

**EAST NASSAU
STEWARDSHIP
DISTRICT**

November 20, 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
<https://eastnassausd.net/>

November 13, 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 November 20, 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 September 30, 2025
 - B. Approval of October 16, 2025 Regular Meeting Minutes
 - C. Ratification Item(s)
 - I. ~~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~~
 - II. ~~Nassau County Special Warranty Deed [Roundabout Installation at Wildlight Avenue and Curiosity Avenue]~~
 - III. ~~Rogers Pavement Maintenance, Inc. Agreement for Pavement Marker Installation Services~~
 - IV. Wildlight, LLC Corrective Special Warranty Deed
 - V. Notice of Close Out of Prior Demand Letter to The Greenery of North Florida, Inc.

6. Consideration of Goals and Objectives [Performance Measures/Standards & Annual Reporting Form October 1, 2024 – September 30, 2025]
7. Consideration of Wildlight LLC Assignment of Plat Dedication
8. Consideration of Request for Partial Requisition for Wildlight PDP 3 Pod 4 South and Pod 5 North - Right-of-Ways, Landscape and Pond Tracts and Related Improvements [Wildlight Ave., Crosstown Blvd., Linger Longer Ave.]
9. Consideration of ASH Signs, Inc. D/B/A FastSigns Agreement for Sign Installation Services [Riverbluff – Phase 1]
10. Consideration of Resolution 2026-02, Designating a Date, Time and Location for a Landowners' Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date [November 3, 2026 - Seats 3 & 4]
11. Consideration of Partial Release of Collateral Assignment and Assumption of Development Rights Series 2025 Bonds
12. Consideration of Partial Assignment of True-Up Agreement Series 2025 Special Assessments [PDP#4 Series 2025 Project]
13. Consideration of Resolution 2026-03, Electing Officer(s) of the District and Providing for an Effective Date [Felix Rodriguez]
14. Consideration of Resolution 2026-04, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Amended and Restated Rules of Procedure; and Providing an Effective Date
15. Development Update/Staff Report
 - A. Developer Representative
 - B. District Counsel: *Kutak Rock LLP*
 - C. District Engineer: *England-Thims & Miller, Inc.*
 - D. Field Operations: *CCMC*
 - I. MUP Access to Del Webb
 - E. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: December 18, 2025 at 10:30 AM

○ QUORUM CHECK

SEAT 1	MIKE HAHAJ	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	ROB FANCHER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	TOMMY JINKS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	JAIME NORTHRUP	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	ALLISON GROOMES	☐ IN PERSON	☐ PHONE	☐ NO

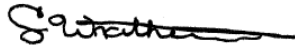
15. Board Members' Comments/Requests

16. Public Comment

17. 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
SEPTEMBER 30, 2025**

**EAST NASSAU STEWARDSHIP DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 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**	Debt Service Fund PDP#4 2025**	Capital Projects Fund 2018	Capital Projects Fund 2021	Capital Projects Fund WVP 3 2024**	Capital Projects Fund PDP4 BAN**	Capital Projects Fund PDP#4 2025**	Capital Projects Fund PDP#4 2025-NEW SERIES 2024**	Capital Projects Fund Mobility Fee	Total Governmental Funds
ASSETS																		
Cash	\$ 461,990	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 461,990
SunTrust debit	2,344	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,344
Bank United - MMA	99,988	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	99,988
Bank United - ICS	638,070	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	638,070
Investments																		
Revenue	-	-	-	-	195,220	319,231	-	29,158	-	-	-	-	-	-	-	-	-	543,609
Reserve	-	-	-	-	156,284	337,200	-	585,750	8,971	3,896,782	-	-	-	-	-	-	-	4,984,987
Capitalized interest	-	-	-	-	-	-	-	252,287	4,799	3,821,174	-	-	-	-	-	-	-	4,078,260
Prepayment	-	-	-	-	-	17,353	-	-	31	-	-	-	-	-	-	-	-	17,384
Construction	-	-	-	-	-	-	-	-	-	-	2,260	78,026	1,083,405	(1,162,241)	16,673,431	18,731,231	-	35,406,112
Construction reserve: Wildlight Ave*	-	-	-	-	-	-	-	-	-	-	-	385,877	-	-	-	-	-	385,877
Cost of issuance	-	-	-	-	-	-	-	-	-	17,449	-	-	-	-	-	-	-	17,449
Due from FPL 2022	-	1,813	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,813
Due from Wildlight LLC	6,571	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,571
Due from Wildlight Residential	-	161,065	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	161,065
Due from Wildlight Commercial	-	59,580	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	59,580
Due from general fund	-	655,104	-	234,069	-	-	-	-	-	-	-	-	-	-	-	-	-	889,173
Due from CPF PDP4 2024	-	-	-	-	-	-	-	-	-	-	-	-	6,510	-	-	-	-	6,510
Due from other	-	-	-	-	-	-	-	-	-	-	-	-	-	631	-	-	-	631
Security deposit	3,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,000
Utility deposits	-	350	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	350
Prepaid expenses	19,435	15,070	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	34,505
Total assets	\$ 1,231,398	\$ 892,982	\$ -	\$ 234,069	\$ 351,504	\$ 673,784	\$ -	\$ 867,195	\$ 13,801	\$ 7,735,405	\$ 2,260	\$ 463,903	\$ 1,089,915	\$ (1,161,610)	\$ 16,673,431	\$ 18,731,231	\$ -	\$ 47,799,268
LIABILITIES AND FUND BALANCES																		
Liabilities:																		
Accounts payable	\$ 8,614	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,114
Accounts payable-on-site	535	38,130	-	3,433	-	-	-	-	-	-	-	-	-	-	-	-	-	42,098
Contracts payable	-	-	-	-	-	-	-	-	-	-	-	-	-	968,351	-	-	-	968,351
Retainage payable	-	-	-	-	-	-	-	-	-	-	-	-	115,393	580,081	-	-	-	695,474
Due to Wildlight LLC	-	1,291	-	-	-	-	28,496	-	-	-	-	-	-	-	-	-	-	29,787
Due to special revenue fund - DSAP #1	655,103	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	655,103
Due to special revenue fund - Commerce Park	234,069	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	234,069
Due to capital projects fund 2024 WVP3	-	-	-	-	-	-	-	-	-	-	-	-	-	6,510	-	-	-	6,510
Landowner advance	6,500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,500
Total liabilities	904,821	39,921	-	3,433	-	-	28,496	-	-	-	-	-	115,393	1,554,942	-	-	-	2,647,006
DEFERRED INFLOWS OF RESOURCES																		
Deferred receipts	6,571	127,836	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	134,407
Total deferred inflows of resources	6,571	127,836	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	134,407
Fund balances:																		
Restricted for:																		
Debt service	-	-	-	-	351,504	673,784	(28,496)	867,195	13,801	7,735,405	-	-	-	-	-	-	-	9,613,193
Capital projects	-	-	-	-	-	-	-	-	-	-	2,260	463,903	974,522	(2,716,552)	16,673,431	18,731,231	-	34,128,795
Assigned																		
3 months working capital	157,722	395,364	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	553,086
Disaster recovery	-	75,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	75,000
Unassigned	162,284	254,861	-	230,636	-	-	-	-	-	-	-	-	-	-	-	-	-	647,781
Total fund balances	320,006	725,225	-	230,636	351,504	673,784	(28,496)	867,195	13,801	7,735,405	2,260	463,903	974,522	(2,716,552)	16,673,431	18,731,231	-	45,017,855
Total liabilities, deferred inflows of resources and fund balances	\$ 1,231,398	\$ 892,982	\$ -	\$ 234,069	\$ 351,504	\$ 673,784	\$ -	\$ 867,195	\$ 13,801	\$ 7,735,405	\$ 2,260	\$ 463,903	\$ 1,089,915	\$ (1,161,610)	\$ 16,673,431	\$ 18,731,231	\$ -	\$ 47,799,268
Total liabilities and fund balances	\$ 1,231,398	\$ 892,982	\$ -	\$ 234,069	\$ 351,504	\$ 673,784	\$ -	\$ 867,195	\$ 13,801	\$ 7,735,405	\$ 2,260	\$ 463,903	\$ 1,089,915	\$ (1,161,610)	\$ 16,673,431	\$ 18,731,231	\$ -	\$ 47,799,268

**Statement not received in time for financial statement preparation.

*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 SEPTEMBER 30, 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	1,889	37,526	-	N/A
Total revenues	<u>1,889</u>	<u>573,644</u>	<u>734,415</u>	78%
EXPENDITURES				
Professional & administrative				
District engineer	8,002	37,078	16,000	232%
Traffic calming analysis	-	-	40,000	0%
District map portal	-	-	50,000	0%
General counsel	9,213	66,980	100,000	67%
UF environmental	-	-	20,000	0%
District manager	4,583	55,000	55,000	100%
Audit	-	6,400	7,000	91%
Postage	82	743	750	99%
Printing and binding	83	1,000	1,000	100%
Insurance - GL, POL	-	13,883	17,000	82%
Legal advertising	-	24,821	6,500	382%
Miscellaneous - bank charges	69	934	1,000	93%
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	-	7,443	170,460	4%
Contingencies	880	1,040	10,000	10%
Total professional & administrative	<u>22,912</u>	<u>219,694</u>	<u>501,855</u>	44%
Field operations				
On-site management	-	8,270	12,000	69%
Office lease	4,306	51,511	53,274	97%
Office utilities	1,070	9,159	7,250	126%
Office janitorial	-	-	2,600	0%
Office supplies	-	967	1,000	97%
Total field operations	<u>5,376</u>	<u>69,907</u>	<u>76,124</u>	
Other fees & charges				
Property appraiser and tax collector	-	1,834	1,908	96%
Total other fees & charges	<u>-</u>	<u>1,834</u>	<u>1,908</u>	96%
Total expenditures	<u>28,288</u>	<u>291,435</u>	<u>579,887</u>	50%
Excess/(deficiency) of revenues over/(under) expenditures	(26,399)	282,209	154,528	
Fund balances - beginning	346,405	37,797	71,208	
Fund balances - ending				
Assigned:				
3 months working capital	157,722	157,722	157,722	
Unassigned	162,284	162,284	68,014	
Fund balances - ending	<u>\$ 320,006</u>	<u>\$ 320,006</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 SEPTEMBER 30, 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	61,524	208,813	192,878	108%
Landscape & irrigation cost share: WCA	24,705	78,049	80,278	97%
Wildlight residential association cost share: OL	2,842	5,737	-	N/A
Wildlight residential association cost share: OU	709	2,872	-	N/A
Wildlight commercial association cost share: OL	2,842	5,737	-	N/A
Wildlight commercial association cost share: OU	709	2,872	-	N/A
Total revenues	<u>93,331</u>	<u>1,319,034</u>	<u>1,278,649</u>	103%
EXPENDITURES				
Professional & administration				
Administration and accounting	\$ 1,250	\$ 15,000	\$ 15,000	100%
Debt service fund accounting: series 2018	625	7,500	7,500	100%
Debt service fund accounting: series 2021	625	7,500	7,500	100%
Debt service fund accounting: series 2024	625	7,500	7,500	100%
Arbitrage rebate calculation	500	500	1,000	50%
Dissemination agent	250	3,000	3,000	100%
Trustee (series 2018 bonds)	-	4,246	4,500	94%
Trustee (series 2021 bonds)	-	4,246	4,500	94%
Trustee (series 2024 bonds)	-	4,246	4,500	94%
Total professional & administration	<u>3,875</u>	<u>53,738</u>	<u>55,000</u>	98%
Field operations				
Onsite staffing	20,436	106,626	112,000	95%
Wetland and conservation maintenance	-	-	10,000	0%
Landscape & irrigation maintenance	79,825	959,409	772,610	124%
Lake/pond maintenance	2,026	24,529	23,215	106%
Trail & boardwalk maintenance	-	-	18,000	0%
Playground Inspections	-	-	1,600	0%
Pest control	-	-	1,000	0%
Street cleaning	-	-	12,000	0%
Street light lease	19,333	94,836	64,100	148%
Repairs & maintenance	1,985	15,333	20,000	77%
Repairs & maintenance - roadways	3,318	8,317	150,000	6%
Electricity	104	934	1,500	62%
Irrigation (potable)	10,506	74,583	65,300	114%
Landscape replacement	3,452	62,566	120,600	52%
Parts & supplies	-	2,818	3,000	94%
Contingency	-	-	30,000	0%
Insurance	-	16,842	25,000	67%
Total field operations	<u>140,985</u>	<u>1,366,793</u>	<u>1,429,925</u>	96%
Other fees & charges				
Property appraiser and tax collector	-	18,836	21,531	87%
Total other fees & charges	<u>-</u>	<u>18,836</u>	<u>21,531</u>	87%
Total expenditures	<u>144,860</u>	<u>1,439,367</u>	<u>1,506,456</u>	96%
Excess/(deficiency) of revenues over/(under) expenditures	(51,529)	(120,333)	(227,807)	
Fund balances - beginning	776,754	845,558	612,358	
Assigned:				
3 months working capital	395,364	395,364	395,364	
Disaster recovery	75,000	75,000	75,000	
Unassigned	254,861	254,861	(85,813)	
Fund balances - ending	<u>\$ 725,225</u>	<u>\$ 725,225</u>	<u>\$ 384,551</u>	

**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 SEPTEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 1,292	\$ 12,917	\$ 21,000	62%
Total revenues	<u>1,292</u>	<u>12,917</u>	<u>21,000</u>	62%
EXPENDITURES				
Professional & administration				
Debt service fund accounting: series 2024	1,042	10,417	12,500	83%
Contingency	-	-	500	0%
Arbitrage rebate calculation	-	-	500	0%
Dissemination agent	250	2,500	3,000	83%
Trustee (series 2024 bonds)	-	-	4,500	0%
Total expenditures	<u>1,292</u>	<u>12,917</u>	<u>21,000</u>	62%
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 SEPTEMBER 30, 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	2,000	10,730	17,000	63%
Administration and accounting	208	2,708	2,500	108%
Wetland and conservation maintenance	-	-	5,000	0%
Landscape & irrigation maintenance	7,849	100,934	94,692	107%
Lake maintenance	-	-	8,522	0%
Pest control	-	-	500	0%
Street cleaning	-	-	4,200	0%
Street light lease	2,587	15,402	16,800	92%
Repairs & maintenance	-	-	5,000	0%
Electricity	283	1,278	3,600	36%
Landscape replacement	-	-	13,650	0%
Parts & supplies	-	-	1,500	0%
Contingency	-	-	250	0%
Total expenditures	12,927	131,052	173,214	76%
Other fees & charges				
Property appraiser and tax collector	-	5,054	5,305	95%
Total other fees & charges	-	5,054	5,305	95%
Total expenditures	12,927	136,106	178,519	76%
Excess/(deficiency) of revenues over/(under) expenditures	(12,927)	43,366	14	
Fund balances - beginning	243,563	187,270	137,049	
Fund balances - ending				
Assigned:				
3 months working capital	44,630	44,630	44,630	
Unassigned	186,006	186,006	92,433	
Fund balances - ending	\$ 230,636	\$ 230,636	\$ 137,063	

**EAST NASSAU STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2018
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll - net	\$ -	\$ 319,376	\$ 333,026	96%
Interest	1,164	15,706	-	N/A
Total revenues	<u>1,164</u>	<u>335,082</u>	<u>333,026</u>	101%
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	1,164	16,243	8,736	
Net change in fund balances	1,164	16,243	8,736	
Fund balances - beginning	<u>350,340</u>	<u>335,261</u>	<u>327,978</u>	
Fund balances - ending	<u><u>\$ 351,504</u></u>	<u><u>\$ 351,504</u></u>	<u><u>\$ 336,714</u></u>	

**EAST NASSAU STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2021
FOR THE PERIOD ENDED SEPTEMBER 30, 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	-	N/A
Interest	2,231	29,628	-	N/A
Total revenues	<u>2,231</u>	<u>722,324</u>	<u>674,340</u>	107%
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%
Net change in fund balances	2,231	35,704	(14,497)	
Fund balances - beginning	671,553	638,080	821,274	
Fund balances - ending	<u>\$ 673,784</u>	<u>\$ 673,784</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 SEPTEMBER 30, 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 SEPTEMBER 30, 2025**

	Current Month	Year to Date
REVENUES		
Interest	\$ 3,095	\$ 45,254
Total revenues	<u>3,095</u>	<u>45,254</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	3,095	(308,505)
OTHER FINANCING SOURCES/(USES)		
Transfers out	-	(6,470)
Total other financing sources/(uses)	<u>-</u>	<u>(6,470)</u>
Net change in fund balances	3,095	(314,975)
Fund balance - beginning	864,100	1,182,170
Fund balance - ending	<u>\$ 867,195</u>	<u>\$ 867,195</u>

**EAST NASSAU STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND PDP4 BAN
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Interest	\$ 5,088	\$ 84,685	-	N/A
Total revenues	5,088	84,685	-	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	-	1,352,893	1,358,843	100%
Excess/(deficiency) of revenues over/(under) expenditures	5,088	(1,268,208)	(1,358,843)	
OTHER FINANCING SOURCES/(USES)				
Transfers out	-	(2,439,334)	-	N/A
Receipt of BAN proceeds	-	3,721,343	3,721,343	100%
Total other financing sources/(uses)	-	1,282,009	3,721,343	34%
Net change in fund balances	5,088	13,801	2,362,500	
Fund balance - beginning	8,713	-	-	
Fund balance - ending	\$ 13,801	\$ 13,801	\$ 2,362,500	

**EAST NASSAU STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES PDP#4 2025
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year to Date
REVENUES		
Interest	\$ 11,625	\$ 11,625
Total revenues	<u>11,625</u>	<u>11,625</u>
EXPENDITURES		
Cost of issuance	-	238,715
Total expenditures	<u>-</u>	<u>238,715</u>
Excess/(deficiency) of revenues over/(under) expenditures	11,625	(227,090)
OTHER FINANCING SOURCES/(USES)		
Transfers in	-	2,431,640
Receipt of bond proceeds	-	36,821,579
Pmt to refunding escrow	-	(30,472,500)
Original issue discount	-	(16,174)
Underwriter's discount	-	(802,050)
Total other financing sources/(uses)	<u>-</u>	<u>7,962,495</u>
Net change in fund balances	11,625	7,735,405
Fund balance - beginning	<u>7,723,780</u>	-
Fund balance - ending	<u><u>\$ 7,735,405</u></u>	<u><u>\$ 7,735,405</u></u>

**EAST NASSAU STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2018
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 8	\$ 91
Total revenues	<u>8</u>	<u>91</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	8	91
Net change in fund balances	8	91
Fund balances - beginning	2,252	2,169
Fund balances - ending	<u><u>\$ 2,260</u></u>	<u><u>\$ 2,260</u></u>

**EAST NASSAU STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2021
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 1,536	\$ 18,622
Total revenues	<u>1,536</u>	<u>18,622</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	1,536	18,622
Net change in fund balances	1,536	18,622
Fund balances - beginning	462,367	445,281
Fund balances - ending	<u><u>\$ 463,903</u></u>	<u><u>\$ 463,903</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 SEPTEMBER 30, 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
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2024 WVP 3
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year to Date
REVENUES		
Interest	\$ 4,043	\$ 146,965
Total revenues	<u>4,043</u>	<u>146,965</u>
EXPENDITURES		
Capital outlay	<u>1,077</u>	<u>4,284,715</u>
Total expenditures	<u>1,077</u>	<u>4,284,715</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	2,966	(4,131,280)
Fund balances - beginning	<u>971,556</u>	<u>5,105,802</u>
Fund balances - ending	<u><u>\$ 974,522</u></u>	<u><u>\$ 974,522</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 SEPTEMBER 30, 2025**

	Current Month	Year to Date
REVENUES		
Interest	\$ 36,405	\$ 713,921
Total revenues	<u>36,405</u>	<u>713,921</u>
EXPENDITURES		
Capital outlay	-	11,005,912
Total expenditures	<u>-</u>	<u>11,005,912</u>
OTHER FINANCING SOURCES/(USES)		
Transfers in	-	7,694
Transfers out	-	(18,704,932)
Receipt of BAN proceeds	-	26,278,657
Total other financing sources/(uses)	<u>-</u>	<u>7,581,419</u>
Net change in fund balances	36,405	(2,710,572)
Fund balances - beginning	<u>(2,752,957)</u>	<u>(5,980)</u>
Fund balances - ending	<u><u>\$ (2,716,552)</u></u>	<u><u>\$ (2,716,552)</u></u>

**EAST NASSAU STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND PDP#4 SERIES 2025
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year to Date
REVENUES		
Interest	\$ 25,010	\$ 25,010
Total revenues	<u>25,010</u>	<u>25,010</u>
EXPENDITURES		
Capital outlay	-	-
Total expenditures	<u>-</u>	<u>-</u>
OTHER FINANCING SOURCES/(USES)		
Receipt of bond proceeds	-	16,648,421
Total other financing sources/(uses)	<u>-</u>	<u>16,648,421</u>
Net change in fund balances	25,010	16,673,431
Fund balances - beginning	16,648,421	-
Fund balances - ending	<u><u>\$ 16,673,431</u></u>	<u><u>\$ 16,673,431</u></u>

**EAST NASSAU STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND PDP#4 SERIES 2025 - NEW SERIES 2024
FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

	Current Month	Year to Date
REVENUES		
Interest	\$ 26,298	\$ 26,298
Total revenues	<u>26,298</u>	<u>26,298</u>
EXPENDITURES		
Capital outlay	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
OTHER FINANCING SOURCES/(USES)		
Transfers in	<u>-</u>	18,704,933
Total other financing sources/(uses)	<u>-</u>	<u>18,704,933</u>
Net change in fund balances	26,298	18,731,231
Fund balances - beginning	<u>18,704,933</u>	<u>-</u>
Fund balances - ending	<u><u>\$ 18,731,231</u></u>	<u><u>\$ 18,731,231</u></u>

**EAST NASSAU
STEWARDSHIP DISTRICT**

MINUTES

DRAFT

**MINUTES OF MEETING
EAST NASSAU STEWARDSHIP DISTRICT**

The Board of Supervisors of the East Nassau Stewardship District held a Regular Meeting on October 16, 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
Rob Fancher	Assistant Secretary
Jaime Nortrup	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Felix Rodriguez	Wrathell, Hunt and Associates, LLC
Michelle Rigoni	District Counsel
Zach Brecht	District Engineer
Carol Brown	Landowner Representative
Todd Haskett	Property Manager
Eric Myrick	The Greenery
Roy Grantham	The Greenery
Felecia Healey	Resident

DUE TO NOISE AT THE MEETING LOCATION, MANY COMMENTS WERE INAUDIBLE AND PORTIONS OF THE MINUTES WERE TRANSCRIBED FROM THE MEETING NOTES.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Torres called the meeting to order at 10:31 a.m.

SECOND ORDER OF BUSINESS

Roll Call

All Supervisors were present.

THIRD ORDER OF BUSINESS

Chairman's Opening Remarks

Mr. Hahaj thanked everyone for attending the meeting.

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. Acceptance of Unaudited Financial Statements as of August 31, 2025

B. Approval of September 18, 2025 Regular Meeting Minutes

C. Ratification Item(s)

I. Vallencourt Construction Co., Inc. Construction Agreement [Riverbluff Parkway Phases II and III]

II. Acquisition of Hawthorn Park Tracts, Rights of Way and Related Improvements

III. Signage Easement Agreements

a. WTC North SBRC, LLC and WTC North DGS, LLC (aka “Skinner”)

b. Property Management Support, Inc. as Trustee of Low Country Land Trust [Crossings at Wildlight]

IV. ASH Signs, Inc. D/B/A Fastsigns Agreements for Sign Installation Services [Chester Road]

V. Acquisition of Wildlight PDP 3 and Pod 4 South and Pod 5 North - Right of Ways, Landscape and Pond Tracts and Related improvement

On MOTION by Ms. Groomes and seconded by Ms. Northrup, with all in favor, the Unaudited Financial Statements as of August 31, 2025, were accepted; the September 18, 2025 Regular Meeting Minutes, as presented, were approved; and Ratification Items 5CI through 5CV, were ratified.

SIXTH ORDER OF BUSINESS**Discussion: The Greenery’s Landscaping Deficiencies**

Mr. Torres noted that there is no backup for this item in the agenda. He recalled the Board’s previous discussions of The Greenery’s performance deficiencies reported by Staff and stated that District Counsel prepared and sent a Demand Letter to The Greenery. The Greenery entered into an initial Agreement with the District on October 1, 2023; the Agreement will expire

on September 30, 2026, unless extended. At the Board's request, representatives from The Greenery are present to address the letter and issues.

Ms. Rigoni stated that the Demand Letter was based on the Deficiency Report prepared by Mr. Haskett and the field team.

Mr. Myrick stated he believes the deficiencies were discussed in The Greenery's weekly meeting with Mr. Haskett and Mr. Kintz the week before the Demand Letter was received and some clarifications were made at that time. A report sent by Client Relationship Manager Brady Reed addressing the status of punchlist items indicated that over 50% of items were addressed, to some extent, and additional work was done to ensure that items were addressed adequately. He believes that the deficiencies have been addressed and everything is back up to standard. A meeting with Mr. Haskett and others is scheduled for Tuesday, October 21, 2025, to review the items one by one and hopefully resolve these matters.

Mr. Hahaj thanked Mr. Myrick and Mr. Grantham for attending and for their attention to the issues.

Mr. Haskett stated he appreciates the efforts so far. He agrees that the punchlist is more than 50% complete and that discrepancies were addressed quickly. He looks forward to the walkthrough on Tuesday and noted that significant improvements in the appearance and condition of the landscape were observed so far.

Discussion ensued regarding the need to improve communication to avoid the need for demand or legal letters, how to ensure that small items are addressed promptly, how to ensure that the list does not get so long, The Greenery's internal recordkeeping system which tracks deficiencies and includes pictures, resolution of deficiencies, the roles and tracking methods of the on-site Production Supervisor and Production Manager, and Production Maps to be provided upon request.

Mr. Hahaj stated the intent of the Demand Letter was to ensure that concerns are addressed and to improve the client-vendor relationship. He suggested regular check-ins for updates.

A representative of The Greenery will attend future Board meetings.

SEVENTH ORDER OF BUSINESS**Consideration of Revised Pre-Qualification
Criteria and Package**

Mr. Torres stated that, while a Resolution was approved authorizing the Request for Qualifications (RFQ) for Landscape and Irrigation Maintenance Services, the Board wanted to have further discussion about the Pre-Qualification Criteria and Package after Ms. Rigoni's edits.

Ms. Rigoni discussed the pre-qualification and the RFQ processes and presented the Revised Pre-Qualification Criteria and Package, which includes edits requested at the last meeting. Language was added to preserve flexibility for the Board to go out for Requests for Proposals (RFP) in the future and to break out the scope of the award when necessary.

Discussion ensued regarding the need for the RFP process if the contract exceeds the \$195,000 threshold, breaking out the scope of the award, and development and use of the pre-qualified list.

The Board directed Mr. Jinks to work with Staff to finalize the scope.

EIGHTH ORDER OF BUSINESS

Update: Roadway Striping Project

- Consideration of Rogers Pavement Maintenance, Inc. Proposal #107092c**

Mr. Haskett presented Rogers Pavement Maintenance, Inc. Proposal #107092c for roadway striping. Neither Vallencourt nor First Coast Paving bid on the project. He recommended approving the proposal in the amount of \$28,820, and stated that, with \$50,000 budgeted for roadway maintenance, it would leave approximately \$20,000 for the remainder of the year.

Ms. Rigoni explained the need to clarify roadway ownership and consider a Cost Share Agreement. Mr. Haskett identified one such area and noted the need for further clarification. Ms. Rigoni stated the Form of Agreement typically requests a one-year labor warranty.

On MOTION by Mr. Jinks and seconded by Mr. Hahaj, with all in favor, Rogers Pavement Maintenance, Inc. Proposal #107092c, in a not-to-exceed amount of \$28,820, subject to ensuring the Cost Share between the District and the Commercial Association is accurate, was approved.

NINTH ORDER OF BUSINESS

Discussion/Consideration: Resident Request for Streetlight Removal [390 Muhly Grass Street]

- Related Engineering/Easement Considerations**

Mr. Torres presented the resident's request to remove a streetlight from the easement on her property in order to extend her current fence. Each Staff member has reviewed the

request. From a District Management perspective, there is concern about setting a precedent.

Mr. Torres stated that the District does not own the light, Florida Power & Light (FPL) owns it.

Mr. Haskett stated the HOA forwarded the request, and that the homeowner was willing to pay the \$2,000 associated with removing the streetlight, but not the \$4,000 to relocate it. The HOA already approved extension of the fence. He is unsure what effect removing the pole would have upon lighting.

Mr. Brecht stated that, from an Engineering standpoint, written approval from the County is needed to remove the streetlight. Removing one streetlight could create a deficit in photometric lighting requirements for the sidewalk and roadway, which would require a study and approval from the County. He noted that expanding the fence would encroach on the 10' FPL Easement and recommended the District obtain approval from FPL but an approval would likely state if FPL needs to remove the fence, it would be replaced at the homeowner's expense.

Mr. Hahaj believes that removing the streetlight is not an option and, while relocating it could be an option, the homeowner is not willing to pay for relocation.

Ms. Rigoni stated the District is under contract with FPL and this type of request would require assurance that the homeowner would pay all associated costs, as the expense would not be a good use of District funds.

Discussion ensued regarding potential issues if homeowners encroach on the FPL Easement and the need for the HOA to be aware of easements when considering requests.

Mr. Torres will work with Ms. Rigoni and a letter will be sent advising the resident of the outcome.

TENTH ORDER OF BUSINESS

Update: FPL Status of Leaning Streetlight

Mr. Haskett stated the FPL streetlight that was damaged by a vehicle in July is still leaning despite multiple requests for service. While FPL indicated that it would be addressed on Monday, the problem has not been resolved despite it being scheduled for repair several times.

Discussion ensued about having Ms. Rigoni send a letter to FPL if the promised repairs are not performed. The area is cordoned off for safety but the streetlight is not in danger of falling.

On MOTION by Ms. Groomes and seconded by Mr. Hahaj, with all in favor, directing District Counsel to send a legal letter to FPL if the scheduled repair is not completed, was approved.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-01, Amending Resolution 2025-26, Which Levied and Imposed an Annual Operations and Maintenance Special Assessment for the Fiscal Year Beginning October 1, 2025, Amending Direct Bill Debt Assessment Schedule; and Addressing Conflicts, Severability and an Effective Date

Mr. Torres presented Resolution 2026-01. This Resolution reschedules payments to align with the District's existing payment schedule.

On MOTION by Mr. Hahaj and seconded by Mr. Jinks, with all in favor, Resolution 2026-01, Amending Resolution 2025-26, Which Levied and Imposed an Annual Operations and Maintenance Special Assessment for the Fiscal Year Beginning October 1, 2025, Amending Direct Bill Debt Assessment Schedule; and Addressing Conflicts, Severability and an Effective Date, was adopted.

TWELFTH ORDER OF BUSINESS

Development Update/Staff Reports

A. Developer Representative

There was no report.

B. District Counsel: Kutak Rock LLP

Ms. Rigoni stated that her firm can provide a four-hour ethics training session in advance of the December 31, 2025 deadline if the Board is still interested. The Memorandum circulated with the Legislative update includes information on free online course options. The consensus was that Board Members will complete the requirement individually this year.

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

Mr. Brecht provided a roadway construction update and stated that the roundabouts are progressing nicely; the project will hopefully be finished next year. The first direct purchased shipment of storm material was received and, going forward, Change Orders and Requisitions will reflect tax exempt status.

D. Field Operations: CCMC

Mr. Haskett presented the September 2025 Field Operations Report.

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

Mr. Torres proposed rescheduling the March 19, 2026 meeting to March 26, 2026, due to a meeting location conflict.

On MOTION by Ms. Groomes and seconded by Ms. Northrup, with all in favor, rescheduling the March 19, 2026 meeting to March 26, 2026, was approved.

- NEXT MEETING DATE: November 20, 2025 at 10:30 AM

- QUORUM CHECK

THIRTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

FOURTEENTH ORDER OF BUSINESS

Public Comments

Felecia Healey, a Del Webb resident, stated she met with Mr. Haskett and Becca this week to express resident concerns about kids on e-bikes trespassing on Del Webb property and damaging pickleball courts, as evidenced by video. It is believed that they are entering on Trail #2 by the elementary school, Trail #10 by the FPL Easement, and by the parking lot. She discussed requests to Mr. Haskett and FPL for fencing and Becca's suggestion that Del Webb work with the Sheriff's Office to trespass offenders. She asked about disallowing motorized vehicles on trails.

Discussion ensued regarding the trespassing and safety concerns, use of the trails, protecting residents from harassment, support for trespassing offenders, whether plants or signage could deter trespassing, potential cost share between Del Webb and the District, ongoing problems with e-bikes, related policies, the District's prohibition of motorized vehicles on trails, ability for the District to enact more restrictions, promoting general safety, and which areas are limited to pedestrian use and which allow multi-use with e-bikes and golf carts.

Ms. Rigoni stated the County currently allows e-bikes on County-owned sidewalks and multimodal trails, with a maximum speed of 10 miles per hour (MPH).

Discussion ensued as to the District modeling the same or similar policy, presenting a Resolution to the County urging more restrictive action and circulating photos of offenders.

Ms. Rigoni will research the Statute and provide information and advice to the Board.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Jinks and seconded by Ms. Groomes, with all in favor, the meeting adjourned at 11:46 a.m.

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Secretary/Assistant Secretary

Chair/Vice Chair

**EAST NASSAU
STEWARDSHIP DISTRICT**

**RATIFICATION
ITEMS**

**EAST NASSAU
STEWARDSHIP DISTRICT**

**RATIFICATION
ITEMS I**

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.

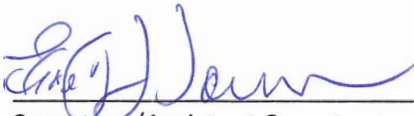
SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District's Secretary is hereby directed to file a schedule of the District's regular meetings annually with Nassau County.

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

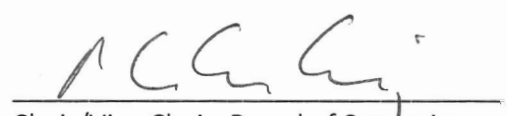

Chair/Vice Chair, Board of Supervisors

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 10:30 AM
February 19, 2026	Regular Meeting	10:30 AM
March 26, 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**

**RATIFICATION
ITEMS II**

PREPARED BY:

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

**STATE OF FLORIDA
COUNTY OF NASSAU**

SPECIAL WARRANTY DEED¹

[for roundabout installation at Wildlight Avenue and Curiosity Avenue]

THIS SPECIAL WARRANTY DEED is made this 14th day of October, 2025, from **EAST NASSAU STEWARDSHIP DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 2017-206, Laws of Florida, whose address is % Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("Grantor"), to **NASSAU COUNTY**, a local unit of government of State of Florida ("Grantee") (the words "Grantor" and "Grantee" to include any respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H:

THAT GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that land and improvements thereon located in Nassau County, Florida as more particularly described at **EXHIBIT "A"** attached hereto and by reference made a part hereof (the "Property").

THIS CONVEYANCE IS SUBJECT TO those matters referenced on **EXHIBIT "B"** attached hereto and by reference made a part hereof ("Permitted Exceptions").

TOGETHER WITH all tenements, hereditaments and appurtenances, thereto belonging or in anywise appertaining.

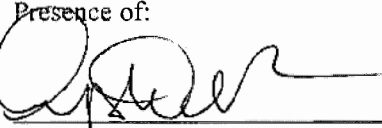
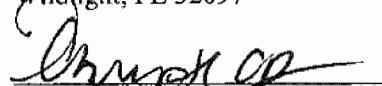
TO HAVE AND TO HOLD the same in fee simple forever.

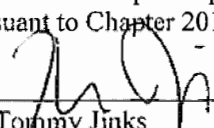
AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through and under Grantor for claims arising during the period of time of Grantor's ownership of the Property, but against none other.

[SIGNATURES ON FOLLOWING PAGE]

¹ Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from documentary stamp tax pursuant to Rule 12B-4.014, Florida Administrative Code.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the day and year first above written.

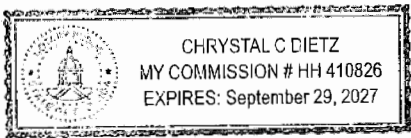
Signed and sealed in the
Presence of:
 (Sign)
Crystal L. Cook (Print)
1 Rayonier Way
Wildlight, FL 32097
 (Sign)
Chrystal C. Dietz (Print)
1 Rayonier Way
Wildlight, FL 32097

EAST NASSAU STEWARDSHIP DISTRICT,
A local unit of special-purpose government established
Pursuant to Chapter 2017-206, Laws of Florida
By:  _____
Tommy Jinks
Its: Vice Chair, Board of Supervisors

STATE OF FLORIDA
COUNTY OF NASSAU

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☒ physical
presence or ☐ online notarization, this 14th day of Oct, 2025, by Tommy Jinks, as Vice Chair of
Board of Supervisors of East Nassau Stewardship District, on behalf of the company, and who are ☒
personally known to me or ☐ has produced _____ as identification.

 _____
Print Name: Chrystal C. Dietz
Notary Public, State of Florida
My Commission Expires: 9-29-27
Commission No.: HH 410826



MAP SHOWING SKETCH & DESCRIPTION
OF
A PORTION OF
EAST NASSAU - WILDLIGHT PDP 3 / POD 5, OFFICIAL RECORD BOOK 2346, PAGES 1608 - 1613
AS RECORDED IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA

ENSD:

A parcel of land, being a portion of East Nassau - Wildlight PDP 3 / POD 5 as recorded in Official Record Book 2346, Pages 1608 - 1613 of the Public Records of Nassau County, Florida, and being more particularly described as follows:

Begin at the intersection of the Northwestern Right of Way line of Curiosity Avenue (30 foot Right of Way) as recorded in Official Record Book 2152, Page 1121 of the Public Records of Nassau County, Florida with the Easterly Right of Way line of Wildlight Avenue (31 foot Right of Way) as recorded in Official Record Book 2152, Page 1121 of the Public Records of Nassau County, Florida as shown on plot of East Nassau - Wildlight PDP 3 / POD 5 as recorded in Official Record Book 2346, Pages 1608 - 1613 of the Public Records of Nassau County, Florida; thence on said Easterly Right of Way line for the next 3 courses, N 46°38'41" W, a distance of 149.18 feet; thence N 48°14'03" W, a distance of 18.03 feet to the beginning of a curve, concave Northeast, having a radius of 1460.00 feet and a central angle of 0°56'37"; thence on the arc of said curve, a distance of 50.37 feet said arc being subtended by a chord which bears N 45°38'22" W, a distance of 50.37 feet to the curve end; thence departing said Easterly Right of Way line, S 52°21'28" E, a distance of 151.67 feet to the beginning of a curve, concave Northwest, having a radius of 70.00 feet and a central angle of 25°05'57"; thence on the arc of said curve, a distance of 30.86 feet said arc being subtended by a chord which bears S 64°34'27" E, a distance of 30.42 feet to a point on the Westerly line of Tract 5 of East Nassau - Wildlight Phase 1a West as recorded in Plot Book 2239, pages 1140 & 1150 of the Public Records of Nassau County, Florida; thence on said Westerly line, S 46°36'41" E, a distance of 36.72 feet to a point on the aforesaid Northwestern Right of Way line of Curiosity Avenue; thence departing said Westerly line and on said Northwestern Right of Way line, S 40°57'47" W, a distance of 25.02 feet to the Point of Beginning.

ACREAGE TABLE	
ENSD	0.05 ACRES

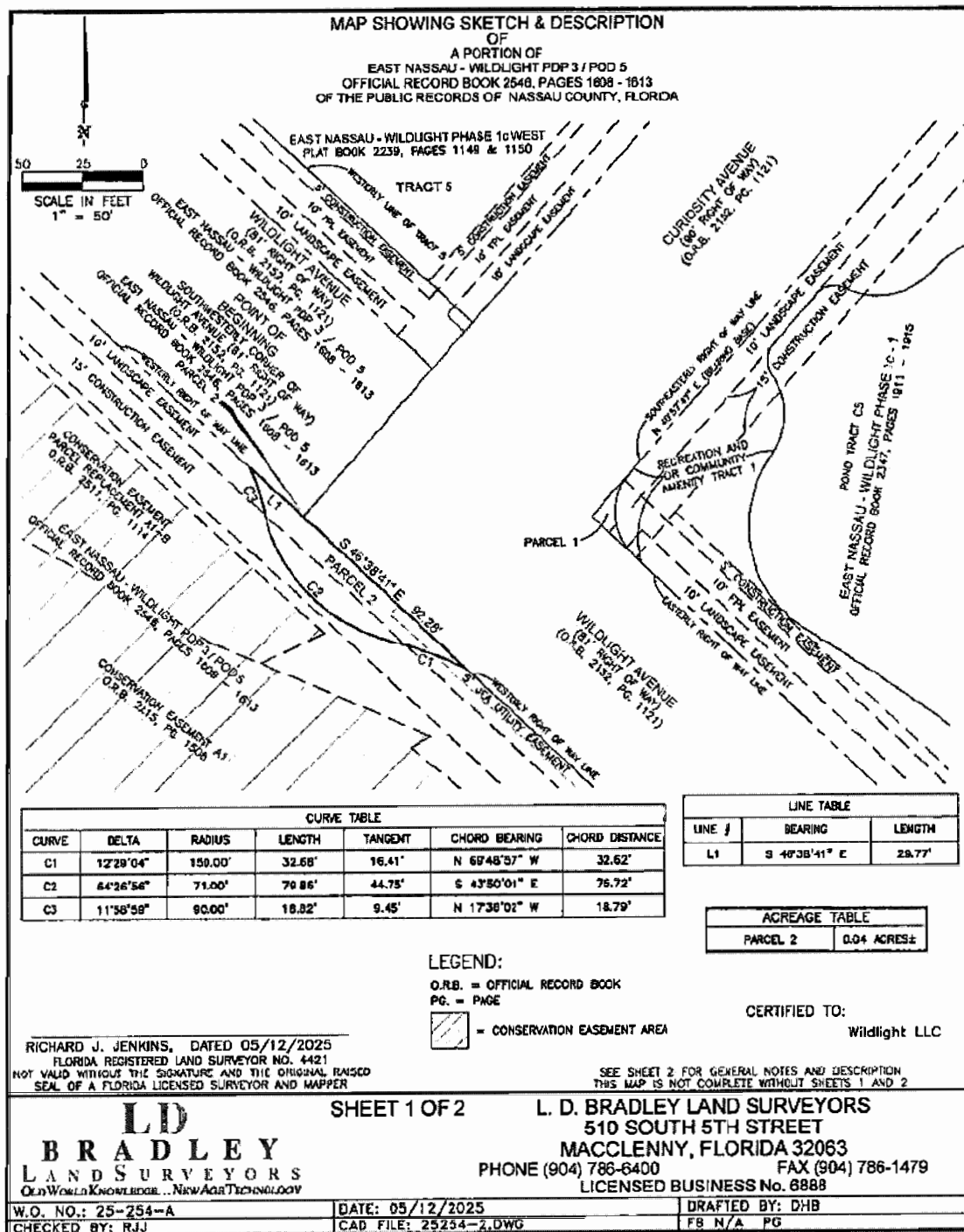
CERTIFIED TO:
Wildlight LLC

SURVEYING NOTES:

- 1) THIS IS NOT A BOUNDARY SURVEY.
- 2) DISTANCES AND COMPUTED ACREAGE REFER TO GROUND UNITS AND ARE MEASURED IN FEET.
- 3) BEARINGS SHOWN HEREON REFER TO FLORIDA STATE PLANE, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011) ADJUSTMENT AND ARE BASED ON CONTROL POINTS PD 06903, DESIGNATION NASSAU 2D AND PD 06904, BASE BEING THE EASTERLY RIGHT OF WAY LINE OF WILDLIGHT AVENUE, SAID LINE HAVING A GRID BEARING OF S 46°38'41" E.
- 4) SOURCES OF INFORMATION:
- BOUNDARY SURVEY BY THIS FIRM, W.C. NO: 19-063, DATED 05/01/2019

SEE SHEET 1 FOR GENERAL NOTES AND DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 AND 2

LD BRADLEY LAND SURVEYORS OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY		SHEET 2 OF 2		L. D. BRADLEY LAND SURVEYORS 510 SOUTH 5TH STREET MACCLENNY, FLORIDA 32063 PHONE (904) 786-6400 FAX (904) 786-1479 LICENSED BUSINESS No. 6886	
W.O. NO.: 25-481-A		DATE: 08/28/2025		DRAFTED BY: DMH	
CHECKED BY: AJJ		CAD FILE: 25481_ENSD.DWG		FB N/A PG	



OF
A PORTION OF
EAST NASSAU - WILDLIGHT PDP 3 / POD 5
OFFICIAL RECORD BOOK 2546, PAGES 1608 - 1613
OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA

Parcel 2:

A parcel of land, being a portion of East Nassau - Wildlight PDP 3 / POD 5 as recorded in Official Record Book 2546, Pages 1608 - 1613 of the Public Records of Nassau County, Florida, and being more particularly described as follows:

Begin at the Southwesterly corner of Wildlight Avenue (81 foot Right of Way) as recorded in Official Record Book 2132, Page 1121 of the Public Records of Nassau County, Florida and as shown on plat of East Nassau - Wildlight PDP 3 / POD 5 as recorded in Official Record Book 2546, Pages 1608 - 1613 of the Public Records of Nassau County, Florida; thence on the Westerly Right of Way line of said Wildlight Avenue, S 46°38'41" E, a distance of 92.28 feet to the beginning of a curve, concave Southwest, having a radius of 150.00 feet a central angle of 12°29'04"; thence departing said Westerly Right of Way line and on the arc of said curve, a distance of 32.68 feet said arc being subtended by a chord which bears N 09°48'57" W, a distance of 32.62 feet to a point of reverse curvature of a curve having a radius of 71.00 feet a central angle of 64°26'56"; thence on the arc of said curve, a distance of 79.86 feet said arc being subtended by a chord which bears N 43°50'01" W, a distance of 75.72 feet to a point of reverse curvature of a curve having a radius of 90.00 feet a central angle of 11°58'59"; thence on the arc of said curve, a distance of 18.82 feet said arc being subtended by a chord which bears N 17°36'02" W, a distance of 18.79 feet to a point on the aforesaid Westerly Right of Way line of Wildlight Avenue (81 foot Right of Way) as shown on plat of East Nassau - Wildlight PDP 3 / POD 5; thence on said Westerly Right of Way line, S 46°38'41" E, a distance of 29.77 feet to the Point of Beginning.

CERTIFIED TO:
Wildlight LLC

ACREAGE TABLE	
PARCEL 2	0.04 ACRES±

SURVEYOR'S NOTES:

- 1.) THIS IS NOT A BOUNDARY SURVEY.
- 2.) DISTANCES AND COMPUTED ACREAGE REFER TO GROUND UNITS AND ARE MEASURED IN FEET.
- 3.) BEARINGS SHOWN HEREON REFER TO FLORIDA STATE PLANE, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983(2011) ADJUSTMENT AND ARE BASED ON CONTROL POINTS PID 052905, DESIGNATION NASSAU 20 AND PID 052904, BASE BEING THE WESTERLY RIGHT OF WAY LINE OF WILDLIGHT AVENUE, SAID LINE HAVING A GRID BEARING OF S 46°38'41" E.
- 4.) SOURCES OF INFORMATION:
- BOUNDARY SURVEY BY THIS FIRM, W.O. NO.: 19-063, DATED 05/01/2019

SEE SHEET 2 FOR GENERAL NOTES AND DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 AND 2

LD BRADLEY LAND SURVEYORS OLD WORLD KNOWLEDGE... NEW AGE TECHNOLOGY	SHEET 2 OF 2	L. D. BRADLEY LAND SURVEYORS 510 SOUTH 5TH STREET MACCLENNEY, FLORIDA 32063 PHONE (904) 786-6400 FAX (904) 786-1479 LICENSED BUSINESS No. 6888	
		W.O. NO.: 25-254-A	DATE: 05/12/2025
CHECKED BY: RJJ	CAD FILE: 25254-2.DWG	DRAFTED BY: DHB FB N/A PG	

EXHIBIT "B"

"Permitted Exceptions"

- (a) Rights, if any, relating to the construction and maintenance in connection with any public utility of wires, poles, pipes, conduits and appurtenances thereto, on, under or across the Property;
- (b) Any current or future building or zoning ordinances or any other law or regulation (including environmental protection laws and regulations) of any governmental authority;
- (c) Any state of facts which an accurate survey or an inspection of the Property would reveal, including, but not limited to, the location of boundary lines, improvements and encroachments, if any;
- (d) All current and previous reservations, exceptions and conveyances of record of oil, gas, associated hydrocarbons, minerals and mineral substances, and royalty and other minerals rights and interests of record;
- (e) All claims of governmental authorities in and to those portions of the Property that lie in the bed of any streams, creeks or waterways or other submerged lands or land now or formerly subject to the ebb and flow of tidal waters, or any claims of riparian rights;
- (f) Outstanding easements, encroachments, servitudes, rights-of-way, flowage rights, restrictions, licenses, leases, reservations, covenants, agreements, log sale agreements, timber cutting contracts, cemeteries, access rights and other rights in third parties of record or acquired through prescription, adverse possession or otherwise;
- (g) Any and all restrictions of use of the Property due to environmental protection laws, including, without limitation, endangered species and wetlands protection laws, rules, regulations and orders; and
- (h) All matters of public record.

**EAST NASSAU
STEWARDSHIP DISTRICT**

**RATIFICATION
ITEMS III**

THIS AGREEMENT ("Agreement") is made entered into this 5 day of November 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

ROGERS PAVEMENT MAINTENANCE, INC., a Florida corporation, with a mailing address of P.O. Box 65909, Orange Park, Florida 32065 ("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 install roadway pavement markers 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** and includes the work described at Note #3. 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 one hundred twenty (120) 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 **Twenty-Eight Thousand Eight Hundred Twenty Dollars (\$28,820.00)** 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

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 landowners 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. For avoidance of doubt, indemnification obligation of the Contractor herein requires the Contractor to indemnify the District for any and all percentage of fault attributable to Contractor in any claims arising hereunder (whether such claim is against the District, the Contractor or the District and Contractor as jointly liable parties) regardless of 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

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

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:

East Nassau Stewardship District
vratneil, 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:

Rogers Pavement Maintenance, Inc.
P.O. Box 65909
Orange Park, Florida 32065
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 Ernesto Torres ("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 TORRESE@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

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terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated SECTION 448.095, *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]

Attest:

11/18/2025

DocuSigned by:

Ernesto Torres

AF6196FB34D4464

Secretary/Assistant Secretary

EAST NASSAU STEWARDSHIP DISTRICT

DocuSigned by:

11/19/2025

Mike Halay

8E2CA9BB414D480

Chair/Vice Chair, Board of Supervisors

WITNESS:

ROGERS PAVEMENT MAINTENANCE, INC., a
Florida corporation

Bert Rogers

Lisa Meneal

Print Name: Lisa Meneal

By: Bert Rogers

Its: President

Exhibit A: Scope of Services

Rogers

Pavement Maintenance, Inc.
P.O. Box 65909
Orange Park, FL 32065

Proposal

Date	Proposal #
10/6/2025	107092c

Customer	
East Nassau Stewardship District West Tower 2300 Glades Rd Suite 202E Boca, FL 33431	
Attn To	Roger

Job Name & Address			
Wildlight Community ENSD Roadway Striping Restriping Various Locations I Rayonier Way Yulee FL 32097			
Estimator	Lindsay	DOP	

Description		Qty	U/M
Certified maintenance of traffic for duration of project.		1	LS
Install 6" White DOT Thermoplastic Markings with Type 1 & Type 4 Reflective Beads to a .125 Coverage Rate.		200	LF
Install 12" White DOT Thermoplastic Markings with Type 1 & Type 4 Reflective Beads to a .125 Coverage Rate.		1,840	LF
Install 24" White DOT Thermoplastic Markings with Type 1 & Type 4 Reflective Beads to a .125 Coverage Rate.		780	LF
NOTES 1. Price includes work at 39 points identified on ENSD Roadway Striping map. 2. If existing markings are wider than 6", 12", or 24", new markings will not completely cover existing markings due to machine limitations. 3. To guarantee proper adhesion of new pavement markings, RPM recommends removing existing thermoplastic markings prior to installing new markings. To remove existing markings using line grinder, add \$3,750.00. 4. Price includes maintenance of traffic flagging personnel and cones for maintaining flow of traffic for the duration of the project. 5. Price is based on work to be completed Monday-Friday during normal business hours. 6. Due to current market volatility, prices are good for 30 days. 7. Thermoplastic markings cannot be installed when temperatures are below 55°F. 8. To perform post application traffic marking reflectivity test using field reflectometer for pavement markings, add \$1,000.00.			
Acceptance Signature		Total	\$25,070.00
Phone #	Fax #	E-mail	Terms
904-213-1080	904-213-1134	rogerspm904@comcast.net	Net 30

**EAST NASSAU
STEWARDSHIP DISTRICT**

**RATIFICATION
ITEMS IV**

PREPARED BY:

JOHN R. CAMPBELL, ESQ.
RAYONIER INC.
1 RAYONIER WAY
WILDLIGHT, FL 32097

CROSS REFERENCE:

O.R. Book 2812, Page 721
Nassau County, FL

[NOTE TO RECORDER: This Corrective Special Warranty Deed is being recorded to correct an error in the legal description of "Access Tract 1" in the Special Warranty Deed recorded on August 28, 2025, as Instrument No. 202545026378 in O.R. Book 2812, Page 721, Nassau County, Florida.]

Note to Recorder: This deed conveys unencumbered property to a local unit of special-purpose government for no taxable consideration. Accordingly, pursuant to Rule 12B-4.014, F.A.C., only minimal documentary stamp tax is being paid hereon.

STATE OF FLORIDA
COUNTY OF NASSAU

CORRECTIVE SPECIAL WARRANTY DEED

(Wildlight PDP3, Pod 4 South Landscape and Pond Tracts, Portions of Crosstown Boulevard, Linger Longer; and Wildlight PDP3, Pod 5 North Portion of Wildlight Avenue)

THIS SPECIAL WARRANTY DEED is made this 4th day of November, 2025, from **WILDLIGHT LLC**, a Delaware limited liability company, duly authorized to do business in Florida, whose address is 1 Rayonier Way, Wildlight, Florida 32097 ("Grantor"), to **EAST NASSAU STEWARDSHIP DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 2017-206, Laws of Florida, whose address is % Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("Grantee") (the words "Grantor" and "Grantee" to include any respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H:

THAT GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that land and improvements thereon located in Nassau County, Florida as more particularly described at **EXHIBIT "A"** attached hereto and by reference made a part hereof (the "Property").

TAX PARCEL NOS: Portion 50-3N-27-0000-0001-0270

44-2N-27-1005-0LT1-0000

44-2N-27-1005-0LT2-0000

44-2N-27-1005-0LT3-0000

44-2N-27-1005-0LT5-0000

44-2N-27-1005-0LT6-0000
44-2N-27-1005-0MET-0000
44-2N-27-1005-0PT1-0000
44-2N-27-1005-0PT2-0000
44-2N-27-1005-0AC1-0000

THIS CONVEYANCE IS SUBJECT TO those matters referenced on **EXHIBIT “B”** attached hereto and by reference made a part hereof (“Permitted Exceptions”).

TOGETHER WITH all tenements, hereditaments and appurtenances, thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

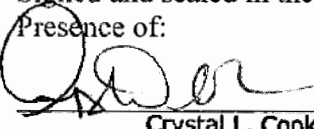
GRANTOR reserves for itself, its successors and assigns, for the benefit of the Grantor’s adjacent land within the East Nassau Community Planning Area located in Nassau County, Florida (“ENCPA”), a non-exclusive and perpetual right and easement for access in, on, over and upon the Property, along with the right, but not the obligation, of construction, maintenance or repair activities as may be reasonably necessary for the purpose of preserving, maintaining, constructing or improving signs, sidewalks, trails, landscape, drainage, utilities, or similar improvements within the Property and all other uses not inconsistent with the Grantee’s use, occupation or enjoyment of the Grantee’s interest conveyed herein or other applicable law, ordinance, rule and/or regulation. The Grantor’s reserved rights with respect to the Property shall include the right of the Grantor to grant or assign to other persons and/or entities easements and/or licenses over the Property, so long as the uses provided for in such easements/or licenses are consistent with the provisions contained herein.

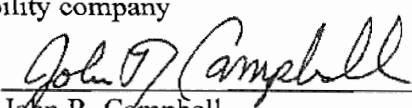
GRANTOR, hereby agrees to indemnify, defend and hold harmless Grantee from all claims, actions, demands, costs, expenses, including attorneys’ fees liability and in no event shall Grantee its successors and/or assigns, have any liability for any bodily injury and/or property damage that arises or occurs from Grantor’s and/or its employees, agents, licensees and invitees, successors and assigns use of Property pursuant to this reservation of easement rights herein and any such use of the Property shall constitute a complete release of Grantee in connection therewith.

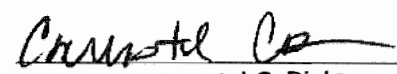
AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through and under Grantor for claims arising during the period of time of Grantor's ownership of the Property, but against none other.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the day and year first above written.

Signed and sealed in the Presence of:

Crystal L. Cook
1 Rayonier Way
Wildlight, FL 32097

WILDLIGHT LLC, a Delaware limited liability company
By: 
John R. Campbell
Its: Vice President


Chrystal C. Dietz
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 4th day of Nov, 2025, by John R. Campbell, as Vice President of Wildlight LLC, a Delaware limited liability company, on behalf of the company, and who are personally known to me ~~or has produced~~ as identification.


Print Name: Chrystal C. Dietz
Notary Public, State of Florida
My Commission Expires: 9.29.27
Commission No.: HH 910826

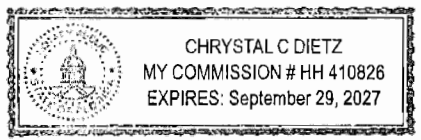


EXHIBIT "A"
(Description of the Property)

NASSAU COUNTY, FLORIDA

POND TRACTS

Pond Tracts shown and delineated on Plat of East Nassau – Wildlight PDP 3/ POD 4 South, recorded as Instrument No. 202445033031 in Official Records Book 2752, Pages 314 through 315, inclusive, in the Official Records of Nassau County, Florida as:

- F) Pond Tract 1, containing 6.00 acres, more or less;
- G) Pond Tract 2, containing 2.35 acres, more or less;

MAINTENANCE ACCESS & LANDSCAPE EASEMENT TRACT

Maintenance Access & Landscape Easement Tract, containing 0.16 acre, more or less, shown and delineated on Plat of East Nassau – Wildlight PDP 3/ POD 4 South, recorded as Instrument No. 202445033031 in Official Records Book 2752, Pages 314 through 315, inclusive, in the Official Records of Nassau County, Florida.

LANDSCAPE TRACTS

Landscape Tracts shown and delineated on Plat of East Nassau – Wildlight PDP 3/ POD 4 South, recorded as Instrument No. 202445033031 in Official Records Book 2752, Pages 314 through 315, inclusive, in the Official Records of Nassau County, Florida as:

- A) Landscape Tract 1, containing 0.98 acres, more or less;
- B) Landscape Tract 2, containing 0.38 acres, more or less;
- C) Landscape Tract 3, containing 0.35 acres, more or less;
- D) Landscape Tract 5, containing 1.88 acres, more or less;
- E) Landscape Tract 6, containing 5.11 acres, more or less;

ACCESS TRACT 1

Access Tract 1 as shown on Plat of East Nassau – Wildlight PDP 3 / Pod 4 South as recorded in Official Records Book 2752, Pages 314-315 of the Public Records of Nassau County, Florida,

LESS AND EXCEPT from Access Tract 1:

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the Northwest corner of Section 5, Township 2 North, Range 27 East, Nassau County, Florida; thence N 00°46'05" W, a distance of 1968.11 feet to a point on the Southerly Right of Way line of State Road No. 200 (184 foot Right of Way); thence on said Southerly Right of Way line, N 72°19'01" E, a distance of 1345.93 feet to a point on the Easterly Right of Way line of Crosstown Boulevard (150 foot Right of Way) said point being on a curve, concave Southeast, having a radius of 25.00 feet and a central angle of 90°00'00"; thence departing said Southerly Right of Way line and on said Easterly Right of Way line and on the arc of said curve, for the next 3 courses, a distance of 39.27 feet said arc being subtended by a chord which bears S 27°19'01" W, a distance of 35.36 feet; thence S 17°40'59" E, a distance of 182.14 feet to the beginning of a curve, concave Northeast, having a radius of 825.00 feet and a central angle of 5°14'36"; thence on the arc of said curve, a distance of 75.50 feet said arc being

subtended by a chord which bears S 20°18'17" E, a distance of 75.47 feet to the Point of Beginning; thence departing said Easterly Right of Way line and on the Northerly line of Access Tract 1 for the next 2 courses, N 64°59'22" E, a distance of 117.68 feet to the beginning of a curve, concave Southeast, having a radius of 1330.00 feet and a central angle of 8°03'16"; thence on the arc of said curve, a distance of 186.97 feet said arc being subtended by a chord which bears N 69°01'00" E, a distance of 186.81 feet; thence departing said Northerly line, S 31°51'09" E, a distance of 18.12 feet to the beginning of a curve, concave Southeast, having a radius of 1312.50 feet and a central angle of 8°15'28"; thence on the arc of said curve, a distance of 189.16 feet said arc being subtended by a chord which bears S 69°07'06" W, a distance of 189.00 feet; thence S 64°59'22" W, a distance of 113.23 feet; thence S 70°43'44" W, a distance of 4.92 feet to a point on the aforesaid Easterly Right of Way line of Crosstown Boulevard said point also being on a curve, concave Northeast, having a radius of 825.00 feet and a central angle of 1°10'54"; thence on said Easterly Right of Way line and on the arc of said curve, a distance of 17.01 feet said arc being subtended by a chord which bears N 23°31'02" W, a distance of 17.01 feet to the Point of Beginning.

CROSTOWN BOULEVARD

A parcel of land, being a portion of Crosstown Boulevard (Variable Width Right of Way) as shown on East Nassau - Wildlight PDP 3 / Pod 4 South as recorded in Official Record Book 2752, Page 314 of the Public Records of Nassau County, Florida, and being a portion of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Begin at the intersection of the Southerly Right of Way line of State Road No. 200 (A1A) as per Florida Department of Transportation Control Survey, Section 74040, Dated 12/21/2007 by Clary & Associates (184' Right of Way) with the Northwest corner of Crosstown Boulevard (Variable Width Right of Way) as shown on East Nassau - Wildlight PDP 3 / Pod 4 South as recorded in Official Record Book 2752, Page 314 of the Public Records of Nassau County, Florida; thence on said Southerly Right of Way line, N 72°19'01" E, a distance of 175.00 feet to a point on the Easterly Right of Way line of said Crosstown Boulevard said point also being the beginning of a curve, concave Southeast, having a radius of 25.00 feet and a central angle of 90°00'00"; thence departing said Southerly Right of Way line and said Easterly Right of Way line and on the arc of said curve for the next 3 courses, a distance of 39.27 feet said arc being subtended by a chord which bears S 27°19'01" W, a distance of 35.36 feet to the curves end; thence S 17°40'59" E, a distance of 182.14 feet to the beginning of a curve, concave Northeast, having a radius of 825.00 feet and a central angle of 11°18'53"; thence on the arc of said curve, a distance of 162.92 feet said arc being subtended by a chord which bears S 23°20'26" E, a distance of 162.66 feet; thence departing said Easterly Right of Way line, S 59°59'42" W, a distance of 150.02 feet to a point on the Westerly Right of Way line of aforesaid Crosstown Boulevard said point also being on a curve, concave Northeast, having a radius of 975.00 feet and a central angle of 11°28'11"; thence on said Westerly Right of Way line and on the arc of said curve for the next 2 courses, a distance of 195.18 feet said arc being subtended by a chord which bears N 23°25'05" W, a distance of 194.85 feet to the curves end; thence N 17°40'59" W, a distance of 207.14 feet to the Point of Beginning.

LINGER LONGER AVENUE

A parcel of land, being a portion of Linger Longer Avenue (100' Right of Way) as shown on East Nassau - Wildlight PDP 3 / Pod 4 South as recorded in Official Record Book 2752, Page 314 of the Public Records of Nassau County, Florida, and being a portion of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Begin at the intersection of the Southerly Right of Way line of State Road No. 200 (A1A) as per Florida Department of Transportation Control Survey, Section 74040, Dated 12/21/2007 by Clary & Associates (184' Right of Way) with the Northwest corner of Linger Longer Avenue (100' Right of Way) as shown on East Nassau - Wildlight PDP 3 / Pod 4 South as recorded in Official Record Book 2752, Page 314 of the Public Records of Nassau County, Florida said point being on a curve, concave Southeast, having a radius of 17128.73 feet and a central angle of 0°30'09"; thence on said Southerly Right of Way line and on the arc of said curve, a distance of 150.22 feet said arc being subtended by a chord which bears N 73°09'05" E, a distance of 150.22 feet to a point on the Easterly Right of Way line of said Linger Longer Avenue said point also being of compound curvature of a curve having a radius of 25.00 feet and a central angle of 90°15'04"; thence on the arc of said curve for the next 6 courses, a distance of 39.38 feet said arc being subtended by a chord which bears S 28°16'38" W, a distance of 35.43 feet to the curves end; thence S 16°50'55" E, a distance of 273.17 feet to the beginning of a curve, concave Southwest, having a radius of 2050.00 feet and a central angle of 6°08'42"; thence on the arc of said curve, a distance of 219.86 feet said arc being subtended by a chord which bears S 13°46'34" E, a distance of 219.76 feet to a point of reverse curvature of a curve having a radius of 450.00 feet and a central angle of 8°43'15"; thence on the arc of said curve, a distance of 68.49 feet said arc being subtended by a chord which bears S 15°03'50" E, a distance of 68.43 feet to the curves end; thence S 19°25'28" E, a distance of 157.31 feet to the beginning of a curve, concave Southwest, having a radius of 550.00 feet and a central angle of 9°59'37"; thence on the arc of said curve, a distance of 95.93 feet said arc being subtended by a chord which bears S 14°25'40" E, a distance of 95.81 feet; thence departing said Easterly Right of Way line, S 79°47'34" W, a distance of 100.01 feet to a point on the Westerly Right of Way line of aforesaid Linger Longer Avenue said point also being on a curve, concave Southwest, having a radius of 450.00 feet and a central angle of 10°09'58"; thence on said Westerly Right of Way line and the arc of said curve for the next 6 courses, a distance of 79.84 feet said arc being subtended by a chord which bears N 14°20'29" W, a distance of 79.74 feet to the curves end; thence N 19°25'28" W, a distance of 157.31 feet to the beginning of a curve, concave Northeast, having a radius of 550.00 feet and a central angle of 8°43'15"; thence on the arc of said curve, a distance of 83.71 feet said arc being subtended by a chord which bears N 15°03'50" W, a distance of 83.63 feet to a point of reverse curvature of a curve having a radius of 1950.00 feet and a central angle of 6°08'42"; thence on the arc of said curve, a distance of 209.14 feet said arc being subtended by a chord which bears N 13°46'34" W, a distance of 209.04 feet to the curves end; thence N 16°50'55" W, a distance of 273.17 feet to the beginning of a curve, concave Southwest, having a radius of 25.00 feet and a central angle of 90°15'04"; thence on the arc of said curve, a distance of 39.38 feet said arc being subtended by a chord which bears N 61°58'27" W, a distance of 35.43 feet to the Point of Beginning.

WILDLIGHT AVENUE:

A portion of Wildlight Avenue (80 foot Right of Way), as shown on the plat of East Nassau - Wildlight POD 5 North, recorded in Official Records Book 2721, Page 1337, of the public records of Nassau County, Florida and being a portion of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Begin at the Southwesterly corner of Parcel 5D as shown on the plat of East Nassau - Wildlight POD 5 North, recorded in Official Records Book 2721, Page 1337, of the public records of Nassau County, Florida; thence N 69°42'32" W, a distance of 80.00 feet to a point on the Northwesterly Right of Way line of Wildlight Avenue (80 foot Right of Way) as shown on said plat of East Nassau - Wildlight POD 5 North; thence on said Northwesterly Right of Way line for the next 3 courses, N 20°17'28" E, a distance of 205.04 feet to the beginning of a curve, concave Southeast, having a radius of 1210.00 feet and a central angle of 23°11'21"; thence on the arc of said curve, a distance of 489.72 feet said arc being subtended by a chord which bears N 31°53'08" E, a distance of 486.38 feet to the curves end; thence N 43°28'49" E, a distance of 967.26 feet; thence departing said Northwesterly Right of Way line, S

46°31'11" E, a distance of 80.00 feet to a point on the Southeasterly Right of Way line of said Wildlight Avenue; thence on said Southeasterly Right of Way line, for the next 3 courses, S 43°28'49" W, a distance of 967.26 feet to the beginning of a curve, concave Southeast, having a radius of 1130.00 feet and a central angle of 23°11'21"; thence on the arc of said curve, a distance of 457.34 feet said arc being subtended by a chord which bears S 31°53'08" W, a distance of 454.23 feet to the curves end; thence S 20°17'28" W, a distance of 205.04 feet to the Point of Beginning.

EXHIBIT "B"

"Permitted Exceptions"

- (a) Rights, if any, relating to the construction and maintenance in connection with any public utility of wires, poles, pipes, conduits and appurtenances thereto, on, under or across the Property;
- (b) Any current or future building or zoning ordinances or any other law or regulation (including environmental protection laws and regulations) of any governmental authority;
- (c) Any state of facts which an accurate survey or an inspection of the Property would reveal, including, but not limited to, the location of boundary lines, improvements and encroachments, if any;
- (d) All current and previous reservations, exceptions and conveyances of record of oil, gas, associated hydrocarbons, minerals and mineral substances, and royalty and other minerals rights and interests of record;
- (e) All claims of governmental authorities in and to those portions of the Property that lie in the bed of any streams, creeks or waterways or other submerged lands or land now or formerly subject to the ebb and flow of tidal waters, or any claims of riparian rights;
- (f) Outstanding easements, encroachments, servitudes, rights-of-way, flowage rights, restrictions, licenses, leases, reservations, covenants, agreements, log sale agreements, timber cutting contracts, cemeteries, access rights and other rights in third parties of record or acquired through prescription, adverse possession or otherwise;
- (g) Any and all restrictions of use of the Property due to environmental protection laws, including, without limitation, endangered species and wetlands protection laws, rules, regulations and orders; and
- (h) All matters of public record.

**EAST NASSAU
STEWARDSHIP DISTRICT**

**RATIFICATION
ITEMS V**

November 7, 2025

Via Overnight Delivery and Electronic Mail

Lee Edwards, President
The Greenery of North Florida, Inc. ("Greenery")
1417 Avery Road
Amelia Island, Florida 32034
Email: Leeedwards@thegreeneryinc.com

Re: East Nassau Stewardship District
Follow-up to Demand Letter dated October 1, 2025
Landscape and Irrigation Maintenance Agreement

Dear Mr. Edwards,

This is a follow-up to the letter dated October 1, 2025, regarding the landscaping deficiencies as identified in the deficiency report enclosed therein ("Prior Letter"). Upon Greenery's request for review of its work addressing the deficiencies, Roger Kintz and Todd Haskett, the Community Managers, conducted a final inspection and confirms that all previously identified deficiencies have been adequately addressed. Please let this notice serve as District's acceptance of the completed work and the matters addressed in the Prior Letter can be deemed closed.

Please note that nothing in this letter shall be deemed as a waiver of any right or remedy the District has against Greenery, which may now exist or accrue after this notice. Thank you in advance for your prompt attention to this issue. Should you have any questions, please do not hesitate to contact me or a member of the District staff.

Sincerely,



Michelle Rigoni
District Counsel

cc Mike Hahaj, Chair, Board of Supervisors (via e-mail only)
Craig Wrathell, District Manager (via e-mail only)
Todd Haskett, Community Manager (via e-mail only)
Greenery Representatives (via e-mail only):
Ericwyrick@thegreeneryinc.com
bradyreed@thegreeneryinc.com

**EAST NASSAU
STEWARDSHIP DISTRICT**

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EAST NASSAU STEWARDSHIP DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct Stewardship District related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☒ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to Stewardship District website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, Stewardship District website, electronic communications).

Achieved: Yes ☒ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly Stewardship District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☒ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☒ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by July 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before July 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on Stewardship District website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the Stewardship District website.

Achieved: Yes ☒ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the Stewardship District website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package, and annual audit via link to Florida Auditor General website.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents and link on the Stewardship District website.

Standard: Stewardship District website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☒ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and transmit said results to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the Stewardship District website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on Stewardship District website.

Achieved: Yes ☒ No ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

**EAST NASSAU
STEWARDSHIP DISTRICT**

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

(This space reserved for Clerk)

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

ASSIGNMENT OF PLAT DEDICATION

THIS ASSIGNMENT OF PLAT DEDICATION is made as of this ____ day of _____, 2025, by **WILDLIGHT LLC**, a Delaware limited liability company, whose address is 1 Rayonier Way, Wildlight, Florida 32097, as successor in title to Raydient LLC d/b/a Raydient Places + Properties LLC (f/k/a TerraPointe LLC) ("**Assignor**"), in favor of **EAST NASSAU STEWARDSHIP DISTRICT**, a unit of special-purpose local government established pursuant to Chapter 2017-206, *Laws of Florida*, whose address is c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**Assignee**").

(Wherever used herein, the terms "Assignor" and "Assignee" include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

WITNESSTH:

WHEREAS, Assignee will require the use of Easement (as described below) for Assignee's ownership, operation, and maintenance of the various stormwater ponds adjacent to the Easements; and

WHEREAS, Assignor desires to assign its interest in the Easements to Assignee.

NOW, THEREFORE, in consideration of the foregoing, sum of \$10.00 remitted by Assignee to Assignor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor does hereby grant, transfer, and assign to Assignee the original dedication of rights reserved to Assignor with respect to:

SEE EXHIBIT A

Collectively as described in Exhibit A, "Easements."

This Assignment shall be binding on Assignor, its successors and assigns, and shall inure to the benefit of Assignee, its successors and assigns.

IN WITNESS WHEREOF, Assignor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

WITNESSES

WILDLIGHT LLC, a Delaware limited liability company

By: _____
Name: _____
Address: 1 Rayonier Way
Wildlight, Florida 32097

By: _____
Name: John R. Campbell
Title: Vice President

By: _____
Name: _____
Address: 1 Rayonier Way
Wildlight, Florida 32097

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 John R. Campbell as Vice President of Wildlight LLC, a Delaware limited liability company, on behalf of said entity, ☐ who is either personally known to me, or ☐ produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped
or Typed as Commissioned)

[CONTINUED ON FOLLOWING PAGE]

This Assignment of Plat Dedication is accepted by:

WITNESSES

EAST NASSAU STEWARDSHIP DISTRICT

By: _____
Name: _____
Address: _____

By: _____
Name: Tommy Jinks
Title: Vice Chair, Board of Supervisors

By: _____
Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2025, by Tommy Jinks as Vice Chair, Board of Supervisors of East Nassau Stewardship District, a unit of special-purpose local government established pursuant to Chapter 2017-206, *Laws of Florida*, on behalf of said entity, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped
or Typed as Commissioned)

EXHIBIT A

Easements:

Non-exclusive easement for ingress and egress, drainage and for maintenance of drainage improvements designated as "Drainage Easements" and identified in the plat known as **Market Street Office Site**, as recorded at Plat Book 8, Pages 156-160, inclusive, of the Official Records of Nassau County, Florida;

Non-exclusive easement for ingress and egress, drainage and for maintenance of drainage improvements designated as "Drainage Easements", excluding those drainage easements located on back of the Lots 58 through 62 and 74 through 84, and Trail Tract 4, all as identified in the plat known as **East Nassau -Wildlight Phase 1a**, as recorded at Plat Book 8, Pages 203-213, inclusive, of the Official Records of Nassau County, Florida;

Non-exclusive easement for ingress and egress, drainage and for maintenance of drainage improvements designated as "Drainage Easements" and identified in the plat known as **East Nassau – Wildlight Phase 1c-West**, as recorded at Plat Book 2239, Pages 1149-1150, inclusive, of the Official Records of Nassau County, Florida;

Non-exclusive easement for ingress and egress, drainage and maintenance of drainage improvements designated as "Drainage Easements" and identified in the plat known as **East Nassau – Wildlight Phase 1c-1**, as recorded at Plat Book 2347, Pages 1911-1915, inclusive, of the Official Records of Nassau County, Florida;

Non-exclusive easement for drainage and for maintenance of drainage improvements designated as "Drainage Easements" and identified in the plat known as **East Nassau – Wildlight Phase 1c-2**, as recorded at Plat Book 2447, Pages 43-48, inclusive, of the Official Records of Nassau County, Florida;

Non-exclusive easement for ingress and egress, drainage and for maintenance of drainage improvements designated as "Drainage Easements" and identified in the plat known as **East Nassau – Wildlight PDP 3 / Pod North**, as recorded at Plat Book 2539, Pages 1789-1795, inclusive, of the Official Records of Nassau County, Florida;

Non-exclusive easement for ingress and egress, drainage and for maintenance of drainage improvements designated as "Drainage Easements" and identified in the plat known as **East Nassau – Wildlight PDP 3 / Pod 5**, as recorded at Plat Book 2546, Pages 1608-1613, inclusive, of the Official Records of Nassau County, Florida;

Non-exclusive easement for ingress and egress, drainage and maintenance of drainage improvements designated as "Drainage Easements" and identified in the plat known as **Wildlight Commerce Park**, as recorded at Plat Book 2605, Pages 1887-1890, inclusive, of the Official Records of Nassau County, Florida;

Non-exclusive easement for ingress and egress, drainage and maintenance of drainage improvements designated as "Drainage Easements" and identified in the plat known as **East Nassau – Wildlight PDP 3 / Pod 4 South**, as recorded at Plat Book 2752, Pages 314-315, inclusive, of the Official Records of Nassau County, Florida;

**EAST NASSAU
STEWARDSHIP DISTRICT**

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November 13, 2025

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

Re: East Nassau Stewardship District ("District") | **Request for Partial Requisition** for Wildlight PDP 3 Pod 4 South and Pod 5 North – Right-of-ways, Landscape and Pond Tracts and Related Improvements [Wildlight Ave., Crosstown Blvd., Linger Longer Ave.] (collectively, "Improvements")

Dear Craig:

As previously noted pursuant to our letter requesting conveyance of above-described Improvements dated August 28, 2025 ("Prior Letter"), the District's acquisition of same has now been completed. As noted in the Prior Letter, the Developer reserved its right to be reimbursed for the Acquisition Cost (as defined in the Prior Letter) at a later time.

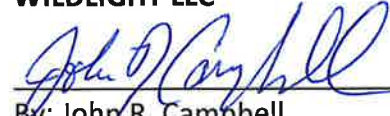
Wildlight LLC ("Developer"), by and through the undersigned, requests that the District requisition to the applicable acquisition and construction account for \$965,217.33 of the total Acquisition Cost and reimburse the Developer, as delineated further in enclosed **Exhibit A**. This request, with respect to the Improvements, shall constitute Requisition Request No. 1.

To the extent the Unfunded Acquisition Costs (as identified in Exhibit A) remains to be paid by the District, Developer requests that the District hold on processing such Unfunded Acquisition Cost from being applied against Developer's required Developer Contribution¹, until further notice, as the Developer may request further reimbursement from anticipated mobility fee credits to be issued to the District. The Developer understands and acknowledges that notwithstanding the District's assent to this request, that the Developer's Contribution obligation shall remain outstanding until such obligation has been satisfied in full.

¹ As identified in that *Final Supplemental Special Assessment Methodology Report for the Wildlight Village Phase 3* dated July 19, 2024, and calculated pursuant to *Supplemental Special Assessment Methodology Report for Wildlight Village Phase 1* dated December 12, 2018, and *Final Supplemental Special Assessment Methodology Report for the Series 2021 Project of the Wildlight Village Phase 2* dated April 16, 2021, as applicable.

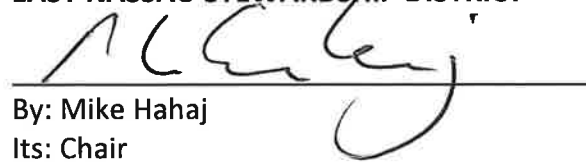
If this request is agreeable, please countersign where indicated below and return a copy to my attention at your earliest convenience.

Sincerely,
WILDLIGHT LLC



By: John R. Campbell
Its: Vice President

Acknowledged and Agreed to By:
EAST NASSAU STEWARDSHIP DISTRICT



By: Mike Hahaj
Its: Chair

Enclosure:
Exhibit A Partial Requisition of Acquisition Cost Breakdown

cc: Michelle Rigoni, District Counsel
 Zach Brecht, District Engineer

EXHIBIT A

**Partial Requisition Request No. 1 for Improvements Acquired re
Wildlight PDP 3 Pod 4 South And Pod 5 North
Right-Of-Ways, Landscape And Pond Tracts And Related Improvements**

Acquisition Cost¹	\$8,364,010.12
Requisition Request No. 1 Amount	\$965,217.33
Unfunded Acquisition Cost	\$7,398,792.79

¹ As identified in District Engineer's Certificate dated September 2, 2025, for the completed acquisition of the improvements identified therein.

**EAST NASSAU
STEWARDSHIP DISTRICT**

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

THIS AGREEMENT ("Agreement") is made entered into this ____ day of _____ 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 **one hundred twenty (120)** 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 Thirteen Thousand Nine Hundred Four Dollars and Thirty-Three Cents (\$113,904.33)** 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 **Ernesto Torres** ("**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.

ATTEST:

EAST NASSAU STEWARDSHIP DISTRICT

Secretary / Assistant Secretary

Chair / Vice Chair, Board of Supervisors

WITNESS:

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

Print name: _____

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: 11/26/2025

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
US

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
Tax ID: 85-8017326315C-5

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

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	R1-1/ R3-5R - Stop/Right Only	2	\$1,295.32	\$0.00	\$2,590.64
1.1	Aluminum Post 4x4 - Post				
1.2	Aluminum .090 - R1-1 Stop Sign (VENDED)				
1.3	Aluminum Sheet .125 - R1-1 Stop Sign Backer				
1.4	Aluminum .090 - R3-5R Right Only (VENDED)				
1.5	Aluminum Sheet .125 - R3-5R Right Only Backer				
1.6	Hardware - Galvanized Post Cover				
2	R2-1 - Speed Limit 35	6	\$737.995	\$0.00	\$4,427.97
2.1	Aluminum Post 4x4 - Post				
2.2	Aluminum .090 - Speed Limit (VENDED)				
2.3	Aluminum Sheet .125 - Speed Limit Backer				
2.4	Hardware - Galvanized Post Cover				
3	R2-1 - Yield Sign	10	\$738.00	\$0.00	\$7,380.00
3.1	Aluminum Post 4x4 - Post				
3.2	Aluminum .090 - Yield Sign (Top Sign VENDED)				
3.3	Aluminum Sheet .125 - Yield Sign Backer (Top Sign)				
3.4	Hardware - Galvanized Post Cover				
4	R2-1 Yield / To Both Lanes	4	\$988.00	\$0.00	\$3,952.00
4.1	Aluminum Post 4x4 - Post				
4.2	Aluminum .090 - Yield Sign (Top Sign VENDED)				
4.3	Aluminum Sheet .125 - Yield Sign Backer (Top Sign)				
4.4	Aluminum .090 - To Both Lanes - Alum (Bottom)				
4.5	Reflective Vinyl, Engineer Grade, White - To Both Lanes - HIP Reflective				
4.6	Aluminum Sheet .125 - To Both Lanes - Backer Bottom				

4.7	Hardware - Galvanized Post Cover				
5	W11-2/W16-7P - Pedestrian Crossing/Diagonal Left Arrow	10	\$1,019.095	\$0.00	\$10,190.95
5.1	Aluminum Post 4x4 - Post				
5.2	Aluminum .090 - W11-2 - Pedestrian Crossing (VENDED)				
5.3	Aluminum Sheet .125 - W11-2 Pedestrian Crossing Backer				
5.4	Aluminum .090 - W16 - 7P Diagonal Left (VENDED)				
5.5	Aluminum Sheet .125 - W16 - 7P Diagonal Left Backer				
5.6	Hardware - Galvanized Post Cover				
6	W11-2/W16-9P - Pedestrian/Ahead	2	\$1,019.53	\$0.00	\$2,039.06
6.1	Aluminum Post 4x4 - Post				
6.2	Aluminum .090 - W11-2 - Pedestrian Crossing (VENDED)				
6.3	Aluminum Sheet .125 - W11-2 Pedestrian Crossing Backer				
6.4	Aluminum .090 - W16-9P Ahead (VENDED)				
6.5	Aluminum Sheet .125 - W16-9P Ahead Left Backer				
6.6	Hardware - Galvanized Post Cover				
7	W11-2/W11-11/W16-7P - Pedestrian Crossing/Golf Cart/Diagonal Left Arrow	2	\$1,449.605	\$0.00	\$2,899.21
7.1	Aluminum Post 4x4 - Post				
7.2	Aluminum .090 - W11-2 - Pedestrian Crossing (VENDED)				
7.3	Aluminum Sheet .125 - W11-2 Pedestrian Crossing Backer				
7.4	Aluminum .090 - W11-11 - Golf Cart (VENDED)				
7.5	Aluminum Sheet .125 - W11-11 Golf Cart Backer				
7.6	Aluminum .090 - W16 - 7P Diagonal Left (VENDED)				
7.7	Aluminum Sheet .125 - W16 - 7P Diagonal Left Backer				
7.8	Hardware - Galvanized Post Cover				
8	W11-11/W16-7P - Golf /Diagonal Left Arrow	2	\$1,138.75	\$0.00	\$2,277.50
8.1	Aluminum Post 4x4 - Post				
8.2	Aluminum .090 - W11-11 - Golf Cart Crossing (VENDED)				
8.3	Aluminum Sheet .125 - W11-11 Golf Cart Crossing Backer				
8.4	Aluminum .090 - W16 - 7P Diagonal Left (VENDED)				
8.5	Aluminum Sheet .125 - W16 - 7P Diagonal Left Backer				
8.6	Hardware - Galvanized Post Cover				
9	OM4-3 Red Reflective w/ U Channel	20	\$196.35	\$0.00	\$3,927.00
9.1	Aluminum .090 - OM4-3 Red Reflective (VENDED)				
9.2	Post, U-Channel 10' Galvanized - U Channel Post				
10	R11-2 Road Closed w/ U Channel	8	\$492.5025	\$0.00	\$3,940.02
10.1	Aluminum .090 - R11-2 Road Closed (VENDED)				
10.2	Post, U-Channel 10' Galvanized - U Channel Post				
11	R6-1R - One Way	2	\$683.045	\$0.00	\$1,366.09
11.1	Aluminum Post 4x4 - Post				
11.2	Aluminum .090 - R6-1R - One Way (VENDED)				
11.3	Aluminum Sheet .125 - R6-1R - One Way Backer				
11.4	Hardware - Galvanized Post Cover				
12	W17-1/W13-1P - Speed Hump/25 MPH	2	\$1,290.90	\$0.00	\$2,581.80
12.1	Aluminum Post 4x4 - Post				
12.2	Aluminum .090 - W17-1 - Speed Hump (VENDED)				

12.3	Aluminum Sheet .125 - W17-1 Speed Hump Backer				
12.4	Aluminum .090 - W13-1P 25 MPH(VENDED)				
12.5	Aluminum Sheet .125 - W13-1P 25 MPH Backer				
12.6	Hardware - Galvanized Post Cover				
13	W2-6/ W16-17P/W13-1P - Roundabout Intersection/ Roundabout/MPH	4	\$1,447.865	\$0.00	\$5,791.46
13.1	Aluminum Post 4x4 - Post				
13.2	Aluminum .090 - W2-6 Roundabout Intersection (VENDED)				
13.3	Aluminum Sheet .125 - W2-6 Roundabout Intersection Backer				
13.4	Aluminum .090 - W16-17P Roundabout Blade (VENDED)				
13.5	Aluminum Sheet .125 - W16-17P Roundabout Blade Backer				
13.6	Aluminum .090 - W13-1P 25 MPH Sign (VENDED)				
13.7	Aluminum Sheet .125 - W13-1P MPH Backer				
13.8	Hardware - Galvanized Post Cover				
14	D1-1D Street Signs	5	\$266.002	\$0.00	\$1,330.01
14.1	Aluminum .090 - D1-1D - Street Signs VENDED				
14.2	Post, U-Channel 10' Galvanized - Square Sign Post				
14.3	Hardware - Square Post Bracket				
15	R3-8 - Advance Circular Intersection Lane Control	4	\$1,013.00	\$0.00	\$4,052.00
15.1	Aluminum Post 4x4 - Post				
15.2	Aluminum .090 - Advance Circular Intersection (VENDED)				
15.3	Aluminum Sheet .125 - Advance Circular Intersection Backer				
15.4	Hardware - Galvanized Post Cover				
16	R3 -17/R17BP/M6-2 - Bike Lane/Ends/ Diagonal Up Arrow	4	\$1,449.44	\$0.00	\$5,797.76
16.1	Aluminum Post 4x4 - Post				
16.2	Aluminum .090 - R3-17 Bike Lane Sign (Top Sign VENDED)				
16.3	Aluminum Sheet .125 - R3-17Bike Lane Sign Backer (Top Sign)				
16.4	Aluminum .090 - R3-17 BP Ends Sign (Lower Sign) (VENDED)				
16.5	Aluminum Sheet .125 - R3-17 BP Ends Sign Backer				
16.6	Aluminum .090 - M6-2 Directional Arrow Up Right Sign (VENDED)				
16.7	Aluminum .090 - M6-2 Directional Arrow Up Right Sign (Lower Backer)				
16.8	Hardware - Galvanized Post Cover				
17	R3 -17/M6-2 - Bike Lane/Directional Arrows	4	\$1,084.875	\$0.00	\$4,339.50
17.1	Aluminum Post 4x4 - Post				
17.2	Aluminum .090 - R3-17 Bike Lane Sign (Top Sign VENDED)				
17.3	Aluminum Sheet .125 - R3-17Bike Lane Sign Backer (Top Sign)				
17.4	Aluminum .090 - M6-2 Directional Arrow Sign (VENDED)				
17.5	Aluminum .090 - M6-2 Directional Arrow Sign (Lower Backer)				
17.6	Hardware - Galvanized Post Cover				
18	R6-4A - Roundabout Directional (3 Chevrons)	7	\$924.5771	\$0.00	\$6,472.04
18.1	Aluminum Post 4x4 - Post				
18.2	Aluminum .090 - Roundabout Directional (3 Cheverson) (VENDED)				
18.3	Hardware - Galvanized Post Cover				
19	R3 -17 - Bike Lane	10	\$923.40	\$0.00	\$9,234.00
19.1	Aluminum Post 4x4 - Post				
19.2	Aluminum .090 - Bike Lane Sign (Top Sign VENDED)				
19.3	Aluminum Sheet .125 - Bike Lane Sign Backer (Top Sign)				

19.4	Hardware - Galvanized Post Cover				
20	Install	1	\$28,020.00	\$0.00	\$28,020.00
20.1	Install -				
21	R1-1 - Stop Sign 36"x36"	1	\$1,295.32	\$0.00	\$1,295.32
21.1	Aluminum Post 4x4 - Post				
21.2	Aluminum .090 - R1-1 Stop Sign (VENDED)				
21.3	Aluminum Sheet .125 - R1-1 Stop Sign Backer				
21.4	Hardware - Galvanized Post Cover				
				Subtotal:	\$113,904.33
				Taxable Amount:	\$0.00
				Taxes:	\$0.00
				Grand Total:	\$113,904.33
				Amount Paid:	\$0.00
				BALANCE DUE:	\$113,904.33

**EAST NASSAU
STEWARDSHIP DISTRICT**

10

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, the District's Board of Supervisors ("**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 provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing supervisors for the District on the first Tuesday after the first Monday in November, which shall be noticed pursuant to Chapter 2017-206(5), Laws of Florida.

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

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

BOARD OF SUPERVISORS	SEAT	TERM EXPIRATION DATE
Michael Haraj	Seat 1	2028
Robert Fancher	Seat 2	2028
Tommy Jinks	Seat 3	2026
Jaime Northrup	Seat 4	2026
Allison Groomes	Seat 5	2028

This year, Seat 3, currently held by Tommy Jinks, and Seat 4, currently held by Jaime Northrup, are subject to election by landowners on November 3, 2026. Each supervisor elected shall serve a term of four (4) years. The term of office for each successful candidate shall commence election.

2. **LANDOWNERS' ELECTION.** In accordance with Chapter 2017-206(5), Laws of Florida, the meeting of the landowners to elect two (2) supervisors of the District, shall be held on November 3, 2026, at ____:____ .m., at _____.

3. **PUBLICATION.** The District's Secretary is hereby directed to publish notice of this landowners' meeting in accordance with the requirements of Chapter 2017-206(5), Laws of Florida.

4. **FORMS.** Pursuant to Chapter 2017-206(5), Laws of Florida, the landowners' meeting and election has been announced by the Board at its November 20, 2025 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office, located at 1 Rayonier Way, Wildlight, Florida 32097 or at the office of the District Manager, Wrathell, Hunt and Associates, LLC, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

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.

6. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 20TH DAY OF NOVEMBER, 2025.

ATTEST:

EAST NASSAU STEWARDSHIP DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT

Notice is hereby given to the public and all landowners within East Nassau Stewardship District (the "**District**") the location of which is generally described as comprising a parcel or parcels of land containing approximately 23,600 acres, located within Nassau County, Florida, advising that a meeting of landowners will be held for the purpose of electing two (2) persons to the District Board of Supervisors. [Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.]

DATE: Tuesday, November 3, 2026

TIME: ____:____ __M

PLACE: _____

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

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

Craig Wrathell
District Manager

Run Date(s): _____ & _____

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
EAST NASSAU STEWARDSHIP DISTRICT FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **Tuesday, November 3, 2026**

TIME: ____:____ __.M.

LOCATION: _____

Pursuant to Chapter 2017-206(5)(2)(b), Laws of Florida, after the East Nassau Stewardship District ("District") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors every two years until the District qualifies to have its board members elected by the qualified electors of the district. The following instructions on how all landowners may participate in the election are intended to comply with Chapter 2017-206(5)(2)(b), Laws of Florida.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, two (2) seats on the Board will be up for election by landowners. Each successful candidate shall be elected for a term of four (4) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY
EAST NASSAU STEWARDSHIP DISTRICT
NASSAU COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 3, 2026

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the East Nassau Stewardship District to be held at the _____ on Tuesday, November 3, 2026, at ____:____.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner

By: _____
Title: _____

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
---------------------------	----------------	-------------------------

_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

Pursuant to Chapter 2017-206(5)(2)(b), Laws of Florida, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
EAST NASSAU STEWARDSHIP DISTRICT
NASSAU COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 3, 2026

For Election (2 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4)-year term, with the term of office for each successful candidate commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the East Nassau Stewardship District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____
_____ (Landowner) pursuant to the Landowner's Proxy attached hereto,
do cast my votes as follows:

SEAT	NAME OF CANDIDATE	NUMBER OF VOTES
3		
4		

Date: _____

Signed: _____

Printed Name: _____

**EAST NASSAU
STEWARDSHIP DISTRICT**

11

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

(This space reserved for Clerk)

KUTAK ROCK LLP
107 W. College Avenue
Tallahassee, Florida 32301

**PARTIAL RELEASE OF
COLLATERAL ASSIGNMENT AND ASSUMPTION OF DEVELOPMENT RIGHTS
SERIES 2025 BONDS**

PLEASE TAKE NOTICE that the **EAST NASSAU STEWARDSHIP DISTRICT**, a local unit of special-purpose government established and existing pursuant to Chapter 2017-206, Laws of Florida, and Chapter 189, Florida Statutes, being situated in Nassau County, Florida, whose mailing address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“**District**”), hereby releases and terminates the effectiveness of that certain *Collateral Assignment and Assumption of Development Rights, Series 2025 Bonds*, dated August 19, 2025, and recorded in Official Records Book 2810, Page 223, of the Public Records of Nassau County, Florida (“**Series 2025 Collateral Assignment**”) only as to that certain property more particularly described on **Exhibit A** attached hereto and incorporated by reference herein (“**Released Property**”). District is executing this Partial Release of the Series 2025 Collateral Assignment pursuant to the provisions of such Series 2025 Collateral Assignment and of this Partial Release.

The scope of this Partial Release of the Series 2025 Collateral Assignment is expressly limited to the Released Property as described in **Exhibit A** hereto, and nothing contained in this Partial Release is intended or shall otherwise be construed as releasing or otherwise affecting or limiting the operation and effect of the Series 2025 Collateral Assignment with respect to any remaining lands described in the Series 2025 Collateral Assignment which continue to be owned by Assignors (as defined in the Series 2025 Collateral Assignment) or which otherwise remain subject to such Series 2025 Collateral Assignment pursuant to the terms thereof, as of the effective date of this Partial Release.

[Signature Pages Follow]

IN WITNESS WHEREOF, the Parties have caused this Partial Release of Series 2025 Collateral Assignment to be executed, each respectively, by their duly authorized officers, which Partial Release is effective this ____ day of _____, 2025.

Signed, sealed and delivered
in the presence of:

EAST NASSAU STEWARDSHIP DISTRICT

(Signature)

(Print Name)

(Address)

Mike Hahaj
Chair, Board of Supervisors

(Signature)

(Print Name)

(Address)

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2025, by Mike Hahaj, as Chair 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 ☐ has produced _____ as identification.

NOTARY STAMP:

Signature of Notary Public

Printed Name of Notary Public

Signed, sealed and delivered
in the presence of:

WILDLIGHT LLC, a Delaware limited liability
company

(Signature)

(Print Name)

(Address)

John R. Campbell, Vice President

(Signature)

(Print Name)

(Address)

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me means of ☐ physical presence or
☐ online notarization this ____ day of _____, 2025, by John R. Campbell, as Vice President of
Wildlight LLC, for and on behalf of the District. He is ☐ personally known to me or ☐ has
produced _____ as identification.

NOTARY STAMP:

Signature of Notary Public

Printed Name of Notary Public

Signed, sealed and delivered
in the presence of:

(Signature)

(Print Name)

(Address)

**RAYDIENT LLC DBA RAYDIENT PLACES +
PROPERTIES LLC**, a Delaware limited liability
company

John R. Campbell, Vice President

(Signature)

(Print Name)

(Address)

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me means of ☐ physical presence or
☐ online notarization this ____ day of _____, 2025, by John R. Campbell, as Vice President of
Raydient LLC dba Raydient Places + Properties LLC, for and on behalf of the District. He is ☐
personally known to me or ☐ has produced _____ as identification.

NOTARY STAMP:

Signature of Notary Public

Printed Name of Notary Public

EXHIBIT A: Legal Description of Released Property (Consisting of Pages)

EXHIBIT A
LEGAL DESCRIPTION OF RELEASED PROPERTY

**EAST NASSAU
STEWARDSHIP DISTRICT**

12

PREPARED BY AND RETURN TO:

CASSIDY BERGSTROM, ESQ.
GUNSTER, YOAKLEY & STEWART, P.A.
1 INDEPENDENT DRIVE, SUITE 2300
JACKSONVILLE, FL 32202

**PARTIAL ASSIGNMENT OF
TRUE-UP AGREEMENT
SERIES 2025 SPECIAL ASSESSMENTS**

[PDP#4 SERIES 2025 PROJECT]

THIS “PARTIAL ASSIGNMENT” is made and entered into this ____ day of November 2025,
by and between:

WILDLIGHT LLC, a Delaware limited liability company, with an address of 1 Rayonier Way, Wildlight, Florida 32097 (collectively, the “**Assignor**”); and

PULTE HOME COMPANY, LLC, a Michigan limited liability company, with an office located at 124 Del Webb Parkway, Ponte Vedra, Florida 32081 (the “**Assignee**”);

and is joined by the **EAST NASSAU STEWARDSHIP DISTRICT**, a local unit of special-purpose government established and existing pursuant to Chapter 2017-206, Laws of Florida, and Chapter 189, *Florida Statutes*, being situated in Nassau County, Florida, whose mailing address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “**District**”).

RECITALS

WHEREAS, Assignor and the District entered into that certain True-Up Agreement Series 2025 Assessments [PDP#4 Series 2024 Project] dated August 19, 2025, recorded in Official Records Book 2810, Page 242 of the Public Records of Nassau County, Florida (the “**Agreement**”); and

WHEREAS, Assignor has conveyed to Assignee those lands referred to as Phase 1 of Del Webb Wildlight 2.0, within the area known as PDP#4 of the Development within the District as described in the Agreement, as more particularly described on **Exhibit A** attached hereto (the “**Conveyed Property**”); and

WHEREAS, pursuant to Section 6 of the Agreement, Assignor wishes to assign and Assignee wishes to assume, Assignee’s rights and obligations under the Agreement as it pertains to the Conveyed Property.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the parties agree as follows:

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

SECTION 2. DEFINED TERMS. Capitalized terms not otherwise defined herein shall have the meaning set forth in the Agreement.

SECTION 3. ASSIGNMENT. Assignor, as seller of lands to Assignee, hereby assigns to Assignee and Assignee hereby assumes all rights and obligations under the Agreement as it pertains to the Conveyed Property and in accordance with the terms and conditions set forth herein.

SECTION 4. DETERMINATION OF TRUE-UP OBLIGATION. The Conveyed Property contains approximately 21.83 acres consisting of those lands referred to as Phase 1 of Del Webb Wildlight 2.0 within the area known as PDP#4 of the Development within the District. Assignor and Assignee each acknowledge and agree that the development plan applicable to the Conveyed Property is currently expected to contain the precise number and types of units of each product type set forth in Exhibit B attached hereto and incorporated by reference herein (“Development Plan”). Assignor and Assignee further acknowledge and agree that in accordance with the total number of EAUs assigned to the Conveyed Property based on such Development Plan, the total par debt amount of Series 2025 Bonds (as such term is defined in the Agreement) allocated to the Conveyed Property, for purposes of Section 4A and 4B of the Agreement, and for purposes of determining Assignee’s true-up obligations, if any, which may be required by the District as to the Conveyed Property is \$4,400,322.64 (“Par Amount”). The Parties acknowledge and agree that provided Assignee develops the Conveyed Property in accordance with the Development Plan, attached hereto as Exhibit B, the allocation of Series 2025 Special Assessments (as defined in the Agreement) assigned to the Conveyed Property shall be sufficient to meet the debt service corresponding to the Par Amount such that no true-up obligation shall result. Notwithstanding the foregoing, Assignee expressly acknowledges and agrees that pursuant to this Partial Assignment, in the event there is a change in the Development Plan, as set forth in Exhibit B, which results in a net decrease in the total amount of Series 2025 Special Assessments able to be assigned to the Conveyed Property, a True-Up Payment shall be required in accordance with the terms of the Agreement, which payment shall be the obligation of Assignee. In the event the Development Plan changes that would result in additional EAUs to be constructed on Conveyed Property, Assignor and Assignee agree to notify the District prior to the allocation of such additional units to the Conveyed Property such that the allocation of additional debt and corresponding assessments may be made by the District, as provided in the Assessment Resolutions (as defined in the Agreement).

SECTION 5. VALIDITY OF SERIES 2025 SPECIAL ASSESSMENTS. Assignee agrees the Assessment Resolutions have been duly adopted by the District and that the Series 2025 Special Assessments imposed as a lien by the District are legal, valid and binding liens on the land against which assessed, including the Conveyed Property, 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. Assignee hereby waives and relinquishes any rights it may have to challenge, object to, or otherwise fail to pay such Series 2025 Special Assessments, including any such True-up Payment required, to the extent allocated to the Conveyed Property in accordance with the terms of the Assessment Resolutions, the Agreement, and this Partial Assignment.

SECTION 6. COUNTERPARTS. This Partial Assignment may be signed in counterparts, which when taken together shall constitute one and the same instrument.

[signatures on following pages]

IN WITNESS WHEREOF, the parties execute this partial assignment the day and year first written above.

ASSIGNOR:

Signed, sealed and
delivered in the
presence of:

WILDLIGHT LLC,
a Delaware limited liability company

Print Name: _____
Address: _____

By: _____
Its: _____

Print Name: _____
Address: _____

[CORPORATE SEAL]

[illegible]

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by means of ☐ physical presence or ☐ online notarization by _____, the _____ of **WILDLIGHT LLC**, a Delaware limited liability company, on behalf of the company.

(Print Name _____)
 NOTARY PUBLIC
 State of Florida at Large
 Commission # _____
 My Commission Expires:
 Personally Known _____
 or Produced I.D. _____
 [check one of the above]
 Type of Identification Produced _____

ASSIGNEE:

Signed, sealed and
delivered in the
presence of:

PULTE HOME COMPANY, LLC,
a Michigan limited liability company

Print Name: _____
Address: _____

By: _____
Its: _____

Print Name: _____
Address: _____

[CORPORATE SEAL]

STATE OF Florida }
 }
COUNTY OF _____}SS

The foregoing instrument was acknowledged before me this ____ day of _____,
2025, by means of ☐ physical presence or ☐ online notarization by _____, the
_____ of **PULTE HOME COMPANY, LLC**, a Michigan limited liability company on
behalf of the company.

Print Name _____
NOTARY PUBLIC
State of _____ at Large
Commission # _____
My Commission Expires:

Personally known _____ or
Produced I.D. _____
[Check one of the above]
Type of Identification Produced

DISTRICT:

Signed, sealed and
delivered in the
presence of:

By: _____
Its: _____

Print Name: _____
Address: _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by means of ☐ physical presence or ☐ online notarization by _____, the _____ of **EAST NASSAU STEWARDSHIP DISTRICT**, on behalf of the District.

Exhibit A: Legal description of Conveyed Property
Exhibit B: Development Program for Conveyed Property

Exhibit A

Legal Description of Conveyed Property

[TBD]

Exhibit B

Development Program for Conveyed Property

Unit Type	Units
33' (aka "Villas") (AA)	56
50' (AA)	115
65' (AA)	95
Total	266

**EAST NASSAU
STEWARDSHIP DISTRICT**

13

RESOLUTION 2026-03

A RESOLUTION OF THE GOVERNING BOARD OF THE EAST NASSAU STEWARDSHIP DISTRICT ELECTING OFFICER(S) OF THE DISTRICT AND PROVIDING FOR 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, being situated entirely within Nassau County, Florida; and

WHEREAS, the District’s Governing Board desires to elect Officer(s) of the District.

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

SECTION 1. The following Officer(s) shall be elected as Officer(s) as of November 20, 2025:

<u>Felix Rodriguez</u>	Assistant Secretary
------------------------	---------------------

SECTION 2. The following prior appointments by the Board remain unaffected by this Resolution:

<u>Michael Hahaj</u>	is Chair
<u>Tommy Jinks</u>	is Vice Chair
<u>Robert Fancher</u>	is Assistant Secretary
<u>Jaime Northrup</u>	is Assistant Secretary
<u>Allison Groomes</u>	is Assistant Secretary
<u>Craig Wrathell</u>	is Secretary
<u>Ernesto Torres</u>	is Assistant Secretary
<u>Craig Wrathell</u>	is Treasurer
<u>Jeff Pinder</u>	is Assistant Treasurer

SECTION 3. All prior resolutions in actual conflict with this resolution are hereby superseded, rescinded, and replaced in entirety by this Resolution.

PASSED AND ADOPTED THIS 20TH DAY OF NOVEMBER, 2025.

ATTEST:

EAST NASSAU STEWARDSHIP DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**EAST NASSAU
STEWARDSHIP DISTRICT**

14

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING AMENDED AND RESTATED RULES OF PROCEDURE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, 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 (“**Act**”), being situated entirely within Nassau County, Florida; and

WHEREAS, the Board of Supervisors of the District (the “**Board**”) is authorized by the Act to adopt rules and orders pursuant to Chapter 120, Florida Statutes; and

WHEREAS, the Board previously adopted that *Amended and Restated Rules of Procedure*, effective January 16, 2020 (“**Rule of Procedure**”), which include certain rules regarding certain Contractual Services exemptions from competitive purchase (collectively, “**Rule 3.10**”); and

WHEREAS, the Board desires to amend Rule 3.10 to clarify the types of Contractual Services and commodities which are exempt from competitive purchasing requirements.

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

SECTION 1. A Public Hearing will be held to adopt the District’s amended Rule 3.10 on:

DATE	_____
TIME	_____
LOCATION	_____ _____ _____

SECTION 2. Capitalized terms not otherwise defined herein shall have the meaning prescribed to same as provided in the Rules of Procedure.

SECITON 3. The District Secretary is directed to publish notice of the hearing in accordance with the Act and the applicable Florida law.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 20th day of November, 2025.

ATTEST:

EAST NASSAU STEWARDSHIP DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A Amended Rule 3.10 – Contractual Services and Commodities; Exemption from
Competitive Purchase (2025)

Exhibit A

Rule 3.10 Contractual Services and Commodities, Exemption from Competitive Purchase.

- (1) Pursuant to Chapter 2017-206, Laws of Florida, the following shall not be subject to competitive purchasing requirements:
 - a. Pursuant to Chapter 2017-206, (6)(19)(c), Laws of Florida, Contractual Services shall not be subject to competitive purchasing requirements, including but not limited to those specifically referenced in this Rule 3.10. If an agreement is predominantly for Contractual Services, but also includes maintenance services or the purchase of goods and services, the contract shall not be subject to competitive purchasing requirements.
 - b. Agreements between the District Board and non-profit organizations or governmental entities including the procurement, transfer, sale or exchange of goods and/or services.
 - c. Procurement of art and artistic services. "Artistic services" means the rendering by a contractor of its time and effort to create or perform an artistic work in the fields of music, dance, drama, folk art, creative writing, painting, sculpture, photography, graphic arts, craft arts, industrial design, costume design, fashion design, motion pictures, television, radio, or tape and sound recording regardless of medium, location, and/or implementation of same.
 - d. Procurement of items or services that are exempt from competition per applicable Florida statute including but not limited to Section 287.057(3)(e), Florida Statutes.
 - e. To the extent not required by Section 287.055, Florida Statutes, agreements with consultants and other experts hired to assist District in preparing reports required by Chapter 2017-206, Laws of Florida.
 - f. To the extent not required by Section 287.055, Florida Statutes, agreements with wetlands consultants, environmental services, and fiscal impact analysis services.
 - g. Procurement of other services pursuant to Chapter 2017-206, Section 6(19)(c), Laws of Florida.
- (2) **No Rights or Remedies for Exemptions.** Regardless of whether an advertisement or solicitation for the exempt contractual services and commodities is identified as an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, no rights or remedies under these Rules, including but

not limited to protest rights, are conferred on persons, firms, or vendors proposing to provide such exempt contractual services or commodities to the District.

- (3) Contracts; Public Records. In accordance with Florida law, each contract for any of the above listed exemptions shall include provisions required by law that require the contractor to comply with public records laws.

Specific Authority: Ch. 2017-206(6)(6)(e); (6)(6)(q), Laws of Florida

Law Implemented: Ch. 2017-206(6)(6)(c) and (6)(19)(c), Laws of Florida, § 119.0701, Fla. Stat.

**EAST NASSAU
STEWARDSHIP DISTRICT**

**STAFF
REPORTS**

**EAST NASSAU
STEWARDSHIP DISTRICT**

**STAFF
REPORTS D**



East Nassau Stewardship District Operations Report

November 10, 2025

East Nassau Stewardship District

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

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

GENERAL OPERATIONS/ADMINISTRATIVE

MAINTENANCE

- Ponds
 - Florida Waterways treated the ponds on 10/27 for shoreline and floating weeds. Exhibit “A.”
- Roadways
 - Roadway striping contract has been executed. Project start date pending.
- 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.

LANDSCAPING

- Irrigation Inspections

- Irrigation inspection reports for October 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 on a weekly basis. See Exhibit “C.”
 - We continue to monitor the progress of the Greenery to ensure they adhere to the landscape scope of services agreement. Deficiencies reported in September and noticed on October 1st have been corrected.

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: 10/27/2025
Weather: 78 °F High
50% ☁

Waterway and Ditch Treatments

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

Comments: Ponds were visited and treated accordingly. Celular activity decreasing due to lower temperatures of the season.

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

- | | | | | |
|--|---|------------------------------------|---|--|
| ☐ Bass | ☒ Anhinga | ☐ Woodstork | ☒ Turtles | ☐ Other Species:

_____ |
| ☐ Bream | ☐ Cormorant | ☐ Ducks | ☐ Snakes | |
| ☐ Catfish | ☐ Egrets | ☐ Osprey | ☒ Alligator | |
| ☒ Gambusia | ☐ Herons | ☐ Ibis | ☒ Frogs | |

Native/Beneficial Vegetation Noted

- | | | | |
|---------------------------------------|---------------------------------------|---|---|
| ☐ Arrowhead | ☐ Bulrush | ☐ Lotus | ☒ Slender Spikerush |
| ☐ Cordgrass | ☐ Lily | ☒ Chara | ☐ Blue Flag Iris |
| ☐ Bacopa | ☐ Golden Canna | ☐ Naiad | ☒ Bladderwort |
| ☐ Pickerelweed | ☐ Spadderdock | ☐ Eelgrass | ☒ 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: 10/27/2025
Weather: 78 °F High
50% ☁

Waterway and Ditch Treatments

Site	16	17	18	19	20	21	23	24							
Algae					x										
Submersed Weeds					x										
Shoreline Grasses & Brush					x										
Floating Weeds															
Mosquito Larvicide															
Pond Dye															
Inspection	x	x	x	x		x	x								
Debris Removal					x										
Access								x							

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

- | | | | | |
|-----------------------------------|------------------------------------|------------------------------------|------------------------------------|--|
| ☐ Bass | ☐ Anhinga | ☐ Woodstork | ☐ Turtles | ☐ Other Species:

_____ |
| ☐ Bream | ☐ Cormorant | ☐ Ducks | ☐ Snakes | |
| ☐ Catfish | ☐ Egrets | ☐ Osprey | ☐ Alligator | |
| ☐ Gambusia | ☐ Herons | ☐ Ibis | ☐ Frogs | |

Native/Beneficial Vegetation Noted

- | | | | |
|---------------------------------------|---------------------------------------|-----------------------------------|--|
| ☐ Arrowhead | ☐ Bulrush | ☐ Lotus | ☐ Slender Spikerush |
| ☐ Cordgrass | ☐ Lily | ☐ Chara | ☐ Blue Flag Iris |
| ☐ Bacopa | ☐ Golden Canna | ☐ Naiad | ☐ Bladderwort |
| ☐ Pickerelweed | ☐ Spatterdock | ☐ Eelgrass | ☐ 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: 10/27/2025
Weather: 78 °F High
50% ☁



1



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6

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: 10/27/2025
Weather: 78 °F High
50% ☁



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12

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: 10/27/2025
Weather: 78 °F High
50% 🌧️



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18

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: 10/27/2025
Weather: 78 °F High
50% ☁



19



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24

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 Boarkwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	10/10/2025
Inspector:	Roger Kintz
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			
	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:	10/10/2025
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:	10/10/2025	
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	
			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:	10/10/2025
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 Boarkwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	10/10/2025	
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			
	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:	10/10/2025
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	
	NW		Surfaces are clean & free of trip hazards	Tree fell over causing trip hazzards. Repaired.
	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 Boarkwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	10/10/2025
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
	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	In progress	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:	10/10/2025
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. Completed

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 Boarkwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	10/10/2024
Inspector:	Roger Kintz
Location:	Hike and Bike Blacktop Trails

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	In Progress.	Surface material in good repair & free of trip hazards Uneven syrface on MUP along Crosstown Blvd fixed
	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:	10/10/2024	
Inspector:	Roger Kintz	
Location:		

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 Boarkwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	10/10/2025
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

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



Irrigation Systems Routine Inspection Report

Site Name:	4 O'clock Park	Controller Make/Model:	Hunter IC2-800-pl
Technician:	Peter	Controller Name:	
Date of Inspection:	10/14/2025	Location:	On wooden panel near park and meter

Program A	X	Start Time:	10:00pm	Run Days:	M	W	Sa						Total Run Time:	2hr10m	Rain Sensor	
Program B		Start Time:		Run Days:									Total Run Time:		Existing	Operational
Program C		Start Time:		Run Days:									Total Run Time:		Yes	Pass

NECESSARY REPAIRS

Zone #	Zone Name	Run Time	Type	Plant Type	Pipe Type	Valves				Rotors		Sprays			Noz.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
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BH

Repaired several cut bunnies on trees around pond

2 mowed heads



Irrigation Systems Routine Inspection Report

Site Name:	Anejo Clock	Controller Make/Model:	Hunter xCore(XC-400)
Technician:	Peter	Controller Name:	
Date of Inspection:		Location:	In janitorial/mop area in rear

Program A		Start Time:		Run Days:									Total Run Time:		Rain Sensor	
Program B		Start Time:		Run Days:									Total Run Time:		Existing	Operational
Program C		Start Time:		Run Days:									Total Run Time:		Yes	Pass

NECESSARY REPAIRS

					Pipe Type	Valves			Rotors		Sprays			Noz.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
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No zones currently running
No zones currently running

					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					
37	At school bus stop	10m	Spray	Turf											Mowed head				
38	At Hawthorne entrance		Drip	Shrubs															
39	At Park entrance	10m	Spray	Turf								1		1					
40	3rd Center, Island	10m	Spray	Turf															
41	3rd Center, Island	20m	Rotor	Turf															
42	3rd Center, Island	10m	Spray	Turf															
43	Exit side by Park	10m	Spray	Turf															
44	By JEA station	10m	Spray	Turf															
45	Exit side by first pond		Drip	Shrubs															
46	Second island		Drip	Shrubs															
47	Second island	20m	Rotor	Turf															
48	Second island	10m	Spray	Turf															
49	At clock	10m	Spray	Turf															
50	In front of clock		Drip	Shrubs															
51	At wildlght exit sign		Drip	Shrubs															
52	1st Center, Island		Drip	Shrubs															
53	At clock	20m	Rotor	Turf															
54	At Hawthorne entrance side	10m	Spray	Turf															
55	Entrance side of kayak park	10m	Spray	Turf															
56	At kayak park		Drip	Shrubs															
57	At kayak park	20m	Rotor	Turf										1	Mowed rotor				
58	At kayak Park	20m	Rotor	Turf					1										
59	At kayak park		Drip	Shrubs															
60	At kayak park		Drip	Shrubs															
61	Exit side before 2nd roundabout	10m	Spray	Turf															
62	Left of 2nd roundabout	10m	Spray	Turf															
63	Turf down Curiosity	10m	Spray	Turf															
64	Temp irrigation along path#1		Rotor	Turf											Disconnected/capped for season				
65	Temp irrigation along path#2		Rotor	Turf											Disconnected/capped for season				



Irrigation Systems Routine Inspection Report

Site Name:	Floco Clock @ JEA Station	Controller Make/Model:	Hunter ACC2
Technician:	Peter	Controller Name:	
Date of Inspection:	10/15/2025	Location:	behind jea station

Program A	X	Start Time:	1:00am	Run Days:	M	Th	Sa					Total Run Time:	3hr10m			Rain Sensor
Program B		Start Time:		Run Days:								Total Run Time:			Existing	Operational
Program C		Start Time:		Run Days:								Total Run Time:			Yes	Pass

NECESSARY REPAIRS

Zone #	Zone Name	Run Time	Type	Plant Type	Pipe Type	Valves	Rotors	Sprays	Noz.	QTY	Notes:
1	Verge along Floco from Ponder(E)	10m	Spray	Turf							
2	Along Floco from Ponder(E)	20m	Rotor	Turf							
3	(S)corner Floco&Sawgrass		Drip	Shrubs							
4	ong Floco from Ponder to Sawgrass(W)	20m	Rotor	Turf							
5	Verge along Floco from Ponder(W)	10m	Spray	Turf			1			1	Broken rotor
6	Near clock to Muhly Grass st(E)	10m	Spray	Turf							
7	Near clock to Muhly Grass st Beds(E)		Drip	Shrubs							
8	erge along Floco from clock to MGst(E)	10m	Spray	Turf							
9	Pond btwn Sawgrass/Slashpine(W)	20	Rotor	Turf							
10	Pond btwn Sawgrass/Slashpine(W)		Drip	Shrubs							
11	Verge along Floco btwn Saw/Slash(W)	10m	Spray	Turf							
12	erge along Floco btwn MGst/Sltmdw(E)	10m	Spray	Turf							
13	Btwn Sltmdw/MuhlyGrass(E)	10m	Spray	Turf							
14	Btwn Sltmdw/MuhlyGrass(E)										
15	Not Responding										
16	Verge along Slashpine(W)	10m	Spray	Turf					1	1	Mowed head
17	Saltmeadow Loop Park(E)	10m	Spray	Turf							
18	e along Floco from Sltmdw to Sltmdw	20m	Rotor	Turf							
19	Saltmeadow Loop Park(E)										
20	ge along Floco btwn Slash/Curiosity	20m	Rotor	Turf							
21	Btwn Slashpine/Curiosity(W)	20m	Rotor	Turf							
22	Btwn Slashpine/Curiosity(W)	10m	Spray	Turf							Adjust rotors
23	ge along Floco btwn Slash/Curiosity	10m	Spray	Turf							
24	ge along Floco from Sltmdw/Curiosity										
25	Btwn Sltmdw/Curiosity beds(E)		Spray	Shrubs							
26	kway along Floco near end to curiosit		Drip	Shrubs							
27	Pond/corner Floco/Curiosity(E)	20m	Rotor	Turf							
28	Corner Floco/Curiosity(W)	10m	Spray	Turf							
29	uriosity(S) from Floco towards schoo	10m	Spray	Turf							
30	ity(N) from Delwebb entry towards s	10m	Spray	Turf							
31	(N) from Delwebb entry towards 4oc	10m	Spray	Turf							
32	osity(N) front of DWebb by 1st hydr	10m	Spray	Turf							
33	osity(N) front of DWebb by 2nd hydr	10m	Spray	Turf							
34	ity(N) in front of DWebb pond to 3rd h	10m	Spray	Turf							
35	Curiosity(N) btwn zones 33&34	10m	Spray	Turf							
36	osity(S) along berm btwn Muhly/4oc	10m	Spray	Turf							

[illegible]

Irrigation Systems Routine Inspection Report

Program A	X	Start Time:	10:00pm	Run Days:	M	Th	Sa					Total Run Time:	2hrs	Rain Sensor	
Program B		Start Time:		Run Days:								Total Run Time:		Existing	Operational
Program C		Start Time:		Run Days:								Total Run Time:		Yes	Pass

[illegible]



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:	10/6/2025	Location:	On south side of bldg 600

Program A	X	Start Time:	7:00pm	Run Days:	T	Th	Sa				Total Run Time:	1hr20m	Rain Sensor
Program B		Start Time:		Run Days:							Total Run Time:		Existing
Program C		Start Time:		Run Days:							Total Run Time:		Operational
													Yes
													Pass

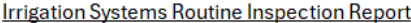
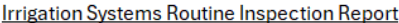
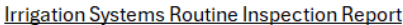
clock runs daily @40%seasonal adjust(except sat farmers market)

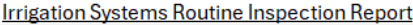
All drip stopped per Eric.

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	10m	Spray	Turf										
3	Building 200	10m	Spray	Turf										
4	Building 300(btw 400)	10m	Spray	Shrubs										
5	Building 300	10m	Spray	Turf										
6	Building 600(rear walkway)	10m	Spray	Turf										
7	Building 600(right half)	10m	Spray	Turf										
8	Building 600(left half)	10m	Spray	Turf										
9	Building 600(parking half/along h		Drip	Shrubs										
10	Building 600(left/sign/along grow		Drip	Shrubs										
11	Parking lot/bldg 400)		Drip	Shrubs										
12	Building 600(around)		Drip	Shrubs										
13	Front of 500	10m	Spray	Turf										
14	Side of bldg 400&around		Drip	Shrubs										
15	Around bldg 500		Drip	Shrubs										
16	500 side of bldg 600		Drip	Shrubs										
17														

Heads buried under turf need to locate

Notes:

[illegible][illegible][illegible]



Program A	Start Time:		Run Days:	M	Th	Sa				Total Run Time:		Rain Sensor
Program B	Start Time:		Run Days:							Total Run Time:		Existing
Program C	Start Time:		Run Days:							Total Run Time:		Operational

[illegible]

		Wildlight Monthly Tracking Spreadsheet				
Date:	Division:	Issues w\ Notes:	Anticipated Completion Date:	Actual Completion Date:	Issue #	Legend
10.1.25	IRR	Hawthorn Park: Broken spray head in ornamental grass beds along Crosstown	10.3.25	10.2.25		MT - Maintenance
9.29.25	IRR	Leak at Homegrown across from former Mocama building	9.29.25	9.30.25		ENH - Enhancement
9.30.25	IRR	Leak at 216 Daydream	9.30.25	10.2.25		Plant Health Services
9.30.25	MT	Whistling Duck: Skirt grasses leaning over dock area	10.6.25	10.6.25		
9.30.25	MT	Hammock Park: Treat all bed weeds in area	10.6.25	10.6.25		
9.30.25	MT	Hammock Park: Skit grasses leaning over MUP path	10.6.25	10.6.25		
9.30.25	MT	Watermain Trail: Treat bed weeds in ornamental grass beds along path	10.6.25	10.6.25		
9.17.25	MT	Remove dead shrubs at 263 Daydream	9.22.25	9.19.25		
9.17.25	MT	220 Julep: Prune back limbs blocking stop sign	9.22.25	9.18.25		
9.17.25	MT	Remove sand build up at crosswalk on Wildlight Ave and Daydream	9.22.5	9.19.25		
9.17.25	MT	Pioneer Park: Prune back limbs hanging over trash can near dock	9.22.25	9.22.25		
9.17.25	MT	Weed landscape bed on the corner of Muhly Grass St and Floco	9.22.25	9.18.25		
9.17.25	MT	Julep Park: Clean curbing around area	9.22.25	9.24.25		
9.17.25	MT	Remove weeds in bio swale on Daydream	9.29.25	9.29.25		
9.23.25	MT	Ponder Cir: Weed Blue Daze beds in park area	9.29.25	9.24.25		
9.23.25	MT	Ponder Cir: Treat bed weeds in ornimental grass beds near park area	9.29.25	9.24.25		
9.23.25	MT	Buttonwood Pond: Weed ornimental grass beds around pond	9.29.25	9.26.25		
9.23.25	MT	Corner of Floco & Sawgrass: Weed juniper bed near small pond	9.29.25	9.24.25		
9.23.25	MT	Extension: Weed Ornimental grass beds around pond	9.29.25	9.26.25		
9.23.25	MT	Townhomes: Skirt grasses overhanging the walking path along WL Ave.	9.29.25	9.24.25		
9.23.25	MT	WL Ave: Cut down tall grasses growing in landscape beds	9.29.25	9.24.25		
9.23.25	MT	Waterbug: Spray bed weeds around park/remove weeds in grasses near dock	9.29.25	9.25.25		
9.23.25	MT	Pool Deck: Clean Coontie Palms in raised planter beds	9.29.25	9.25.25		
9.23.25	MT	Service path near Cointoss: Remove sand build up	9.25.25	9.24.25		
9.23.25	MT	Pond at the end of Sawgrass & Floco: Weed grasses and pond bank area	9.29.25	9.26.25		

		Wildlight Monthly Tracking Spreadsheet				
Date:	Division:	Issues w\ Notes:	Anticipated Completion Date:	Actual Completion Date:	Issue #	Legend
	IRR					MT - Maintenance
	IRR					ENH - Enhancement
10.23.25	IRR	Repair broken spray head on Sawgrass and Sweetgum	10.24.25			Plant Health Services
10.21.25	MT	Townhomes: Skirt grasses along walkway across from 213 Daydream	10.27.25			
10.21.25	MT	Treat crack weeds on Firebush Ln and Sweetbay Ln.	10.27.25			
10.21.25	MT	Dog Trot: Remove vines growing in Muhly grasses	10.27.25			
10.14.25	MT	Landscape bed near WAWA: Treat weeds in bed	10.21.25	10.20.25		
10.14.25	MT	Pioneer Park: Treat bed weeds around pond bank beds	10.21.25	10.16.25		
10.14.25	MT	Pioneer Park: Skirt grasses leaning over the concrete walking path around pond	10.21.25	10.16.25		
10.14.25	MT	Rayonier Building: Remove grasses weeds in landscape beds/treat bed weeds around building	10.21.25	10.16.25		
10.14.25	MT	Ponder Cir: Trim back turf from drainage grate located in park lawn area	10.21.25	10.17.25		
10.14.25	MT	Commercial Area:Treat invasive grass and weeds growing in gravel parking lot	10.21.25	10.16.25		
10.14.25	MT	Ponder Cir: Weed Blue Daze beds in park/remove suckers on crape myrtle trees	10.21.25	10.17.25		
10.14.25	MT	Rayonier Building: Skirt grasses leaning over on walking path on the back side of the building	10.21.25	10.17.25		

Dear Wildlight board & property management,

As part of our ongoing commitment to providing exceptional landscape maintenance services, I am pleased to provide our latest Client Communication Report. During my recent visit to your property, I was able to assess the following areas of recent accomplishment on your property.

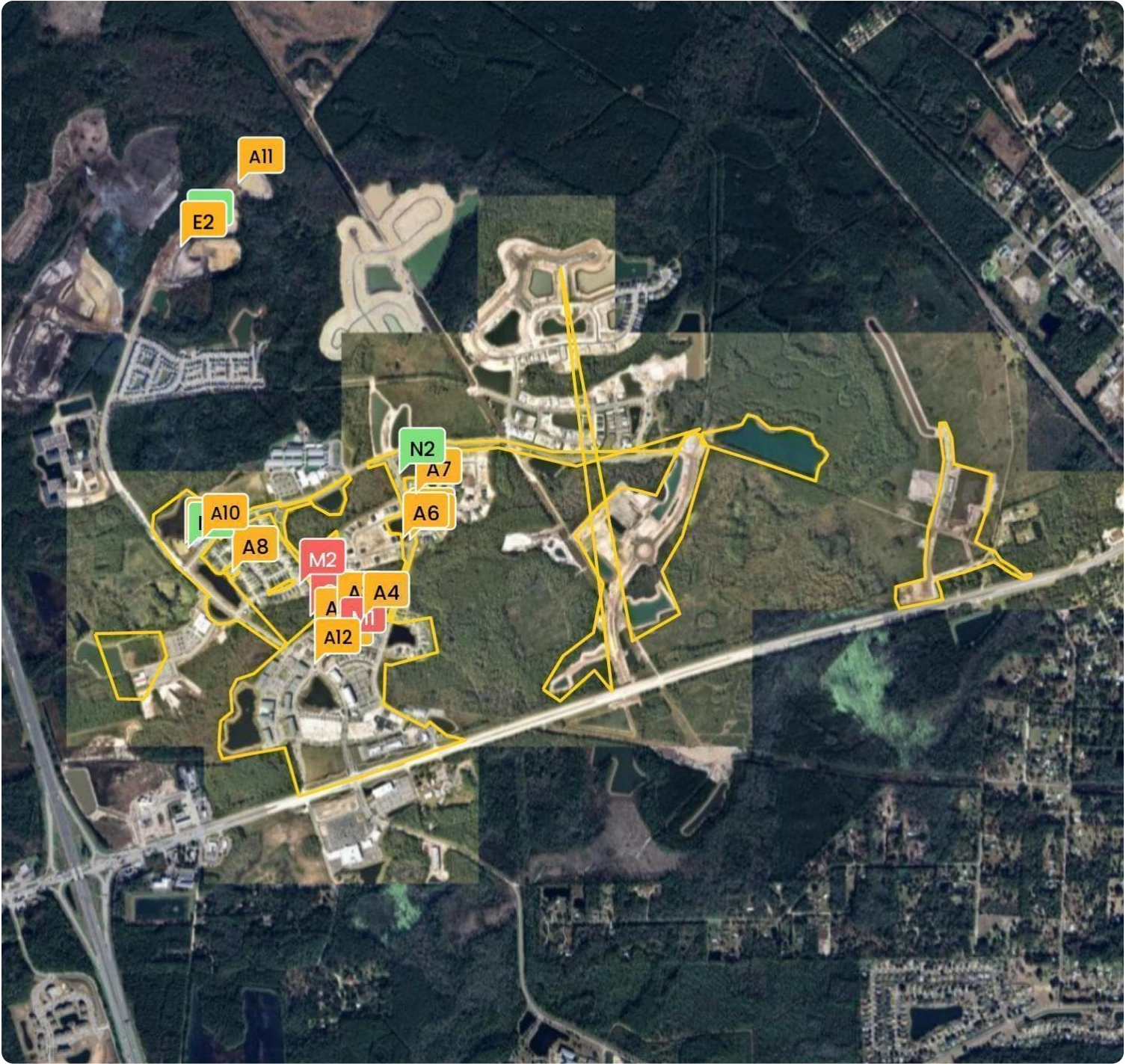
In this report, you will find a high-level overview of our recent accomplishments on your property, including the completion of specific projects and any notable highlights that showcase the beauty and health of your landscape. We also provide insights into ongoing tasks, giving you a clear picture of our continuous efforts to maintain and enhance your outdoor spaces.

Moreover, we have identified several opportunities that could further elevate the aesthetic and functional value of your property. These suggestions are carefully curated based on our expert assessment and your unique landscape needs, aiming to deliver the best possible outcomes for your environment.

As your trusted advisor, my goal is to ensure transparent and effective communication, offering you peace of mind that your landscape is in capable hands. Should you have any questions or wish to discuss any aspect of the report, please do not hesitate to reach out to me directly.

Thank you for your continued trust in our services. We look forward to working together to create and maintain a landscape that exceeds your expectations.

Warm regards,
Brady Reed, CRM



Client Communication Report

Site Inspection

Reported On:
October 22, 2025

Report By:
Brady Reed

Property Size:
240.19 Acres

Property Name:
Wildlight OFFICIAL 2024-2025 CCR Report

Client Communication Report

MAINTENANCE ITEMS

1. I notice some grass need to be skirted off of the walking path in front of 213 Daydream. We will be taking care of this during upcoming service.
2. There are some crack weeds on Firebush Ln and Sweetbay Ln on the service drive. We will get these areas sprayed during upcoming maintenance.

ACCOMPLISHMENTS

1. The bio swale area is looking great after the recent pine straw install. The maintenance team recently worked on weeding this area. I did not see any large weeds, sticking up through the ornamental grass or any smaller bed weeds in the area. We will continue to monitor this to keep weeds at a minimum.
2. Dog Trot park looks clean, turf is healthy looking and edged. I noticed a small amount of weeds in the ornamental grasses, we will get this removed.
3. Julep St. park area looks good, turf is tight and green. The recent pine straw install looks great in the with the ornamental grasses.
4. Morning Ray park looks good, turf in great shape and new pine straw in the landscape beds.
5. Ornamental grass beds around the pond at the end of Sawgrass have been weeded and bed edges are defined.
6. Common bed at the corner of 351 Sawgrass is weed free and looks good with recent straw added.
7. Salt meadow Loop is looking good, ornamental grasses, and landscape beds are weed free. Turf is in good shape outside of what we will be replacing coming up. Those areas have been painted off and should have new turf down this week.
8. Button wood park turf and landscape beds are in good shape. The new pine straw around the pond makes the blooms on the Muhly grasses stand out.
9. WaterBug turf looks good even with the saturation. Pine straw is going down around the pool area and along Curiosity Ave.
10. Drain on the landscape beds in front of the pool deck is exposed.
11. Ornamental grass beds at the end of the Exchange are weed free and clean. Pine straw will be added to them this week.
12. Wildlight Ave round a bout looks great with new pine straw. Frequent watering of the new Oak tree is still taking place.

RECOMMENDATIONS FOR PROPERTY ENHANCEMENTS

1. This bed is located at the end of Sawgrass and Floco. The shrubs are not looking great, I would suggest replacing them at some point. I can provide a proposal for this.
2. Several Magnolia trees along Wildlight Ave in the Exchange area are in bad shape. These were installed by a separate vendor. I would be happy to provide a proposal for replacement if you would like.

NOTES TO OWNER/CLIENT

1. Extension: It looks like the construction company had a street sweeper move through the back part of the extension area, causing quite a bit of mud on the curbing. I wanted to bring this to everyone's attention, this will take extensive labor to remove due to it being caked on the curbing and just outside of the turf line.
2. New Muhly grasses have been installed in the pond landscape bed at the end of Floco Ave. The Blue Daze will be installed around the two oak trees and at Salt Meadow Loop soon.
3. I know that this drainage issue is being looked into but I wanted to notify you that some of the playground area is a bit flooded.

1. MAINTENANCE ITEM

Created On October 21, 2025 by Brady Reed

I notice some grass need to be skirted off of the walking path in front of 213 Daydream. We will be taking care of this during upcoming service.



Note Attachments



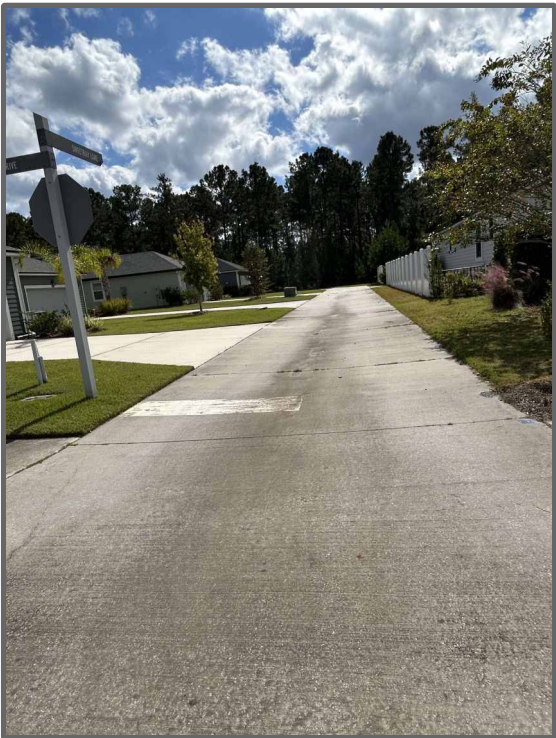
2. MAINTENANCE ITEM

Created On October 21, 2025 by Brady Reed

There are some crack weeds on Firebush Ln and Sweetbay Ln on the service drive. We will get these areas sprayed during upcoming maintenance.



Note Attachments



1. ACCOMPLISHMENTS

Created On October 21, 2025 by Brady Reed

The bio swale area is looking great after the recent pine straw install. The maintenance team recently worked on weeding this area. I did not see any large weeds, sticking up through the ornamental grass or any smaller bed weeds in the area. We will continue to monitor this to keep weeds at a minimum.



Note Attachments



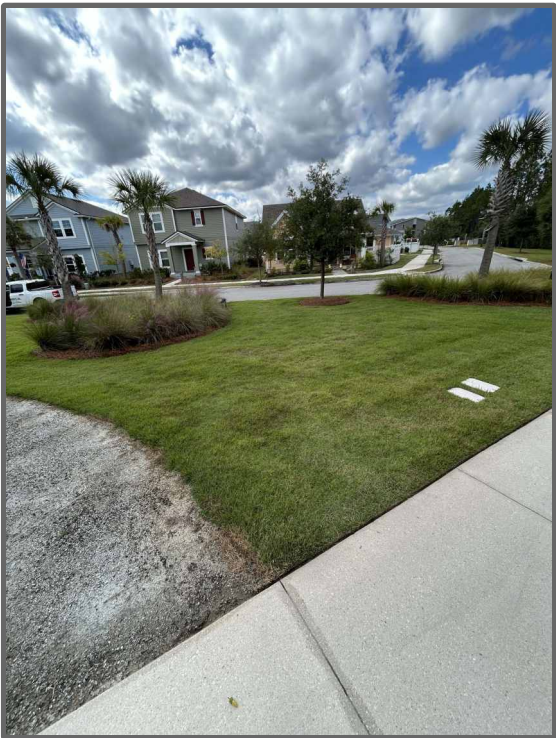
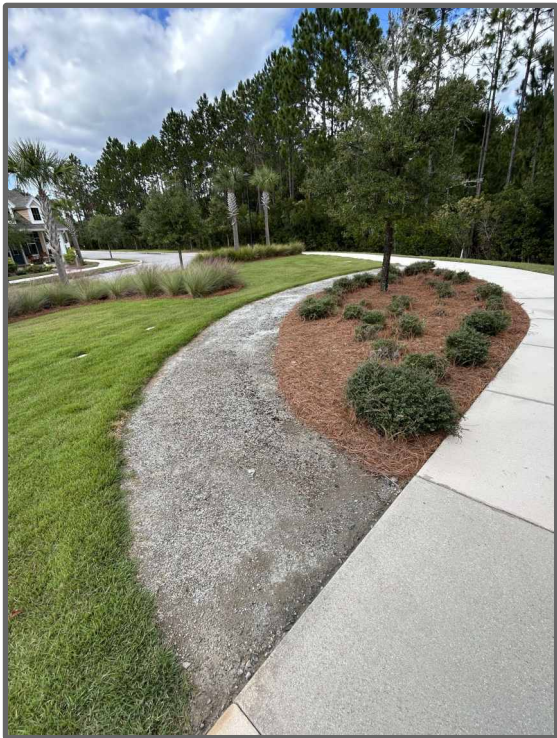
2. ACCOMPLISHMENTS

Created On October 21, 2025 by Brady Reed

Dog Trot park looks clean, turf is healthy looking and edged. I noticed a small amount of weeds in the ornamental grasses, we will get this removed.



Note Attachments



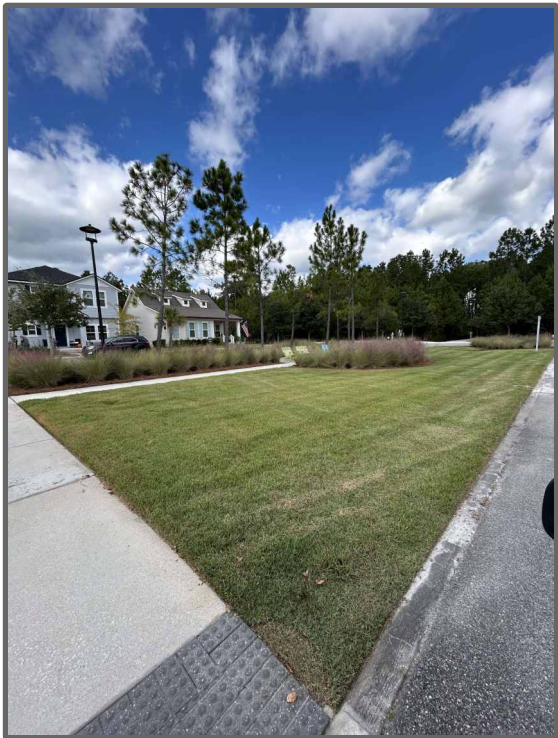
3. ACCOMPLISHMENTS

Created On October 21, 2025 by Brady Reed

Julep St. park area looks good, turf is tight and green. The recent pine straw install looks great in the with the ornamental grasses.



Note Attachments



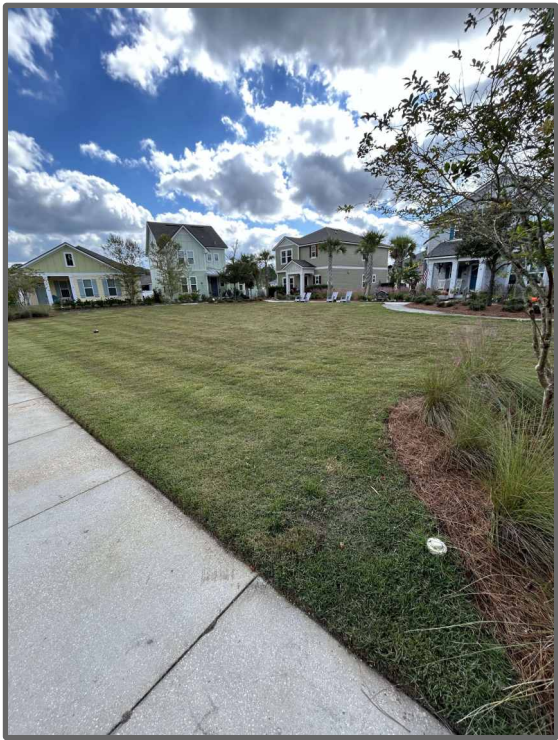
4. ACCOMPLISHMENTS

Created On October 21, 2025 by Brady Reed

Morning Ray park looks good, turf in great shape and new pine straw in the landscape beds.



Note Attachments



5. ACCOMPLISHMENTS

Created On October 21, 2025 by Brady Reed

Ornamental grass beds around the pond at the end of Sawgrass have been weeded and bed edges are defined.



Note Attachments



6. ACCOMPLISHMENTS

Created On October 21, 2025 by Brady Reed

Common bed at the corner of 351 Sawgrass is weed free and looks good with recent straw added.



Note Attachments



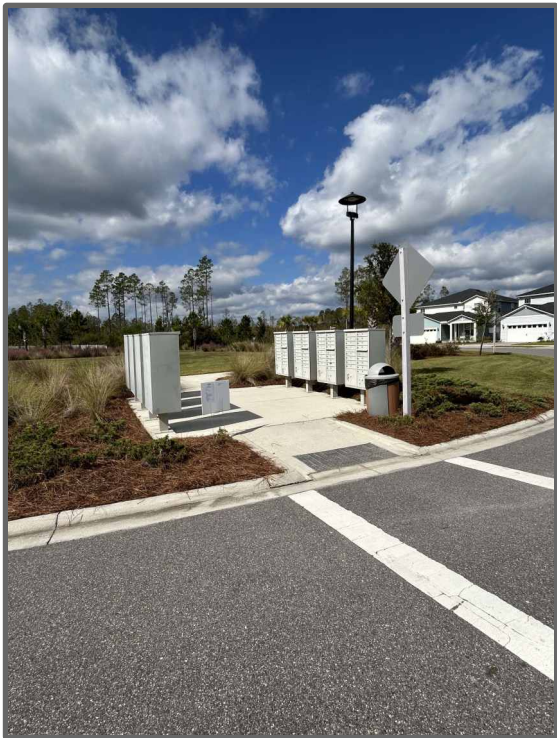
7. ACCOMPLISHMENTS

Created On October 21, 2025 by Brady Reed

Salt meadow Loop is looking good, ornamental grasses, and landscape beds are weed free. Turf is in good shape outside of what we will be replacing coming up. Those areas have been painted off and should have new turf down this week.



Note Attachments





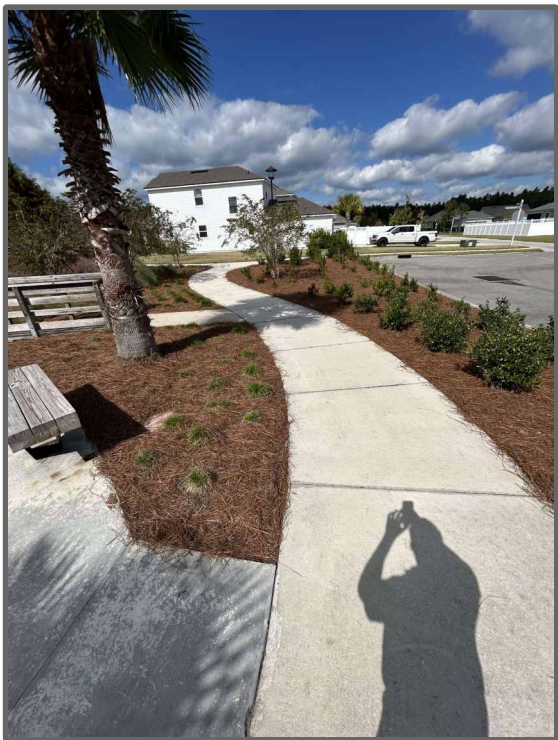
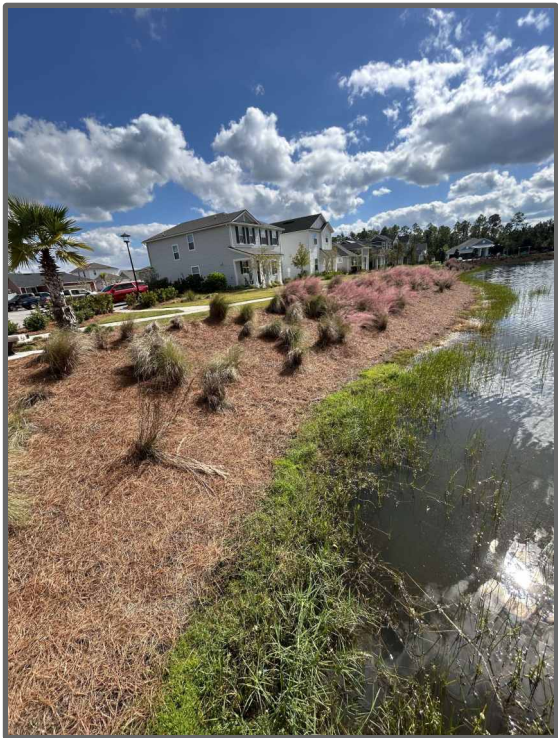
8. ACCOMPLISHMENTS

Created On October 21, 2025 by Brady Reed

Button wood park turf and landscape beds are in good shape. The new pine straw around the pond makes the blooms on the Muhly grasses stand out.



Note Attachments



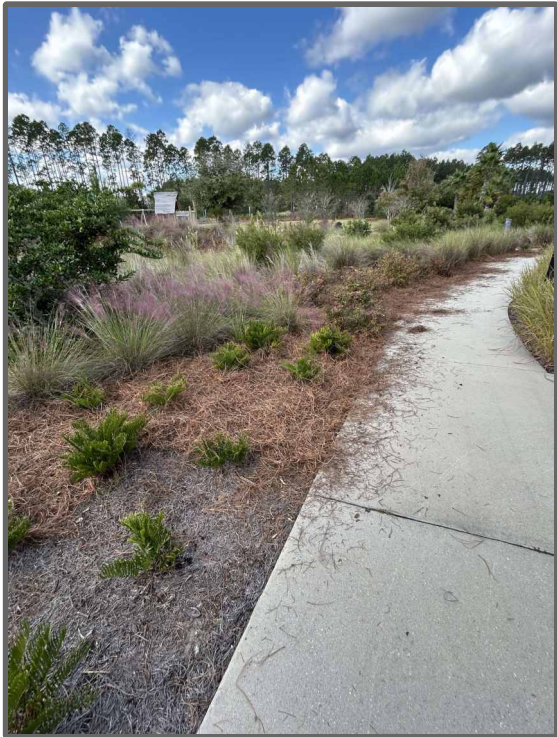
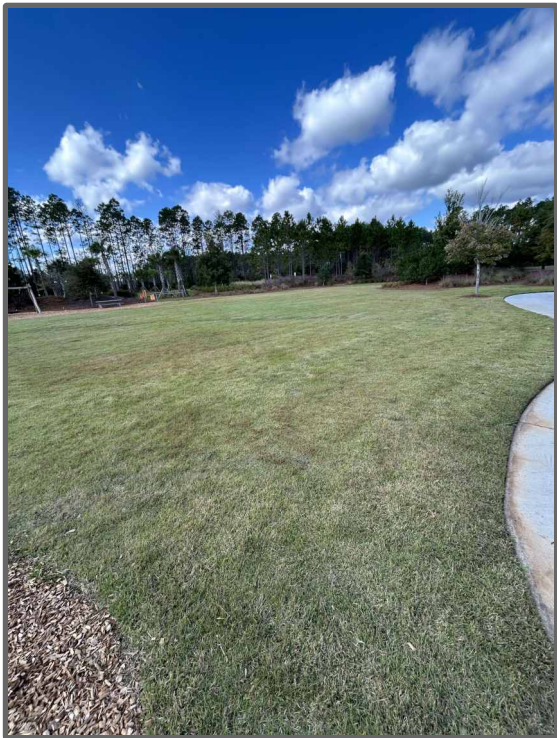
9. ACCOMPLISHMENTS

Created On October 21, 2025 by Brady Reed

WaterBug turf looks good even with the saturation. Pine straw is going down around the pool area and along Curiosity Ave.



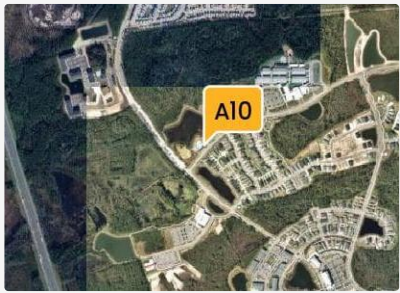
Note Attachments



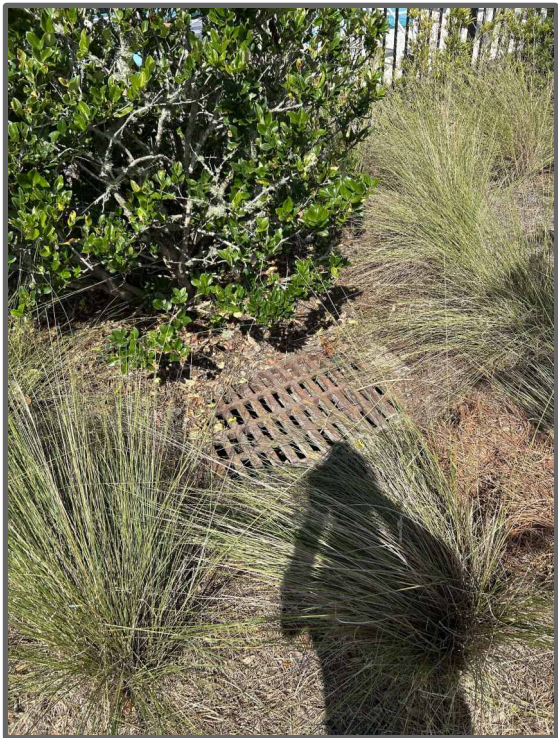
10. ACCOMPLISHMENTS

Created On October 21, 2025 by Brady Reed

Drain on the landscape beds in front of the pool deck is exposed.



Note Attachments



11. ACCOMPLISHMENTS

Created On October 21, 2025 by Brady Reed

Ornamental grass beds at the end of the Exchange are weed free and clean. Pine straw will be added to them this week.



Note Attachments



12. ACCOMPLISHMENTS

Created On October 21, 2025 by Brady Reed

Wildlight Ave round a bout looks great with new pine straw.
Frequent watering of the new Oak tree is still taking place.



Note Attachments



1. RECOMMENDATIONS FOR PROPERTY ENHANCEMENT

Created On October 21, 2025 by Brady Reed

This bed is located at the end of Sawgrass and Floco. The shrubs are not looking great, I would suggest replacing them at some point. I can provide a proposal for this.



Note Attachments



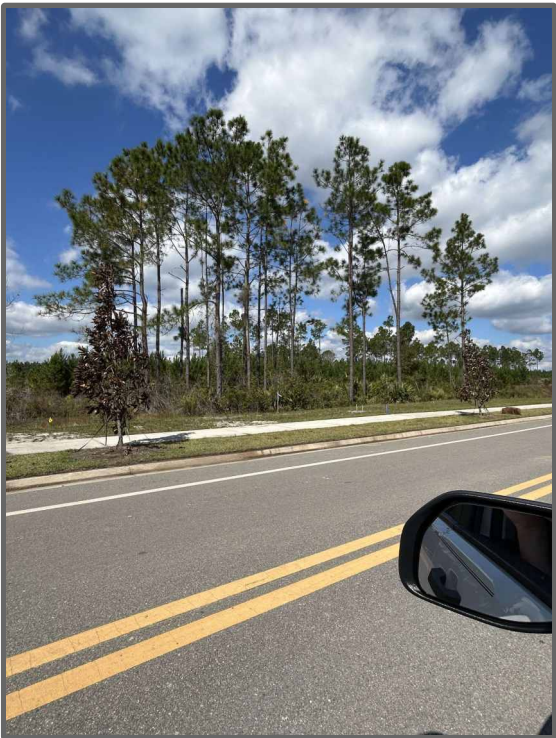
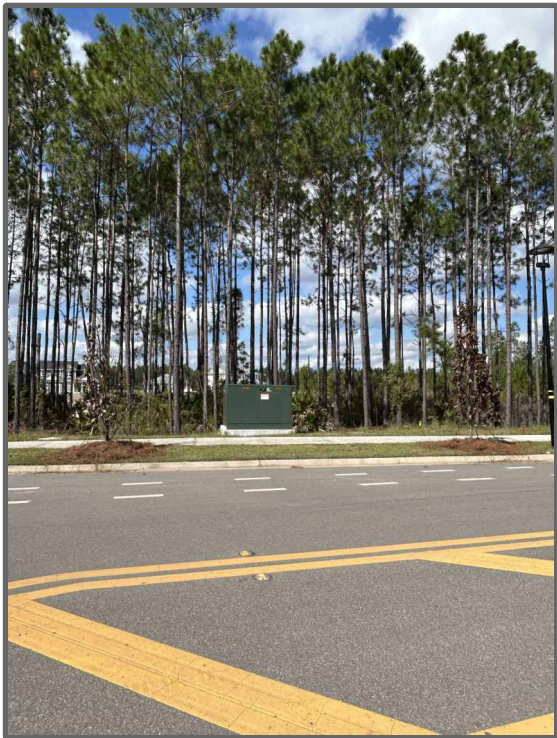
2. RECOMMENDATIONS FOR PROPERTY ENHANCEMENT

Created On October 21, 2025 by Brady Reed

Several Magnolia trees along Wildlight Ave in the Exchange area are in bad shape. These were installed by a separate vendor. I would be happy to provide a proposal for replacement if you would like.



Note Attachments



1. NOTES TO OWNER/CLIENT

Created On October 21, 2025 by Brady Reed

Extension:

It looks like the construction company had a street sweeper move through the back part of the extension area, causing quite a bit of mud on the curbing. I wanted to bring this to everyone’s attention, this will take extensive labor to remove due to it being caked on the curbing and just outside of the turf line.



Note Attachments





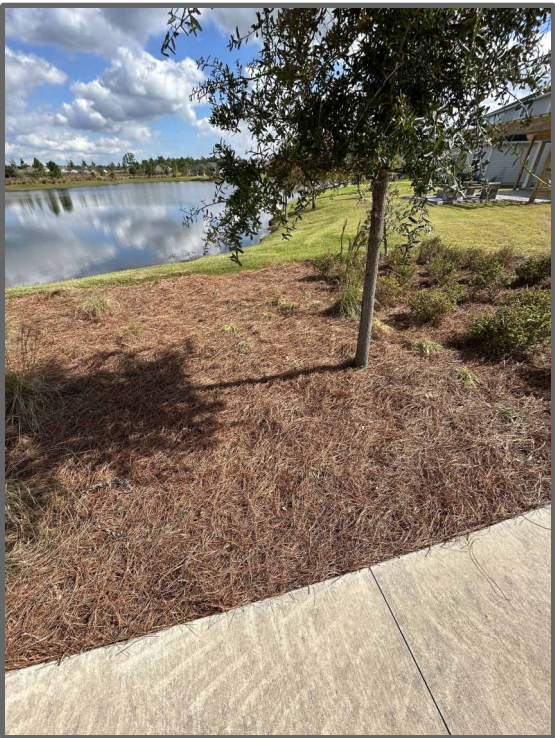
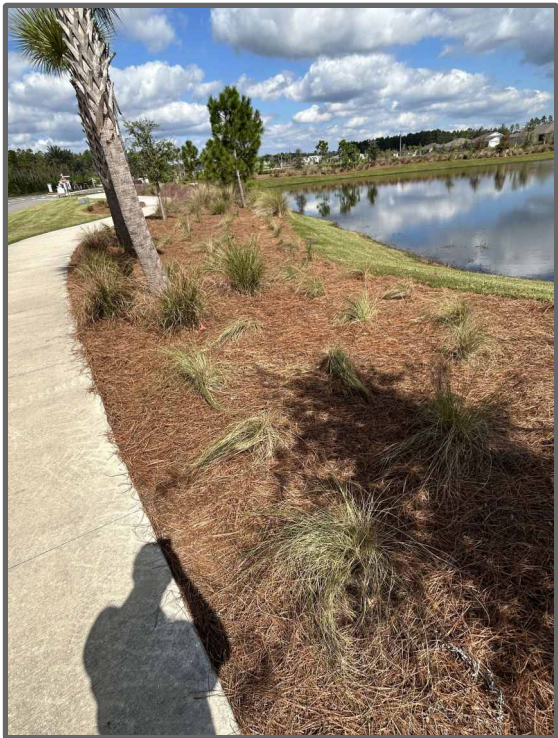
2. NOTES TO OWNER/CLIENT

Created On October 21, 2025 by Brady Reed

New Muhly grasses have been installed in the pond landscape bed at the end of Floco Ave. The Blue Daze will be installed around the two oak trees and at Salt Meadow Loop soon.



Note Attachments



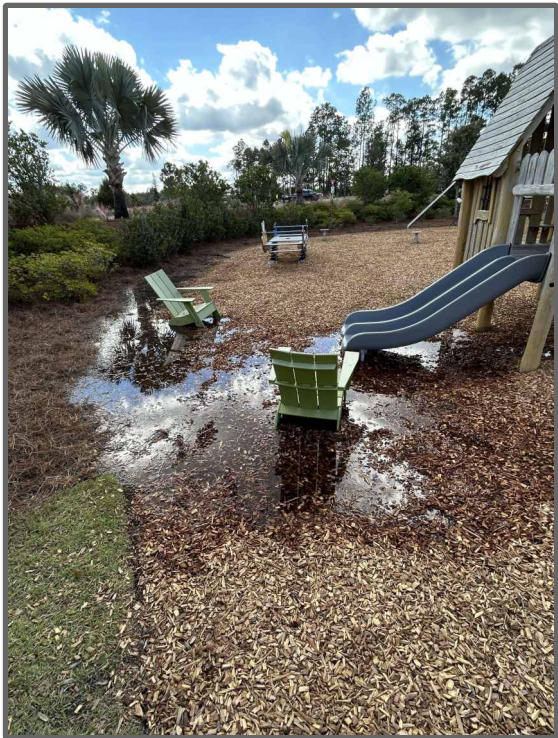
3. NOTES TO OWNER/CLIENT

Created On October 21, 2025 by Brady Reed

I know that this drainage issue is being looked into but I wanted to notify you that some of the playground area is a bit flooded.



Note Attachments



Enhancing People’s Lives Through Beautiful Landscapes

		Wildlight Monthly Tracking Spreadsheet				
Date:	Division:	Issues w\ Notes:	Anticipated Completion Date:	Actual Completion Date:	Issue #	Legend
	IRR					MT - Maintenance
10.28.25	IRR	Install new valvebox lid at Curiosity and Blue Daze St.	10.31.25			ENH - Enhancement
10.23.25	IRR	Repair broken spray head on Sawgrass and Sweetgum	10.24.25	10.24.25		Plant Health Services
10.21.25	MT	Townhomes: Skirt grasses along walkway across from 213 Daydream	10.27.25	10.27.25		
10.21.25	MT	Treat crack weeds on Firebush Ln and Sweetbay Ln.	10.27.25	10.27.25		
10.21.25	MT	Dog Trot: Remove vines growing in Muhly grasses	10.27.25	10.27.25		
10.28.25	MT	Watermain Trail: Spray crack weeds	11.3.25			
10.28.25	MT	Watermain Trail: Straighten and re-stake leaning trees	11.4.25			
10.28.25	PHC	Watermain Trail: Treat Muhly grass bed with fungicide	11.7.25			
10.28.25	MT	Hammock Park: Prune suckers on trees around pond	11.3.25			
10.28.25	MT	Hawthorn Park: Prune suckers on trees around North Pond	11.3.25			

Dear Wildlight board and property management,

As part of our ongoing commitment to providing exceptional landscape maintenance services, I am pleased to provide our latest Client Communication Report. During my recent visit to your property, I was able to assess the following areas of recent accomplishment on your property.

In this report, you will find a high-level overview of our recent accomplishments on your property, including the completion of specific projects and any notable highlights that showcase the beauty and health of your landscape. We also provide insights into ongoing tasks, giving you a clear picture of our continuous efforts to maintain and enhance your outdoor spaces.

Moreover, we have identified several opportunities that could further elevate the aesthetic and functional value of your property. These suggestions are carefully curated based on our expert assessment and your unique landscape needs, aiming to deliver the best possible outcomes for your environment.

As your trusted advisor, my goal is to ensure transparent and effective communication, offering you peace of mind that your landscape is in capable hands. Should you have any questions or wish to discuss any aspect of the report, please do not hesitate to reach out to me directly.

Thank you for your continued trust in our services. We look forward to working together to create and maintain a landscape that exceeds your expectations.

Warm regards,
Brady Reed, CRM



Client Communication Report

Site Inspection

Reported On:
October 28, 2025

Report By:
Brady Reed

Property Size:
240.19 Acres

Property Name:
Wildlight OFFICIAL 2024-2025 CCR Report

Client Communication Report

MAINTENANCE ITEMS

1. Walking path down Crosstown Blvd needs a bit of crack weed treatment. We will take care of this during upcoming service.
2. I noticed several trees leaning over a bit on Watermain trail. We will get these straightened out and staked down.
3. There are some crack weeds and turf growing into the walking path down Watermain trail. We will get this treated during service.
4. There are some grasses that need to be treated with fungicide at the front of Watermain trail. We will get these done in the coming week.
5. There are some crack weeds down Curiosity Blvd walking path. We will get these areas treated during upcoming service.
6. Several trees need to have suckers removed, we will take care of this during service.
7. Several trees need to have suckers removed around the North pond at Hawthorn Park. This will be done during upcoming service.
8. Valve box cover needed along Curiosity near Blue Daze st. We will have our technician get one installed.

ACCOMPLISHMENTS

1. Front entrance of Crosstown Blvd looks good. Fresh pine straw is installed and beds are looking clean.
2. Crosstown planting project is going well, the new Muhly grass bed looks great.
3. Watermain trail Muhly grasses looking nice and pink along the walking path.
4. Edging down Curiosity looks right along the sidewalk.
5. The newly planted jasmine is doing well at Hammock Park. The mulching looks nice and stands out aesthetically.

RECOMMENDATIONS FOR PROPERTY ENHANCEMENTS

1. There are a couple of open beds along Crosstown Blvd that could use some plant material for balance. I can provide a proposal for this.
2. There are two dead trees on Watermain trail. I can provide a proposal for their replacement.

NOTES TO OWNER/CLIENT

1. With the cooler weather starting, you may notice some of the trees dropping leaves and going dormant.

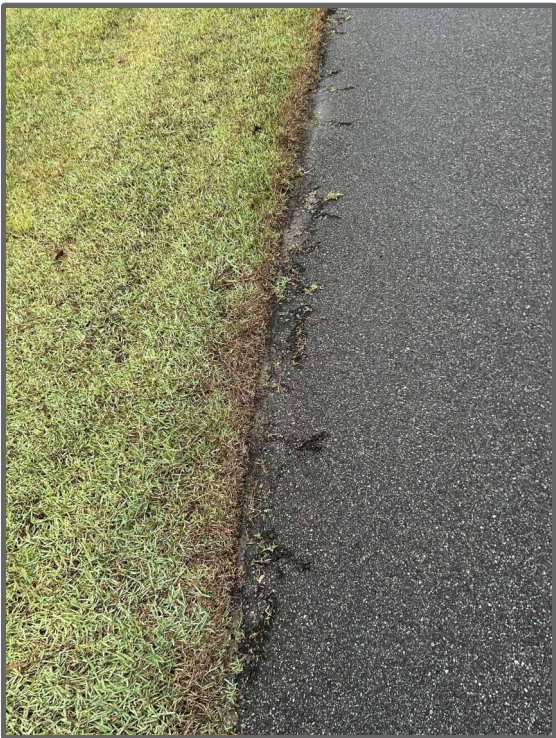
1. MAINTENANCE ITEM

Created On October 28, 2025 by Brady Reed  Created On Site

Walking path down Crosstown Blvd needs a bit of crack weed treatment. We will take care of this during upcoming service.



Note Attachments



2. MAINTENANCE ITEM

Created On October 28, 2025 by Brady Reed

I noticed several trees leaning over a bit on Watermain trail. We will get these straightened out and staked down.



Note Attachments



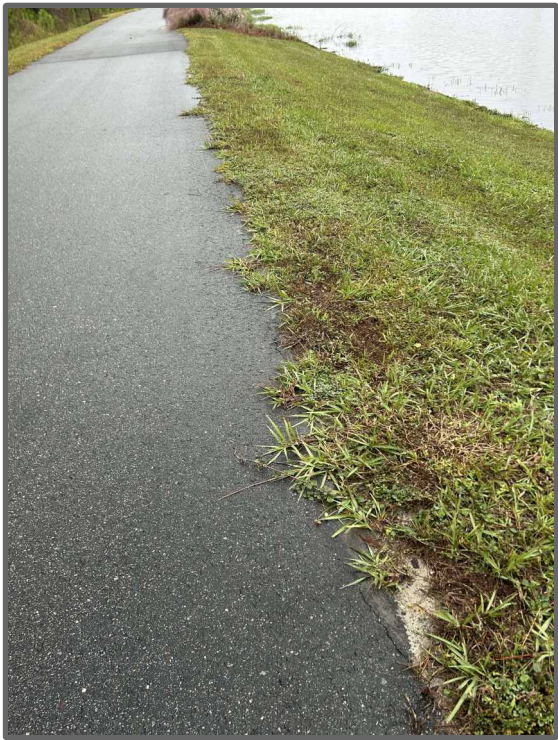
3. MAINTENANCE ITEM

Created On October 28, 2025 by Brady Reed

There are some crack weeds and turf growing into the walking path down Watermain trail. We will get this treated during service.



Note Attachments



4. MAINTENANCE ITEM

Created On October 28, 2025 by Brady Reed

There are some grasses that need to be treated with fungicide at the front of Watermain trail. We will get these done in the coming week.



Note Attachments



5. MAINTENANCE ITEM

Created On October 28, 2025 by Brady Reed

There are some crack weeds down Curiosity Blvd walking path.
We will get these areas treated during upcoming service.



Note Attachments



6. MAINTENANCE ITEM

Created On October 28, 2025 by Brady Reed

Several trees need to have suckers removed, we will take care of this during service.



Note Attachments



7. MAINTENANCE ITEM

Created On October 28, 2025 by Brady Reed  Created On Site

Several trees need to have suckers removed around the North pond at Hawthorn Park. This will be done during upcoming service.



Note Attachments



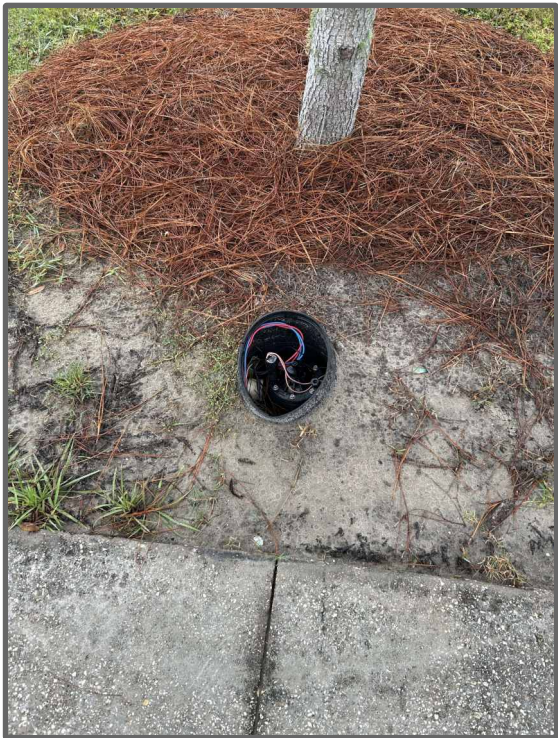
8. MAINTENANCE ITEM

Created On October 28, 2025 by **Brady Reed**  Created On Site

Valve box cover needed along Curiosity near Blue Daze st. We will have our technician get one installed.



Note Attachments



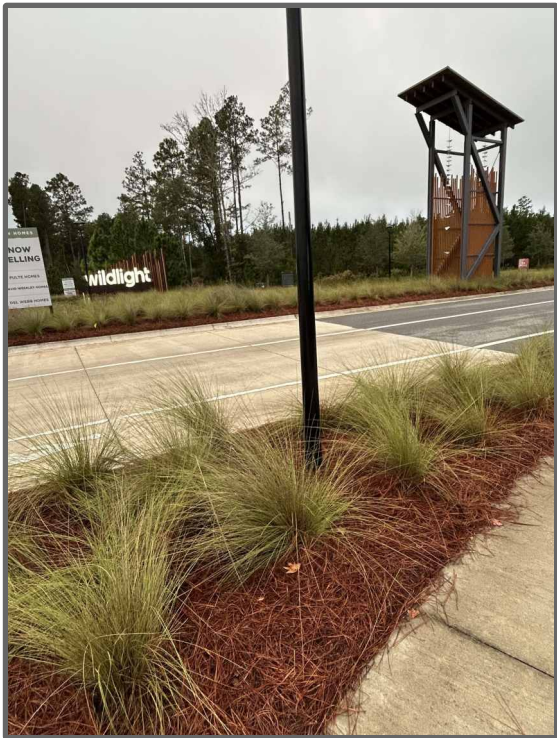
1. ACCOMPLISHMENTS

Created On October 28, 2025 by Brady Reed

Front entrance of Crosstown Blvd looks good. Fresh pine straw is installed and beds are looking clean.



Note Attachments



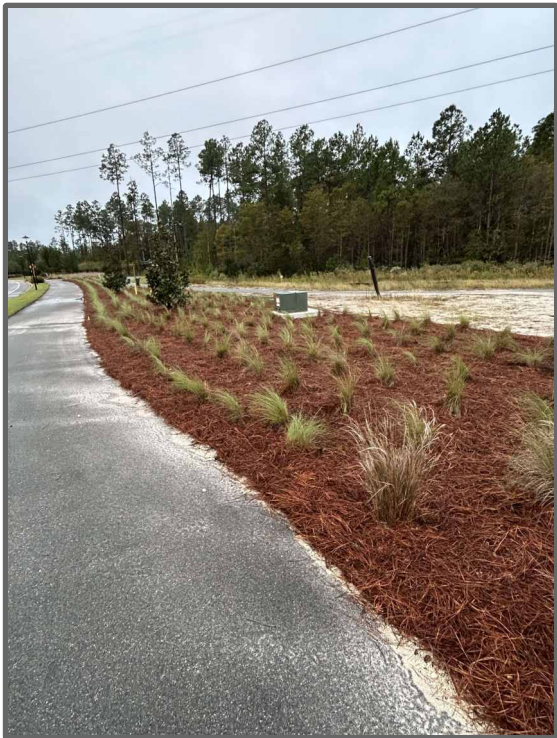
2. ACCOMPLISHMENTS

Created On October 28, 2025 by Brady Reed

Crosstown planting project is going well, the new Muhly grass bed looks great.



Note Attachments



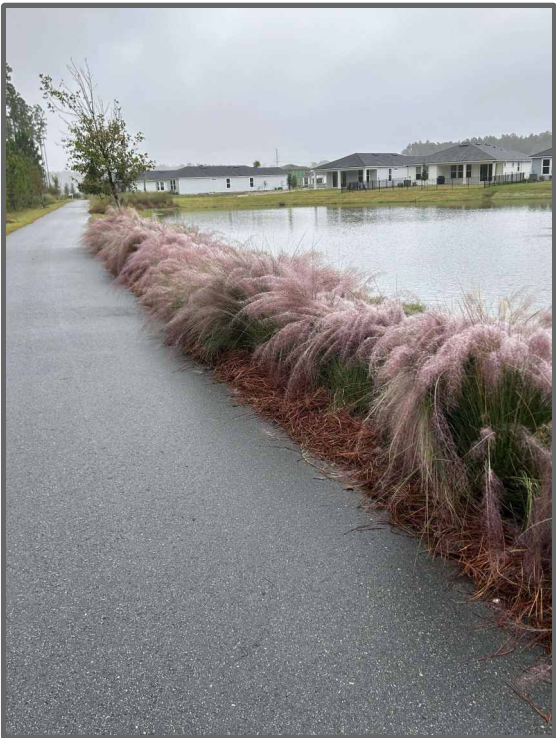
3. ACCOMPLISHMENTS

Created On October 28, 2025 by Brady Reed

Watermain trail Muhly grasses looking nice and pink along the walking path.



Note Attachments



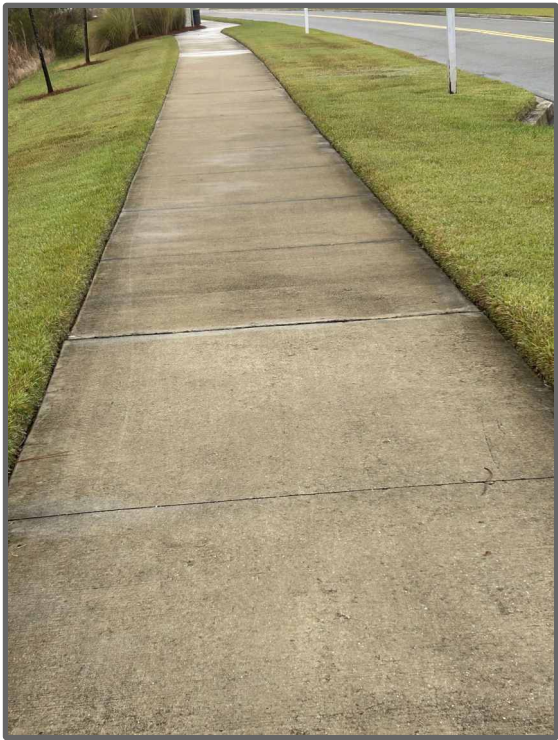
4. ACCOMPLISHMENTS

Created On October 28, 2025 by Brady Reed

Edging down Curiosity looks right along the sidewalk.



Note Attachments



5. ACCOMPLISHMENTS

Created On October 28, 2025 by Brady Reed

The newly planted jasmine is doing well at Hammock Park. The mulching looks nice and stands out aesthetically.



Note Attachments



1. RECOMMENDATIONS FOR PROPERTY ENHANCEMENT

Created On October 28, 2025 by Brady Reed

There are a couple of open beds along Crosstown Blvd that could use some plant material for balance. I can provide a proposal for this.



Note Attachments



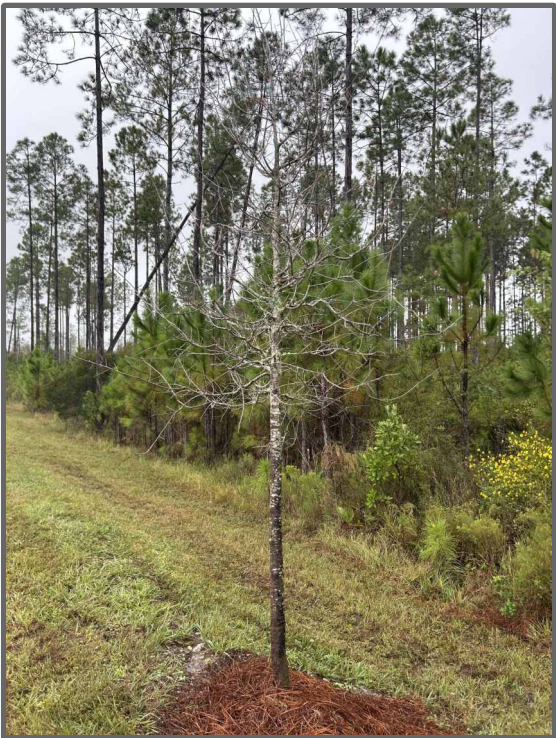
2. RECOMMENDATIONS FOR PROPERTY ENHANCEMENT

Created On October 28, 2025 by Brady Reed

There are two dead trees on Watermain trail. I can provide a proposal for their replacement.



Note Attachments



1. NOTES TO OWNER/CLIENT

Created On October 28, 2025 by Brady Reed

With the cooler weather starting, you may notice some of the trees dropping leaves and going dormant.



Note Attachments



Enhancing People’s Lives Through Beautiful Landscapes

**EAST NASSAU
STEWARDSHIP DISTRICT**

**STAFF
REPORTS DI**



57 Homegrown Way, Suite 303
Wildlight, FL 32097
Office: (904) 530-1559

November 12, 2025

To: ENSD Supervisors

From: Todd Haskett, Field Operations

Re: MUP Access to Del Webb

At the prior ENSD meeting, I was requested to research possible entry points into Del Webb from ENSD pathways that could be improved to limit access into the Del Webb community. Upon conducting a site inspection, only one potential location was identified — the multi-use path (MUP) running along the west side of Del Webb. However, this property is owned by Del Webb; therefore, any improvements or modifications to restrict access at this location would be the responsibility of Del Webb.

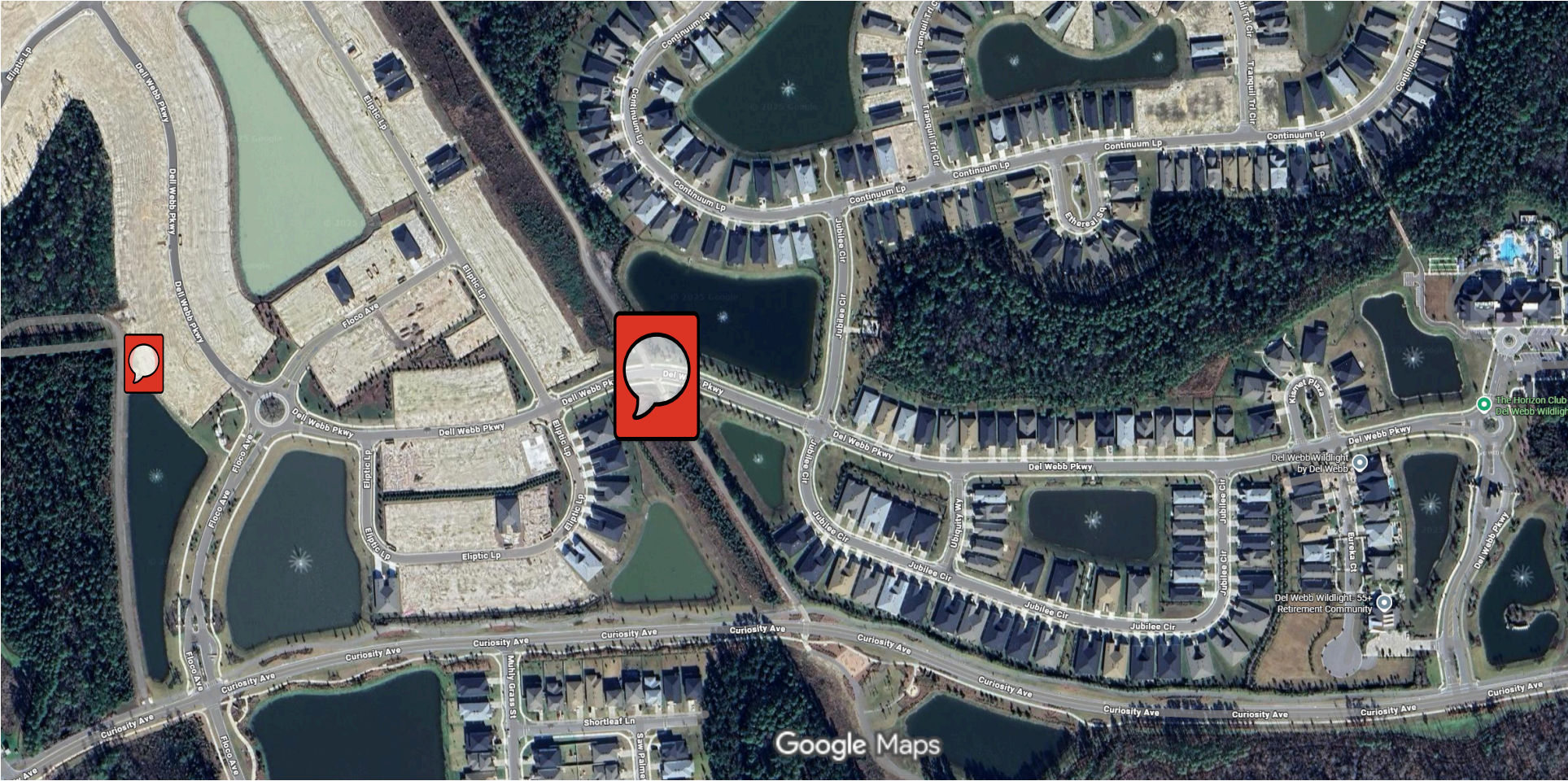
Additionally, the MUP that runs through Del Webb within the Florida Power & Light (FPL) easement does not present viable opportunities for limiting access. This is due to multiple intersecting roadways along the MUP, and any access control measures implemented in this area would likewise fall under the responsibility of Del Webb.

Conclusion:

No feasible access limitations from ENSD paths into Del Webb can be implemented without Del Webb's direct action, as all relevant property and pathways are within Del Webb's ownership or control.

Respectfully Submitted,

Todd Haskett, PCAM





**PRIVATE
PROPERTY**

**DEL WEBB
RESIDENTS ONLY**

**NO
TRESPASSING**

**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>		
<i>¹Florida State College at Jacksonville, Nassau Center, Building T, Nassau Room (T126)</i>		
<i>76346 William Burgess Boulevard, Yulee, Florida 32097</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	10:30 AM
January 15, 2026	Regular Meeting	10:30 AM
February 19, 2026	Regular Meeting	10:30 AM
March 19, 2026 <i>rescheduled to March 26, 2025</i>	Regular Meeting	10:30 AM
March 26, 2025	Regular Meeting	10:30 AM
April 16, 2026	Regular Meeting	10:30 AM
May 21, 2026 ¹	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