

**EAST NASSAU
STEWARDSHIP
DISTRICT**

January 15, 2026

**GOVERNING BOARD
PUBLIC HEARING
AND 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/>

January 8, 2026

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 Public Hearing and Regular Meeting on January 15, 2026 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. Update: Landscape Maintenance - The Greenery
6. Consent Agenda
 - A. Acceptance of Unaudited Financial Statements as of November 30, 2025
 - B. Approval of November 20, 2025 Regular Meeting Minutes
 - C. Ratification Item(s)
 - I. Nassau County Third Amendment to the Interlocal Agreement for Landscape Maintenance of Certain County Road Rights-of-Way
7. Public Hearing on Amended and Restated Rules of Procedure
 - A. Proof/Affidavits of Publication
 - B. Consideration of Resolution 2026-05, Adopting Amended Rule 3.10 of Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date
8. Consideration of England-Thims & Miller, Inc. Work Authorization No. 12 [Preparation of Public Facilities Report]

9. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
- A. October 1, 2024 - September 30, 2025 [Posted]
- B. October 1, 2025 - September 30, 2026

10. Development Update/Staff Report

- A. Developer Representative
- B. District Counsel: *Kutak Rock LLP*
- C. District Engineer: *England-Thims & Miller, Inc.*
- D. Field Operations: *CCMC*
- E. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: February 19, 2026 at 10:30 AM

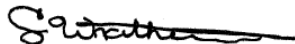
○ QUORUM CHECK

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

11. Board Members' Comments/Requests
12. Public Comment
13. 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**

6

**CONSENT
AGENDA**

**EAST NASSAU
STEWARDSHIP DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**EAST NASSAU STEWARDSHIP DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
NOVEMBER 30, 2025**

**EAST NASSAU STEWARDSHIP DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
NOVEMBER 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**	Total Governmental Funds
ASSETS																	
Cash	\$ 917,346	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 917,346
SunTrust debit	2,238	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,238
Bank United - MMA	99,988	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	99,988
Bank United - ICS	641,768	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	641,768
Investments																	
Revenue	-	-	-	-	88,086	125,020	-	29,342	-	-	-	-	-	-	-	-	242,448
Reserve	-	-	-	-	156,284	337,200	-	589,785	9,032	3,904,355	-	-	-	-	-	-	4,996,656
Capitalized interest	-	-	-	-	-	-	-	22,984	4,831	3,230,649	-	-	-	-	-	-	3,258,464
Prepayment	-	-	-	-	-	17,463	-	-	32	-	-	-	-	-	-	-	17,495
Construction	-	-	-	-	-	-	-	-	-	-	2,274	80,971	968,658	36,650	16,787,831	13,060,084	30,936,468
Construction reserve: Wildlight Ave*	-	-	-	-	-	-	-	-	-	-	-	385,877	-	-	-	-	385,877
Cost of issuance	-	-	-	-	-	-	-	-	-	10,818	-	-	-	-	-	-	10,818
Due from FPL 2022	-	1,813	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,813
Due from Wildlight LLC	24,164	439,233	-	7,958	-	-	-	585,748	-	-	-	-	-	-	-	-	1,057,103
Due from Wildlight Residential	-	21,735	-	-	-	-	-	-	-	-	-	-	-	-	-	-	21,735
Due from general fund	-	725,810	164,684	273,764	43,747	93,781	-	-	-	-	-	-	-	-	-	-	1,301,786
Due from CPF PDP4 2024	-	-	-	-	-	-	-	-	-	-	-	-	6,510	-	-	-	6,510
Due from other	-	-	-	-	-	-	-	-	-	-	-	-	-	630	-	-	630
Security deposit	3,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,000
Utility deposits	-	350	-	-	-	-	-	-	-	-	-	-	-	-	-	-	350
Prepaid expenses	4,306	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,306
Total assets	<u>\$ 1,692,810</u>	<u>\$ 1,188,941</u>	<u>\$ 164,684</u>	<u>\$ 281,722</u>	<u>\$ 288,117</u>	<u>\$ 573,464</u>	<u>\$ -</u>	<u>\$ 1,227,859</u>	<u>\$ 13,895</u>	<u>\$ 7,145,822</u>	<u>\$ 2,274</u>	<u>\$ 466,848</u>	<u>\$ 975,168</u>	<u>\$ 37,280</u>	<u>\$ 16,787,831</u>	<u>\$ 13,060,084</u>	<u>\$ 43,906,799</u>
LIABILITIES AND FUND BALANCES																	
Liabilities:																	
Accounts payable	\$ 24,351	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	24,351
Accounts payable-onsite	-	8,196	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8,196
Contracts payable	-	-	-	-	-	-	-	-	-	-	-	-	965,217	-	-	968,351	1,933,568
Retainage payable	-	-	-	-	-	-	-	-	-	-	-	-	-	529,115	-	290,934	820,049
Due to Wildlight LLC	-	-	-	-	-	-	28,496	-	-	-	-	-	-	-	-	-	28,496
Due to special revenue fund - DSAP #1	725,810	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	725,810
Due to special revenue fund - Commerce Park	273,764	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	273,764
Due to debt service fund - series 2018	43,747	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	43,747
Due to debt service fund - series 2021	93,781	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	93,781
Due to debt service fund - DSAP 2	164,684	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	164,684
Due to capital projects fund 2024 WVP3	-	-	-	-	-	-	-	-	-	-	-	-	-	6,510	-	-	6,510
Landowner advance	6,500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,500
Total liabilities	<u>1,332,637</u>	<u>8,196</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>28,496</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>965,217</u>	<u>535,625</u>	<u>-</u>	<u>1,259,285</u>	<u>4,129,456</u>
DEFERRED INFLOWS OF RESOURCES																	
Deferred receipts	24,164	462,780	-	7,959	-	-	-	585,748	-	-	-	-	-	-	-	-	1,080,651
Unearned revenue	77,881	-	164,684	25,157	-	-	-	-	-	-	-	-	-	-	-	-	267,722
Total deferred inflows of resources	<u>102,045</u>	<u>462,780</u>	<u>164,684</u>	<u>33,116</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>585,748</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,348,373</u>
Fund balances:																	
Restricted for:																	
Debt service	-	-	-	-	288,117	573,464	(28,496)	642,111	13,895	7,145,822	-	-	-	-	-	-	8,634,913
Capital projects	-	-	-	-	-	-	-	-	-	-	2,274	466,848	9,951	(498,345)	16,787,831	11,800,799	28,569,358
Assigned																	
3 months working capital	135,586	395,364	-	-	-	-	-	-	-	-	-	-	-	-	-	-	530,950
Disaster recovery	-	75,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	75,000
Unassigned	122,542	247,601	-	248,606	-	-	-	-	-	-	-	-	-	-	-	-	618,749
Total fund balances	<u>258,128</u>	<u>717,965</u>	<u>-</u>	<u>248,606</u>	<u>288,117</u>	<u>573,464</u>	<u>(28,496)</u>	<u>642,111</u>	<u>13,895</u>	<u>7,145,822</u>	<u>2,274</u>	<u>466,848</u>	<u>9,951</u>	<u>(498,345)</u>	<u>16,787,831</u>	<u>11,800,799</u>	<u>38,428,970</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 1,692,810</u>	<u>\$ 1,188,941</u>	<u>\$ 164,684</u>	<u>\$ 281,722</u>	<u>\$ 288,117</u>	<u>\$ 573,464</u>	<u>\$ -</u>	<u>\$ 1,227,859</u>	<u>\$ 13,895</u>	<u>\$ 7,145,822</u>	<u>\$ 2,274</u>	<u>\$ 466,848</u>	<u>\$ 975,168</u>	<u>\$ 37,280</u>	<u>\$ 16,787,831</u>	<u>\$ 13,060,084</u>	<u>\$ 43,906,799</u>
Total liabilities and fund balances	<u>\$ 1,692,810</u>	<u>\$ 1,188,941</u>	<u>\$ 164,684</u>	<u>\$ 281,722</u>	<u>\$ 288,117</u>	<u>\$ 573,464</u>	<u>\$ -</u>	<u>\$ 1,227,859</u>	<u>\$ 13,895</u>	<u>\$ 7,145,822</u>	<u>\$ 2,274</u>	<u>\$ 466,848</u>	<u>\$ 975,168</u>	<u>\$ 37,280</u>	<u>\$ 16,787,831</u>	<u>\$ 13,060,084</u>	<u>\$ 43,906,799</u>

**Statement cannot be reconciled 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 NOVEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 4,016	\$ 4,078	\$ 27,094	15%
Assessment levy: off-roll	-	-	204,550	0%
Lot closing	-	3,674	-	N/A
Office cost share	-	-	44,616	0%
Conservation short-term mitg, montr,maint	-	-	115,000	0%
Interest and miscellaneous	1,786	3,699	-	N/A
Total revenues	<u>5,802</u>	<u>11,451</u>	<u>391,260</u>	3%
EXPENDITURES				
Professional & administrative				
District engineer	3,259	3,259	30,000	11%
Traffic calming analysis	-	-	40,000	0%
General counsel	580	580	100,000	1%
District manager	4,583	9,167	55,000	17%
Audit	-	-	7,000	0%
Postage	-	33	750	4%
Printing and binding	83	167	1,000	17%
Insurance - GL, POL	-	15,129	17,000	89%
Legal advertising	279	580	12,500	5%
Miscellaneous - bank charges	-	-	1,000	0%
Meeting room	-	-	500	0%
Website				
Hosting & maintenance	753	753	760	99%
ADA compliance	145	145	210	69%
Annual district filing fee	-	175	175	100%
Contingencies	126	216	10,000	2%
Total professional & administrative	<u>9,808</u>	<u>30,204</u>	<u>275,895</u>	11%
Field operations				
On-site management	1,000	1,000	12,000	8%
Office lease	4,306	8,612	55,000	16%
Office utilities	496	1,012	11,600	9%
Office supplies	-	-	1,000	0%
Conservation short-term mitigation monitoring	-	-	50,000	0%
Conservation short-term area maintenance	-	-	65,000	0%
UF master research environmental	-	-	20,000	0%
Total field operations	<u>5,802</u>	<u>10,624</u>	<u>214,600</u>	
Other fees & charges				
Property appraiser and tax collector	443	445	847	53%
Total other fees & charges	<u>443</u>	<u>445</u>	<u>847</u>	53%
Total expenditures	<u>16,053</u>	<u>41,273</u>	<u>491,342</u>	8%
Excess/(deficiency) of revenues over/(under) expenditures	(10,251)	(29,822)	(100,082)	
Fund balances - beginning	268,379	287,950	312,750	
Fund balances - ending				
Assigned:				
3 months working capital	135,586	135,586	135,586	
Unassigned	122,542	122,542	77,082	
Fund balances - ending	<u>\$ 258,128</u>	<u>\$ 258,128</u>	<u>\$ 212,668</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 NOVEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 126,251	\$ 128,185	\$ 808,283	16%
Assessment levy: off-roll	-	-	531,009	0%
Total revenues	<u>126,251</u>	<u>128,185</u>	<u>1,339,292</u>	10%
EXPENDITURES				
Professional & administration				
Administration and accounting	\$ 1,250	\$ 2,500	\$ 15,000	17%
Debt service fund accounting: series 2018	625	1,250	7,500	17%
Debt service fund accounting: series 2021	625	1,250	7,500	17%
Debt service fund accounting: series 2024	625	1,250	7,500	17%
Arbitrage rebate calculation	-	-	1,000	0%
Dissemination agent	250	500	3,000	17%
Trustee (series 2018 bonds)	-	-	4,500	0%
Trustee (series 2021 bonds)	-	-	4,500	0%
Trustee (series 2024 bonds)	-	-	4,500	0%
Total professional & administration	<u>3,375</u>	<u>6,750</u>	<u>55,000</u>	12%
Field operations				
Onsite staffing	8,026	8,026	134,000	6%
Conservation long-term mitigation monitoring	-	-	11,000	0%
Conservation long-term maintenance			20,000	0%
Landscape & irrigation maintenance	88,664	145,412	745,500	20%
Lake/pond maintenance	2,026	4,053	27,000	15%
Trail & boardwalk maintenance	-	-	18,000	0%
Playground Inspections	-	-	1,600	0%
Pest control	-	-	1,000	0%
Street light lease	9,807	9,807	127,600	8%
Repairs & maintenance	7,441	7,441	25,000	30%
Repairs & maintenance - roadways	-	1,128	50,000	2%
Electricity	78	78	1,500	5%
Irrigation (potable)	6,564	6,564	85,000	8%
Landscape replacement	2,022	3,797	111,825	3%
Wetland & conservation maint	10,275	10,275	-	N/A
Parts & supplies	-	-	5,000	0%
Contingency	-	-	20,000	0%
Holiday lighting	-	3,435	5,000	69%
Insurance	-	15,070	20,000	75%
Total field operations	<u>134,903</u>	<u>215,086</u>	<u>1,409,025</u>	15%
Other fees & charges				
Property appraiser and tax collector	13,358	13,397	25,259	53%
Total other fees & charges	<u>13,358</u>	<u>13,397</u>	<u>25,259</u>	53%
Total expenditures	<u>151,636</u>	<u>235,233</u>	<u>1,489,284</u>	16%
Excess/(deficiency) of revenues over/(under) expenditures	(25,385)	(107,048)	(149,992)	
Fund balances - beginning	743,350	825,013	742,418	
Assigned:				
3 months working capital	395,364	395,364	395,364	
Disaster recovery	75,000	75,000	75,000	
Unassigned	247,601	247,601	122,062	
Fund balances - ending	<u>\$ 717,965</u>	<u>\$ 717,965</u>	<u>\$ 592,426</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 NOVEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 1,375	\$ 2,750	\$ 216,041	1%
Total revenues	<u>1,375</u>	<u>2,750</u>	<u>216,041</u>	1%
EXPENDITURES				
Professional & administration				
Debt service fund accounting: series 2025	1,042	2,083	12,500	17%
Arbitrage rebate calculation	-	-	500	0%
Dissemination agent	333	667	4,000	17%
Trustee (series 2025 bonds)	-	-	5,500	0%
Contingency	-	-	500	0%
Total expenditures	<u>1,375</u>	<u>2,750</u>	<u>23,000</u>	12%
Field operations				
Landscape	-	-	159,691	0%
Lake maintenance	-	-	1,600	0%
Street light lease	-	-	29,500	0%
Utilities				
Electricity	-	-	750	0%
Property insurance	-	-	1,500	0%
Total other fees & charges	<u>-</u>	<u>-</u>	<u>193,041</u>	0%
Total expenditures	<u>1,375</u>	<u>2,750</u>	<u>216,041</u>	1%
Excess/(deficiency) of revenues over/(under) expenditures	-	-	-	
Fund balances - beginning	-	-	-	
Fund balances - ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	

**EAST NASSAU STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
SPECIAL REVENUE FUND - COMMERCE PARK
FOR THE PERIOD ENDED NOVEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 21,210	\$ 21,535	\$ 154,051	14%
Assessment levy: off-roll	-	-	7,960	0%
Total revenues	<u>21,210</u>	<u>21,535</u>	<u>162,011</u>	13%
EXPENDITURES				
Professional & administration				
Administration and accounting	208	416	2,500	17%
Total professional and admin	<u>208</u>	<u>416</u>	<u>2,500</u>	0%
Field operations				
Field operations management	-	-	17,000	0%
Landscape & irrigation maintenance	2,011	2,011	101,000	2%
Pest control	-	-	250	0%
Street cleaning	-	-	500	0%
Street light lease	1,294	1,294	18,000	7%
Repairs & maintenance	-	-	5,000	0%
Electricity	139	139	1,100	13%
Landscape replacement	8,084	8,084	10,100	80%
Parts & supplies	-	-	1,500	0%
Contingency	-	-	250	0%
Total expenditures	<u>11,528</u>	<u>11,528</u>	<u>154,700</u>	7%
Other fees & charges				
Property appraiser and tax collector	2,555	2,562	4,968	52%
Total other fees & charges	<u>2,555</u>	<u>2,562</u>	<u>4,968</u>	52%
Total expenditures	<u>14,291</u>	<u>14,506</u>	<u>162,168</u>	9%
Excess/(deficiency) of revenues over/(under) expenditures	6,919	7,029	(157)	
Fund balances - beginning	241,687	241,577	224,004	
Fund balances - ending				
Assigned:				
3 months working capital	44,630	44,630	44,630	
Unassigned	203,976	203,976	179,217	
Fund balances - ending	<u>\$ 248,606</u>	<u>\$ 248,606</u>	<u>\$ 223,847</u>	

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

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll - net	\$ 43,692	\$ 44,361	\$ 333,026	13%
Interest	1,121	2,231	-	N/A
Total revenues	<u>44,813</u>	<u>46,592</u>	<u>333,026</u>	14%
EXPENDITURES				
Debt service				
Principal	-	-	95,000	0%
Interest	109,366	109,366	219,743	50%
Total debt service	<u>109,366</u>	<u>109,366</u>	<u>314,743</u>	35%
Other fees & charges				
Property appraiser	1,488	1,488	3,469	43%
Tax collector	874	887	6,938	13%
Total other fees and charges	<u>2,362</u>	<u>2,375</u>	<u>10,407</u>	23%
Total expenditures	<u>111,728</u>	<u>111,741</u>	<u>325,150</u>	34%
Excess/(deficiency) of revenues over/(under) expenditures	(66,915)	(65,149)	7,876	
Fund balances - beginning	355,032	353,266	351,722	
Fund balances - ending	<u>\$288,117</u>	<u>\$ 288,117</u>	<u>\$ 359,598</u>	

**EAST NASSAU STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2021
FOR THE PERIOD ENDED NOVEMBER 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll - net	\$ 93,800	\$ 95,236	\$ 417,510	23%
Special assessment: off-roll	-	-	256,830	0%
Interest	2,149	4,278	-	N/A
Total revenues	<u>95,949</u>	<u>99,514</u>	<u>674,340</u>	15%
EXPENDITURES				
Debt service				
Principal	-	-	270,000	0%
Interest	198,380	198,380	404,430	49%
Total debt service	<u>198,380</u>	<u>198,380</u>	<u>674,430</u>	29%
Other fees & charges				
Property appraiser	1,865	1,865	4,349	43%
Tax collector	1,876	1,905	8,698	22%
Total other fees and charges	<u>3,741</u>	<u>3,770</u>	<u>13,047</u>	29%
Total expenditures	<u>202,121</u>	<u>202,150</u>	<u>687,477</u>	29%
Net change in fund balances	(106,172)	(102,636)	(13,137)	
Fund balances - beginning	679,636	676,100	623,002	
Fund balances - ending	<u>\$ 573,464</u>	<u>\$ 573,464</u>	<u>\$ 609,865</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 NOVEMBER 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	-	-
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 NOVEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Interest	\$ 2,992	\$ 5,950	585,748	1%
Total revenues	<u>2,992</u>	<u>5,950</u>	<u>585,748</u>	1%
EXPENDITURES				
Principal	-	-	125,000	0%
Interest	231,034	231,034	462,068	50%
Total expenditures	<u>231,034</u>	<u>231,034</u>	<u>587,068</u>	39%
Excess/(deficiency) of revenues over/(under) expenditures	(228,042)	(225,084)	(1,320)	17052%
Fund balance - beginning	870,153	867,195	2,398,556	
Fund balance - ending	<u>\$ 642,111</u>	<u>\$ 642,111</u>	<u>\$ 2,397,236</u>	

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

	Current Month	Year to Date
REVENUES		
Interest	\$ 48	\$ 94
Total revenues	<u>48</u>	<u>94</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	48	94
Fund balance - beginning	13,847	13,801
Fund balance - ending	<u>\$ 13,895</u>	<u>\$ 13,895</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Interest	\$ 26,684	\$ 53,074	2	2653700%
Total revenues	<u>26,684</u>	<u>53,074</u>	<u>2</u>	<u>2653700%</u>
EXPENDITURES				
Interest	635,907	635,907	2,225,675	29%
Trustee fee	6,750	6,750	-	N/A
Total expenditures	<u>642,657</u>	<u>642,657</u>	<u>2,225,675</u>	<u>29%</u>
Excess/(deficiency) of revenues over/(under) expenditures	(615,973)	(589,583)	(2,225,673)	26%
Fund balance - beginning	<u>7,761,795</u>	<u>7,735,405</u>	<u>7,706,379</u>	
Fund balance - ending	<u><u>\$ 7,145,822</u></u>	<u><u>\$ 7,145,822</u></u>	<u><u>\$ 5,480,706</u></u>	

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

	Current Month	Year To Date
REVENUES		
Interest	\$ 7	\$ 14
Total revenues	<u>7</u>	<u>14</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	7	14
Fund balances - beginning	<u>2,267</u>	<u>2,260</u>
Fund balances - ending	<u><u>\$ 2,274</u></u>	<u><u>\$ 2,274</u></u>

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

	Current Month	Year To Date
REVENUES		
Interest	\$ 1,479	\$ 2,945
Total revenues	<u>1,479</u>	<u>2,945</u>
EXPENDITURES		
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	1,479	2,945
Fund balances - beginning	<u>465,369</u>	<u>463,903</u>
Fund balances - ending	<u><u>\$ 466,848</u></u>	<u><u>\$ 466,848</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 NOVEMBER 30, 2025**

	Current Month	Year to Date
REVENUES		
Interest	\$ 3,441	\$ 7,137
Total revenues	<u>3,441</u>	<u>7,137</u>
EXPENDITURES		
Capital outlay	<u>965,217</u>	<u>971,708</u>
Total expenditures	<u>965,217</u>	<u>971,708</u>
Net change in fund balances	(961,776)	(964,571)
Fund balances - beginning	<u>971,727</u>	<u>974,522</u>
Fund balances - ending	<u><u>\$ 9,951</u></u>	<u><u>\$ 9,951</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 NOVEMBER 30, 2025**

	Current Month	Year to Date
REVENUES		
Interest	\$ 125	\$ 245
Total revenues	<u>125</u>	<u>245</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Net change in fund balances	125	245
Fund balances - beginning	(498,470)	(498,590)
Fund balances - ending	<u>\$ (498,345)</u>	<u>\$ (498,345)</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 NOVEMBER 30, 2025**

	Current Month	Year to Date
REVENUES		
Interest	\$ 57,517	\$ 114,400
Total revenues	<u>57,517</u>	<u>114,400</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Net change in fund balances	57,517	114,400
Fund balances - beginning	<u>16,730,314</u>	<u>16,673,431</u>
Fund balances - ending	<u><u>\$ 16,787,831</u></u>	<u><u>\$ 16,787,831</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 NOVEMBER 30, 2025**

	Current Month	Year to Date
REVENUES		
Interest	\$ 60,481	\$ 120,295
Total revenues	<u>60,481</u>	<u>120,295</u>
EXPENDITURES		
Capital outlay	4,832,765	4,832,765
Total expenditures	<u>4,832,765</u>	<u>4,832,765</u>
Net change in fund balances	(4,772,284)	(4,712,470)
Fund balances - beginning	16,573,083	16,513,269
Fund balances - ending	<u><u>\$ 11,800,799</u></u>	<u><u>\$ 11,800,799</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 November 20, 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 (via telephone)	District Counsel
Zach Brecht	District Engineer
Carol Brown	Landowner Representative
Todd Haskett	Property Manager
Eric Myrick	The Greenery
Brady Reed	The Greenery

FIRST ORDER OF BUSINESS

Call to Order

Mr. Torres called the meeting to order at 10:33 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**

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 2025-09, 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

It was noted that Exhibit A of the proposal needs to be revised, as the amount totaled \$25,070 and the amount approved was \$28,820; the difference is \$3,750, which is the additional cost to remove the existing markings.

IV. Wildlight, LLC Corrective Special Warranty Deed

V. Notice of Close Out of Prior Demand Letter to The Greenery of North Florida, Inc.

On MOTION by Mr. Hahaj and seconded by Ms. Groomes, with all in favor, the Unaudited Financial Statements as of September 30, 2025, were accepted; the October 16, 2025 Regular Meeting Minutes, as presented, were approved; and Ratification Items 5CI through 5CV, were ratified.

SIXTH ORDER OF BUSINESS

Consideration of Goals and Objectives [Performance Measures/Standards & Annual Reporting Form October 1, 2024 – September 30, 2025]

Mr. Torres presented the Performance Measures/Standards and Annual Reporting form related to the Fiscal Year 2025 Goals and Objectives.

On MOTION by Mr. Jinks and seconded by Ms. Groomes, with all in favor, the Performance Measures/Standards and Annual Reporting form related to the Fiscal Year 2025 Goals and Objectives, were approved.

SEVENTH ORDER OF BUSINESS

Consideration of Wildlight LLC Assignment of Plat Dedication

Ms. Rigoni presented the Wildlight LLC Assignment of Plat Dedication. The document has been previously reviewed by the Developer and the Engineer for confirmation of the easement location thus far relative only to the District's Master Stormwater Improvement.

On MOTION by Mr. Jinks and seconded by Ms. Groomes, with all in favor, the Wildlight LLC Assignment of Plat Dedication, was approved.

EIGHTH ORDER OF BUSINESS

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.]

Mr. Torres stated that the Requisition Request No. 1 amount for reimbursement is \$965,217.33, as outlined in the Developer's letter. Ms. Rigoni stated this is a supplement request for requisition to the previously acquired improvement, with the understanding that the Developer will have the ability to request reimbursement for the remainder of the unfunded acquisition costs of approximately \$7.4 million. This is to reserve the responsibility to use the District's anticipated mobility fee credits from the sale to be able to pay the acquisition cost; at the same time they are acknowledging that there are still contribution requirements outstanding per the Assessment Methodology.

On MOTION by Mr. Jinks and seconded by Ms. Nortrup, with all in favor, the 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 for

Wildlight Avenue, Crosstown Boulevard, and Linger Longer Avenue, was approved.

NINTH ORDER OF BUSINESS

Consideration of ASH Signs, Inc. D/B/A FastSigns Agreement for Sign Installation Services [Riverbluff – Phase 1]

Mr. Brecht stated that, to match the County's final approved plans for signage, the amount was adjusted to \$113,904.33, which is a \$2,000 increase from the original amount.

On MOTION by Mr. Jinks and seconded by Ms. Groomes, with all in favor, ASH Signs, Inc. D/B/A FastSigns Agreement for Sign Installation Services for Riverbluff – Phase 1, was approved.

TENTH ORDER OF BUSINESS

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]

On MOTION by Ms. Groomes and seconded by Ms. Nortrup, with all in favor, Resolution 2026-02, Designating November 3, 2026 at 10:30 a.m., at the Fernandina Beach Municipal Airport, 700 Airport Road, Fernandina Beach, Florida 32034, as the 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, was adopted.

ELEVENTH ORDER OF BUSINESS

Consideration of Partial Release of Collateral Assignment and Assumption of Development Rights Series 2025 Bonds

Ms. Rogini presented the Eleventh and Twelfth Orders of Business simultaneously.

Ms. Rigoni stated that the Partial Release of Collateral Assignment and Assumption of Development Rights Series 2025 Bonds is the follow-up paperwork associated with the Developer selling a portion of the PDP#4 land to Pulte Home Company, LLC; this was contemplated at the time the District financed the bond for the Series 2025 Project.

Ms. Rigoni stated that the Partial Assignment of the True-Up Agreement Series 2025 Special Assessment carries over the true-up obligations from the Master Developer to Pulte, as the ultimate Developer of those lands and the one responsible for the true-up obligations associated with the properties that will be built on their land.

Ms. Rigoni recommended approval, in substantial form. She noted that the substantive provisions of either form will not change, but how many phases will be subject to the Assumption Assignment will depend on the payback schedule between the Developer and Pulte. The specifics will be added closer to the actual closing date. The documents will not be signed until closer to the actual closing date, which is next year. Staff will perform a final review before execution.

Mr. Hahaj asked why this is being presented now. Ms. Rigoni listed the multiple drivers and stated that the District is signing off on the forms with the understanding that the Developer and Pulte are obligated to produce the forms to the CDD for final review.

On MOTION by Mr. Hahaj and seconded by Mr. Fancher, with all in favor, Consideration of Partial Release of Collateral Assignment and Assumption of Development Rights Series 2025 Bonds, in substantial form, was approved.

TWELFTH ORDER OF BUSINESS

Consideration of Partial Assignment of True-Up Agreement Series 2025 Special Assessments [PDP#4 Series 2025 Project]

This item was presented during the Eleventh Order of Business.

On MOTION by Mr. Hahaj and seconded by Ms. Groomes, with all in favor, Consideration of Partial Assignment of True-Up Agreement Series 2025 Special Assessments [PDP#4 Series 2025 Project], was approved.

THIRTEENTH ORDER OF BUSINESS

Consideration of Resolution 2026-03, Electing Officer(s) of the District and Providing for an Effective Date [Felix Rodriguez]

Mr. Torres presented Resolution 2026-03. The purpose of this Resolution is to appoint Felix Rodriguez as an Assistant Secretary. All other prior appointments by the Board remain unchanged by this Resolution.

On MOTION by Mr. Hahaj and seconded by Ms. Groomes, with all in favor, Resolution 2026-03, Electing Officer(s) of the District and Providing for an Effective Date, was adopted.

FOURTEENTH ORDER OF BUSINESS

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

Mr. Torres presented Resolution 2026-04. Ms. Rigoni stated the Developer has plans for artwork throughout the community, some of which will be procured and completed through the District, and given the multiple parties involved, it is necessary to amend Rule 3.10 to clarify that certain services and commodities are exempt from competitive purchasing requirements.

On MOTION by Ms. Groomes and seconded by Ms. Nortrup, with all in favor, Resolution 2026-04, to Designate January 15, 2026 at 10:30 a.m., at the Fernandina Beach Municipal Airport, 700 Airport Road, Fernandina Beach, Florida 32034, as the 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, was approved.

FIFTEENTH ORDER OF BUSINESS**Development Update/Staff Reports****A. Developer Representative**

Ms. Brown noted that the Unaudited Financial Statements as of September 30, 2025 close out Fiscal Year 2025. She commended District Staff and others on appropriately budgeting.

B. District Counsel: Kutak Rock LLP**C. District Engineer: England-Thims & Miller, Inc.**

There were no District Counsel or District Engineer reports.

D. Field Operations: CCMC

The October 2025 Field Operations Report was included for informational purposes.

▪ Presentation of The Greenery Landscape and Irrigation Maintenance Report

This item was an addition to the agenda.

Mr. Myrick discussed the actions taken to date to correct landscaping deficiencies and regular general routine maintenance items, such as removing weeds, installing pine straw and park mulch and completing landscape projects. The Report and photos are part of Mr. Hackett's Field Operations Report. Proposals for new plantings will be presented in early spring.

This item will remain on future agendas.

I. MUP Access to Del Webb

Mr. Haskett stated that, upon inspection, he identified only one area for improvement to limit access but it is on Del Webb's property, not District property. He suggests installing signage and contacting the Del Webb Manager to see if they have interest in installing a fence or landscape buffer to prevent access to the multi-use-path.

On behalf of the Wetland Residential Board of Directors, Mr. Haskett asked if the District is interested in entering into an Agreement with the Association to enforce no on-street parking on District roadways. Ms. Brown stated that there is language within the Wildlight Charter addressing off-street parking. The Board discussed and was not in favor of pursuing this.

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

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

- **QUORUM CHECK**

The next meeting will be on December 18, 2025, unless cancelled.

FIFTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

Mr. Hahaj considered this a productive meeting and thanked everyone who participated.

SIXTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

<p>On MOTION by Mr. Hahaj and seconded by Ms. Groomes, with all in favor, the meeting adjourned at 11:11 a.m.</p>
--

251
252
253
254
255

Secretary/Assistant Secretary

Chair/Vice Chair

**EAST NASSAU
STEWARDSHIP DISTRICT**

**RATIFICATION
ITEMS**

**EAST NASSAU
STEWARDSHIP DISTRICT**

**RATIFICATION
ITEMS I**

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

CM2979-A3

(This space reserved for Clerk)

Michelle K. Rigoni, Esq.
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301

**THIRD AMENDMENT TO THE INTERLOCAL AGREEMENT FOR LANDSCAPE MAINTENANCE OF
CERTAIN COUNTY ROAD RIGHTS-OF-WAY**

This Third Amendment ("**Third Amendment**"), dated this 27th day of October,
2025, is entered into by and between:

NASSAU COUNTY, FLORIDA, a political subdivision of the State of Florida (the
"**County**"), whose address is 96135 Nassau Place, Suite 1, Yulee, FL 32097; and

EAST NASSAU STEWARDSHIP DISTRICT, an independent special district created
and existing pursuant to Chapter 2017-206, Laws of Florida, and the provisions of
Chapter 189, Florida Statutes, whose address is c/o Wrathell, Hunt & Associates,
LLC, 2300 Glades Road, Suite 410W, Boca Raton, FL 33431 (the "**District**" and,
together with the County, the "**Parties**").

RECITALS

WHEREAS, the Parties previously entered into that *Interlocal Agreement for Landscape
Maintenance of Certain County Road Rights-Of-Way* dated May 24, 2021, and recorded in the
Official Records Book 2468, Page 1686 of the Public Records of Nassau County, Florida, and as
subsequently amended by the Parties ("**Original Agreement**" and together with this Third
Amendment, the "**Agreement**"); and

WHEREAS, pursuant to the Original Agreement the District agreed to provide for the
maintenance of certain improvements consisting of, but not limited to, landscaping, trees, grass,
shrubs, and other plantings, as well as irrigation systems, hardscaping, streetlights, and ancillary
fixtures (collectively, "**Landscaping**"), within certain portions of the County-owned rights-of-
way as identified in the Original Agreement; and

WHEREAS, the County now owns additional rights-of-way, including additional portions
of Wildlight Avenue extension, Crosstown Boulevard, and Linger Longer Avenue, all as more
particularly depicted in **Composite Exhibit A** attached hereto and incorporated herein by
reference (collectively, including the previously identified rights-of-way in the Original
Agreement, the "**Rights-of-Way**"); and

WHEREAS, the District desires to provide for maintenance of Landscaping along the Rights-of-Way; and

WHEREAS, pursuant to Section 17 of the Original Agreement, the Parties desire to amend the Agreement to provide for same.

NOW, THEREFORE, in consideration of the mutual understandings and covenants set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the County and the District agree as follows:

SECTION 1. RECITALS. The foregoing recitals are true and correct and by this reference are incorporated herein and form a material part of this Third Amendment.

SECTION 2. AFFIRMATION OF ORIGINAL AGREEMENT. The Original Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described in Section 3 of this Third Amendment, nothing herein shall modify the rights and obligations of the Parties under the Agreement. All of the remaining provisions remain in full effect and fully enforceable and all such remaining terms and conditions of the Agreement, without limitation, are hereby adopted, reaffirmed and incorporated as if restated herein.

SECTION 3. AMENDMENTS TO THE AGREEMENT. Pursuant to Section 17 of the Original Agreement, the following amendments are made:

(a) Exhibit A to the Original Agreement is hereby amended, supplemented and superseded in its entirety by **Composite Exhibit A** attached to this Third Amendment. Wherever the Agreement refers to "Rights-of-Way", the term shall refer to those portions of County-owned rights-of-way as depicted in **Composite Exhibit A** attached to this Third Amendment.

SECTION 4. CONFLICTS; DEFINED TERMS. To the extent that the terms of the Agreement conflict with the terms set forth in Section 3 above, the terms of this Third Amendment shall control. Any capitalized terms not otherwise defined in this Third Amendment shall have the meanings set forth in the Original Agreement.

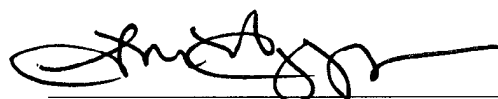
SECTION 5. EFFECTIVE DATE. This Third Amendment shall take effect upon filing a copy executed by both Parties with the Clerk of the Circuit Court of Nassau County.

[Remainder of this page intentionally left blank]

CM2979-A3

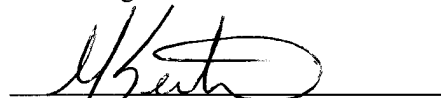
IN WITNESS WHEREOF, the Parties have caused this Third Amendment to be made and executed as of the day and date first above written.

NASSAU COUNTY, FLORIDA, a
political subdivision of the State of Florida



A.M. "Hupp" Huppmann
Chairman, Board of County Commissioners

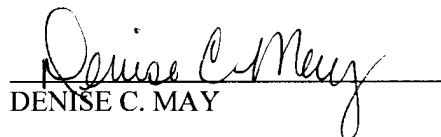
Attest as to authenticity of the
Chair's signature:



MITCH L. KEITER

Its: Ex-Officio Clerk

Approved as to form and legality by the
Nassau County Attorney



DENISE C. MAY

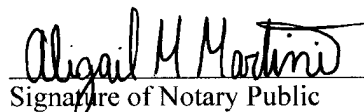
STATE OF FLORIDA)
COUNTY OF NASSAU)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 27th day of October, 2025, by **A.M. HUPPMANN** as Chairman of the Board of County Commissioners, Nassau County, Florida, a political subdivision of the State of Florida, for and on behalf of the County. She/he is ☒ personally known to me or ☐ has produced _____ as identification.

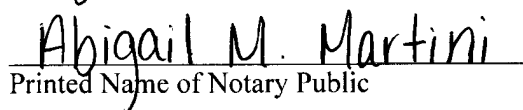
NOTARY STAMP:



ABIGAIL M. MARTINI
Commission # HH 418634
Expires July 9, 2027



Signature of Notary Public





Printed Name of Notary Public


CM2979-A3

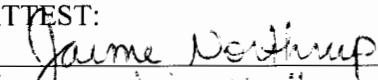
WITNESSES:

EAST NASSAU
STEWARDSHIP DISTRICT


Print Name: Crystal L. Cook
Address: 1 Rayonier Way, Wildlight, FL 32097


Mike Hahaj
Chairman, Board of Supervisors

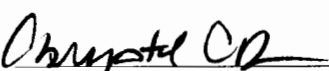

Print Name: Chrystal C. Dietz
Address: 1 Rayonier Way, Wildlight, FL 32097

ATTEST:

Name: Jaime Northrup
Title: Assistant Secretary
Address: 1 Rayonier Way, Wildlight, FL 32097

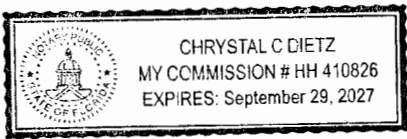
STATE OF FLORIDA)
COUNTY OF NASSAU)

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization this 14th day of Oct, 2025, by **MIKE HAHAJ** as
Chairman of the Board of Supervisors of East Nassau Community Stewardship District, a
political subdivision of the State of Florida, for and on behalf of the County. She/he is ☒
personally known to me ~~or~~ ☐ has produced _____ as identification.

NOTARY STAMP:


Signature of Notary Public

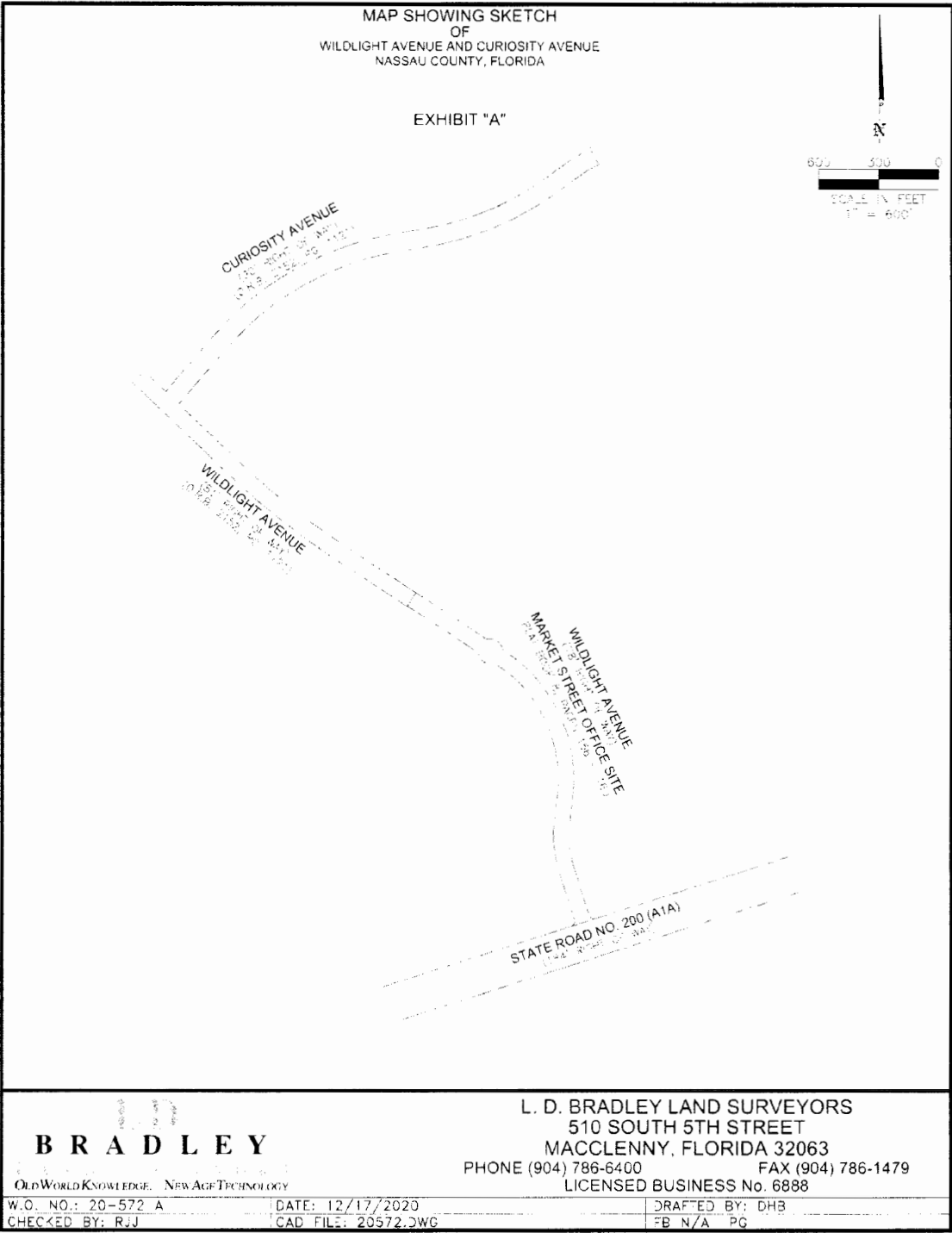
Chrystal C. Dietz
Printed Name of Notary Public



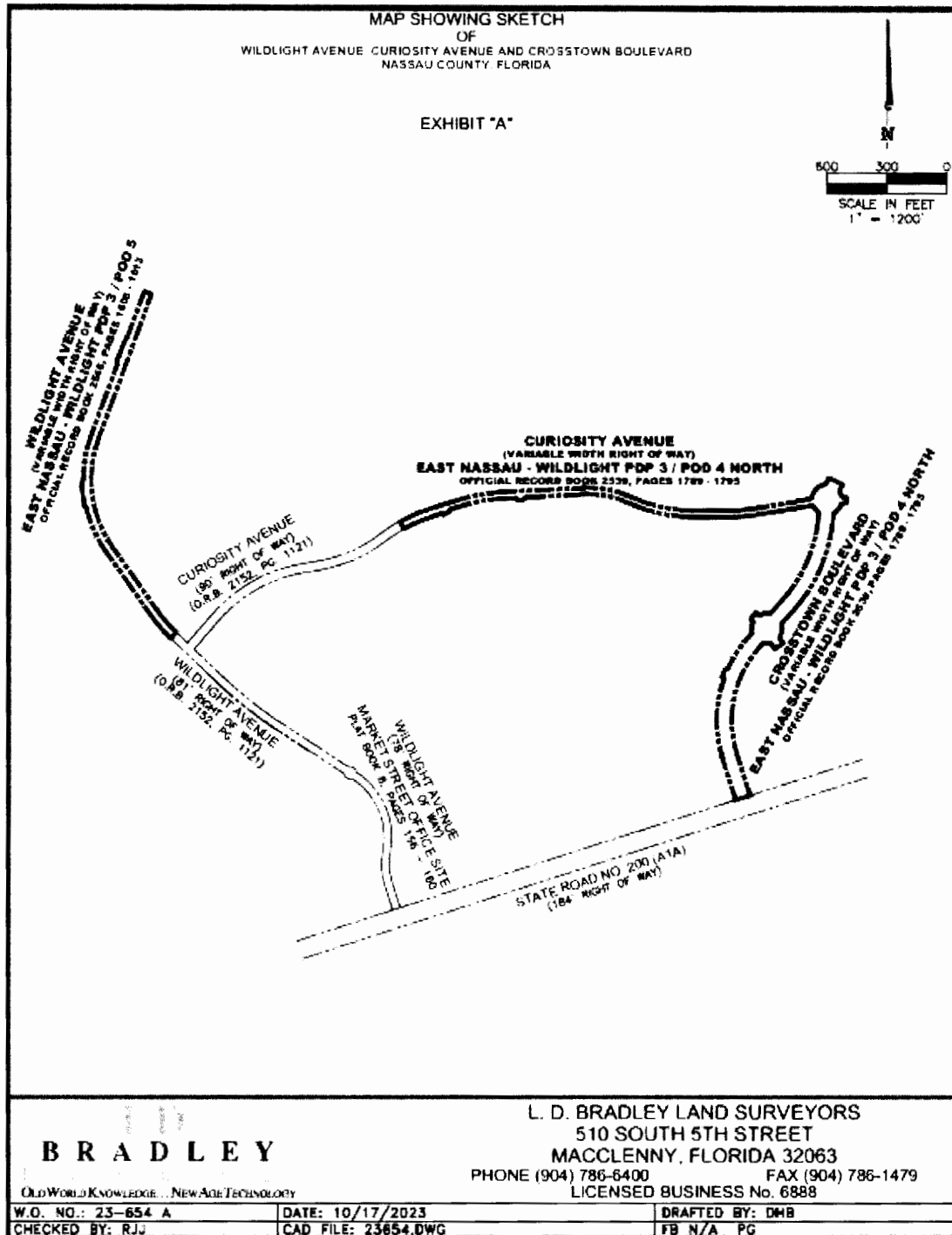
CM2979-A3

COMPOSITE EXHIBIT A
Map of Rights-Of-Way

[Remainder of this page intentionally left blank]

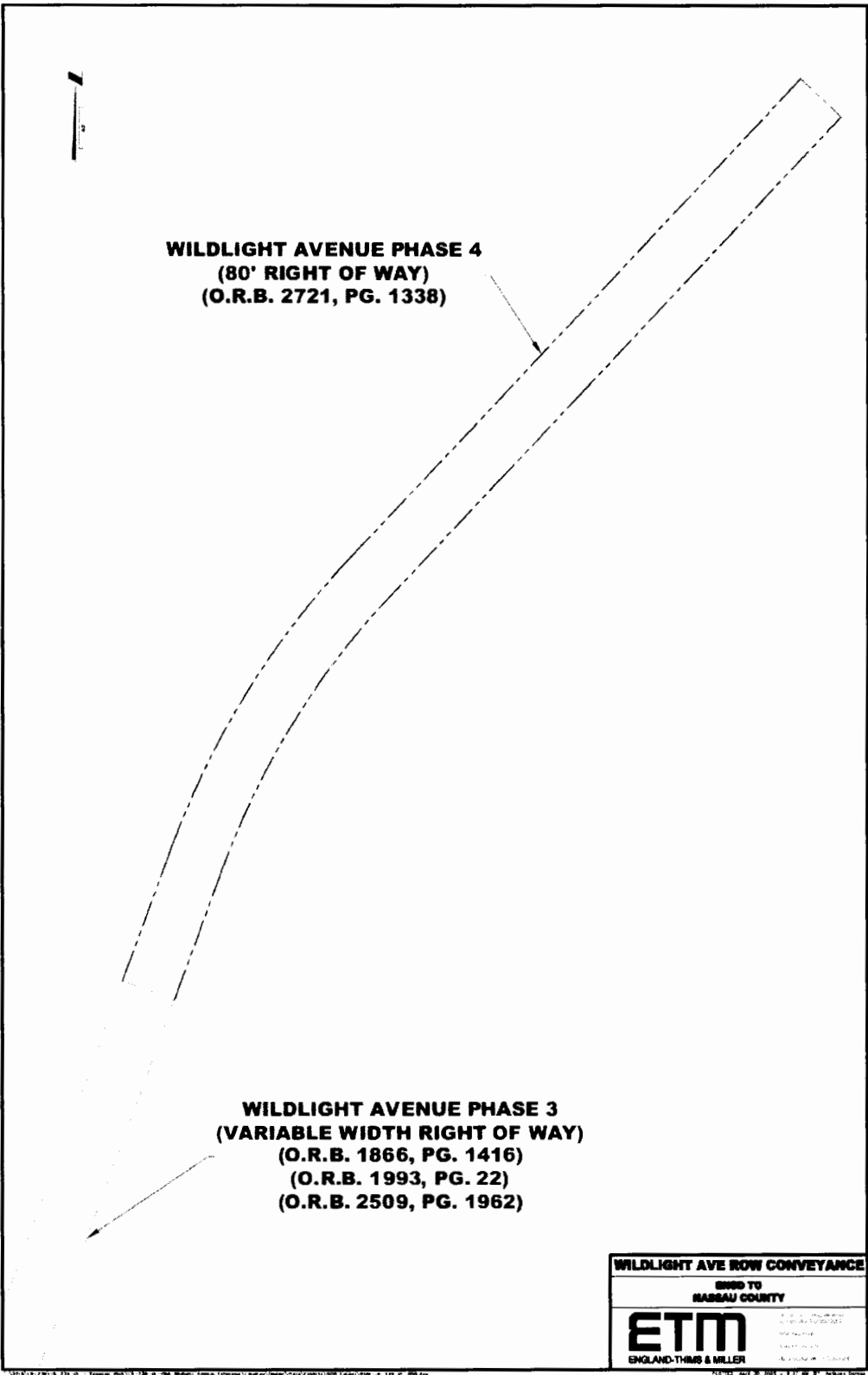


CM2979-A3

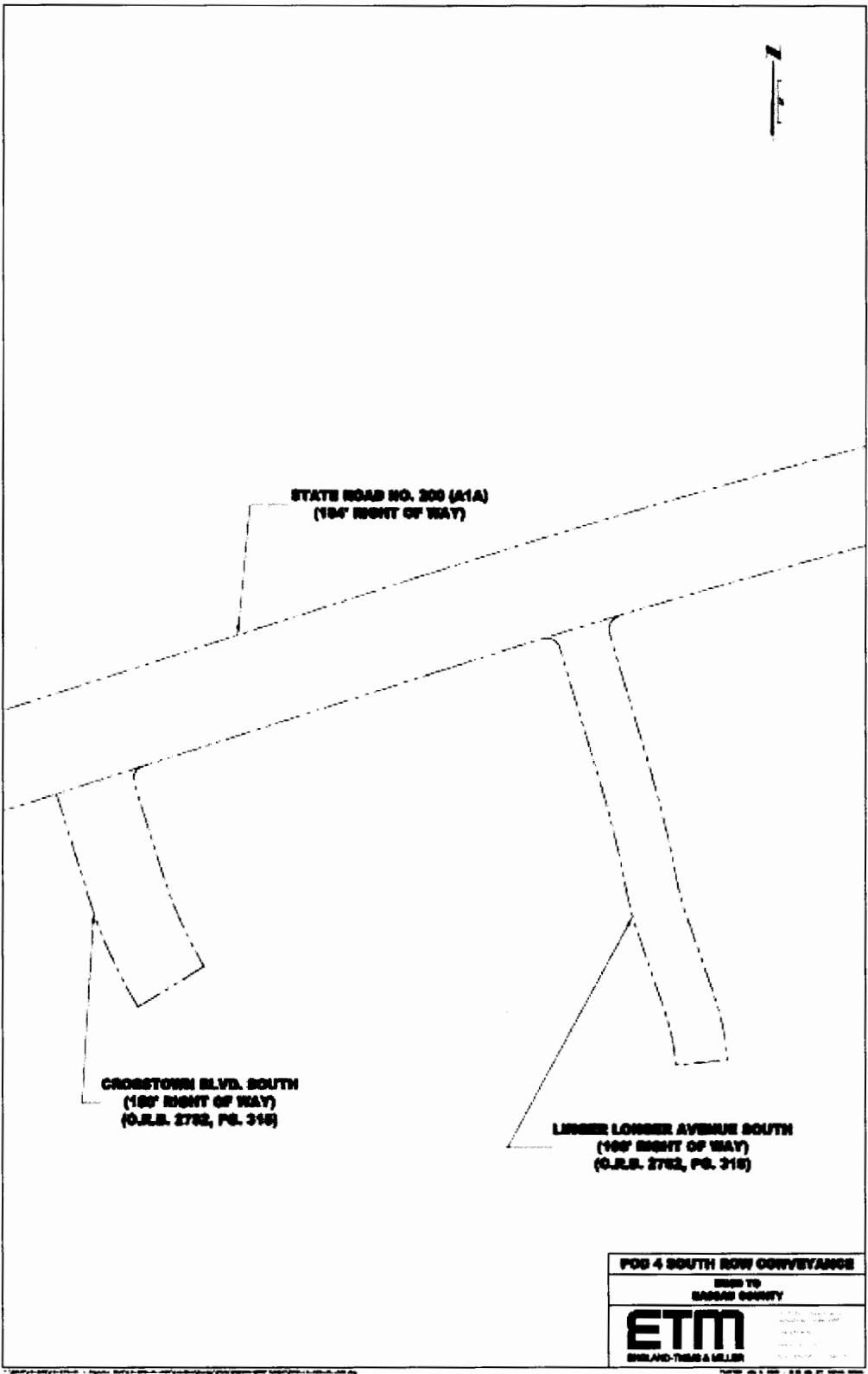




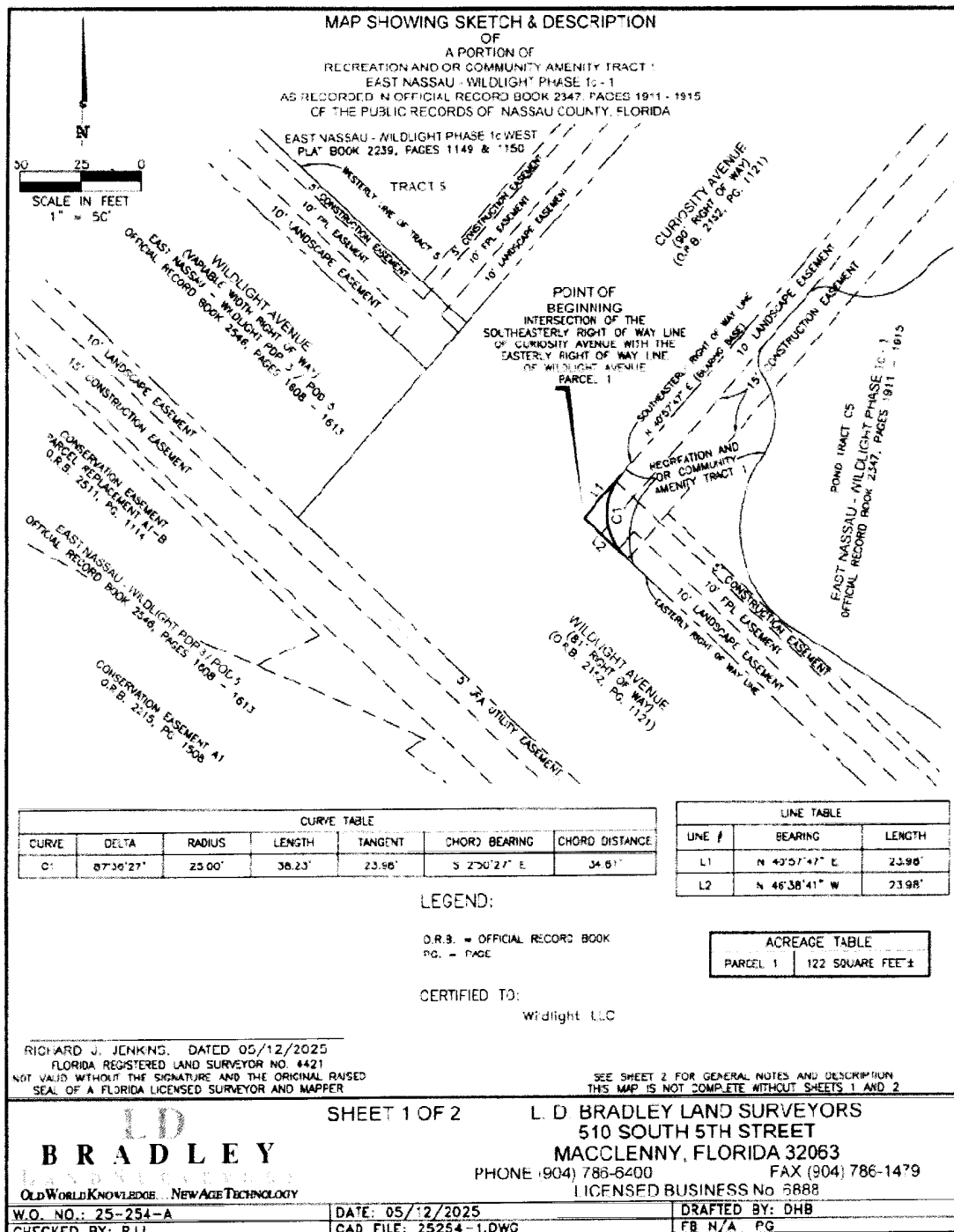
CM2979-A3



CM2979-A3



CM2979-A3



CM2979-A3

OF
A PORTION OF
RECREATION AND OR COMMUNITY AMENITY TRACT 1
EAST NASSAU - WILDLIGHT PHASE 1c - 1
AS RECORDED IN OFFICIAL RECORD BOOK 2347, PAGES 1911 - 1915
OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA

Parcel 1:

A parcel of land, being a portion of Recreation and or Community Amenity Tract 1 as shown on plat of East Nassau - Wildlight Phase 1c - 1 as recorded in Official Record Book 2347, Pages 1911 - 1915 of the Public Records of Nassau County, Florida, and being more particularly described as follows:


Begin at the intersection of the Southeasterly Right of Way line of Curiosity Avenue (90 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 (81 foot Right of Way) as recorded in Official Record Book 2152, Page 1121 of the Public Records of Nassau County, Florida as shown on plat of East Nassau - Wildlight Phase 1c - 1 as recorded in Official Record Book 2347, Pages 1911 - 1915 of the Public Records of Nassau County, Florida; thence on said Southeasterly Right of Way line of Curiosity Avenue, N 40°57'47" E, a distance of 23.98 feet to the beginning of a curve, concave Easterly, having a radius of 25.00 feet and a central angle of 87°36'27"; thence departing said Southeasterly Right of Way line and on the arc of said curve, a distance of 38.23 feet said arc being subtended by a chord which bears S 02°50'27" E, a distance of 34.61 feet to a point on the Easterly Right of Way line of aforesaid Wildlight Avenue; thence on said Easterly Right of Way line, N 46°38'41" W, a distance of 23.98 feet to the Point of Beginning.

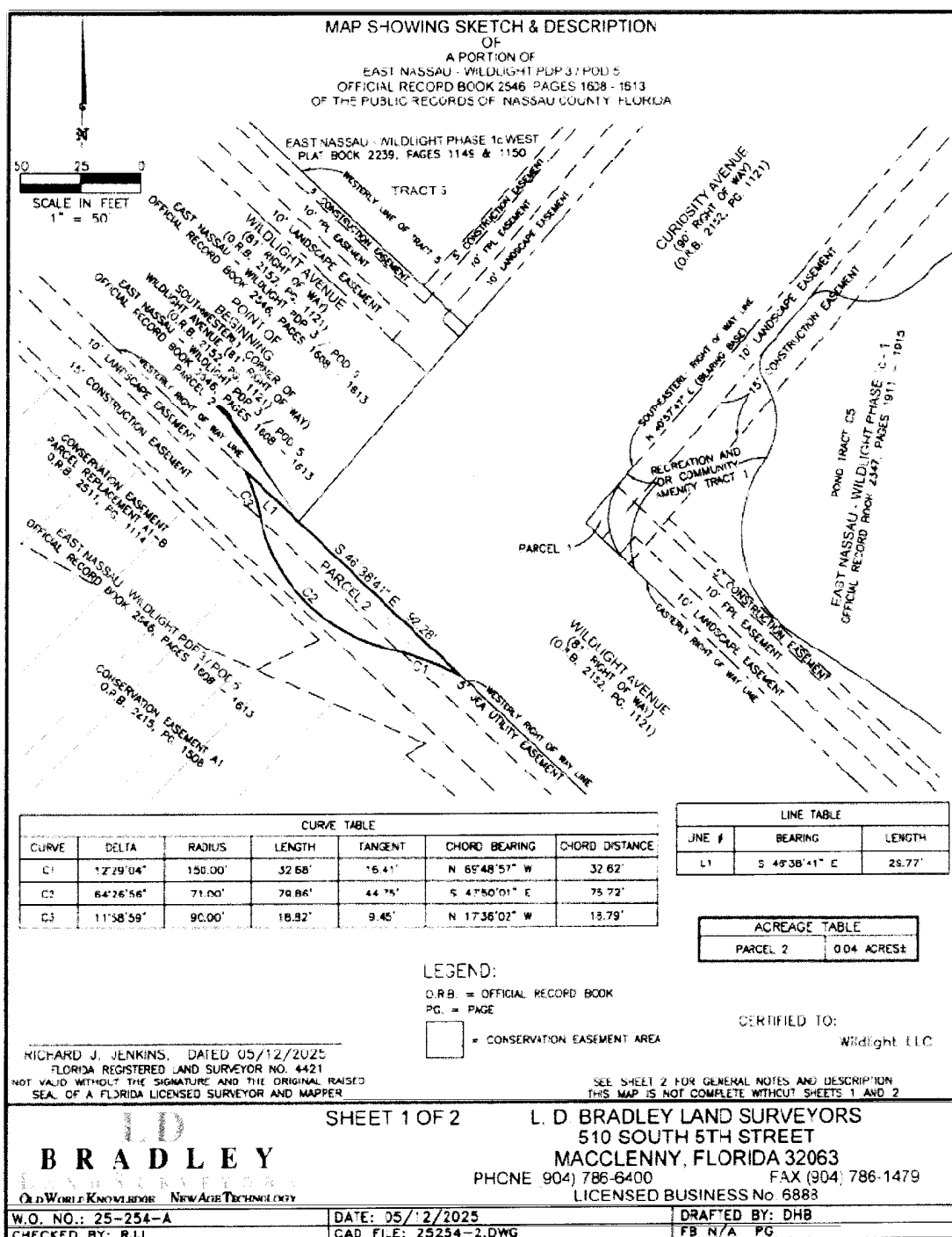
CERTIFIED TO:
Wildlight LLC

SURVEYORS 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 D55905, DESIGNATION NASSAU 20 AND PID D55904, BASE BEING THE SOUTHEASTERLY RIGHT OF WAY LINE OF CURIOSITY AVENUE, SAID LINE HAVING A GRID BEARING OF N 40°57'47" 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

 L.D. BRADLEY LAND SURVEYORS WORLD KNOWLEDGE NEW AGE TECHNOLOGY	SHEET 2 OF 2	L. D. BRADLEY LAND SURVEYORS 510 SOUTH 5TH STREET MACLENNY, FLORIDA 32063 PHONE (904) 786-6400 FAX (904) 786-1479 LICENSED BUSINESS No 6868
	W.O. NO.: 25-254-A CHECKED BY: RJJ	DATE: 05/12/2025 CAD FILE: 25254-1.DWG



CM2979-A3

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 2552, 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 32.66 feet said arc being subtended by a chord which bears N 59°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±

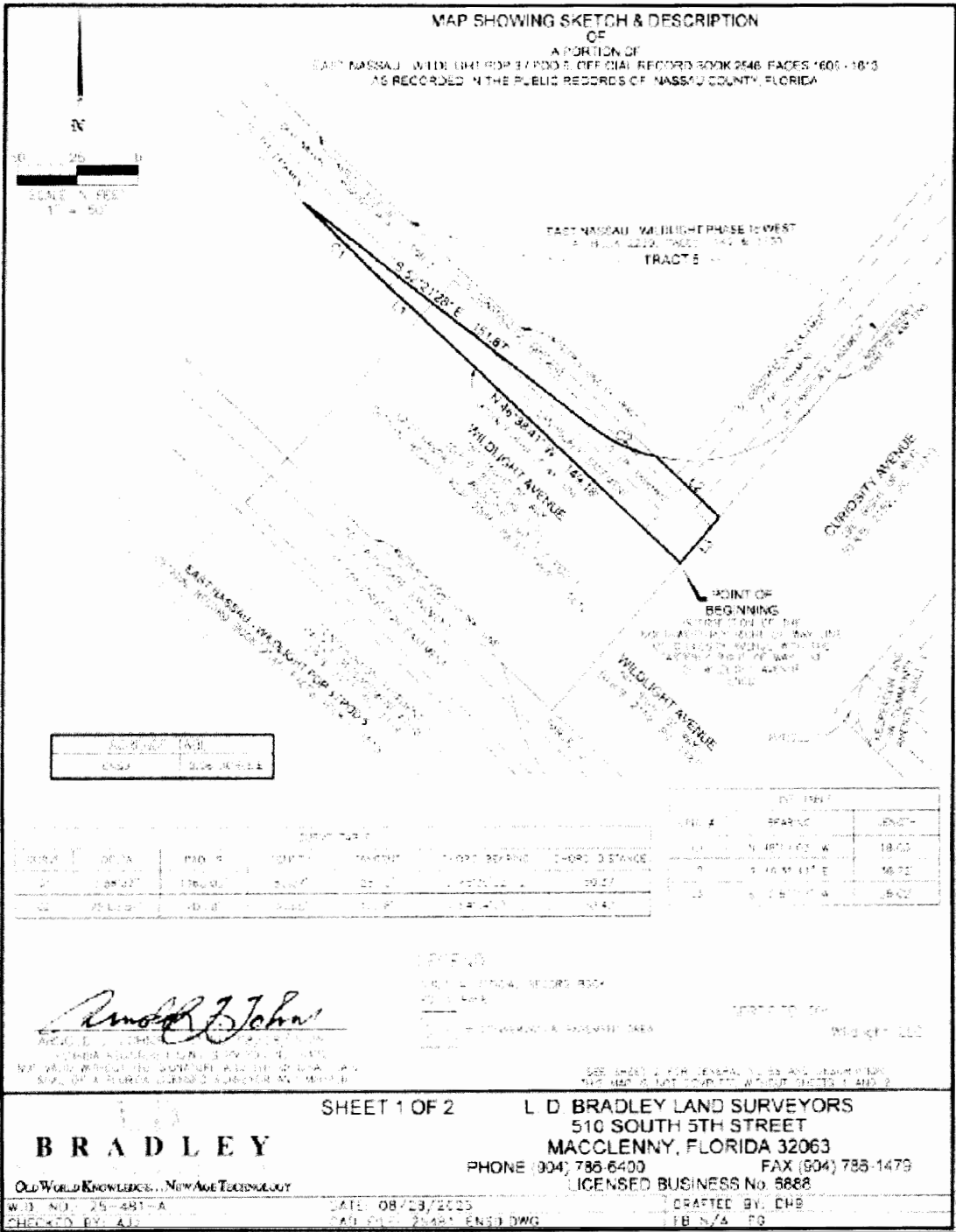
SURVEYORS NOTES:

- 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 DE5905, DESIGNATION NASSAU 20 AND PID DE5904, 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.D. NO.: 19-063, DATED 05/07/2019

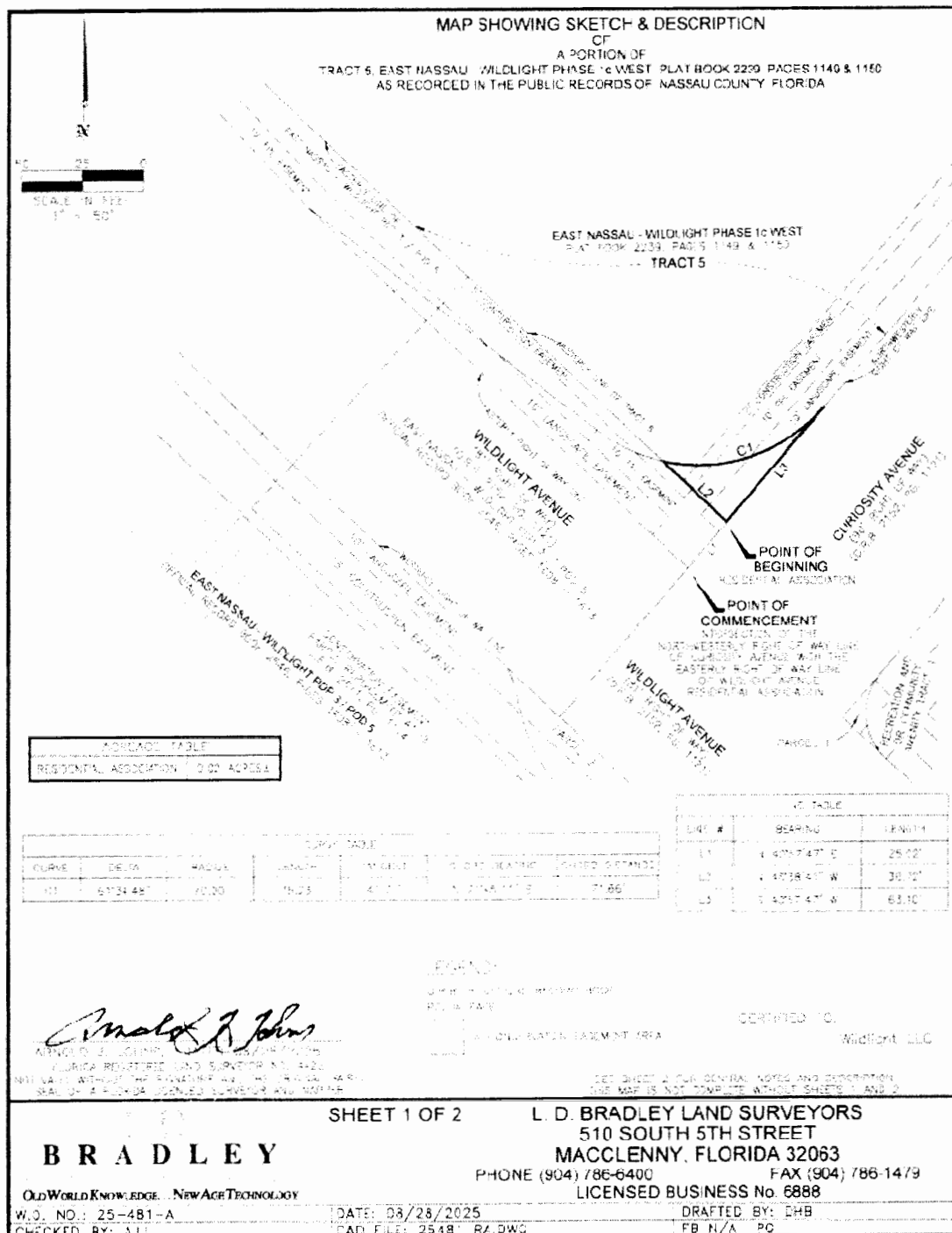
SEE SHEET 2 FOR GENERAL NOTES AND DESCRIPTION
THIS MAP IS NOT COMPLETE WITHOUT SHEETS 1 AND 2

 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. 6888	
W.O. NO.: 25-254-A		DATE: 05/12/2025		DRAFTED BY: DH8	
CHECKED BY: RJ.		CAD FILE: 25254-2.DWG		FB N/A PG.	

CM2979-A3



2014/11/26



CM2979-A3

MAP SHOWING SKETCH & DESCRIPTION
OF
A PORTION OF
TRACT 5, EAST NASSAU - WILDLIGHT PHASE 1c WEST, PLAT BOOK 2236, PAGES 1149 & 1150
AS RECORDED IN THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA

Residential Association:

A parcel of land, being a portion of Tract 5 of East Nassau - Wildlight Phase 1c West, as recorded in Plat Book 2236, pages 1149 & 1150 of the Public Records of Nassau County, Florida, and being more particularly described as follows:

Commence at the intersection of the Northwestern Right of Way line of Curiosity Avenue (50 foot Right of Way) as recorded in Official Record Book 2152, Page 1121 of the Public Records of Nassau County, Florida with the Eastern Right of Way line of Wildlight Avenue (51 foot Right of Way) as recorded in Official Record Book 2152, Page 1121 of the Public Records of Nassau County, Florida as shown on plat of East Nassau - Wildlight PUD 3 / PUD 5 as recorded in Official Record Book 2346, Pages 1608 - 1613 of the Public Records of Nassau County, Florida; thence on said Northwestern Right of Way line, N 40°57'47" E, a distance of 15.00 feet to the Point of Beginning; thence bearing and Northwestern Right of Way line and on the Western line of Tract 5 of East Nassau - Wildlight Phase 1c West, as recorded in Plat Book 2236, pages 1149 & 1150 of the Public Records of Nassau County, Florida, N 48°38'41" W, a distance of 38.70 feet to the beginning of a curve (bearing Northwest), having a radius of 70.00 feet and a central angle of 61°34'48"; thence bearing said Western line and on the arc of said curve, a distance of 75.23 feet said arc being subtended by a chord which bears N 71°45'11" E, a distance of 71.66 feet to a point on the Western Northwestern Right of Way line of Curiosity Avenue; thence on said Northwestern Right of Way line, S 40°57'47" W, a distance of 63.10 feet to the Point of Beginning.

ACREAGE TABLE
RESIDENTIAL ASSOCIATION: 0.02 ACROSS

CERTIFIED TO:
Wildlight LLC

SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. DISTANCES AND COMPUTED AREA ARE REFER TO GROUND WATER 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 POINTS AND OBSERVATION NASSAU 20, AND HAS OBSERVED BESE BEING THE EASTERN RIGHT OF WAY LINE OF WILDLIGHT AVENUE, SAID LAND HAVING A 50.00 BEARING OF S 46°38'41" E.
4. SOURCES OF INFORMATION:
 - BOUNDARY SURVEY BY SURVEYOR, WHO HAS NO RECORD DATED OR RECORD.

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

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 6883

Old World Knowledge... New Age Technology

W.O. NO. 25-481-A

DATE: 08/28/2025

DRAFTED BY: DHB

CHECKED BY: A.J.J.

CAD FILE: 25481-BA.DWG

FB N/A PG

**EAST NASSAU
STEWARDSHIP DISTRICT**

7

**EAST NASSAU
STEWARDSHIP DISTRICT**

7A

NEWS-LEADER
Published Weekly
P.O. Box 16766 (904) 261-3696
Fernandina Beach, Nassau County, Florida 32035

STATE OF FLORIDA
COUNTY OF NASSAU:

Before the undersigned authority personally appeared
Todd Frantz

Who on oath says that (s)he is the Publisher of the
Fernandina Beach News-Leader, a weekly newspaper published at
Fernandina Beach in Nassau County, Florida; that the attached
copy of the advertisement, being a Legal Notice in the matter of

NOTICE RULE DEVELOPMENT
REVISED RULE 3.10

Was published in said newspaper in the issue(s) of

12/03/2025
Ad # 890957

Affiant further says that the said News-Leader is
a newspaper published at Fernandina Beach, in said Nassau
County, Florida and that the said newspaper has heretofore been
continuously published in said Nassau County, Florida, each week
and has been entered as second class mail matter at the post office
in Fernandina Beach in said Nassau County, Florida, for a period
of one year preceding the first publication of the attached copy
of advertisement; and Affiant further says that (s)he has neither paid
nor promised any person, firm or corporation any discount,
rebate, commission or refund for the purpose of securing this
advertisement for publication in the said newspaper.
Affiant further says that the newspaper complies with all
legal requirements for Chapter 50 of the Florida Statutes.



Sworn to and subscribed to before me
This 3rd day of December, A.D. 2025


Brooke Bird, Notary Public

 Personally Known



**NOTICE OF RULE
DEVELOPMENT BY THE
EAST NASSAU
STEWARDSHIP DISTRICT**
In accordance with Chapter
120, Florida Statutes, and
Chapter 2017-206, Laws of
Florida (Act), the East Nassau
Stewardship District (the Dis-
trict) hereby gives notice of its
intention to adopt revised Rule
3.10, Rules of Procedure, of
the District. The Proposed rule
number is 3.10, as provided in
Resolution 2026-05.
The Revised Rule 3.10 will ad-
dress the specific types of con-
tractual services and commodi-
ties procurement that are ex-
empt from the general competi-
tive purchasing requirements.
The purpose and effect of the
revised Rule 3.10 is to provide
for efficient and effective Dis-
trict operations of the Districts
procurement of contractual ser-
vices and commodities. Specif-
ic legal authority for the District
to adopt the proposed Rule
3.10 includes Section 6, Sub-
sections (6)(c), (6)(e) and (6)(q)
of the Act, and Sections 120.54
and 120.81, of the Florida
Statutes. A public hearing will
be conducted by the District on
January 15, 2026, at 10:30 a.m.
EST, at Fernandina Beach Mu-
nicipal Airport, 700 Airport
Road, Fernandina Beach, Flori-
da 32034.
A copy of the proposed Rule
3.10 and the related incorporat-
ed documents, if any, may be
obtained by contacting the Dis-
trict Manager, c/o Wrathell Hunt
and Associates, at 2300
Glades Road, Suite 410W,
Boca Raton, Florida 33431, or
by calling (561) 571-0010.
District Manager
East Nassau Stewardship Dis-
trict
December 3, 2025
FNL 1T 12-03-2025
#890957

NEWS-LEADER
Published Weekly
P.O. Box 16766 (904) 261-3696
Fernandina Beach, Nassau County, Florida 32035

STATE OF FLORIDA
COUNTY OF NASSAU:

Before the undersigned authority personally appeared
Todd Frantz

Who on oath says that (s)he is the Publisher of the
Fernandina Beach News-Leader, a weekly newspaper published at
Fernandina Beach in Nassau County, Florida; that the attached
copy of the advertisement, being a Legal Notice in the matter of

NOTICE OF RULEMAKING
REVISED RULE 3.10

Was published in said newspaper in the issue(s) of

12/10/2025
Ad # 891712

Affiant further says that the said News-Leader is
a newspaper published at Fernandina Beach, in said Nassau
County, Florida and that the said newspaper has heretofore been
continuously published in said Nassau County, Florida, each week
and has been entered as second class mail matter at the post office
in Fernandina Beach in said Nassau County, Florida, for a period
of one year preceding the first publication of the attached copy
of advertisement; and Affiant further says that (s)he has neither paid
nor promised any person, firm or corporation any discount,
rebate, commission or refund for the purpose of securing this
advertisement for publication in the said newspaper.
Affiant further says that the newspaper complies with all
legal requirements for Chapter 50 of the Florida Statutes.

Sworn to and subscribed to before me
This 10th day of December, A.D. 2025

Brooke Bird, Notary Public

BB Personally Known



NOTICE OF RULEMAKING
REGARDING REVISED
RULE 3.10
BY THE EAST NASSAU
STEWARDSHIP DISTRICT
In accordance with Chapter

120, Florida Statutes, and
Chapter 2017-206, Laws of
Florida (Act) the East Nassau
Stewardship District (District)
hereby gives the public notice
of its intent to adopt revised
Rule 3.10, Rules of Procedure,
of the District, regarding the ex-
emption of certain contractual
services and commodities from
general competitive purchase
requirements (Proposed Rule).
The Proposed Rule number is
3.10, as provided in Resolution
2026-05. Prior Notice of Rule
Development was published on
December 3, 2025.

A public hearing will be con-
ducted by the Board of Supervi-
sors (Board) of the District on
January 15, 2026, at 10:30 a.m.
EST, at Fernandina Beach Mu-
nicipal Airport, 700 Airport
Road, Fernandina Beach, Flori-
da 32034 relative to the adop-
tion of the Proposed Rule. Pur-
suant to Section 6(6)(e) of the
Act, the Proposed Rule will not
require legislative ratification.

The specific grant of rulemak-
ing authority for the adoption of
the Proposed Rule includes
Section 6, Subsections (6)(c),
(6)(e) and (6)(q) of the Act, and
Sections 120.54 and 120.81 of
the Florida Statutes.

A statement of estimated regu-
latory costs, as defined in Sec-
tion 120.54(2), Florida
Statutes, has not been pre-
pared relative to the Proposed
Rule. Any person who wishes
to provide the District with a
proposal for a lower cost regu-
latory alternative as provided
by Section 120.54(1), Florida
Statutes, must do so in writing
within twenty one (21) days af-
ter publication of this notice to

the District Managers Office.
For more information regarding
the public hearing, the Pro-
posed Rule, or for a copy of the
Proposed Rule and the related
incorporated documents, if any,
please contact the District Man-
ager c/o Wrathell Hunt and As-
sociates, 2300 Glades Road,
Suite 410W, Boca Raton, Flori-
da 33431, or by calling (561)
571-0010 (the District Man-
agers Office).

This public hearing may be
continued to a date, time, and
place to be specified on the
record at the hearing without
additional notice. If anyone
chooses to appeal any decision
of the Board with respect to any
matter considered at the public
hearing, such person will need
a record of the proceedings and
should accordingly ensure that
a verbatim record of the pro-
ceedings is made which in-
cludes the testimony and evi-
dence upon which such appeal
is to be based. At the public
hearing, staff or Supervisors
may participate in the public
hearing by speaker telephone.
Pursuant to the provisions of
the Americans with Disabilities
Act, any person requiring spe-
cial accommodations at this
public hearing because of a
disability or physical impair-
ment should contact the District
Managers Office at least forty-
eight (48) hours prior to the
public hearing. If you are hear-
ing or speech impaired, please
contact the Florida Relay Ser-
vice at 1-800-955-8771 or 1
800-955-8770 for aid in con-
tacting the District Managers
Office.

District Manager
East Nassau Stewardship Dis-
trict
FNL 1T 12-10-2025
#891712

**EAST NASSAU
STEWARDSHIP DISTRICT**

7B

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST NASSAU STEWARDSHIP DISTRICT ADOPTING AMENDED RULE 3.10 OF THE RULES OF PROCEDURE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING 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 entirely within Nassau County, Florida; and

WHEREAS, Chapter 2017-206, Laws of Florida, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the District has previously adopted Rules of Procedure to govern the administration of the District; and

WHEREAS, to provide for efficient and effective District operations and to clarify the types of Contractual Services and commodities which are exempt from competitive purchasing requirements, the Board of Supervisors finds that it is in the best interests of the District to adopt by resolution the amended Rule 3.10 of the Rules of Procedure attached hereto as **Exhibit A** for immediate use and application; and

WHEREAS, the Board of Supervisors has complied with applicable Florida law concerning rule development and adoption.

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

SECTION 1. The attached amended Rule 3.10 of the Rules of Procedure is hereby adopted pursuant to this resolution as necessary for the conduct of District business. The attached Rule 3.10 shall replace all prior versions of such rule and shall stay in full force and effect until such time as the Board of Supervisors may further amend these rules in accordance with Chapter 2017-206, Laws of Florida.

SECTION 2. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 15th day of January, 2026.

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**

8

**EAST NASSAU STEWARDSHIP DISTRICT
WORK AUTHORIZATION NO. 12
PUBLIC FACILITIES REPORT**

19-239-02-10

Scope of Work

England, Thims & Miller, Inc. shall provide professional engineering services for the East Nassau Stewardship District as directed by the Board of Supervisors or their designee and pursuant to the Professional Engineering Services Agreement between the East Nassau Stewardship District and England-Thims & Miller, Inc. dated October 1, 2017.

The proposed work includes preparation of a Public Facilities Report that will satisfy Florida Statutes Section 189.08. The report will provide a general description of public facilities owned, maintained, or operated by the District. The report will also outline any currently proposed facility expansion programs within the next five years.

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

TOTAL ESTIMATED FEE.....\$ 7,500.00

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

ENGLAND - THIMS & MILLER, INC.

HOURLY FEE SCHEDULE - 2025

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

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

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

Time of Performance

Services rendered will commence upon District approval and will be completed on or before March 31, 2026.

Approval

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

Date: _____

Approved by: _____
East Nassau Stewardship District

Date: _____

**EAST NASSAU
STEWARDSHIP DISTRICT**

9

**EAST NASSAU
STEWARDSHIP DISTRICT**

9A

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

ERNESTO J. TORRES

Print Name

7/25/24

Date



Chair/Vice Chair, Board of Supervisors

Michael Hahaj

Print Name

7/25/24

Date

**EAST NASSAU
STEWARDSHIP DISTRICT**

9B

EAST NASSAU STEWARDSHIP DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

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**

**STAFF
REPORTS**

**EAST NASSAU
STEWARDSHIP DISTRICT**

**STAFF
REPORTS D**



East Nassau Stewardship District Field Operations Report

January 6, 2026

East Nassau Stewardship District

RE: Field Operations Report
57 Homegrown Avenue, Unit 303
Wildlight, FL 32097

Below is a summary of operational items for November & December 2025.

GENERAL OPERATIONS/ADMINISTRATIVE

MAINTENANCE

- Ponds
 - Florida Waterways treated the ponds on 11/18 & 12/19 for shoreline and floating weeds. Exhibit “A.”
- Roadways
 - Roadway striping contract has been executed. Project start date is pending; however, it is expected to be completed by March 1st.
- Boardwalks, Sidewalks & Trails
 - Staff completed the monthly inspections of all boardwalks, sidewalks, and trails. Gravel was replenished on the trail adjacent to the YMCA to correct a low area. 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 are included in Exhibit “C.”
- Landscape Maintenance
 - The Greenery performed routine landscape maintenance throughout the common areas. Roger Kintz and The Greenery completed weekly inspections of all areas, noting deficiencies and providing a timeline for correction. A punch list of items is reviewed and updated weekly.
 - The recently installed Oak tree within the roundabout on Wildlight Ave. & Daydream was again replaced on December 23rd. Details of the replacement are available within the Greenery weekly updates.
 - See Exhibit “C.”

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
Tech: Ed Morales

Date of Visit: 11/18/2025
Weather: 80 °F High
0% ☁

Waterway and Ditch Treatments

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

Comments: Ponds were visited, inspected and treated accordingly. Ponds 5, 6, 9, 10, 12, 15 and 21 were treated for shoreline weeds. Pond 15 was heavily treated for algae and submerged vegetation. Debris was recovered from pond 1. Expect dormate state as the location reaches lower temperatures.

Carp Program

- ☐ Carp Observed
☐ Barriers Inspected

Flow

- ☐ None
☐ Slight
☐ Visible

Water Clarity

- ☐ < 1' ☐ 2-4'
☒ 1-2' ☐ >4'

Water Levels

- ☐ High
☒ Normal
☐ Low

Fish/Wildlife Observations

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

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

Native/Beneficial Vegetation Noted

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

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

Customer Service Report

Customer: Wildlight
Tech: Ed Morales

Date of Visit: 11/18/2025
Weather: 80 °F High
0% ☁

Waterway and Ditch Treatments

Site	16	17	18	19	20	21	22	23	24						
Algae															
Submersed Weeds															
Shoreline Grasses & Brush						x									
Floating Weeds															
Mosquito Larvicide															
Pond Dye															
Inspection	x	x	x	x	x			x							
Debris Removal															
No 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

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

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

Native/Beneficial Vegetation Noted

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

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

Customer Service Report

Customer: Wildlight
Tech: Ed Morales

Date of Visit: 11/18/2025
Weather: 80 °F High
0% ☁️



1



3



5



6



9



10

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
Tech: Ed Morales

Date of Visit: 11/18/2025
Weather: 80 °F High
0% ☁️



11



12



13



14



15



16

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
Tech: Ed Morales

Date of Visit: 11/18/2025
Weather: 80 °F High
0% ☁



17



18



19



21



23

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
Tech: Ed Morales

Date of Visit: 12/19/2025
Weather: 74 °F High
0% ☁

Waterway and Ditch Treatments

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

Comments: Ponds were visited and treated accordingly. Noticeable progress in ponds 3, 9, 10 and 15.

Carp Program

- ☐ Carp Observed
☐ Barriers Inspected

Flow

- ☒ None
☐ Slight
☐ Visible

Water Clarity

- ☐ < 1' ☐ 2-4'
☒ 1-2' ☐ >4'

Water Levels

- ☐ High
☒ Normal
☐ Low

Fish/Wildlife Observations

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

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

Native/Beneficial Vegetation Noted

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

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

Customer Service Report

Customer: Wildlight
Tech: Ed Morales

Date of Visit: 12/19/2025
Weather: 74 °F High
0% ☁

Waterway and Ditch Treatments

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

Comments:

Carp Program

- ☐ Carp Observed
☐ Barriers Inspected

Flow

- ☐ None
☐ Slight
☐ Visible

Water Clarity

- ☐ < 1' ☐ 2-4'
☐ 1-2' ☐ >4'

Water Levels

- ☐ High
☐ Normal
☐ Low

Fish/Wildlife Observations

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

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

Native/Beneficial Vegetation Noted

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

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

Customer Service Report

Customer: Wildlight
Tech: Ed Morales

Date of Visit: 12/19/2025
Weather: 74 °F High
0% ☁️



1



2



3



4



5



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
Tech: Ed Morales

Date of Visit: 12/19/2025
Weather: 74 °F High
0% ☁️



7



8



9



10



11



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
Tech: Ed Morales

Date of Visit: 12/19/2025
Weather: 74 °F High
0% ☁



13



14



15



16



17



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
Tech: Ed Morales

Date of Visit: 12/19/2025
Weather: 74 °F High
0% ☁



19



20



21



23



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:	11/6/2025
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:	11/6/2025
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	Corrected paver issues that were sinking
	OK		Smooth transition between boardwalk and trail surface	
	Ok		Waste receptacles emptied	
	Ok		Warning signs in place	
	Ok		Surrounding vegetation clear of boardwalk	

Trails

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

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

Wildlight Boardwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	11/6/2025
Inspector:	Roger Kintz
Location:	Foret Park . Founders Park Mobility Tr

Boardwalks

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

Trails

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

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

Wildlight Boardwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	11/6/2025
Inspector:	Roger Kintz
Location:	Dock At Whistling Duck Inspection

Boardwalks

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

Trails

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

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

Wildlight Boardwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	11/6/2025	
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 Boardwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	11/6/2025
Inspector:	Roger Kintz
Location:	Concrete Sidewalk Along ST RD 200 Inspection

Boardwalks

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

Trails

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

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

Wildlight Boardwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	11/6/2025
Inspector:	Roger Kintz
Location:	Concrete Sidewalk In Common Area Inspections.

Boardwalks

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

Trails

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

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

Wildlight Boardwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	11/6/2025
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	
	Ok		Surrounding vegetation clear of boardwalk	

Trails

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

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

Wildlight Boardwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	11/13/2024
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.	raised area of blacktop on Wildlight Ext just past Curiosity
	Ok		Surface material in good repair & free of trip hazards
	Ok		Surface is weed and debris free
	Ok		Transition areas are smooth & free of trip hazards
	Ok		Free of damage & major cracks
	Ok		Shrubs & trees provide adequate clearance
	Ok		Concrete surfaces are clean
	Ok		Surfaces are free of standing water
	Ok		Irrigation system does not overspray onto trail

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

Wildlight Boardwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	11/13/2024
Inspector:	Roger Kintz
Location:	Waterbug Trail

Boardwalks

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

Trails

Needs Work	OK	N/A	Notes
	Issue	In Progress.	raised area of blacktop on Wildlight Ext just past Curiosity
	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:	11/13/2024
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	
	Issue	Fixed.	Surfaces are clean & free of trip hazards	repaored eroded gravel
	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	Sand is buidling up wher concrete meets trail from runoff
	Ok		Surface is weed and debris free	
	Ok		Transition areas are smooth & free of trip hazards	
	Ok		Free of damage & major cracks	
	Ok		Shrubs & trees provide adequate clearance	
	Ok		Concrete surfaces are clean	
	Ok		Surfaces are free of standing water	
	Ok		Irrigation system does not overspray onto trail	

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

Wildlight Boardwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	12/12/2025
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:	12/12/2025
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	Surfaces were pressure washed.
	OK		Smooth transition between boardwalk and trail surface	
	Ok		Waste receptacles emptied	
	Ok		Warning signs in place	
	Ok		Surrounding vegetation clear of boardwalk	

Trails

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

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

Wildlight Boardwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	12/12/2025
Inspector:	Roger Kintz
Location:	Foret Park . Founders Park Mobility Tr

Boardwalks

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

Trails

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

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

Wildlight Boardwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	12/12/2025
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:	12/12/2025	
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 Boardwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	12/25/2025
Inspector:	Roger Kintz
Location:	Concrete Sidewalk Along ST RD 200 Inspection

Boardwalks

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

Trails

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

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

Wildlight Boardwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	12/12/2025
Inspector:	Roger Kintz
Location:	Concrete Sidewalk In Common Area Inspections.

Boardwalks

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

Trails

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

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

Wildlight Boardwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	12/12/2025
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	
	Ok		Surrounding vegetation clear of boardwalk	

Trails

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

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

Wildlight Boardwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	12/12/2025
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.	raised area of blacktop on Wildlight Ext just past Curiosity
	Ok		Surface material in good repair & free of trip hazards
	Ok		Surface is weed and debris free
	Ok		Transition areas are smooth & free of trip hazards
	Ok		Free of damage & major cracks
	Ok		Shrubs & trees provide adequate clearance
	Ok		Concrete surfaces are clean
	Ok		Surfaces are free of standing water
	Ok		Irrigation system does not overspray onto trail

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

Wildlight Boardwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	12/12/2025
Inspector:	Roger Kintz
Location:	Waterbug Trail

Boardwalks

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

Trails

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

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

Wildlight Boardwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	12/12/2025
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	
	Issue	Fixed.	Surfaces are clean & free of trip hazards	Repaired eroded gravel
	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	In Progress	Surface material in good repair & free of trip hazards	
	Ok		Surface is weed and debris free	
	Ok		Transition areas are smooth & free of trip hazards	
	Ok		Free of damage & major cracks	
	Ok		Shrubs & trees provide adequate clearance	
	Ok		Concrete surfaces are clean	
	Ok		Surfaces are free of standing water	
	Ok		Irrigation system does not overspray onto trail	

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

Wildlight Boardwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	12/12/2025
Inspector:	Roger Kintz
Location:	HWY 200 Gravel 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	
	Issue	Fixed.	Surfaces are clean & free of trip hazards	Repaired eroded gravel
	Ok		Smooth transition between boardwalk and trail surface	
	Ok		Waste receptacles emptied	
	Ok		Warning signs in place	
	Ok		Surrounding vegetation clear of boardwalk	

Trails

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

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

Wildlight Boardwalk & Trail Safety Checklist

Minimum Frequency - Monthly

Inspection Date:	12/12/2025
Inspector:	Roger Kintz
Location:	Commerce Park Path and Sidewalks

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

Dear ,

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

Session Report: November 05, 02:57PM EST | Wildlight OFFICIAL 2 ...

Reported On:
November 05, 2025

Report By:
Brady Reed

Property Size:
240.19 Acres

Property Name:
Wildlight OFFICIAL 2024-2025 CCR Report

Client Communication Report

MAINTENANCE ITEMS

1. Rayonier building parking lot: Some of the drainage areas in the parking lot need to have weeds treated. We will be working on this during upcoming service.
2. At the commercial area, some pruning is needed on the shrubs. We will be working on this during upcoming service.

ACCOMPLISHMENTS

1. Ponder Circle park area looks clean and beds look tight. Grass is still green and edged well along sidewalks.
2. Tinker area around Rayonier and former Mocama building looks good. Turf is edged tightly, Muhly grasses are blooming, and crack weeds in the walkways have been treated.
3. Beds in the front of the property are looking great. New pine straw really makes the pink blooms on the grasses pop along the roadway.
4. Ornamental grasses around Pioneer park pond are looking great. The ones that were recently installed are taking well, and already have blooms on them. Beds are clean, some small weeds have shown through the straw and are being treated during service time in the area.
5. Pioneer Park: Turf is still showing good color in the area. I did not notice any crack weeds in the pavement or bricks. All drains are clean and free of debris.

1. MAINTENANCE ITEM

Created On November 05, 2025 by Brady Reed

Rayonier building parking lot:
Some of the drainage areas in the parking lot need to have weeds treated. We will be working on this during upcoming service.



Note Attachments



2. MAINTENANCE ITEM

Created On November 05, 2025 by Brady Reed

At the commercial area, some pruning is needed on the shrubs. We will be working on this during upcoming service.



Note Attachments



1. ACCOMPLISHMENTS

Created On November 05, 2025 by Brady Reed

Ponder Circle park area looks clean and beds look tight. Grass is still green and edged well along sidewalks.



Note Attachments



2. ACCOMPLISHMENTS

Created On November 05, 2025 by Brady Reed

Tinker area around Rayonier and former Mocama building looks good. Turf is edged tightly, Muhly grasses are blooming, and crack weeds in the walkways have been treated.



Note Attachments



3. ACCOMPLISHMENTS

Created On November 05, 2025 by Brady Reed

Beds in the front of the property are looking great. New pine straw really makes the pink blooms on the grasses pop along the roadway.



Note Attachments



4. ACCOMPLISHMENTS

Created On November 05, 2025 by Brady Reed

Ornamental grasses around Pioneer park pond are looking great. The ones that were recently installed are taking well, and already have blooms on them. Beds are clean, some small weeds have shown through the straw and are being treated during service time in the area.



Note Attachments





5. ACCOMPLISHMENTS

Created On November 05, 2025 by Brady Reed

Pioneer Park:

Turf is still showing good color in the area. I did not notice any crack weeds in the pavement or bricks. All drains are clean and free of debris.



Note Attachments





Enhancing People’s Lives Through Beautiful Landscapes

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:
November 12, 2025

Report By:
Brady Reed

Property Size:
240.19 Acres

Property Name:
Wildlight OFFICIAL 2024-2025 CCR Report

Client Communication Report

MAINTENANCE ITEMS

1. Dog Trot park looks good, turf still showing green before dormancy. The gravel areas are thinned out. I have a proposal over to property management for updating these areas in the parks. I noticed a couple minor weeds around the tree rings, we will get these removed during service.
2. Morning Ray park: There looks to be an irrigation leak near one of the landscape beds, we will get this repaired promptly. I noticed a small amount of native plants growing between the shrubbery, we will get this removed and cleaned up. Edging in this area is tight, turf is in good shape as well.
3. Juniper beds at the mailbox kiosk on Salt Meadow need some brown tips clipped off of them. There are also a small amount of bed weeds here. This will be completed during service.

ACCOMPLISHMENTS

1. Cat tails are being removed from the bio swale area. It already looks much cleaner around the ornamental grasses.
2. Julep St. park area is in good shape.
3. The last couple areas on Floco were sodded this week.
4. The beds and tree rings around the pond at the end of Sawgrass look clean and weed free.
5. Mobility walkway area is clean and tightly edged. The red maples are in full Fall color and pop against the new pine straw and green turf.
6. Landscape beds in the exchange area are clean and weed free.
7. Buttonwood park area looks good, landscape beds are weed free. Pond bank beds look to be weed free as well, we will continue to monitor.

RECOMMENDATIONS FOR PROPERTY ENHANCEMENTS

1. I noticed a couple areas where the beds have some bare spots in them, I can provide a proposal to add plant material to these areas.
2. There are several empty beds along the mobility trail that could use some plant material. I would be happy to provide a proposal for this.
3. There is a plan tree in bad shape along the mobility trail, I would suggest removal and replacement for this.
4. WaterBug area is looking good, I have a proposal for adding plant material to the two beds pictured at the pool deck area. I would also suggest at some point removing the bark mulch and adding pine straw.

NOTES TO OWNER/CLIENT

1. I noticed an abundance of trash in the exchange area. I wanted to pass this along to you all.
2. I have seen a couple areas at the exchange and around the property with emerging turf weeds. We are currently being cautious with herbicide spray. While the grass is going dormant we do not want to damage it. After full dormancy we will treat the turf weeds. There are also several areas at the exchange where the grass has died back. We will assess these areas in the spring during the new flush growth to see if they fill in properly.

1. MAINTENANCE ITEM

Created On November 12, 2025 by Brady Reed

Dog Trot park looks good, turf still showing green before dormancy. The gravel areas are thinned out. I have a proposal over to property management for updating these areas in the parks.

I noticed a couple minor weeds around the tree rings, we will get these removed during service.



Note Attachments



2. MAINTENANCE ITEM

Created On November 12, 2025 by Brady Reed

Morning Ray park:

There looks to be an irrigation leak near one of the landscape beds, we will get this repaired promptly.
I noticed a small amount of native plants growing between the shrubbery, we will get this removed and cleaned up.
Edging in this area is tight, turf is in good shape as well.



Note Attachments





3. MAINTENANCE ITEM

Created On November 12, 2025 by Brady Reed

Juniper beds at the mailbox kiosk on Salt Meadow need some brown tips clipped off of them. There are also a small amount of bed weeds here. This will be completed during service.



Note Attachments



1. ACCOMPLISHMENTS

Created On November 12, 2025 by Brady Reed

Cat tails are being removed from the bio swale area. It already looks much cleaner around the ornamental grasses.



Note Attachments



2. ACCOMPLISHMENTS

Created On November 12, 2025 by Brady Reed
Julep St. park area is in good shape.



Note Attachments



3. ACCOMPLISHMENTS

Created On November 12, 2025 by Brady Reed

The last couple areas on Floco were sodded this week.



Note Attachments



4. ACCOMPLISHMENTS

Created On November 12, 2025 by Brady Reed  Created On Site

The beds and tree rings around the pond at the end of Sawgrass look clean and weed free.



Note Attachments



5. ACCOMPLISHMENTS

Created On November 12, 2025 by Brady Reed

Mobility walkway area is clean and tightly edged. The red maples are in full Fall color and pop against the new pine straw and green turf.



Note Attachments



6. ACCOMPLISHMENTS

Created On November 12, 2025 by Brady Reed

Landscape beds in the exchange area are clean and weed free.



Note Attachments



7. ACCOMPLISHMENTS

Created On November 12, 2025 by Brady Reed

Buttonwood park area looks good, landscape beds are weed free. Pond bank beds look to be weed free as well, we will continue to monitor.



Note Attachments



1. RECOMMENDATIONS FOR PROPERTY ENHANCEMENT

Created On November 12, 2025 by Brady Reed

I noticed a couple areas where the beds have some bare spots in them, I can provide a proposal to add plant material to these areas.



Note Attachments



2. RECOMMENDATIONS FOR PROPERTY ENHANCEMENT

Created On November 12, 2025 by Brady Reed  Created On Site

There are several empty beds along he mobility trail that could use some plant material. I would be happy to provide a proposal for this.



Note Attachments





3. RECOMMENDATIONS FOR PROPERTY ENHANCEMENT

Created On November 12, 2025 by Brady Reed

There is a plan tree in bad shape along the mobility trail, I would suggest removal and replacement for this.



Note Attachments



4. RECOMMENDATIONS FOR PROPERTY ENHANCEMENT

Created On November 12, 2025 by Brady Reed

WaterBug area is looking good, I have a proposal for adding plant material to the two beds pictured at the pool deck area. I would also suggest at some point removing the bark mulch and adding pine straw.



Note Attachments



1. NOTES TO OWNER/CLIENT

Created On November 12, 2025 by Brady Reed

I noticed an abundance of trash in the exchange area. I wanted to pass this along to you all.



Note Attachments



2. NOTES TO OWNER/CLIENT

Created On November 12, 2025 by Brady Reed

I have seen a couple areas at the exchange an around the property with emerging turf weeds. We are currently being cautious with herbicide spray. While the grass is going dormant we do not want to damage it. After full dormancy we will treat the turf weeds.

There are also several areas at the exchange where the grass has died back. We will assess these areas in the spring during the new flush growth to see if they fill in properly.



Note Attachments



Enhancing People’s Lives Through Beautiful Landscapes

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:
November 20, 2025

Report By:
Brady Reed

Property Size:
240.19 Acres

Property Name:
Wildlight OFFICIAL 2024-2025 CCR Report

Client Communication Report

MAINTENANCE ITEMS

1. Crosstown Blvd front entrance looks good, I noticed some minor bed weeds that we will get removed during service.
2. One of the Crape Myrtle trees in the park area has a slight lean to it, we will look to get new straps put on the tree to help straighten it out.

ACCOMPLISHMENTS

1. Walkway and entrance to the gravel trail between Crosstown and Commerce Park is clean and weed free.
2. Grass seeding is down and temporary irrigation is set up around the North pond of Hawthorn Park. We will monitor the seed growth of the next couple weeks.
3. Walking path along the front of Hawthorn Park is looking much cleaner and maintained since removing the park mulch. I think the pine straw looks better in the beds as well.
4. Hammock Park landscape beds are looking tight and weed free. The recently planted jasmine is doing well.
5. Hammock Park tree rings are weed free, and the new mulch is looking nice in the playground area.
6. Watermain Trail trees have been re-staked and are back up right. We also removed the two dead trees along the path. These will be replaced in the coming weeks.

RECOMMENDATIONS FOR PROPERTY ENHANCEMENTS

1. Median landscape beds are looking in good shape. There are several with open spots that could use some additional plantings. I can put together a proposal for this if interested.

NOTES TO OWNER/CLIENT

1. Cointoss turf areas are looking good, starting to go to its dormant state.
2. New plantings for these beds at Whistling Duck park should be installed in December.

1. MAINTENANCE ITEM

Created On November 20, 2025 by Brady Reed

Crosstown Blvd front entrance looks good, I noticed some minor bed weeds that we will get removed during service.



Note Attachments



2. MAINTENANCE ITEM

Created On November 20, 2025 by Brady Reed

One of the Crape Myrtle trees in the park area has a slight lean to it, we will look to get new straps put on the tree to help straighten it out.



Note Attachments



1. ACCOMPLISHMENTS

Created On November 20, 2025 by Brady Reed

Walkway and entrance to the gravel trail between Crosstown and Commerce Park is clean and weed free.



Note Attachments



2. ACCOMPLISHMENTS

Created On November 20, 2025 by Brady Reed

Grass seeding is down and temporary irrigation is set up around the North pond of Hawthorn Park. We will monitor the seed growth of the next couple weeks.



Note Attachments



3. ACCOMPLISHMENTS

Created On November 20, 2025 by Brady Reed

Walking path along the front of Hawthorn Park is looking much cleaner and maintained since removing the park mulch. I think the pine straw looks better in the beds as well.



Note Attachments



4. ACCOMPLISHMENTS

Created On November 20, 2025 by Brady Reed

Hammock Park landscape beds are looking tight and weed free. The recently planted jasmine is doing well.



Note Attachments



5. ACCOMPLISHMENTS

Created On November 20, 2025 by Brady Reed

Hammock Park tree rings are weed free, and the new mulch is looking nice in the playground area.



Note Attachments



6. ACCOMPLISHMENTS

Created On November 20, 2025 by Brady Reed

Watermain Trail trees have been re-staked and are back up right. We also removed the two dead trees along the path. These will be replaced in the coming weeks.



Note Attachments



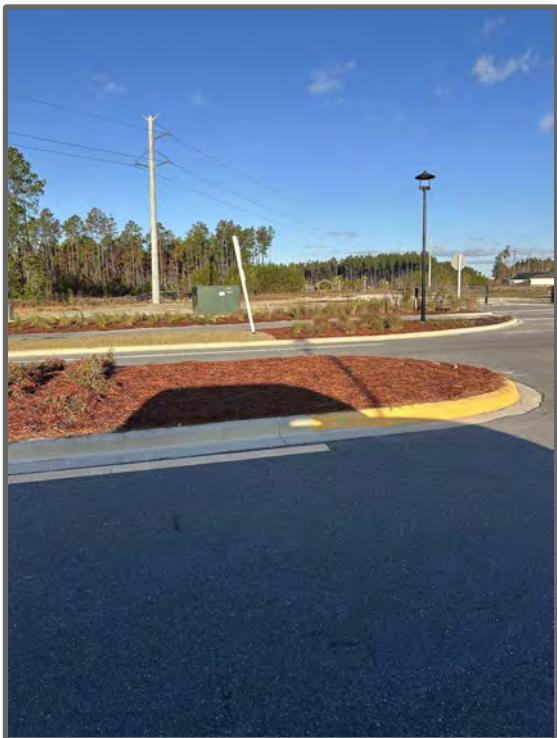
1. RECOMMENDATIONS FOR PROPERTY ENHANCEMENT

Created On November 20, 2025 by Brady Reed

Median landscape beds are looking in good shape. There are several with open spots that could use some additional plantings. I can put together a proposal for this if interested.



Note Attachments



1. NOTES TO OWNER/CLIENT

Created On November 20, 2025 by Brady Reed

Cointoss turf areas are looking good, starting to go to its dormant state.



Note Attachments



2. NOTES TO OWNER/CLIENT

Created On November 20, 2025 by Brady Reed

New plantings for these beds at Whistling Duck park should be installed in December.



Note Attachments



Enhancing People’s Lives Through Beautiful Landscapes

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:
November 26, 2025

Report By:
Brady Reed

Property Size:
240.19 Acres

Property Name:
Wildlight OFFICIAL 2024-2025 CCR Report

Client Communication Report

ACCOMPLISHMENTS

1. Mowing and edging along the sidewalks is looking neat and tight.
2. Landscape bed along 200 is weed free, existing grass that is invading the bed has been treated and is dying back.
3. Sitting area outside of the gravel trail is weed free.
4. Pond area has been mowed and looks maintained.
5. JEA station is weed free and maintained.

NOTES TO OWNER/CLIENT

1. I have noted this in previous inspections, there is still some bed damage from a previous washout. We are happy to help with this if needed.
2. A recent construction install has disturbed one of the landscape beds at the front entrance area.

1. ACCOMPLISHMENTS

Created On November 26, 2025 by Brady Reed

Mowing and edging along the sidewalks is looking neat and tight.



Note Attachments



2. ACCOMPLISHMENTS

Created On November 26, 2025 by Brady Reed

Landscape bed along 200 is weed free, existing grass that is invading the bed has been treated and is dying back.



Note Attachments





3. ACCOMPLISHMENTS

Created On November 26, 2025 by Brady Reed
Sitting area outside of the gravel trail is weed free.



Note Attachments



4. ACCOMPLISHMENTS

Created On November 26, 2025 by Brady Reed

Pond area has been mowed and looks maintained.



Note Attachments



5. ACCOMPLISHMENTS

Created On November 26, 2025 by Brady Reed
JEA station is weed free and maintained.



Note Attachments



1. NOTES TO OWNER/CLIENT

Created On November 26, 2025 by Brady Reed

I have noted this in previous inspections, there is still some bed damage from a previous washout. We are happy to help with this if needed.



Note Attachments



2. NOTES TO OWNER/CLIENT

Created On November 26, 2025 by Brady Reed

A recent construction install has disturbed one of the landscape beds at the front entrance area.



Note Attachments



Enhancing People’s Lives Through Beautiful Landscapes

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.

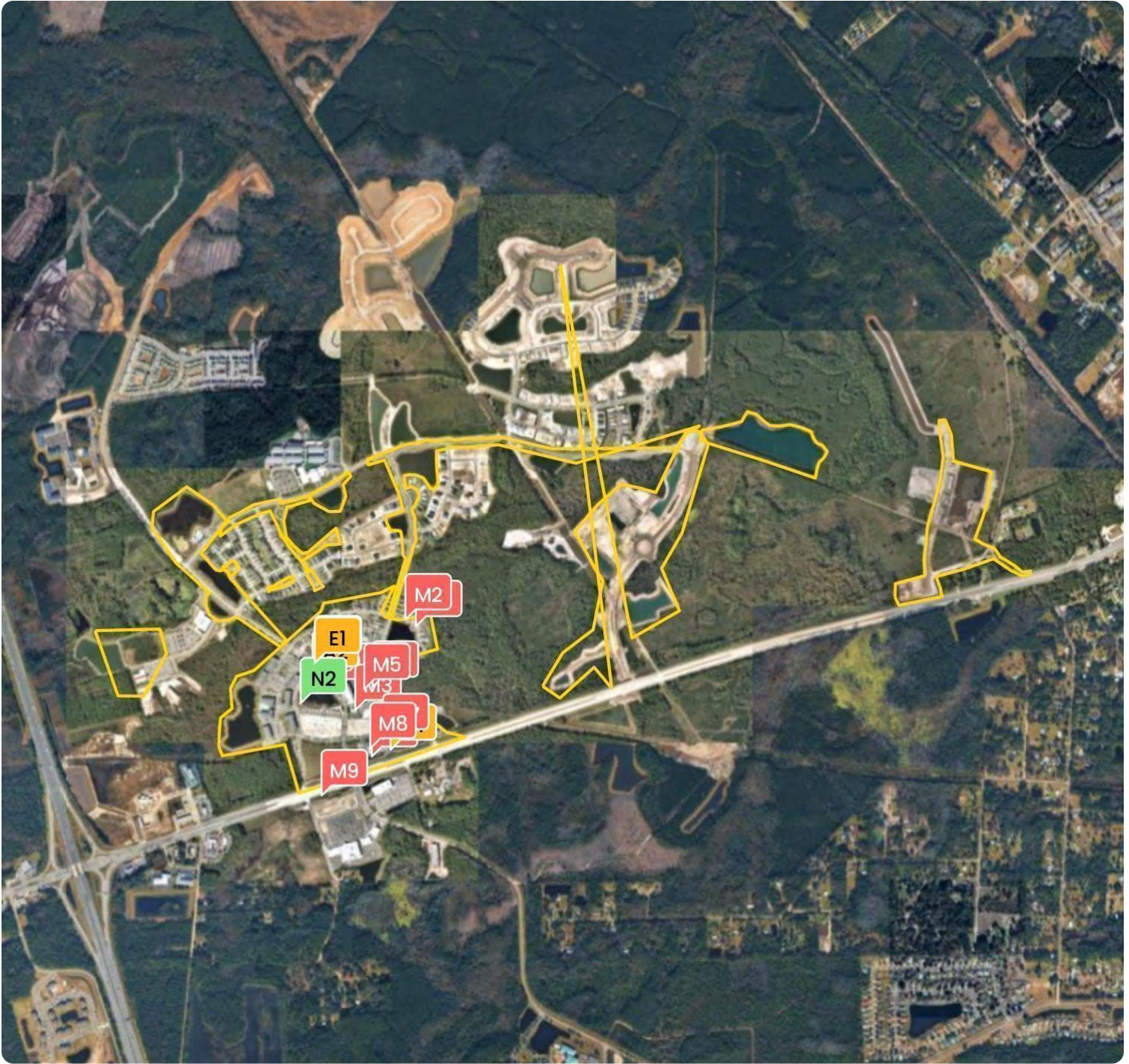
In this report, you will find a high-level overview of our recent accomplishments on your property, including the completion of specific projects and any notable highlights that showcase the beauty and health of your landscape. We also provide insights into ongoing tasks, giving you a clear picture of 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:
December 04, 2025

Report By:
Brady Reed

Property Size:
240.19 Acres

Property Name:
Wildlight OFFICIAL 2024-2025 CCR Report

Client Communication Report

MAINTENANCE ITEMS

1. Ponder Circle: Starting to see some of the Blue Daze being affected by the cold weather. The maintenance crew will be working on cutting out the dead in the park area.
2. Ponder Circle: I noticed several maintenance items needed in this area. The maintenance crew will be working on treating the dollar weed in the ornamental grass, removing the native plants growing in the landscape bed, and pruning some of the overhanging Fakahatchee grass.
3. There are some bed weeds and turf runners growing into the gravel area near the former Mocomma building. We will get this area treated.
4. Rayonier Parking area: The maintenance crew will get this low area treated for bed weeds during service.
5. Rayonier parking area: There are some grasses and natives growing in the Coontie palms. We will get these cut out and removed.
6. Commercial area: The fig ivy needs to be cut back away from the business signs. The maintenance crew will work on this during service.
7. Commercial Area: Some detail work is needed in the sitting area. The maintenance crew will be working on this during upcoming visits.
8. Commercial area: Some pruning and detail work is needed next to the liquor store. The maintenance crew will be working on this during upcoming service.
9. Publix Berm area: I noticed some bed weeds beginning to come up through the pine straw. We will get this area treated during upcoming service.

ACCOMPLISHMENTS

1. The ornamental grass beds in front of the commercial area are weed free. Walk ways are clean and tightly edged.
2. Pioneer Park: Ornamental grass beds around the pond were treated for bed weeds during this week's service. We will continue to treat this area as needed during weekly service.

RECOMMENDATIONS FOR PROPERTY ENHANCEMENTS

1. Some of the roses in the main round a bout bed underneath the Oak are struggling a bit. I think we could look to update some of the landscaping in this bed. Being the first round a bout bed you see when entering the community, we could add some different varieties of plants to enhance its appearance.

NOTES TO OWNER/CLIENT

1. Continuing to monitor the new Oak tree on Wildlight Ave. We will be removing some of the lower branches per recommendation from the grower.
2. Turf color changing due to the cool weather we are experiencing. The maintenance crew will continue to mow as needed.

1. MAINTENANCE ITEM

Created On December 04, 2025 by Brady Reed

Ponder Circle:

Starting to see some of the Blue Daze being affected by the cold weather. The maintenance crew will be working on cutting out the dead in the park area.



Note Attachments



2. MAINTENANCE ITEM

Created On December 04, 2025 by Brady Reed

Ponder Circle:

I noticed several maintenance items needed in this area. The maintenance crew will be working on treating the dollar weed in the ornamental grass, removing the native plants growing in the landscape bed, and pruning some of the overhanging Fakahatchee grass.



Note Attachments



3. MAINTENANCE ITEM

Created On December 04, 2025 by Brady Reed

There are some bed weeds and turf runners growing into the gravel area near the former Mocomma building. We will get this area treated.



Note Attachments



4. MAINTENANCE ITEM

Created On December 04, 2025 by Brady Reed

Rayonier Parking area:
The maintenance crew will get this low area treated for bed weeds during service.



Note Attachments



5. MAINTENANCE ITEM

Created On December 04, 2025 by Brady Reed

Rayonier parking area:
There are some grasses and natives growing in the Coontie palms. We will get these cut out and removed.



Note Attachments



6. MAINTENANCE ITEM

Created On December 04, 2025 by Brady Reed

Commercial area:

The fig ivy needs to be cut back away from the business signs.
The maintenance crew will work on this during service.



Note Attachments



7. MAINTENANCE ITEM

Created On December 04, 2025 by Brady Reed

Commercial Area:
Some detail work is needed in the sitting area. The maintenance crew will be working on this during upcoming visits.



Note Attachments





8. MAINTENANCE ITEM

Created On December 04, 2025 by Brady Reed

Commercial area:
Some pruning and detail work is needed next to the liquor store.
The maintenance crew will be working on this during upcoming service.



Note Attachments



9. MAINTENANCE ITEM

Created On December 04, 2025 by Brady Reed

Publix Berm area:

I noticed some bed weeds beginning to come up through the pine straw. We will get this area treated during upcoming service.



Note Attachments



1. ACCOMPLISHMENTS

Created On December 04, 2025 by Brady Reed

The ornamental grass beds in front of the commercial area are weed free. Walk ways are clean and tightly edged.



Note Attachments



2. ACCOMPLISHMENTS

Created On December 04, 2025 by Brady Reed

Pioneer Park:

Ornamental grass beds around the pond were treated for bed weeds during this week’s service. We will continue to treat this area as needed during weekly service.



Note Attachments



1. RECOMMENDATIONS FOR PROPERTY ENHANCEMENT

Created On December 04, 2025 by Brady Reed

Some of the roses in the main round a bout bed underneath the Oak are struggling a bit. I think we could look to update some of the landscaping in this bed. Being the first round a bout bed you see when entering the community, we could add some different varieties of plants to enhance its appearance.



Note Attachments



1. NOTES TO OWNER/CLIENT

Created On December 04, 2025 by Brady Reed

Continuing to monitor the new Oak tree on Wildlight Ave. We will be removing some of the lower branches per recommendation from the grower.



Note Attachments



2. NOTES TO OWNER/CLIENT

Created On December 04, 2025 by Brady Reed

Turf color changing due to the cool weather we are experiencing. The maintenance crew will continue to mow as needed.



Note Attachments



Enhancing People’s Lives Through Beautiful Landscapes

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:
December 10, 2025

Report By:
Brady Reed

Property Size:
240.19 Acres

Property Name:
Wildlight OFFICIAL 2024-2025 CCR Report

Client Communication Report

MAINTENANCE ITEMS

1. Park on Julep St. has a bit of bed weeds, we will get those removed during upcoming service. The standing water issue in the low area has been resolved.
2. Bed at the intersection of Sawgrass and Wildlight Ave needs to be treated for weeds. We will take care of this during service of the area.
3. The large pond near Buttonwood Park needs to be treated for bed weeds. The maintenance crew will start working on this during upcoming service.
4. Landscape beds at the corner of Sawgrass and Blue Daze St need to be treated for bed weeds. We will be working on this during service.
5. I noticed a small amount of crack weeds on Fire Bush Ln. We will look to get these treated.

ACCOMPLISHMENTS

1. Dog Trot park area is tidy and weed free.
2. Morning Ray park is clean and weed free. Gravel in the area needs to be replaced at some point I would suggest. I have provide a proposal for this work.
3. Landscape beds around Buttonwood Park are clean and weed free.
4. Ornamental grass beds and pond maintenance down at the extension is going well. Beds are clean and turf is a a good height around the pond.
5. The maintenance crew transplanted some of the Muhly grasses from the Commerce Park construction area to the pond near Buttonwood Park.

1. MAINTENANCE ITEM

Created On December 10, 2025 by Brady Reed

Park on Julep St. has a bit of bed weeds, we will get those removed during upcoming service.
The standing water issue in the low area has been resolved.



Note Attachments



2. MAINTENANCE ITEM

Created On December 10, 2025 by Brady Reed

Bed at the intersection of Sawgrass and Wildlight Ave needs to be treated for weeds. We will take care of this during service of the area.



Note Attachments



3. MAINTENANCE ITEM

Created On December 10, 2025 by Brady Reed

The large pond near Buttonwood Park needs to be treated for bed weeds. The maintenance crew will start working on this during upcoming service.



Note Attachments



4. MAINTENANCE ITEM

Created On December 10, 2025 by Brady Reed

Landscape beds at the corner of Sawgrass and Blue Daze St need to be treated for bed weeds. We will be working on this during service.



Note Attachments



5. MAINTENANCE ITEM

Created On December 10, 2025 by Brady Reed

I noticed a small amount of crack weeds on Fire Bush Ln. We will look to get these treated.



Note Attachments



1. ACCOMPLISHMENTS

Created On December 10, 2025 by Brady Reed
Dog Trot park area is tidy and weed free.



Note Attachments



2. ACCOMPLISHMENTS

Created On December 10, 2025 by Brady Reed

Morning Ray park is clean and weed free. Gravel in the area needs to be replaced at some point I would suggest. I have provide a proposal for this work.



Note Attachments



3. ACCOMPLISHMENTS

Created On December 10, 2025 by Brady Reed

Landscape beds around Buttonwood Park are clean and weed free.



Note Attachments



4. ACCOMPLISHMENTS

Created On December 10, 2025 by Brady Reed

Ornamental grass beds and pond maintenance down at the extension is going well. Beds are clean and turf is a a good height around the pond.



Note Attachments



5. ACCOMPLISHMENTS

Created On December 10, 2025 by Brady Reed

The maintenance crew transplanted some of the Muhly grasses from the Commerce Park construction area to the pond near Buttonwood Park.



Note Attachments



Enhancing People’s Lives Through Beautiful Landscapes

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.

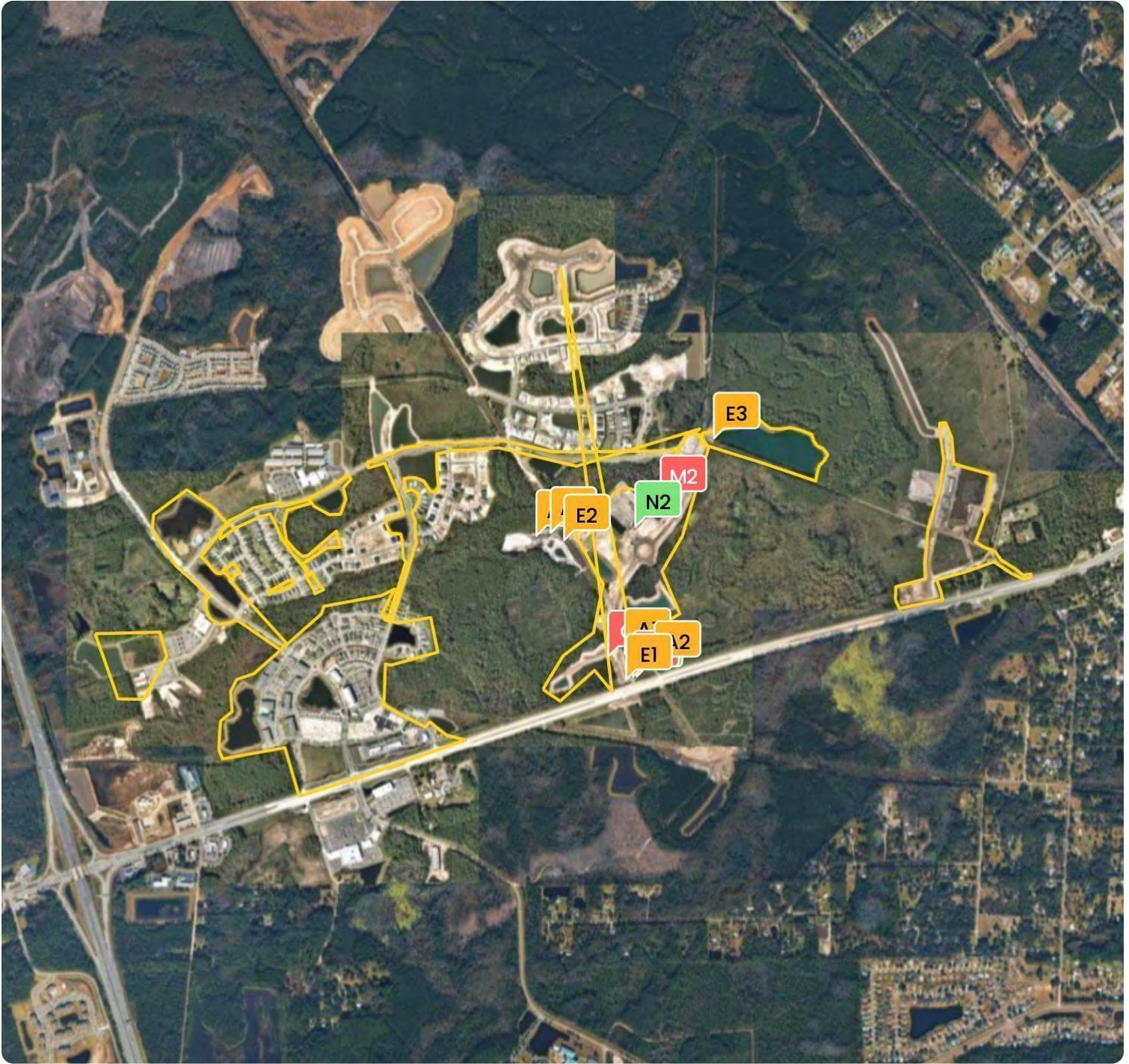
In this report, you will find a high-level overview of our recent accomplishments on your property, including the completion of specific projects and any notable highlights that showcase the beauty and health of your landscape. We also provide insights into ongoing tasks, giving you a clear picture of 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:
December 18, 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 noticed some browning tips on some of the Juniper at the front entrance of Crosstown. We will get those snipped and removed during service.
2. Newly installed grass seed at Hawthorn Park is taking well in most places. Som areas are still a bit thin, we can add a bit more seed to these spots.

ACCOMPLISHMENTS

1. Turf runners are present in the sidewalk but have been treated and are dying back.
2. Trail head between Crosstown and Commerce Park is clean and free of weeds or debris.
3. Turf areas at Cointoss Park are looking good, going through its dormant phase. Everything is edged tightly.
4. Landscape beds and park play areas are weed free. Mulch is still holding up nicely in the playground area.

RECOMMENDATIONS FOR PROPERTY ENHANCEMENTS

1. I would suggest adding some extra Jasmine to these beds to fill them in. I can provide a proposal for this.
2. I will be providing a proposal to replace the dead palm tree at Cointoss Park.
3. I would suggest adding some grass seed to this area near the pond at Whistling Duck park.

NOTES TO OWNER/CLIENT

1. The Walter's Viburnum are beginning to get more height to them in the landscape beds. I would like to discuss what the expectation is for the height and appearance of this shrub.
2. The Blue Daze is going through its dormancy and die back caused by the change in temperature. This is a normal occurrence, it should fill back in the Spring.

1. MAINTENANCE ITEM

Created On December 18, 2025 by Brady Reed

I noticed some browning tips on some of the Juniper at the front entrance of Crosstown. We will get those snipped and removed during service.



Note Attachments



2. MAINTENANCE ITEM

Created On December 18, 2025 by Brady Reed  Created On Site

Newly installed grass seed at Hawthorn Park is taking well in most places. Som areas are still a bit thin, we can add a bit more seed to these spots.



Note Attachments



1. ACCOMPLISHMENTS

Created On December 18, 2025 by Brady Reed

Turf runners are present in the sidewalk but have been treated and are dying back.



Note Attachments



2. ACCOMPLISHMENTS

Created On December 18, 2025 by Brady Reed

Trail head between Crosstown and Commerce Park is clean and free of weeds or debris.



Note Attachments



3. ACCOMPLISHMENTS

Created On December 18, 2025 by Brady Reed  Created On Site

Turf areas at Cointoss Park are looking good, going through its dormant phase. Everything is edged tightly.



Note Attachments



4. ACCOMPLISHMENTS

Created On December 18, 2025 by Brady Reed  Created On Site

Landscape beds and park play areas are weed free. Mulch is still holding up nicely in the playground area.



Note Attachments



1. RECOMMENDATIONS FOR PROPERTY ENHANCEMENT

Created On December 18, 2025 by Brady Reed

I would suggest adding some extra Jasmine to these beds to fill them in. I can provide a proposal for this.



Note Attachments



2. RECOMMENDATIONS FOR PROPERTY ENHANCEMENT

Created On December 18, 2025 by Brady Reed  Created On Site

I will be providing a proposal to replace the dead palm tree at Cointoss Park.



Note Attachments



3. RECOMMENDATIONS FOR PROPERTY ENHANCEMENT

Created On December 18, 2025 by Brady Reed

I would suggest adding some grass seed to this area near the pond at Whistling Duck park.



Note Attachments



1. NOTES TO OWNER/CLIENT

Created On December 18, 2025 by Brady Reed

The Walter’s Viburnum are beginning to get more height to them in the landscape beds. I would like to discuss what the expectation is for the height and appearance of this shrub.



Note Attachments



2. NOTES TO OWNER/CLIENT

Created On December 18, 2025 by Brady Reed

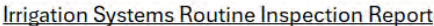
The Blue Daze is going through its dormancy and die back caused by the change in temperature. This is a normal occurrence, it should fill back in the Spring.



Note Attachments



Enhancing People’s Lives Through Beautiful Landscapes



Program A	X	Start Time:	8:00pm	Run Days:	T	Sa					Total Run Time:	2hr10m
Program B		Start Time:		Run Days:							Total Run Time:	
Program C		Start Time:		Run Days:							Total Run Time:	

Rain Sensor	
Existing	Operational
Yes	Pass

Zone #	Zone Name	Run Time	Type	Plant Type	Pipes	1"	1.5"	2"	6"	12"	4"	6"	12"	QTY	Notes:
1	Verge along Curiosity(clockside)	10m	Spray	Turf											
2	clockside) towards Muhly Grass st-Las	10m	Spray	Turf											
3	4 O'clock Park	20m	Rotor	Turf											
4	along Curiosity(clockside) front of	10m	Spray	Turf											
5	4 O'clock Park/Near clock		Drip	Shrubs											
6	Around pond(clockside) trees		Drip	Shrubs											
7	ong Curiosity(DWebb side) across fr	10m	Spray	Turf											
8	Verge along Curiosity(clockside)	10m	Spray	Turf			Fail								Needs new valve. Diaphragm broken
9	Verge along Curiosity(DWebb side)	10m	Spray	Turf											
10	Verge along Curiosity(DWebb side)	10m	Spray	Turf											
11	Verge along Curiosity(clockside)	10m	Spray	Turf											
12	Curiosity (clockside)		Drip	Shrubs											
13	Verge along Curiosity(DWebb side)	10m	Spray	Turf											
14	Off/zone added to Crosstown clock														
15	Curiosity(clockside)		Drip	Shrubs											
16	uriosity (clockside)near transforme		Drip	Shrubs											
17	ng Curiosity(clockside) towards cr	10m	Spray	Turf											
18	ng Curiosity(clockside) towards cr	10m	Spray	Turf											
19	emp irrigation around hawthorn poi														Currently being constructed it will run twice daily till seed is established



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

Rain Sensor	
Existing	Operational
Yes	Pass

[illegible]



A(1,3,4,5,6,10,11)	Drip	Program A	X	Start Time:	8:30pm	Run Days:	W	Su			Total Run Time:	1hr40m	Rain Sensor	
B(2,7,8,12,13)	Rotors	Program B		Start Time:		Run Days:					Total Run Time:		Existing	Operational
		Program C		Start Time:		Run Days:					Total Run Time:		Yes	Pass

[illegible]

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

[illegible]

[illegible]



Program A	X	Start Time:	10:00pm	Run Days:	T	Sa							Total Run Time:	2hr40m		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][illegible]

					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	Verge along Floco from Ponder(E)	10m	Spray	Turf												Notes:			
36	osity(S) along berm btwn Muhly/4oc	10m	Spray	Turf															
37	riosity(S) in berm btwn Muhly/4ocld		Drip	Shrubs															
38	uriosity(S) in berm to Muhly Grass t	10m	Spray	Turf															
39	Verge along corner MG/Curiosity(S)		Drip	Shrubs															
40	Corner MG/Curiosity(S)	10m	Spray	Turf															
41	Curiosity(S) by pond btwn Floco/MG	20m	Rotor	Turf															
42	along Curiosity(S) by pond btwn Flo	10m	Spray	Turf															
43	Saltmeadow Loop Park(E)		Drip	Shrubs															
44	Watermain Trail(W) trees along path		Drip	Shrubs															
45	Watermain Trail(E) 1st half		Drip	Shrubs															
46	Watermain Trail(E) 2nd half		Drip	Shrubs															



Irrigation Systems Routine Inspection Report

Site Name:	Hawthorne Park Clock	Controller Make/Model:	Hunter I2C-800pl
Technician:	PETER	Controller Name:	
Date of Inspection:	11/14/2025	Location:	On left at main entry on power pole

Program A	X	Start Time:	10:00pm	Run Days:	T	Sa						Total Run Time:	1hr50m
Program B		Start Time:		Run Days:								Total Run Time:	
Program C		Start Time:		Run Days:								Total Run Time:	

Rain Sensor	
Existing	Operational
Yes	Pass

						NECESSARY REPAIRS																	
						Pipe Type	Valves			Rotors		Sprays			Noz.								
Zone #	Zone Name	Run Time	Type	Plant Type		Pipes	1"	1.5"	2"	6"	12"	4"	6"	12"	QTY	Notes:							
1	Back tree line		Spray	Shrubs												UNUSED ZONE							
2	Back tree line		Spray	Shrubs												UNUSED ZONE							
3	ss entry(N side Muhly/bed in front of house)	10m	Spray	Shrubs												Zone waters new palms							
4	ss entry(S side Muhly/bed in front of house)		Spray	Shrubs																			
5	HawParkCir turf btwn sidewalk and driveway	10m	Spray	Turf																			
6	West pond	20m	Rotor	Turf																			
7	finger island(west)/walk W pond		Spray	Shrubs																			
8	Large front bed(west)	20m	Spray	Shrubs												Waters new shrubs and turf on crosstown							
9	Beds along front walk(west)		Spray	Shrubs																			
10	Main entry(center/west main bed)		Spray	Shrubs																			
11	Main entry	10m	Spray	Turf																			
12	Front drip along HawParkCir		Drip	Shrubs																			
13	East park btwn 338-370	20m	Spray	Turf																			
14	Center pond(flowers/muhly)		Spray	Shrubs																			
15	Driveway by park/drip along HawParkCir		Spray	Shrubs																			
16	Main entry(east front bed)		Spray	Shrubs																			
17	Large front bed(east)	20m	Spray	Shrubs												Waters new shrubs and turf on crosstown							
18	Front walk(east)		Spray	Shrubs																			
19	finger island(east)/beds along E HawParkCir		Spray	Shrubs																			
20	Walk by east pond		Spray	Shrubs																			
21	Model home turf		Spray	Turf																			
22																Will cap zone. Home has separate irrigation installed							

Will cap zone. Home has separate irrigation installed



Program A	X	Start Time:	8:30pm	Run Days:	W	Su							Total Run Time:	4hr	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][illegible]

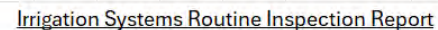
Irrigation Systems Routine Inspection Report

Site Name:	Mocama Clock	Controller Make/Model:	Hunter I core
Technician:	Peter	Controller Name:	
Date of Inspection:	11/15/2025	Location:	front of mocama along the roadway

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

[illegible]



Program A	X	Start Time:	7:00pm	Run Days:	M	F				Total Run Time	1hr30m	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]



All turf
\$50k Oak Tree

Run Days:	W	Su					
Run Days:	Su	M	T	W	Th	F	Sa
Run Days:							

Rain Sensor	
Existing	Operational
Yes	Pass

Pipe Type	Valves			Rotors		Sprays			Noz.
Pipes	1"	1.5"	2"	6"	12"	4"	6"	12"	QTY

Zone runs 4 times daily to water the delicate oak tree

Pipe Type	Valves			Rotors		Sprays			Noz.
Pipes	1"	1.5"	2"	6"	12"	4"	6"	12"	QTY

[illegible]



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

NECESSARY REPAIRS

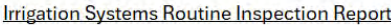


Program A	X	Start Time:	8:30pm	Run Days:	M	F						Total Run Time:	
Program B		Start Time:		Run Days:								Total Run Time:	
Program C		Start Time:		Run Days:								Total Run Time:	

Rain Sensor	
Existing	Operational
Yes	Pass

Zone #	Zone Name	Run Time	Type	Plant Type	Pipe Type	1"	1.5"	2"	6"	12"	4"	6"	12"	Noz.	Notes:
					Pipes									QTY	
1	Main entrance(west beds)	10m	Spray	Turf											Zone possibly affected by mainline reroute
2	Main entrance (center island)		Drip	Shrubs											Zone possibly affected by mainline reroute
3	Main entrance (center island)		Spray	Shrubs											Zone possibly affected by mainline reroute
4	Main entrance(east beds)	10m	Spray	Turf											Zone possibly affected by mainline reroute
5	Main entrance(east beds)	10m	Spray	Turf											Zone possibly affected by mainline reroute
6	Main entrance(east beds)		Drip	Shrubs											Zone possibly affected by mainline reroute
7	Corner(hg/wildlight by clock)		Spray	Shrubs											Zone possibly affected by mainline reroute
8	Corner(hg/wildlight by clock)	10m	Spray	Turf											Zone possibly affected by mainline reroute
9	Off														
10	Btwn HG and shops	20m	Rotor	Turf											
11	Homegrown(S sidewalk)	10m	Spray	Turf											
12	Corner(hg/floco)		Spray	Shrubs											
13	Floco entrance (west)	10m	Spray	Turf											
14	Floco entrance (west)	10m	Spray	Turf											
15	Floco entrance (east)	10m	Spray	Turf											
16	Floco entrance (east)	10m	Spray	Turf											
17	Floco entrance (east)	10m	Spray	Turf											
18	By sign main entrance	10m	Spray	Turf											Zone possibly affected by mainline reroute
19	By sign main entrance		Spray	Shrubs											Zone possibly affected by mainline reroute
20	Sidewalk hwy 200	20m	Rotor	Turf											Zone possibly affected by mainline reroute

[illegible]



Wire path slowly being rebuilt	Program A	X	Start Time:	9:00pm	Run Days:	W	Su				Total Run Time:	3hr40m		Rain Sensor	
Zones 18-24 up and running soon	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:	Wildlight Ave Extension	Controller Make/Model:	ACC2
Technician:	Peter	Controller Name:	
Date of Inspection:	11/11/2025	Location:	End of Wildlight ave across from Exchange

Greenery turf	Program A	X	Start Time:	12:00am	Run Days:	M	Th	Sa					Total Run Time:	1hr40m			Rain Sensor
Greenery/Brightview shared	Program B	X	Start Time:	1:41am	Run Days:	M	T	W	Th	F	Sa	Su	Total Run Time:	40m		Existing	Operational
Brightview installed	Program C	X	Start Time:	2:22am	Run Days:	M	T	W	Th	F	Sa	Su	Total Run Time:	2hr40m		Yes	Pass

Brightview zones run daily to establish shrubs, plants, and turf still under warranty

NECESSARY REPAIRS																
Zone #	Zone Name	Run Time	Type	Plant Type	Pipe Type	1"	Valves	2"	Rotors	6"	12"	Sprays	4"	6"	12"	Noz.
					Pipes											
1	Off															
2	Wildlight ave n	10m	Spray	Turf												
3	Wildlight ave n	10m	Spray	Turf												
4	Wildlight ave n	10m	Spray	Turf												
5	Wildlight ave n	10m	Spray	Turf												
6	Wildlight ave (front of exchange)	10m	Spray	Turf												
7	Wildlight ave (front of exchange)	10m	Spray	Turf												
8	Wildlight ave (front of exchange)	10m	Spray	Turf												
9	Jea Station		Drip	Shrubs												
10	Wildlight ave (past exchange)	10m	Spray	Turf												
11	Wildlight ave (Across Hamlet)	10m	Spray	Turf												
12	Wildlight ave (Across Hamlet)	10m	Spray	Turf												
13	Wildlight ave (Across Hamlet)	10m	Spray	Turf												
14	Wildlight ave (Across Hamlet)	20m	Spray	Turf												
15	Wildlight ave (n end)	20m	Spray	Turf												
16	Wildlight ave (n end)	20m	Spray	Turf												
17	Wildlight ave (past Hamlet)	20m	Spray	Turf												
18	Sidewalk (hamlet)	10m	Spray	Turf												
19	Wildlight ave (s)		Drip	Shrubs												
20	Wildlight ave (s)	10m	Spray	Turf												

Notes: Valve box is still in the ground, but pre-existing zone lines are destroyed

Zone tapped last week to add coverage to a bed in front of Hamlet.

Brightview zones run daily to establish shrubs, plants, and turf still under warranty

NECESSARY REPAIRS																
Zone #	Zone Name	Run Time	Type	Plant Type	Pipe Type	1"	Valves	2"	Rotors	6"	12"	Sprays	4"	6"	12"	Noz.
					Pipes											
21	Wildlight ave (s)	10m	Spray	Turf												
22	Wildlight ave (s)	10m	Spray	Turf												
23	Wildlight ave (s)	10m	Spray	Turf												
24	Wildlight ave (s)	10m	Spray	Turf												
25	Muhly (corner curiosity/Wild ave)		Rotor	Shrubs												
26	Wildlight ave (s)	10m	Spray	Turf												
27	Capped/off		Rotor	Turf												
28	Berm first pond	15m	Rotor	Turf												
29	rees around first pond in along wild	15m	Drip	Shrubs												
30	Along wild first pond	15m	Spray	Turf												
31	Berm first pond	15m	Rotor	Turf												
32	Berm first pond	15m	Rotor	Turf												
33	Berm first pond	15m	Rotor	Turf												
34	Along wild first pond	15m	Spray	Turf												
35	Along wild first pond	15m	Spray	Turf												
36	Along wild first pond	15m	Spray	Turf												
37	rees around first pond in along wild	15m	Drip	Shrubs												
38	Along wild first pond	15m	Spray	Turf												
39	rees around first pond in along wild	15m	Drip	Shrubs												
40	Berm first pond	15m	Rotor	Turf												

Valve box is buried, but line is capped zone off

Brightview zones run daily to establish shrubs, plants, and turf still under warranty

					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	Notes:				
41	Berm first pond	15m	Rotor	Turf															
42	Berm first pond	15m	Rotor	Turf															
43	Berm first pond	15m	Rotor	Turf															
44	Berm second pond	15m	Rotor	Turf															
45	Berm second pond	15m	Rotor	Turf															
46	Trees around second pond	15m	Drip	Shrubs															
47	Berm second pond	15m	Rotor	Turf															
48	Berm second pond	15m	Rotor	Turf															
49	Berm second pond	15m	Rotor	Turf															
50	Berm second pond	15m	Rotor	Turf															
51	Along wild second pond	15m	Spray	Turf															
52	Along wild second pond	15m	Spray	Turf															
53	Along wild second pond	15m	Spray	Turf															
54	Along wild second pond	15m	Spray	Turf															
55	Trees around second pond	15m	Drip	Shrubs															
56	Along wild second pond	15m	Spray	Turf															
57	Along wild second pond	15m	Spray	Turf															
58	Along wild second pond	15m	Spray	Turf								1		1	Broken head from construction				
59	Trees around second pond	15m	Drip	Shrubs								2		2	Broken heads from construction				

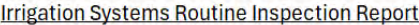
										Irrigation Systems Routine Inspection Report									
Site Name:					4 O'clock Park					Controller Make/Model:					Hunter IC2-800-pl				
Technician:					Peter					Controller Name:									
Date of Inspection:					12/26/2025					Location:					On wooden panel near park and meter				

Temp zone only	Program A	X	Start Time:	9:00am	Run Days:	T	Th	Sa					Total Run Time:	30m	Rain Sensor	
Clock off for winter/dormant turf	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.
					Pipes	1"	1.5"	2"	6"	12"	4"	6"	12"	QTY
1	Verge along Curiosity(clocksides)	0m	Spray	Shrubs										1
2	Clockside towards Muhly Grass st- Last	0m	Spray	Turf										
3	4 O'clock Park	0m	Rotor	Turf										
4	Verge along Curiosity(clocksides) front of p	0m	Spray	Shrubs										
5	4 O'clock Park/Near clock		Drip	Shrubs										
6	Around pond(clocksides) trees		Drip	Shrubs										
7	Verge along Curiosity(DWebb side) across frc	0m	Spray	Turf										
8	Verge along Curiosity(clocksides)	0m	Spray	Turf										2
9	Verge along Curiosity(DWebb side)	0m	Spray	Turf										1
10	Verge along Curiosity(DWebb side)	0m	Spray	Turf										
11	Verge along Curiosity(clocksides)	0m	Spray	Turf										
12	Curiosity (clockside)		Drip	Shrubs										
13	Verge along Curiosity(DWebb side)	0m	Spray	Turf										
14	Off/zone added to Crosstown clock													
15	Curiosity(clocksides)		Drip	Shrubs										
16	Curiosity(clocksides)near transformer		Drip	Shrubs										
17	Verge along Curiosity(clocksides) towards cro	0m	Spray	Turf										1
18	Verge along Curiosity(clocksides) towards cro	0m	Spray	Turf										
19	Temp run towards hawthorn	30m(3x week)	Rotor	Turf										
20														

Notes:

[illegible]



Turf	Program A/1	Start Time:	Run Days:							Total Run Time:
Drip	Program B/2	Start Time:	Run Days:							Total Run Time:
Roundabouts	Program C/3	Start Time:	Run Days:							Total Run Time:

Rain Sensor	
Existing	Operational
Yes	Pass

Clock off for winter/dormant turf)

[illegible][illegible]

					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	Notes:							
1	Verge along Floco from Ponder(E)	0m	Spray	Turf									1			Broken head						
25	Btwn Stlmdw/Curiosity beds(E)	0m	Drip	Shrubs																		
26	Walkway along Floco near end to curiosity	0m	Spray	Shrubs																		
27	Pond/corner Floco/Curiosity(E)	0m	Drip	Turf																		
28	Corner Floco/Curiosity(W)	0m	Rotor	Turf																		
29	Curiosity(S) from Floco towards school	0m	Spray	Turf																		
30	Curiosity(N) from Delwebb entry towards school	0m	Spray	Turf																		
31	Curiosity(N) from Delwebb entry towards school	0m	Spray	Turf																		
32	Curiosity(N) front of DWebb by 1st hydrant	0m	Spray	Turf																		
33	Curiosity(N) front of DWebb by 2nd hydrant	0m	Spray	Turf																		
34	Curiosity(N) in front DWebb pond to 3rd hydrant	0m	Spray	Turf																		
35	Curiosity(N) btwn zones 33&34	0m	Spray	Turf																		
36	Curiosity(S) along berm btwn Muhly/40c	0m	Spray	Turf																		
37	Curiosity(S) in berm btwn Muhly/40c	0m	Spray	Shrubs																		
38	Curiosity(S) in berm to Muhly Grass st	0m	Drip	Turf																		
39	Verge along corner MG/Curiosity(S)	0m	Spray	Shrubs																		
40	Corner MG/Curiosity(S)	0m	Drip	Turf																		
41	Curiosity(S) by pond btwn Floco/MG	0m	Rotor	Turf																		
42	along Curiosity(S) by pond btwn Floco	0m	Spray	Turf									1			Broken head						
43	Saltmeadow Loop Park(E)	0m	Spray	Shrubs																		
44	Watermain Trail(W) trees along path	0m	Drip	Shrubs																		
45	Watermain Trail(E) 1st half	0m	Drip	Shrubs												Broken bubblers/drip along trail from construction damage						
46	Watermain Trail(E) 2nd half	0m	Drip	Shrubs												Broken bubblers/drip along trail from construction damage						

Notes:
Broken head

Broken head

Broken bubblers/drip along trail from construction damage
Broken bubblers/drip along trail from construction damage



Irrigation Systems Routine Inspection Report

Site Name:	Hawthorne Park Clock	Controller Make/Model:	Hunter I2C-800pt
Technician:	Peter	Controller Name:	
Date of Inspection:	12/27/2025	Location:	On left at main entry on power pole

Program A	Start Time:	Run Days:	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
				Yes
				Pass

Clock off for winter/dormant turf

Valves in test plots still torqued down

Values in test plots still torqued down					NECESSARY REPAIRS											
Zone #	Zone Name	Run Time	Type	Plant Type	Pipe Type	Valves			Rotors		Sprays			Noz.		
					Pipes	1"	1.5"	2"	6"	12"	4"	6"	12"	QTY		
1	Back tree line	0m	Spray	Shrubs												
2	Broken zone line	0m	Spray	Shrubs												
3	Intoss entry(N side Muhly/bed in front 2	0m	Spray	Shrubs												
4	Intoss entry(S side Muhly/bed in front 2	0m	Spray	Shrubs												
5	Verge by cointoss entry	0m	Spray	Turf											1	
6	West pond	0m	Rotor	Turf												
7	Finger island(west)/walk W pond	0m	Spray	Shrubs												
8	Large front bed(west)	0m	Spray	Shrubs										1	2	
9	Beds along front walk(west)	0m	Spray	Shrubs												
10	Main entry(center/west main bed)	0m	Spray	Shrubs												
11	Main entry	0m	Spray	Shrubs												
12	Front drip along HawParkCir		Drip	Shrubs												
13	East park btwn 338-370	0m	Spray	Turf												
14	Center pond(flowers/muhly)	0m	Spray	Shrubs												
15	Turf by park/drip along HawParkCir re	0m	Spray	Shrubs												
16	Main entry(east front bed)	0m	Spray	Shrubs												
17	Large front bed(east)	0m	Spray	Shrubs											4	
18	Front walk(east)	0m	Spray	Shrubs												
19	Finger island(east)/beds along E HawPark	0m	Spray	Shrubs												
20	Walk by east pond	0m	Spray	Shrubs												
21	Model home turf	0m	Spray	Turf												
22																

Notes:

Valve torqued off-broken heads on line behind trees

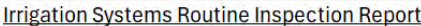
Several MP sprayheads aren't spinning

Zone completely destroyed by new homeowners addition of separate system

Notes:
Valve torqued off-broken heads on line behind trees

Several MP spray heads aren't spinning

Zone completely destroyed by new homeowners addition of separate system



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

Clock off for winter/dormant turf

					NECESSARY REPAIRS											
					Pipe Type	Valves			Rotors		Sprays			Noz.		
Zone #	Zone Name	Run Time	Type	Plant Type	Pipes	1"	1.5"	2"	6"	12"	4"	6"	12"	QTY	Notes:	
25	Curiosity(shrubs)		Drip	Shrubs												
26	Corner(blue daze/curiosity)	0m	Spray	Turf										5	Several heads need dug up(sod has grown over)	

Irrigation Systems Routine Inspection Report



Clock off for winter/dormant turf

NECESSARY REPAIRS

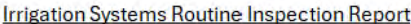
CELEBRATING 50 YEARS
the greenery, inc.
1973 2023 — EMPLOYEE OWNED —

Irrigation Systems Routine Inspection Report

Clock off for winter/waters shrubs/grasses

NECESSARY REPAIRS

[illegible]



Clock off for winter/dormant turf

NECESSARY REPAIRS

NECESSARY REPAIRS

[illegible]



Greenery turf		Program A		Start Time:		Run Days:							Total Run Time:			Rain Sensor	
Greenery/Brightview shared		Program B	X	Start Time:	1:41am	Run Days:	M	W	Sa				Total Run Time:	15m		Existing	Operational
Brightview installed		Program C	X	Start Time:	2:22am	Run Days:	M	W	Sa				Total Run Time:	1hr		Yes	Pass

Brightview zones run daily to establish shrubs, plants, and turf still under warranty

Zone recently added, from roundabout construction
Zone recently added, from roundabout construction
Zone recently added, from roundabout construction
Zone recently added, from roundabout construction

NECESSARY REPAIRS	
1	REPAIR CRACKS IN CONCRETE
2	REPAIR CRACKS IN BRICKWORK
3	REPAIR CRACKS IN PLASTER
4	REPAIR CRACKS IN ROOFING
5	REPAIR CRACKS IN FLOORING
6	REPAIR CRACKS IN WALLS
7	REPAIR CRACKS IN CEILING
8	REPAIR CRACKS IN DOORS
9	REPAIR CRACKS IN WINDOWS
10	REPAIR CRACKS IN STAIRS
11	REPAIR CRACKS IN BATHROOM
12	REPAIR CRACKS IN KITCHEN
13	REPAIR CRACKS IN HALLWAY
14	REPAIR CRACKS IN BEDROOM
15	REPAIR CRACKS IN LIVING ROOM
16	REPAIR CRACKS IN PORCH
17	REPAIR CRACKS IN DRIVEWAY
18	REPAIR CRACKS IN GARAGE
19	REPAIR CRACKS IN ATTIC
20	REPAIR CRACKS IN BASEMENTS
21	REPAIR CRACKS IN CRAWL SPACE
22	REPAIR CRACKS IN FOUNDATION
23	REPAIR CRACKS IN EXTERIOR WALLS
24	REPAIR CRACKS IN INTERIOR WALLS
25	REPAIR CRACKS IN CEILING
26	REPAIR CRACKS IN FLOORING
27	REPAIR CRACKS IN ROOFING
28	REPAIR CRACKS IN PLASTER
29	REPAIR CRACKS IN BRICKWORK
30	REPAIR CRACKS IN CONCRETE

Pipe Type	Valves	Rotors	Sprays	Noz.



Intake not functioning

NECESSARY REPAIRS			

Pipe Type	Valves			Rotors		Sprays			Noz.
1" Pipe	1" V	1" V	1" V	1" R	1" R	1" S	1" S	1" S	1" N

Valve will be reconnected to Main(mainline rerouting), line damaged due to construction

Disconnected permanently

**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 CANCELED	Regular Meeting	10:30 AM
January 15, 2026	Public Hearing and Regular Meeting <i>Adoption of Amended and Restated Rules of Procedure</i>	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