Staff completed the monthly inspections of all boardwalks, sidewalks, and trails. See Exhibit “B.”
- Drainage Inlets
 - Drainage inlets were inspected throughout the month. Minor clogging issues were found due to limbs and mulch. The Greenery and on-site staff cleared the debris.

LANDSCAPING

- Irrigation Inspections
 - Irrigation inspection reports for August are included in Exhibit “C.”
- Landscape Maintenance
 - The Greenery performed routine landscape maintenance throughout the common areas. Roger Kintz and The Greenery completed weekly inspections of all areas, noting deficiencies and providing a timeline for correction. A punch list of items is reviewed and updated weekly. See Exhibit “C.”
 - Although the Greenery has improved the overall condition of the turf, plant health and irrigation functions, they continue to not meet certain contractual requirements, such as:
 - Street sweeping
 - Response time to cure landscape issues
 - Slow response time to provide improvement proposals
 - Punch list items not cured in a timely manner
 - Issues discussed during weekly meetings are not being conveyed to on-site landscape maintenance staff for proper execution

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

Sincerely,

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

EXHIBIT "A"

Florida Waterways – Pond Maintenance Reports

Customer Service Report

Customer: Wildlight
Field Biologist: Ed Morales

Date of Visit: 8/26/2025
Weather: 94 °F High
10% ☁

Waterway and Ditch Treatments

Site	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Algae			x												x
Submersed Weeds															x
Shoreline Grasses & Brush	x	x	x		x	x	x		x	x		x	x	x	x
Floating Weeds				x				x							
Mosquito Larvicide															
Pond Dye															
Inspection											x				
Debris Removal															

Comments: Algae was treated in ponds 3, 15 and 20. Shoreline weeds treated in ponds 1, 2, 3, 5, 6, 7, 9, 10, 12, 13, 14, 15, 20 and 24. Inspections performed in ponds 11, 16, 18, 19, 21 and 23. Debris was collected from pond 17.

Carp Program

- ☐ Carp Observed
☐ Barriers Inspected

Flow

- ☐ None
☐ Slight
☐ Visible

Water Clarity

- ☐ < 1' ☐ 2-4'
☐ 1-2' ☐ >4'

Water Levels

- ☐ High
☒ Normal
☐ Low

Fish/Wildlife Observations

- | | | | | |
|--|------------------------------------|------------------------------------|---|--|
| <input type="checkbox"/> Bass | <input type="checkbox"/> Anhinga | <input type="checkbox"/> Woodstork | <input checked="" type="checkbox"/> Turtles | <input type="checkbox"/> Other Species:

_____ |
| <input type="checkbox"/> Bream | <input type="checkbox"/> Cormorant | <input type="checkbox"/> Ducks | <input type="checkbox"/> Snakes | |
| <input type="checkbox"/> Catfish | <input type="checkbox"/> Egrets | <input type="checkbox"/> Osprey | <input checked="" type="checkbox"/> Alligator | |
| <input checked="" type="checkbox"/> Gambusia | <input type="checkbox"/> Herons | <input type="checkbox"/> Ibis | <input checked="" type="checkbox"/> Frogs | |

Native/Beneficial Vegetation Noted

- | | | | |
|--|---|---|--|
| <input type="checkbox"/> Arrowhead | <input type="checkbox"/> Bulrush | <input type="checkbox"/> Lotus | <input type="checkbox"/> Slender Spikerush |
| <input type="checkbox"/> Cordgrass | <input type="checkbox"/> Lily | <input checked="" type="checkbox"/> Chara | <input type="checkbox"/> Blue Flag Iris |
| <input checked="" type="checkbox"/> Bacopa | <input type="checkbox"/> Golden Canna | <input type="checkbox"/> Naiad | <input type="checkbox"/> Bladderwort |
| <input type="checkbox"/> Pickerelweed | <input checked="" type="checkbox"/> Spatterdock | <input type="checkbox"/> Eelgrass | <input type="checkbox"/> Pondweed |

Did you know? The manatee is Florida's official marine mammal. Fossils indicate they have been in Florida waters for millions of years.

Customer Service Report

Customer: Wildlight
Field Biologist: Ed Morales

Date of Visit: 8/26/2025
Weather: 94 °F High
10% ☁

Waterway and Ditch Treatments

Site	16	17	18	19	20	21	22	23	24						
Algae					x										
Submersed Weeds															
Shoreline Grasses & Brush					x				x						
Floating Weeds															
Mosquito Larvicide															
Pond Dye															
Inspection	x		x	x		x		x							
Debris Removal		x													
							none								

Comments:

Carp Program

- ☐ Carp Observed
☐ Barriers Inspected

Flow

- ☐ None
☐ Slight
☐ Visible

Water Clarity

- ☐ < 1' ☐ 2-4'
☐ 1-2' ☐ >4'

Water Levels

- ☐ High
☐ Normal
☐ Low

Fish/Wildlife Observations

- | | | | | |
|-----------------------------------|------------------------------------|------------------------------------|------------------------------------|--|
| <input type="checkbox"/> Bass | <input type="checkbox"/> Anhinga | <input type="checkbox"/> Woodstork | <input type="checkbox"/> Turtles | <input type="checkbox"/> Other Species:

_____ |
| <input type="checkbox"/> Bream | <input type="checkbox"/> Cormorant | <input type="checkbox"/> Ducks | <input type="checkbox"/> Snakes | |
| <input type="checkbox"/> Catfish | <input type="checkbox"/> Egrets | <input type="checkbox"/> Osprey | <input type="checkbox"/> Alligator | |
| <input type="checkbox"/> Gambusia | <input type="checkbox"/> Herons | <input type="checkbox"/> Ibis | <input type="checkbox"/> Frogs | |

Native/Beneficial Vegetation Noted

- | | | | |
|---------------------------------------|---------------------------------------|-----------------------------------|--|
| <input type="checkbox"/> Arrowhead | <input type="checkbox"/> Bulrush | <input type="checkbox"/> Lotus | <input type="checkbox"/> Slender Spikerush |
| <input type="checkbox"/> Cordgrass | <input type="checkbox"/> Lily | <input type="checkbox"/> Chara | <input type="checkbox"/> Blue Flag Iris |
| <input type="checkbox"/> Bacopa | <input type="checkbox"/> Golden Canna | <input type="checkbox"/> Naiad | <input type="checkbox"/> Bladderwort |
| <input type="checkbox"/> Pickerelweed | <input type="checkbox"/> Spadderdock | <input type="checkbox"/> Eelgrass | <input type="checkbox"/> Pondweed |

Did you know? The manatee is Florida's official marine mammal. Fossils indicate they have been in Florida waters for millions of years.

Customer Service Report

Customer: Wildlight
Field Biologist: Ed Morales

Date of Visit: 8/26/2025
Weather: 94 °F High
10% ☁



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Did you know? The manatee is Florida's official marine mammal. Fossils indicate they have been in Florida waters for millions of years.

Customer Service Report

Customer: Wildlight
Field Biologist: Ed Morales

Date of Visit: 8/26/2025
Weather: 94 °F High
10% ☁



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Did you know? The manatee is Florida's official marine mammal. Fossils indicate they have been in Florida waters for millions of years.

Customer Service Report

Customer: Wildlight
Field Biologist: Ed Morales

Date of Visit: 8/26/2025
Weather: 94 °F High
10% ☁



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Did you know? The manatee is Florida's official marine mammal. Fossils indicate they have been in Florida waters for millions of years.

Customer Service Report

Customer: Wildlight
Field Biologist: Ed Morales

Date of Visit: 8/26/2025
Weather: 94 °F High
10% ☁



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Did you know? The manatee is Florida's official marine mammal. Fossils indicate they have been in Florida waters for millions of years.

Exhibit “B”

Boardwalk & Trail Inspection Reports

Wildlight Boardwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	8/19/2025
Inspector:	Roger Kintz
Location:	Concrete Sidewalk In Common Area Inspections.

Boardwalks

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

Trails

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

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

Wildlight Boardwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	8/19/2025
Inspector:	Roger Kintz
Location:	Wildlight Boardwalk Along ST RD 200

Boardwalks

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

Trails

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

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

Wildlight Boardwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	8/19/2025
Inspector:	Roger Kintz
Location:	Hike and Bike Blacktop Trails

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Boardwalks

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

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Trails

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

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

Wildlight Boardwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	8/19/2025
Inspector:	Roger Kintz
Location:	Waterbug Trail

Boardwalks

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

Trails

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

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

Wildlight Boardwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	8/19/2025
Inspector:	Roger Kintz
Location:	Ponder Cr and Coin Toss Trail.

Boardwalks

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

Trails

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

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

Wildlight Boardwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	8/19/2025
Inspector:	
Location:	Wildlight Pioneer Park Docks.

Boardwalks

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

Trails

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

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

Wildlight Boardwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	8/19/2025
Inspector:	Roger Kintz
Location:	Dock behind St Clares

Boardwalks

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

Trails

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

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

Wildlight Boarkwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	8/19/2025
Inspector:	Roger Kintz
Location:	Foret Park . Founders Park Mobility Tr

Boardwalks

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

Trails

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

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

Wildlight Boardwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	8/19/2025
Inspector:	Roger Kintz
Location:	Dock At Whistling Duck Inspection

Boardwalks

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

Trails

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

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

Wildlight Boardwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	8/19/2025	
Inspector:		
Location:	Dock At Coin Toss	

Boardwalks

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

Trails

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

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

Wildlight Boardwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	8/19/2025
Inspector:	Roger Kintz
Location:	Concrete Sidewalk Along ST RD 200 Inspection

Boardwalks

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

Trails

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

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

EXHIBIT “C”

The Greenery – Landscape & Irrigation Reports

		Wildlight Monthly Tracking Spreadsheet				
Date:	Division:	Issues w\ Notes:	Anticipated Completion Date:	Actual Completion Date:	Issue #	Legend
5.23.25	IRR	WL & Curiosity Roundabout	In Progress - on standby during project	In Progress - on standby during project		IRR - Irrigation
8.5.25	IRR	Leak on walkway near YMCA pond	8.6.25	8.6.25		MT - Maintenance
8.5.25	IRR	Leak near walking path around pond on Sawgrass	8.6.25	8.6.25		ENH - Enhancement
8.5.25	IRR	Broken head in median bed at the offices	8.8.25			Plant Health Services
8.5.25	MT	Skirt grasses along walkway in front of Mocama & behind Rayonier building	8.8.25	8.6.25	19210	
8.5.25	MT	Skinner Commercial: Spray weeds in gravel parking lot	8.8.25	8.6.25	19209	
8.5.25	MT	Crosstown: Remove bed weeds at front entrance	8.11.25		19213	
8.5.25	MT	Gravel trail at Crosstown: Spray all weeds and cut back overgrowth along trail	8.14.25		19214	
8.5.25	MT	Commerce Park: Spray and remove bed weeds along 200	8.15.25		19216	
8.5.25	MT	Spray crack weeds on Firebush Ln.	8.15.25		19222	
8.5.25	MT	Fishbowl Ln.: Clean up bed along side road behind townhomes	8.14.25		19223	
8.5.25	MT	Weed pond on Sawgrass and Wildlight Ave.	8.15.25		19220	
8.5.25	PHS	Treat turf weeds in front of JEA station on Sawgrass	8.15.25		19221	
7.30.25	MT	Hawthorn Park: Remove suckers and tree straps in bed along Crosstown	8.1.25	8.5.25	19111	
7.30.25	MT	Hawthorn Park: Clean drain grate that is covered with turf and debris. Common area bed along Crosstown Ave.	8.1.25	8.1.25	19112	
7.30.25	MT	Hawthorn Park: Clean edges of walking paths where dirt and debris has accumulated on the turf and bed edge of the side walk.	8.1.25	8.5.25	19113	
7.30.25	MT	Sawgrass Dr.: Spray crack weeds on concrete driving paths between homes.	8.4.25	8.5.25	19114	
7.30.25	MT	558 Blue Daze St.: Prune Wax Myrtles on side of fencing along property line	8.4.25	8.1.25	19115	
7.30.25	MT	348 Sawgrass Dr.: Cut back Wax Myrtle growing over fence	8.4.25	8.1.25	19117	
7.30.25	MT	263 Daydream: Remove weeds in front bed	8.1.25	8.1.25	19118	
7.30.25	MT	224 Daydream: Remove dead oak behind home	8.1.25	8.1.25	19153	

		Wildlight Monthly Tracking Spreadsheet				
Date:	Division:	Issues w\ Notes:	Anticipated Completion Date:	Actual Completion Date:	Issue #	Legend
5.23.25	IRR	WL & Curiosity Roundabout	In Progress - on standby during project	In Progress - on standby during project		IRR - Irrigation
8.12.25	IRR	Fill in hole from recent mainline repair across from Waterbug Park	8.15.25			MT - Maintenance
8.5.25	IRR	Leak near walking path around pond on Sawgrass	8.6.25	8.6.25		ENH - Enhancement
8.5.25	IRR	Broken head in median bed at the offices	8.8.25	8.12.25		Plant Health Services
8.5.25	MT	Skirt grasses along walkway in front of Mocama & behind Rayonier building	8.8.25	8.6.25	19210	
8.5.25	MT	Skinner Commercial: Spray weeds in gravel parking lot	8.8.25	8.6.25	19209	
8.5.25	MT	Crosstown: Remove bed weeds at front entrance	8.11.25	8.11.25	19213	
8.5.25	MT	Gravel trail at Crosstown: Spray all weeds and cut back overgrowth along trail	8.14.25	8.8.25	19214	
8.5.25	MT	Commerce Park: Spray and remove bed weeds along 200	8.15.25	8.11.25	19216	
8.5.25	MT	Spray crack weeds on Firebush Ln.	8.15.25	8.8.25	19222	
8.5.25	MT	Fishbowl Ln.: Clean up bed along side road behind townhomes	8.14.25	8.12.25	19223	
8.5.25	MT	Weed pond on Sawgrass and Wildlight Ave.	8.15.25	8.12.25	19220	
8.5.25	PHS	Treat turf weeds at Buttonwood Park	8.18.25			
8.12.25	MT	Prune Viburnum at Buttonwood Park	8.15.25			
8.12.25	MT	Remove tree straps at pond on Sawgrass	8.15.25			
8.12.25	MT	Remove loose palm boots on small palms at Buttonwood Park	8.15.25			
8.12.25	MT	Treat bed and crack weeds in Publix berm area	8.18.25			
8.12.25	MT	Remove bed weeds/crack weeds on Tinker near Mocama	8.15.25			
8.12.25	MT	Skirt grasses along walkway at Publix berm	8.18.25			
8.12.25	MT	Clean drainage area in Rayonier parking lot median	8.18.25			
8.12.25	MT	Skirt grasses around Ponder Cir.	8.19.25			
8.12.25	MT	Remove random plant in bed near pond on Floco	8.15.25			

		Wildlight Monthly Tracking Spreadsheet				
Date:	Division:	Issues w\ Notes:	Anticipated Completion Date:	Actual Completion Date:	Issue #	Legend
8.19.25	IRR	Repair of broken drip lines at Hawthorn Park	8.21.25	8.19.25		MT - Maintenance
8.19.25	IRR	Repair of cracked pipe near pond at Hawthorn Park	8.21.25	8.20.25		ENH - Enhancement
8.18.25	MT	Weed median beds near Lofts buildings along Wildlight Ave.	8.22.25			
8.18.25	MT	Cut back grass and reform the bed line along berm in front of WAWA	8.22.25			
8.18.25	MT	Remove bed weeds in Muhly grass bed in front of Tastys along A1A	8.25.25			
8.18.25	MT	Spray invasive grass and weeds in Skinner gravel parking area	8.25.25			
8.18.25	MT	Rayonier Parking Lot: Clean out debris blocking water flow to drains in parking beds	8.25.25			
8.18.25	MT	Watermain Trail: Re-stake all trees where necessary	8.22.25			
8.18.25	MT	Crosstown Blvd: Treat weeds in median beds/treat all weeds in tree rings	8.27.25			
8.12.25	MT	Prune Viburnum at Buttonwood Park	8.15.25	8.13.25	19348	
8.12.25	MT	Remove tree straps at pond on Sawgrass	8.15.25	8.13.25	19350	
8.12.25	MT	Remove loose palm boots on small palms at Buttonwood Park	8.15.25	8.13.25	19352	
8.12.25	MT	Treat bed and crack weeds in Publix berm area	8.18.25	8.14.25		
8.12.25	MT	Remove bed weeds/crack weeds on Tinker near Mocama	8.15.25	8.14.25	19355	
8.12.25	MT	Skirt grasses along walkway at Publix berm	8.18.25	8.14.25	19356	
8.12.25	MT	Clean drainage area in Rayonier parking lot median	8.18.25	8.15.25	19358	
8.12.25	MT	Skirt grasses around Ponder Cir.	8.19.25	8.13.25	19359	
8.12.25	MT	Remove random plant in bed near pond on Floco	8.15.25	8.13.25	19360	

		Wildlight Monthly Tracking Spreadsheet				
Date:	Division:	Issues w\ Notes:	Anticipated Completion Date:	Actual Completion Date:	Issue #	Legend
8.26.25	IRR	Extension: Relocate hosebib below ground and add valve box	8.29.25	8.27.25		MT - Maintenance
8.19.25	IRR	Repair of cracked pipe near pond at Hawthorn Park	8.21.25	8.20.25		ENH - Enhancement
8.18.25	MT	Weed median beds near Lofts buildings along Wildlight Ave.	8.22.25	8.21.25		
8.18.25	MT	Cut back grass and reform the bed line along berm in front of WAWA	8.22.25	8.26.25		
8.18.25	MT	Remove bed weeds in Muhly grass bed in front of Tastys along A1A	8.25.25	8.22.25		
8.18.25	MT	Spray invasive grass and weeds in Skinner gravel parking area	8.25.25	8.21.25		
8.18.25	MT	Rayonier Parking Lot: Clean out debris blocking water flow to drains in parking beds	8.25.25	8.25.25		
8.18.25	MT	Watermain Trail: Re-stake all trees where necessary	8.27.25	8.25.25		
8.26.25	MT	Tinker St: Remove weeds in shrubs and beds near Mocama	8.28.25	8.27.25		
8.26.25	MT	Remove bed weeds at the far entrance of Still Quarters along 200	8.29.25	8.27.25		
8.26.25	MT	Weed Muhly grass beds around pond bank at the end of the Extension	9.1.25	8.28.25		
8.26.25	MT	Spray all weeds on gravel trail between Crosstown and Commerce Park	8.29.25	8.27.25		
8.26.25	MT	Commerce Park: Remove weeds in bed along 200	8.29.25	8.27.25		
8.26.25	MT	Whistling Duck: Remove dead pine tree near gravel parking lot	9.1.25	8.27.25		
8.26.25	MT	Whistling Duck: Prune dead out of yellow Anius shrubs	9.1.25	8.27.25		
8.26.25	MT	Whistling Duck: Remove palm braces	9.1.25	8.27.25		
8.26.25	MT	Whistling Duck: Remove two dead trees, replace with new that are located at Commerce P.	Upcoming Project			
8.26.25	MT	Mow strip of grass on trail next to Del Webb	9.3.25			
8.26.25	MT	Whistling Duck: Remove palm tree stump	Upcoming Project			

Irrigation Systems Routine Inspection Report



Irrigation Systems Routine Inspection Report

Site Name:	Commerce Park Clock	Controller Make/Model:	Hunter ICC2 (IC2-800-pl)
Technician:	Peter	Controller Name:	
Date of Inspection:	8/13/2025	Location:	Behind JEA station

Clock remains off due to weather and

Well pump filter basket is currently being rebuilt

Program A		Start Time:		Run Days:								Total Run Time:	
Program B		Start Time:		Run Days:								Total Run Time:	
Program C		Start Time:		Run Days:								Total Run Time:	

Rain Sensor	
Existing	Operational
Yes	Pass

NECESSARY REPAIRS														
Zone #	Zone Name	Run Time	Type	Plant Type	Pipe Type	Valves			Rotors		Sprays			Noz.
					Pipes	1"	1.5"	2"	6"	12"	4"	6"	12"	QTY
1	JEA station		Spray	Shrubs										
2	JEA station/project trees		Drip	Shrubs										
3	Ncorner (wild works/still quarters)		Spray	Turf										
4	Ncorner (wild works/still quarters)		Drip	Shrubs										
5	N Still Quarters		Spray	Turf										
6	S Still Quarters		Spray	Turf										
7	Scorner (wild works/still quarters)		Drip	Shrubs										
8	Scorner (wild works/still quarters)		Spray	Turf										
9	Main entry		Spray	Shrubs										
10	Walk hwy200/wildworks		Rotor	Shrubs										
11	Walk Hwy 200		Rotor	Shrubs										
12	Walk Hwy 200		Rotor	Shrubs										
13	Wildworks ave(w)		Drip	Shrubs										
14	Wildworks ave(e)		Drip	Shrubs										
15	INTAKE BASKET SELF CLEANING		Spray	HYDRILLA										

Notes:

Site Name:	Crosstown Clock	Controller Make/Model:	Hunter ACC2 (A2C-75D-P)
Technician:	Peter	Controller Name:	
Date of Inspection:	8/13/2025	Location:	on grey wood panel behind crosstown Wildlight entrance

[illegible]



Clock is currently off due to weather but:
PROGRAMS RUN DAILY w/SEASONAL ADJUST @60%
No DRIP/SHRUBS PER ERIC

Will also be put on one program in near future

Irrigation Systems Routine Inspection Report

Site Name:	Floco Clock @ JEA Station	Controller Make/Model:	Hunter ACC2 (A2C-75D-P)
Technician:	Peter	Controller Name:	
Date of Inspection:	8/11/2025	Location:	behind jea station on pole

Prog1(Blocks)-1/5/9 Turf
Prog 2(Blocks)-2/6/10 Turf
Prog3(Blocks)-3/7/11 Turf
Prog 4(Blocks)-4/8 Turf
Prog5(Stations)-3/7/10/14/15/25/27/38/40

Program 1	X	Start Time:	1:00am	Run Days:		Total Run Time	48m
Program 2	X	Start Time:	1:49am	Run Days:		Total Run Time	48m
Program 3	X	Start Time:	2:39am	Run Days:		Total Run Time	48m
Program 4	X	Start Time:	3:34am			Total Run Time	32m
Program 5		Start Time:		NECESSARY REPAIRS			Total Run Time 4:48m

Rain Sensor	
Existing	Operational
Yes	Pass

Zone #	Zone Name	Run Time	Type	Plant Type	Pipe Type	1"	1.5"	2"	6"	12"	4"	6"	12"	Noz.	QTY	Notes:
1	Verge along Floco from Ponder(E)	16m	Spray	Turf	Pipes											
2	Along Floco from Ponder(E)	16m	Rotor	Turf												
3	(S)corner Floco&Sawgrass		Drip	Shrubs												
4	Along Floco from Ponder to Sawgrass	16m	Rotor	Turf												
5	Verge along Floco from Ponder(W)	16m	Spray	Turf												
6	Near clock to Muhly Grass st(E)	16m	Spray	Turf												
7	Near clock to Muhly Grass st Beds(E)		Drip	Shrubs												
8	Verge along Floco from clock to MGst	16m	Spray	Turf												
9	Pond btwn Sawgrass/Slashpine(W)	16m	Rotor	Turf												
10	Pond btwn Sawgrass/Slashpine(W)		Drip	Shrubs												
11	Verge along Floco btwn Saw/Slash(W)	16m	Spray	Turf												
12	Verge along Floco btwn MGst/Sitmdw	16m	Spray	Turf										1		
13	Btwn Sitmdw/MuhlyGrass(E)	16m	Spray	Turf												
14	Btwn Sitmdw/MuhlyGrass(E)		Drip	Shrubs												
15	Slashpine pond tree bubblers		Drip	Shrubs												
16	Verge along Slashpine(W)	16m	Spray	Turf												
17	Saltmeadow Loop Park(E)	16m	Spray	Turf												
18	Verge along Floco from Sitmdw to Sitmdw	16m	Spray	Turf												
19	Saltmeadow Loop Park(E)	16m	Rotor	Turf												
20	Verge along Floco btwn Slash/Curiosity	16m	Spray	Turf												
21	Btwn Slashpine/Curiosity(W)	16m	Rotor	Turf												
22	Btwn Slashpine/Curiosity(W)	16m	Rotor	Turf												
23	Verge along Floco btwn Slash/Curiosity	16m	Spray	Turf												
24	Verge along Floco from Sitmdw/Curiosity	16m	Spray	Turf												
25	Btwn Sitmdw/Curiosity beds(E)		Drip	Shrubs												Repaired flex line cut to stop swamping behind homes on saltmeadow
26	Verge along Floco near end to curios		Spray	Shrubs												
27	Pond/corner Floco/Curiosity(E)		Drip	Shrubs												
28	Corner Floco/Curiosity(W)	16m	Rotor	Turf												
29	Curiosity(S) from Floco towards scho	16m	Spray	Turf												
30	Curiosity(N) from Delwebb entry towards	16m	Spray	Turf												
31	Curiosity(N) from Delwebb entry towards 40c	16m	Spray	Turf												
32	Curiosity(N) front of DWebb by 1st hydr	16m	Spray	Turf												
33	Curiosity(N) front of DWebb by 2nd hydr	16m	Spray	Turf												
34	Curiosity(N) in front DWebb pond to 3rd hydr	16m	Spray	Turf												
35	Curiosity(N) btwn zones 33&34	16m	Spray	Turf												
36	Curiosity(S) along berm btwn Muhly/40c	16m	Spray	Turf												
37	Curiosity(S) in berm btwn Muhly/40c		Spray	Shrubs												
38	Curiosity(S) in berm to Muhly Grass		Drip	Shrubs												
39	Verge along corner MG/Curiosity(S)	16m	Spray	Turf												
40	Corner MG/Curiosity(S)		Drip	Shrubs												
41	Curiosity(S) by pond btwn Floco/MG	16m	Rotor	Turf												
42	Along Curiosity(S) by pond btwn Flo	16m	Spray	Turf												
43	Saltmeadow Loop Park(E)	16m	Spray	Turf												
44	Watermain Trail(W) trees along path		Drip	Shrubs												
45	Watermain Trail(E) 1st half		Drip	Shrubs												
46	Watermain Trail(E) 2nd half		Drip	Shrubs												Cut in drip due to uprooted tree, will replace once tree is straightened



Irrigation Systems Routine Inspection Report

Site Name:	Hawthorne Park Clock	Controller Make/Model:	Hunter ICC2(I2C-800pl)
Technician:	Peter	Controller Name:	
Date of Inspection:	8/12/2025	Location:	On left at main entry on power pole

Clock is currently off due to we

Program would run daily

ALL DRIP/SHRUBS TURNED OFF PER ERIC

60% seasonal adjust

Program A	X	Start Time:	11:00pm	Run Days:	M	T	W	Th	F	Sa	Su	Total Run Time:	48m
Program B		Start Time:		Run Days:								Total Run Time:	
Program C		Start Time:		Run Days:								Total Run Time:	

Rain Sensor	
Existing	Operational
Yes	Pass

Clock is @60% Seasonal Adjust

NECESSARY REPAIRS														
Zone #	Zone Name	Run Time	Type	Plant Type	Pipe Type	Valves			Rotors		Sprays			Noz.
					Pipes	1"	1.5"	2"	6"	12"	4"	6"	12"	QTY
1	Back tree line		Spray	Shrubs										
2	Back tree line		Spray	Shrubs										
3	Cross entry(N side Muhly/bed in front)		Spray	Shrubs										
4	Cross entry(S side Muhly/bed in front)		Spray	Shrubs										
5	WHawParkCir turf btwn sidewalk	8m	Spray	Turf										
6	West pond	16m	Rotor	Turf										
7	Finger island(west)/walk W pond		Spray	Shrubs										
8	Large front bed(west)		Spray	Shrubs									1	
9	Beds along front walk(west)		Spray	Shrubs										
10	Main entry(center/west main bed)		Spray	Shrubs										
11	Main entry		Spray	Shrubs										
12	Front drip along HawParkCir		Drip	Shrubs										
13	East park btwn 338-370	8m	Spray	Turf										
14	Center pond(flowers/muhly)		Spray	Shrubs										
15	turf by park/drip along HawParkCir	8m	Spray	Shrubs										1
16	Main entry(east front bed)		Spray	Shrubs										
17	Large front bed(east)		Spray	Shrubs										
18	Front walk(east)		Spray	Shrubs										
19	island(east)/beds along E HawPa		Spray	Shrubs										
20	Walk by east pond		Spray	Shrubs										
21	Model home turf	8m	Spray	Turf										
22														

Zone still has break on fence line

Broken head on edge of bed from mowers/repai

All drip line on half spray/half drip capped per Chris Hill



Irrigation Systems Routine Inspection Report

Site Name:	Mobility Trail - Sawgrass Clock	Controller Make/Model:	Hunter I Core(IC-600-pl)
Technician:	Peter	Controller Name:	
Date of Inspection:	8/12/2025	Location:	Far meter at start of trail corner of Sawgrass/Pair

Clock currently off due to weather

But normally program would run daily
NO DRIP/SHRUBS PER ERIC

Several valve boxes need sand due to erosion

40% seasonal adjust

Program A	X	Start Time:	2:00am	Run Days:	Su	M	T	W	Th	F	Sa	Total Run Time:	3hr15m
Program B		Start Time:		Run Days:								Total Run Time:	
Program C		Start Time:		Run Days:								Total Run Time:	

Rain Sensor	
Existing	Operational
Yes	Pass

NECESSARY REPAIRS															
		Pipe Type	Valves			Rotors		Sprays			Noz.				
Zone #	Zone Name	Run Time	Type	Plant Type	Pipes	1"	1.5"	2"	6"	12"	4"	6"	12"	QTY	Notes:
1	Palmetto place courtyard loop	8m	Spray	Turf											
2	Palmetto place courtyard loop	8m	Spray	Turf											Sprays hitting shrubs torqued down
3	Edge near mailbox in Sawgrass park	8m	Spray	Turf										2	Rotors(2) and spray(1) in shrub beds capped per Chris Hill
4	Muhly near mailbox in Sawgrass park		Spray	Shrubs											
5	Near mailbox in Sawgrass park	16m	Rotor	Turf											
6	Corner Sweetgum/Sawgrass	8m	Spray	Turf											
7	Sawgrass park	16m	Rotor	Turf											
8	Along trail clockside(behind clock)		Spray	Shrubs											
9	Along trail(behind 223 Sawgrass)		Spray	Shrubs											
10	Along trail(in front of conservation area)	16m	Rotor	Turf											
11	Along trail(clockside)	8m	Spray	Turf											
12	Along trail(clockside)	8m	Spray	Turf											
13	Along trail(conservation area)	16m	Rotor	Turf											
14	Along trail(clockside)	8m	Spray	Turf											
15	Along trail(clockside)	8m	Spray	Turf											
16	Park(end of trail)		Spray	Shrubs											
17	Park(end of trail)		Spray	Shrubs											
18	Park(end of trail)	16m	Rotor	Turf											
19	Park(end of trail) muhly grass	8m	Spray	Turf											Sprays hitting shrubs torqued down
20	Park(end of trail)	16m	Rotor	Turf											Error bad decoder
21	Park(end of trail)		Spray	Shrubs											
22	By blue swing in park(end of trail)	8m	Spray	Turf											
23	End of trail park	16m	Rotor	Turf											
24	Curiosity by Blue Daze		Spray	Shrubs											
25	Curiosity (shrubs)		Drip	Shrubs											
26	Corner(blue daze/curiosity)	8m	Spray	Turf											Sprays hitting shrubs torqued down



Irrigation Systems Routine Inspection Report

Site Name:	Office Condos at Wildlight	Controller Make/Model:	Hunter ICC2 (I2C-800-pl)
Technician:	Peter	Controller Name:	
Date of Inspection:	8/12/2025	Location:	On south side of bldg 600

Program A	X	Start Time:	4:15am	Run Days:								Total Run Time:	1hr4m
Program B	X	Start Time:	10:00pm	Run Days:								Total Run Time:	
Program C		Start Time:		Run Days:								Total Run Time:	

Rain Sensor	
Existing	Operational
Yes	Pass

Clock is currently off due to weather
Normally would run daily except sat
(Farmers Market)
All drip/shrubs off per Eric

NECESSARY REPAIRS														
Zone #	Zone Name	Run Time	Type	Plant Type	Pipe Type	Valves			Rotors		Sprays			Noz.
					Pipes	1"	1.5"	2"	6"	12"	4"	6"	12"	QTY
1	Building 100		Drip	Shrubs										
2	Building 100	8m	Spray	Turf										
3	Building 200	8m	Spray	Turf										
4	Building 300(btw 400)	8m	Spray	Shrubs										
5	Building 300	8m	Spray	Turf										
6	Building 600(rear walkway)	8m	Spray	Turf										
7	Building 600(right half)	8m	Spray	Turf										
8	Building 600(left half)	8m	Spray	Turf										
9	Building 600(parking half/along hg)		Drip	Shrubs										
10	Building 600(left/sign/along grown)		Drip	Shrubs										
11	Parking lot/bldg 400		Drip	Shrubs										
12	Building 600(around)		Drip	Shrubs										
13	Building 500	8m	Spray	Turf										
14	Building 500	20m	Drip	Shrubs										On separate program, watering moved tree daily til established per Alex
15														
16														
17														LAST MONTH INSPECTION SHOWED ZONES 8,12,&14 not responding
18														Zone wiring had been removed from module contacts? Possibly from
19														CNS when they were working on zone 13&14? All is 100% now



Irrigation Systems Routine Inspection Report

Site Name:	Mocama Clock	Controller Make/Model:	Hunter I core(IC-600-pl)
Technician:	Peter	Controller Name:	
Date of Inspection:	8/8/2025	Location:	front of mocama along the roadway

Clock is currently off due to weather

Normally would run daily

All shrubs/muhly has been turned off PER ERIC

60% seasonal adjust

Program A	X	Start Time:	2:00am	Run Days:								Total Run Time:	3hr10m
Program B		Start Time:		Run Days:								Total Run Time:	
Program C		Start Time:		Run Days:								Total Run Time:	

Rain Sensor	
Existing	Operational
Yes	Pass

Clock runs daily@80% seasonal adjust

NECESSARY REPAIRS															
Pipe Type		Valves			Rotors		Sprays				Noz.				
Zone #	Zone Name	Run Time	Type	Plant Type	Pipes	1"	1.5"	2"	6"	12"	4"	6"	12"	QTY	Notes:
1	sprays along left side homegrown	16m	Spray	Turf											
2	ys along left side homegrown, by of	16m	Spray	Turf											Keeping eye on replaced head(making sure there's no line break also)
3	sprays left side floco front of offies	16m	Spray	Turf											
4	sprays left side floco front of offies	16m	Spray	Turf											Sprays hitting shrubs torqued down
5															
6	rays opposite mocama side of tink		Spray	Turf											
7															
8	grass beds next to mocama and ma		Spray	Shrubs											
9	Mocama lawn tinkers side	16m	Spray	Turf											
10	s parking lot behind mocama, by of		Spray	Shrubs											
11															
12															
13															
14	sprays behind clock	16m	Spray	Turf											Sprays hitting shrubs torqued down
15															
16															
17															
18	prays between Mocama and rayonik	16m	Spray	Turf											Sprays hitting shrubs torqued down
19	Sprays behind Mocama muhly grass		Spray	Shrubs											
20	Sprays field behind mocama mp's	32m(MP)	Spray	Turf											Wire path recently rewired due to possible surge
21	sprays parking lot mutly grass by field		Spray	Shrubs											Wire path recently rewired due to possible surge
22	Sprays field behind Mocama mp's	32m(MP)	Spray	Turf										1mp	Wire path recently rewired due to possible surge
23	sprays down floco	16m	Spray	Turf											Wire path recently rewired due to possible surge



CELEBRATING 50 YEARS
1973 2023
the greenery, inc.
— EMPLOYEE OWNED —

Site Name:	Ponder Circle Clock	Controller Make/Model:	Hunter ACC2(AC2-75D-P)
Technician:	Peter	Controller Name:	
Date of Inspection:	8/14/2025	Location:	On wooden panel on N side of ponder cir

Normally would run daily
60% seasonal adjust
All drip/shrubs off per Eric

[illegible]

Rain Sensor	
Existing	Operational
Yes	Pass

[illegible]

[illegible]

[illegible]



Irrigation Systems Routine Inspection Report

Site Name:	UF Roadside	Controller Make/Model:	Rain bird esp-tm2
Technician:	Peter	Controller Name:	
Date of Inspection:	8/8/2025	Location:	Far east side of beds along path

Clock is currently off due to weather

Normally runs daily
60% seasonal adjust

Program A	X	Start Time:	1:00am	Run Days:	M	W	F				Total Run Time:	16m
Program B		Start Time:		Run Days:							Total Run Time:	
Program C		Start Time:		Run Days:							Total Run Time:	

Rain Sensor	
Existing	Operational
Yes	Pass

All drip/shrubs turned off per Eric

NECESSARY REPAIRS														
Pipe Type		Valves			Rotors		Sprays			Noz.				
Zone #	Zone Name	Run Time	Type	Plant Type	Pipes	1"	1.5"	2"	6"	12"	4"	6"	12"	QTY
1	Walkway(NE beds)		Spray	Shrubs										
2	Walkway(N center beds & turf)	8m	Spray	Turf										
3	Walkway(NW beds & turf)	8m	Spray	Turf										

Notes:



Irrigation Systems Routine Inspection Report

Site Name:	Wildlight Ave - Homegrown - Main Entrance	Controller Make/Model:	Hunter ICore(IC-600-pl)
Technician:	Peter	Controller Name:	
Date of Inspection:	8/11/2025	Location:	nd wooden panel corner of homegrown/wildlight

Clock is currently off due to weather

Normally runs daily
60% seasonal adjust

All drip/shrubs turned off per Eric

Program A	X	Start Time:	10:00pm	Run Days:								Total Run Time:	9hr5m
Program B		Start Time:		Run Days:								Total Run Time:	
Program C		Start Time:		Run Days:								Total Run Time:	

Rain Sensor	
Existing	Operational
Yes	Pass

NECESSARY REPAIRS

Zone #	Zone Name	Run Time	Type	Plant Type	Pipe Type	Valves			Rotors		Sprays			Noz.	Notes:
					Pipes	1"	1.5"	2"	6"	12"	4"	6"	12"	QTY	
1	Main entrance(west beds)	8m	Spray	Turf											
2	Main entrance (center island)		Drip	Shrubs											
3	Main entrance (center island)		Spray	Shrubs											
4	Main entrance(east beds)	8m	Spray	Turf									1	1	Broken head(replaced 8-11-25)
5	Main entrance(east beds)	8m	Spray	Turf										1	
6	Main entrance(east beds)		Drip	Shrubs											
7	Corner(hg/wildlight by clock)		Spray	Shrubs											
8	Corner(hg/wildlight by clock)	8m	Spray	Turf											Sprays hitting shrubs torqued down
9	Off														
10	Btwn HG and shops	16m	Rotor	Turf											
11	Homegrown(S sidewalk)	8m	Spray	Turf										1	Sprays hitting shrubs torqued down
12	Corner(hg/floco)		Spray	Shrubs											
13	Floco entrance (west)	8m	Spray	Turf											Drip runs with sprays to bubblers needs to be capped
14	Floco entrance (west)	8m	Spray	Turf											Drip runs with sprays to bubblers needs to be capped
15	Floco entrance (east)	8m	Spray	Turf											Drip runs with sprays to bubblers needs to be capped
16	Floco entrance (east)	8m	Spray	Turf											Drip runs with sprays to bubblers needs to be capped
17	Floco entrance (east)	8m	Spray	Turf											ip needs to be capped, runs with sprays to bubblers) Rotors in zone replaced with s
18	By sign main entrance	8m	Spray	Turf											Sprays hitting shrubs torqued down
19	By sign main entrance		Spray	Shrubs											
20	Sidewalk hwy 200	16m	Rotor	Turf											Adjusted to cover only turf
21	Sidewalk hwy 200	16m	Rotor	Turf											Adjusted to cover only turf
22	Sidewalk hwy 200	16m	Rotor	Turf											Adjusted to cover only turf
23	Parking in front of anejo		Spray	Shrubs											
24	hwalk hwy 200(hwy 200 floco entrar	8m	Spray	Turf											Sprays hitting shrubs torqued down
25	Sidewalk hwy 200	16m	Rotor	Turf											Adjusted to cover only turf
26	hwalk hwy 200(hwy 200 floco entrar	16m	Rotor	Turf											Adjusted to cover only turf
27	Off														
28	Sidewalk (wildlight and hg)	8m	Spray	Turf											Sprays hitting shrubs torqued down
29	Sidewalk corner (wildlight/hg)	8m	Spray	Turf											Sprays hitting shrubs torqued down
30	Sidewalk(hg by Wawa)		Spray	Shrubs											
31	Sidewalk(hg by Wawa)	8m	Spray	Turf											Sprays hitting shrubs torqued down
32	idewalk (corner of daydream and h	8m	Spray	Turf											Sprays hitting shrubs torqued down
33	Daydream by Wawa	8m	Spray	Turf										1	Sprays hitting shrubs torqued down
34	Off														
35	Sidewalk (hwy 200 west)		Rotor	Shrubs											
36	Sidewalk (hwy 200 west)	16m	Rotor	Turf											Adjusted to cover only turf broken rotor(not spinning)
37	Sidewalk (hwy 200 west)	16m	Rotor	Turf											Adjusted to cover only turf
38	Sidewalk (hwy 200 west)	16m	Rotor	Turf											Adjusted to cover only turf



Clock is currently off due to weather Normally runs daily 60% seasonal adjust.

Irrigation Systems Routine Inspection Report

Drip to

Site Name:	Wildlight Ave Extension	Controller Make/Model:	Hunter ACC2 (A2C-75DP)
Technician:	Peter	Controller Name:	
Date of Inspection:	8/12/2025	Location:	End of Wildlight ave across from Exchange

Greenery turf 3-13,17-27
Greenery/BV turf 14,15,16
Bright View zones added 28-59

Spray zones have bubblers also, possibly
cap drip to established trees?

Program 1	X	Start Time:	8:00pm	Run Days:								Total Run Time:	2hr8m
Program 2	X	Start Time:	10:05pm	Run Days:								Total Run Time:	30m
Program 3	X	Start Time:	10:36pm	Run Days:								Total Run Time:	9hr20m
Program 4		Start Time:										Total Run Time:	
Program 5		Start Time:										Total Run Time:	

Rain Sensor	
Existing	Operational
Yes	Pass

NECESSARY REPAIRS

Zone #	Zone Name	Run Time	Type	Plant Type	Pipe Type	Valves			Rotors		Sprays			Noz.	QTY	Notes:
					Pipes	1"	1.5"	2"	6"	12"	4"	6"	12"			
1	By roundabout		Spray	Turf												Off due to construction (capped)
2	Coming from roundabout	16m	Spray	Turf												Capped due to Vallencourt driving over main line capped per Chris Hill
3	Wildlight ave n	16m	Spray	Turf												
4	Wildlight ave n	16m	Spray	Turf												
5	Wildlight ave n	16m	Spray	Turf												
6	Wildlight ave (front of exchange)	16m	Spray	Turf												
7	Wildlight ave (front of exchange)	16m	Spray	Turf												
8	Wildlight ave (front of exchange)	16m	Spray	Turf												
9	Jea Station		Drip	Shrubs												
10	Wildlight ave (past exchange)	16m	Spray	Turf												
11	Wildlight ave (Across Hamlet)	16m	Spray	Turf												
12	Wildlight ave (Across Hamlet)	16m	Spray	Turf												
13	Wildlight ave (Across Hamlet)	16m	Spray	Turf										1		
14	Wildlight ave (Across Hamlet)	30m	Spray	Turf												Zone is running on program 2w/brightview
15	Wildlight ave (n end)	30m	Spray	Turf												Zone is running on program 2w/brightview
16	Wildlight ave (n end)	30m	Spray	Turf												Zone is running on program 2w/brightview
17	Wildlight ave (past Hamlet)	16m	Spray	Turf												
18	Sidewalk (hamlet)	16m	Spray	Turf												
19	Wildlight ave (s)		Drip	Shrubs												
20	Wildlight ave (s)	16m	Spray	Turf												
21	Wildlight ave (s)	16m	Spray	Turf												
22	Wildlight ave (s)	16m	Spray	Turf												
23	Wildlight ave (s)	16m	Spray	Turf												
24	Wildlight ave (s)	16m	Spray	Turf												
25	Muhly (corner curiosity/Wild ave)		Rotor	Shrubs												Off due to construction (capped)
26	Wildlight ave (s)		Spray	Turf												Off due to construction (capped)
27	Muhly (corner curiosity/Wild ave)		Rotor	Turf												Off due to construction (capped)
28	Berm 1st pond	20m	Rotor	Turf												NEW ZONE ADDED BY BRIGHT VIEW turned over 8-8-25
29	es around 1st pond and along Wildl	20m	Drip	Shrubs												NEW ZONE ADDED BY BRIGHT VIEW turned over 8-8-25
30	Along Wildlight by 1st pond	20m	Spray	Turf												NEW ZONE ADDED BY BRIGHT VIEW turned over 8-8-25
31	Berm 1st pond	20m	Rotor	Turf												NEW ZONE ADDED BY BRIGHT VIEW turned over 8-8-25
32	Berm 1st pond	20m	Rotor	Turf												NEW ZONE ADDED BY BRIGHT VIEW turned over 8-8-25
33	Berm 1st pond	20m	Rotor	Turf												NEW ZONE ADDED BY BRIGHT VIEW turned over 8-8-25
34	Along Wildlight by 1st pond	20m	Spray	Turf												NEW ZONE ADDED BY BRIGHT VIEW turned over 8-8-25
35	Along Wildlight by 1st pond	20m	Spray	Turf												NEW ZONE ADDED BY BRIGHT VIEW turned over 8-8-25
36	Along Wildlight by 1st pond	20m	Spray	Turf												NEW ZONE ADDED BY BRIGHT VIEW turned over 8-8-25
37	es around 1st pond and along Wildl	20m	Drip	Shrubs												NEW ZONE ADDED BY BRIGHT VIEW turned over 8-8-25
38	Along Wildlight by 1st pond	20m	Spray	Turf												NEW ZONE ADDED BY BRIGHT VIEW turned over 8-8-25
39	Trees around 1st pond	20m	Drip	Shrubs												NEW ZONE ADDED BY BRIGHT VIEW turned over 8-8-25
40	Berm 1st pond	20m	Rotor	Turf												NEW ZONE ADDED BY BRIGHT VIEW turned over 8-8-25
41	Berm 1st pond	20m	Rotor	Turf												NEW ZONE ADDED BY BRIGHT VIEW turned over 8-8-25
42	Berm 1st pond	20m	Rotor	Turf												NEW ZONE ADDED BY BRIGHT VIEW turned over 8-8-25
43	Berm 1st pond	20m	Rotor	Turf												NEW ZONE ADDED BY BRIGHT VIEW turned over 8-8-25
44	Berm 2nd pond	20m	Rotor	Turf												NEW ZONE ADDED BY BRIGHT VIEW turned over 8-8-25
45	Berm 2nd pond	20m	Rotor	Turf												NEW ZONE ADDED BY BRIGHT VIEW turned over 8-8-25
46	es around 2nd pond and along Wildl	20m	Drip	Shrubs												NEW ZONE ADDED BY BRIGHT VIEW turned over 8-8-25
47	Berm 2nd pond	20m	Rotor	Turf												NEW ZONE ADDED BY BRIGHT VIEW turned over 8-8-25
48	Berm 2nd pond	20m	Rotor	Turf												NEW ZONE ADDED BY BRIGHT VIEW turned over 8-8-25
49	Berm 2nd pond	20m	Rotor	Turf												NEW ZONE ADDED BY BRIGHT VIEW turned over 8-8-25
50	Berm 2nd pond	20m	Rotor	Turf												NEW ZONE ADDED BY BRIGHT VIEW turned over 8-8-25
51	Along Wildlight by 1st pond	20m	Spray	Turf												NEW ZONE ADDED BY BRIGHT VIEW turned over 8-8-25

52	Along Wildlight by 1st pond	20m	Spray	Turf												NEW ZONE ADDED BY BRIGHT VIEW turned over 8-8-25
53	Along Wildlight by 1st pond	20m	Spray	Turf												NEW ZONE ADDED BY BRIGHT VIEW turned over 8-8-25
54	Along Wildlight by 2nd pond	20m	Spray	Turf												NEW ZONE ADDED BY BRIGHT VIEW turned over 8-8-25
55	Trees around 2nd pond	20m	Drip	Shrubs												NEW ZONE ADDED BY BRIGHT VIEW turned over 8-8-25
56	Along Wildlight by 2nd pond	20m	Spray	Turf												NEW ZONE ADDED BY BRIGHT VIEW turned over 8-8-25
57	Along Wildlight by 2nd pond	20m	Spray	Turf												NEW ZONE ADDED BY BRIGHT VIEW turned over 8-8-25
58	Along Wildlight by 2nd pond	20m	Spray	Turf												NEW ZONE ADDED BY BRIGHT VIEW turned over 8-8-25
59	Trees around 2nd pond	20m	Drip	Shrubs												NEW ZONE ADDED BY BRIGHT VIEW turned over 8-8-25
																NEW ZONE ADDED BY BRIGHT VIEW turned over 8-8-25
																NEW ZONE ADDED BY BRIGHT VIEW turned over 8-8-25
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**EAST NASSAU
STEWARDSHIP DISTRICT**

**STAFF
REPORTS E**

EAST NASSAU STEWARDSHIP DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Fernandina Beach Municipal Airport, 700 Airport Road, Fernandina Beach, Florida 32034</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 16, 2025	Regular Meeting	10:30 AM
November 20, 2025	Regular Meeting	10:30 AM
December 18, 2025	Regular Meeting	12:00 PM
January 15, 2026	Regular Meeting	10:00 AM
February 19, 2026	Regular Meeting	10:30 AM
March 19, 2026	Regular Meeting	10:30 AM
April 16, 2026	Regular Meeting	10:30 AM
May 21, 2026	Regular Meeting	10:30 AM
June 18, 2026	Regular Meeting	10:30 AM
July 16, 2026	Regular Meeting	10:30 AM
August 20, 2026	Regular Meeting	10:30 AM
September 17, 2026	Regular Meeting	10:30 AM