



***PARKLAND PRESERVE
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

Regular Meeting

***Monday
October 27, 2025***

4:30 p.m.

***Location:
Parkland Preserve
Amenity Center
835 Parkland Trail
St. Augustine, FL 32095***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval, or adoption.

Parkland Preserve Community Development District

250 International Parkway, Suite 208
Lake Mary FL 32746
321-263-0132 Ext. 226

Board of Supervisors
Parkland Preserve
Community Development District

Dear Board Members:

The Meeting of the Board of Supervisors of the Parkland Preserve Community Development District is scheduled for **Monday, October 27, 2025, at 4:30 p.m.** at the **Parkland Preserve Amenity Center, 835 Parkland Trail, St. Augustine, FL 32095.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be presented at the meeting.

Should you have any questions regarding the agenda, please contact me at (321) 263-0132 X-226 or dharden@vestapropertyservices.com. We look forward to seeing you at the meeting.

Sincerely,

Dana Harden

District Manager

District: **PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Monday, October 27, 2025

Time: 4:30 PM

Location: Parkland Preserve
Amenity Center
835 Parkland Trail
St. Augustine, FL 32095

[Microsoft Teams Meeting](#)

ID: 243 954 129 225

Passcode: HMWBbV

Agenda

I. Roll Call

II. Pledge of Allegiance

III. Audience Comments – *(limited to 3 minutes per individual for agenda items)*

The Audience Comment portion of the agenda is where individuals who are present may make remarks on matters that concern the District. Each individual is limited to three (3) minutes for such remarks. Speakers are expected to refrain from personal attacks on the Board of Supervisors or Staff. The Board of Supervisors or Staff are not obligated to provide an immediate response as some issues require research, discussion and deliberation. If the comment concerns a maintenance related item, it should be first addressed with the General Manager outside of the context of the meeting.

IV. Vendor Reports

A. Vesta Property Services Amenity Manager Report

[Exhibit 1](#)

B. Charles Aquatics Service Report (dated September 29)

[Exhibit 2](#)

C. GreenEarth Landscaping

- Consideration of GreenEarth Contract for FY 2025-2026 (effective November 4, 2025)

[Exhibit 3](#)

V. Staff Reports

A. District Manager

- Meeting Matrix

[Exhibit 4](#)

- Quorum Check: **January 26, 2026** at 4:30 p.m.

Alfred Myslicki	In Person	Remote	No
Clare Olson	In Person	Remote	No
Kimberly Inman	In Person	Remote	No
James Mack	In Person	Remote	No
David Gurrie	In Person	Remote	No

- Reminder for 5-Year Plan Workshop Meeting Scheduled for **December 8**, 2025

B. District Counsel

C. District Engineer

VI. Supervisors Requests

VII. Consent Agenda

- A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held September 22, 2025 [Exhibit 5](#)
- B. Consideration for Acceptance – The September 2025 Unaudited Financial Report [Exhibit 6](#)
- C. Ratification of Hallco Heating & Air AC Repair for Evaporator Coil and Drain Pan Invoice - \$1,440.00 [Exhibit 7](#)

VIII. Business Matters

- A. Consideration & Adoption of **Resolution 2026-01**, General Election [Exhibit 8](#)
- B. Consideration & Adoption of **Resolution 2026-02**, Setting a Public Hearing on Revised Amenity Rules [Exhibit 9](#)

IX. Discussion Topics

- A. Vice Chair Olson – Entry Walk Gates

X. Audience Comments For Non-Agenda Items – (limited to 3 minutes per individual)

XI. Adjournment

EXHIBIT 1

Parkland Preserve

COMMUNITY DEVELOPMENT DISTRICT

Amenity Manager's Report



Prepared For The
Parkland Preserve CDD
October 2025

Respectfully submitted by
Jarrod Vaughn, LCAM
jvaughn@vestapropertyservices.com

AMENITY UPDATES

For the month of October, the primary operational concern pertained to the HVAC system serving the Fitness Center portion of the Amenity Center. Management has placed signage adjacent to both thermostats advising residents to maintain a consistent temperature setting of 73°F.

Despite these measures, there have been several occurrences where the thermostats were adjusted below this temperature, resulting in the air conditioning line freezing. When this occurs, condensation accumulates and causes water intrusion into the adjoining library area. Maintenance is actively monitoring the wall between the storage and library rooms and has observed no issues at this time. To prevent recurrence, Management recommends the installation of thermostat lock covers to restrict temperature adjustments and ensure proper system functionality.

Additionally, Management has installed a new pool chemical pump and will begin sidewalk crack repairs near the Pickleball Court next week. Door stoppers were also installed at the Amenity Center entryway in accordance with the Board's prior request. The dog fence repair, approved at the September meeting, is scheduled for completion within the current week.

Aside from the aforementioned matters, all other Amenity Center operations have proceeded without incident, and no additional issues have been reported during the month.



EXHIBIT 2



6869 Phillips Parkway Drive South
Jacksonville Fl. 32256

Fax: 904-807-9158

Phone: 904-997-0044

Service Report

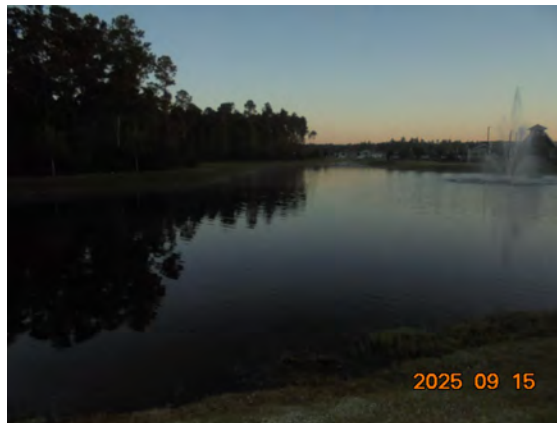
Date: Sept 29, 2025

Biologist: Mike Liddell

Client: Parkland Preserve

Waterways: 6 ponds

Pond 1: Only minor vegetation around pond, no algae noticed.



Pond 2: No algae noticed. Patches of planted pickerel weed and minor torpedo grass around pond.



Pond 3: Treatment for torpedo grass is needed, access through easement was too wet for truck/boat access.



Pond 4: Treated algae around pond edge.



Pond 5: Pond in good condition, water level was high from rain.



Pond 6: Treated algae and submersed vegetation (southern naiad).



EXHIBIT 3



3625 Fort Peyton Circle • St. Augustine, FL 32086
904-679-4131

Grounds Pest Control Contract

10/2/25

Parties to the Contract:

Parkland Preserve Community Development District

c/o Vesta District Services

2050 International Pkwy. Ste. 250

Lake Mary, FL 32746

Property: Parkland Preserve CDD

I. SERVICES

Lawn Maintenance:

1. Mowing:

Mowing services will be provided in CDD property as listed on map. Services include mowing of turf, string trimming & edging of sidewalks, driveways, streets, and other hardscapes as well as landscape beds, and blowing off sidewalks, driveways, roadways, and parking areas. Turf will be cut weekly from April through September and every other week or as needed from October through March. This is an approximate schedule and may vary based on weather patterns, growing season, and turf needs. A minimum of 42 services per year will be provided or as necessary for seasonal growth rate to maintain a consistent, healthy appearance of the turf. In all cases, services listed apply to existing turf and landscape beds. Gates must be at least 48" wide to allow access for equipment.

- a) Mower blades will be kept sharp to prevent tearing of grass blades
- b) Various mowing patterns will be employed to ensure even distribution of clippings and to prevent ruts caused by mowers
- c) Grass clippings will be left on the lawns to restore nutrients unless excess clippings create an unsightly appearance
- d) St. Augustine turf will be cut at a height of 4"-4½"
- e) Areas where use of mowers causes ruts or erosion will be mowed or trimmed by hand
- f) Green Earth shall use its discretion in equipment and mowing during dormancy of grass, excessive rain, drought, or other environmental factors to best maintain healthy and undamaged turf
- g) Green Earth shall edge walkways, roadways, hard edging and flower beds by mechanical means on scheduled mowing days. Green Earth will, at times, alternate between edging hard surfaces and beds on scheduled mowing days as turf and ground conditions allow.

- h) All clippings will be blown off of curbs and walkways and any other areas soiled by Green Earth
- i) String trimming around gravel areas and buildings will be performed on each scheduled mowing day.

2. Edging & Trimming:

Green Earth shall edge walkways, roadways, hard edging and flower beds by mechanical means on scheduled mowing days. Green Earth will, at times, alternate between edging hard surfaces and beds on scheduled mowing days as turf and ground conditions allow. Green Earth will not edge hardscapes or beds when doing so will cause edgelines to drift or become too wide.

- a) Grass runners will be removed after edging to keep mulch areas free of weeds & encroaching grass
- b) Areas agreed to be mutually inaccessible to mowing machinery will be maintained with string trimmers or by chemical means where environmental conditions permit
- c) Shrubs, woody ornamentals, and small trees with an overall height not exceeding eight feet will be trimmed so that lower limbs do not obstruct foot or vehicular traffic.
- d) Shrubs, woody ornamentals, and small trees with an overall height not exceeding eight feet will be trimmed at appropriate time for plant health and bud development.
- e) Rock beds will not be edged unless appropriate edging is installed properly. If rocks have fallen over the edging, Green Earth will not service until rocks are removed from turf and edgeline in order to avoid damage and injury. Green Earth bears no responsibility for damage caused by rocks or any object that becomes a projectile through regular service. Green Earth bears no responsibility for removing rocks from turf or edgelines.
- f) Green Earth will not edge or string trim along fences, air conditioning units or any area where there are exposed pipes or wires

Litter:

- a) Green Earth shall pick up all bottles, cans, fallen limbs, palm fronds, and general debris (including bits of paper) on each scheduled mowing day. Green Earth will not be responsible for cleaning or removing debris or results of damage due to flooding, hurricane, tornadoes, or other severe weather as part of this Contract. Green Earth shall not clean up after other contractors, social events or gatherings, or debris resulting from homeowner actions.

Debris Removal:

Green Earth will be responsible for removing debris caused as a result of services provided under this agreement.

- a) Prior to mowing, area will be patrolled for trash & other debris
- b) Landscape debris generated as a result of landscape maintenance will be removed
- c) Sidewalks, driveways, and hardscapes will be blown free of debris following maintenance services so as to maintain a neat and clean appearance
- d) Grass clippings shall not be blown into landscape beds

3. Storm Cleanup:

Regular storm debris will be removed during scheduled service. Debris removal following severe weather including but not limited to hurricanes, tornadoes, nor'easters, tropical storms and flooding will be considered as a separate contract to be submitted to and negotiated by the Board of Directors as needed.

Pest Control Specifications

Annual Pest Control & Fertilization Program for Turf Grass:

Green Earth will develop an Integrated Pest Management Program which will include six blanket applications for turf and two applications for shrubs and woody ornamentals. Integrated Pest Management program will include services to control turf damaging insects and weeds as well as providing nutrients to the turf, shrubs, and woody ornamentals. Trees & shrubs over eight feet tall are not included for safety and environmental reasons. Recommendations for fungus control will be made as needed, and quotes for this service will be provided upon request. Parkland CDD agrees to give Green Earth access to water on-site for the purpose of providing these services.

- a) Treatment of turf areas for turf damaging insects or disease & broadleaf weed control will be performed monthly.
- b) The timing, number, and type of chemical applications will be determined by the integrated pest management program and by condition of the turf along with environmental conditions.
- c) Pre-emergent herbicide will be applied to the turf two times per year for weed control.
- d) Shrubs will be treated chemically as needed to effectively control insect infestation and disease as environmental & horticultural conditions permit.

Inspect and Treat If Necessary:

While turf is dormant, we will inspect and treat any problems such as weeds, insects and/or fungus that may occur. If large portions of the property require treatment for fungal activity, this will be discussed with the property manager/board and quotes will be provided upon request.

Irrigation

Irrigation Services:

Inspection of irrigation system will occur monthly. This includes inspecting for sprinkler head obstruction, function and adjustments to drip irrigation, leaks and breaks, ensuring adequate coverage, proper functioning of solenoids, valves, pump function and discharge, leaks and broken pipes at pump, functioning of clocks and rain sensors. Adjustments to timers and sprinkler heads and equipment will be included. Green Earth will be responsible for repairs/replacement of any properly installed sprinkler heads that are damaged by us during grounds maintenance services. All other repairs/replacement will be provided at an additional cost to include labor and materials.

System inspections will be completed each month. System inspection includes testing & checking performance of:

Zones:

- a) Sprinkler head obstruction
- b) Adjustment
- c) Leaks & breaks at sprinklers and drip irrigation
- d) Proper function of solenoids
- e) Proper function of underground electronic valves
- f) Adequate coverage

Pumps:

- a) Proper operations, function & performance of each pump
- b) Leaks & broken pipes at pump station
- c) Proper performance from filter system on discharge side of pump (if equipped)
- d) Proper function of flow device (if equipped)

Clocks:

- a) Settings (time, date, program schedule)
- b) Digital display on face plate
- c) Insects & corrosion that possibly impede performance
- d) Rain sensor settings at recommended or requested levels
- e) Rain sensor functions

The following are also included in scheduled inspection services:

- a) Simple head adjustments/removal of obstructions (no tools or additional time required)
- b) Cleaning of "Vu-Flo" filter during pump inspection (if equipped)
- c) Manually trip rain sensor to test for system shut down
- d) Semi-annual/seasonal settings of clock (unless annual inspection is desired, then settings are up to customer)
- e) Change batteries in timers every six (6) months as recommended by manufacturer (if equipped)
- f) Keep record of program run schedule
- g) Monitor health of landscape for indication of any possible irrigation problems

Repair Services (not covered under inspection):

This work is based on finding & data gathered during inspections, notification from owners and residents, notification from CDD, and/or notification from management company.

Services include, but are not limited to repair or replacement of:

- | | |
|----------------------------------|-------------------|
| a) Underground Pipes | i) Rain Sensor |
| b) Stand Pipes | j) Filter |
| c) Sprinklers | k) Flow Device |
| d) Drip Irrigation | l) Pressure Gauge |
| e) Solenoids | m) Pipes at Pump |
| f) Underground Electronic Valves | n) Check Valve |
| g) Wiring | o) Pump |
| h) Clock(s) | |

The following repair services are also offered:

- a) Raising or replacing sprinklers with taller head for better coverage
- b) Adding, straightening or moving heads for better coverage
- c) Any other service requested by proper authority for the irrigation system

These services are billed in quarter hour increments at a rate of \$120.00 per hour, per technician, and \$75.00 per hour per helper. Parts & materials will be charged based on manufacturer's suggested list prices. Special services (i.e. services that require a special technician) such as tracking/locating valves & wires and electronic troubleshooting and repair will be quote if necessary.

All underground objects (pipes, wires, footers, tanks, debris, etc) and all property lines must be clearly marked. Green Earth is not responsible for any work done due to incorrect boundary location. Furthermore, Green Earth is in no way responsible for damage done to any underground utilities (cable, phone, water, electric), any other underground objects or landscaping (trees, plants, grass, etc.) that may need to be disturbed for completion of work

Personnel and Scheduling

- a) Parkland Preserve CDD agrees to give Green Earth staff access to a restroom on site. Green Earth agrees that a supervisor will assess and ensure the facilities are in acceptable condition prior to leaving the property for the day.
- b) Green Earth shall have a competent supervisor to oversee all work.
- c) In the event time is lost due to weather, Green Earth shall reschedule crews and divide time accordingly in order to visit each account during the time remaining for that week. Green Earth agrees to work on Saturdays, if necessary, in order to meet the terms of the contract; necessity

will be determined by Green Earth management. Green Earth shall not be required to work on Sundays.

- d) Green Earth will be closed December 24th through January 1st each calendar year and expressly reserves the right to modify its schedule of services at its discretion upon reasonable notice to the customer.
- e) Verbal assault, physical assault, bullying or altercations with Green Earth staff will not be tolerated. Disputes, grievances or issues with service should be reported to the property manager. If any homeowner commits any of the above, Green Earth reserves the right to discontinue service at the homeowner's address until instructed by property manager to continue service.

I. General Terms

Green Earth Pest Control & Lawn Maintenance agrees to provide lawn maintenance services at the location specified above. Green Earth reserves the right to make the determination as to materials used (based on turf conditions, weather conditions, etc.) and agrees to use due care in applying materials. Customer agrees that Green Earth is blameless and shall hold Green Earth harmless for damage to property for reasons beyond the control of Green Earth such as but not limited to severe weather patterns, drought, negligence or damage caused by residents, the general public or other contractors. Green Earth will not be responsible for damaged turf caused by severe weather patterns, flooding, neglect, or damaging acts by other contractors or any third party.

Cost

In consideration of the performance of services listed above, Parkland Preserve CDD shall pay to Green Earth Pest Control & Lawn Maintenance:

Lawn maintenance services will be provided at a rate of \$4160 with an annual cost of \$49,920

Pest control services for common ground will be provided at a rate of \$624 per application with a total annual cost of \$7488.

Irrigation inspection for CDD property will be provided at a rate of \$20 per zone (31 zones) at a cost of \$620 per month, with an annual cost of \$7440.

These services can also be provided:

Extra Services:

- A) Mulch: Mulch of the Association's choice will be used to dress landscape beds on the property. Mulch will be replaced to a depth of two to three inches one time per year between the months of November through February. Mulch will be provided and installed at a rate of \$65 per cubic yard. Mulch installed outside of these months will be quoted upon request.
- B) Palm trimming can be provided annually at a rate of \$45 per palm.

- C) Core aeration is recommended to relieve compaction and improve turf health. Core aeration can be quoted upon request.
- D) Annuals: Annuals can be installed and rotated quarterly or at the board's desired intervals if at a rate of \$2.50 per 4" plant.
- E) Storm Cleanup: Clean up following severe weather events can be provided and quoted as needed.
- F) Leaf removal quoted upon request.
- G) Woodline clean up can be quoted upon request.
- H) General household pest control services for clubhouse and common buildings is recommended (either via exterior perimeter service or indoor service) and can be quoted upon request

All payments due to Green Earth Pest Control & Lawn Maintenance under this proposal shall be made to Green Earth Pest Control & Lawn Maintenance by the fifteenth day of the month, following the month for which services are rendered. Any payment not received by the 15th day of the month shall bear interest at the rate of 1.5% per month (18% per year) until paid. Green Earth reserves the right to levy fuel surcharge in the event that fuel cost reach \$4.00 per gallon.

II. Terms

This contract shall commence on November 4, 2025 for a term of twelve (12) months, and ends on November 3, 2026. Contract will auto-renew with no more than a 4% increase unless otherwise negotiated. If Parkland Preserve CDD is dissatisfied with service at any time during the contract period, Green Earth must be notified in writing and ample time to remedy the issue causing the customer to be dissatisfied. If Green Earth is not able to satisfactorily remedy the issue, Parkland Preserve CDD must provide 30 day written notice of intent to cancel service. Green Earth reserves the right to cancel services at any time with a 30 day written notice.

III. Insurance

Green Earth Pest Control & Lawn Maintenance shall carry a general public liability policy with aggregate limits of, at a minimum, \$1,000,000 for bodily injury and at a minimum of \$1,000,000 for property damage, as well as Worker's Compensation Insurance for all Green Earth Pest Control & Lawn Maintenance employees. Green Earth will carry complete and adequate Workman's Compensation Insurance along with public liability and property damage insurance at all times and all such insurance shall remain in full force and effect throughout the term of this Contract. The Contractor shall provide the Association will all insurance policies prior to commencing work on the property. Upon request, Green Earth will supply the Association with a current Certificate of Insurance. All insurance carried by Green Earth shall name the Association as an additional insured and/or loss payee.

IV. Unauthorized Repairs

Green Earth hereby agrees that no unauthorized repairs or attempted maintenance on the premises of the Association shall be made by Green Earth, Green Earth's employees, agents, or by third parties. In the event that any such unauthorized repair or attempts to repair result in service being performed by Green Earth and/or representatives which would not have been required in the absence of such unauthorized repairs or attempted repairs, Green Earth agrees that no charge to the Association will be made.

V. Remedies

If Parkland Preserve CDD fails to make any payments as agreed under this contract, or otherwise fails to comply with the terms of this contract, Green Earth shall have the right, at Green Earth's election, to terminate this contract, reserving the right to maintain an action to recover damages arising out of the failure to pay or other breach of the contract. In addition, Green Earth shall have the right to impose a mechanic's lien on the premises for the full amount owed to Green Earth under the contract, including interest and attorney's fees, and to foreclose that lien utilizing the procedures set forth in Part I of Chapter 713, Florida Statutes. Green Earth shall be entitled to recover its actual attorney's fees and costs incurred in determining Green Earth's legal rights under this contract and enforcing those rights. All remedies afforded by this contract shall be cumulative, that is, in addition to every other remedy provided in this contract or under the law.

The remedies under this section shall be cumulative and at the discretion of Green Earth as to which remedies shall be sought in the event of breach or default by the customer of the obligations herein described.

VI. Indemnification

Green Earth agrees to defend, indemnify, and hold harmless the Association and their officers, directors, agents, management, contractors, employees and attorneys from any and all damages, liabilities, losses, or expenses including attorneys' fees, costs and expenses of litigation due to personal injury or property damage, or both, including, but not limited to, any and all claims, demands, causes of action, proceedings or suits for bodily injury, illness, disease, death, property damage or loss, loss of use, maintenance, cure, or wages arising from or on account of the performance or non-performance of the work or services of Green Earth, the fault of Green Earth or which are caused in part or in whole by any act or omission, whether passive or active, of Green Earth, except for such damages, liability, losses, expenses including attorneys' fees, costs and expenses of litigation, which are caused by the sole gross negligence of the Association. Green Earth will fully indemnify the Association for any and all tortious acts of Green Earth and its employees, contractors, and/or agents related directly or indirectly, whether foreseeable or unforeseeable, to the performance and delivery of their duties and/or responsibilities under this Grounds and Pest Control Contract with the Association.

VII. Bankruptcy or Insolvency of Agent Owner

If (a) Parkland Preserve CDD (1) becomes insolvent, (2) files a voluntary petition in bankruptcy, (3) is adjudicated as bankrupt or insolvent, (4) files any petition for reorganization, composition, readjustment or liquidation under any law relating to bankruptcy or insolvency, or (5) makes any admission in writing of its inability to timely pay debts (including any monies due to Green Earth under this Contract) (b) a receiver is appointed with respect to the Property, then, in any such event, Green Earth may, at its option, elect any one or both of the following: (1) to terminate the Contract upon written notice thereof to Parkland Preserve CDD which termination shall operate to relieve Green Earth from any further duties and responsibilities under the Contract, but shall not affect any rights of Green Earth under the Contract as to work performed prior to the date of termination, (2) to require that payment be made to Green Earth by the Friday of each week for services rendered by Green Earth pursuant to the Contract during that week.

VIII. Integration Clause

This contract shall embody the whole agreement between the parties. There are no promises, terms, conditions, or obligations, other than those contained in this contract, and this contract shall supersede all previous communications, representations or agreements, whether oral or written, between parties. This agreement shall not be modified except in writing, signed by all parties hereto.

In entering into this Agreement, the parties represent that they have had an opportunity to have this agreement reviewed by attorneys of their choosing and have the terms completely read and explained to them. The terms herein are voluntarily accepted by the parties. The agreement shall not be construed against the drafter as to any ambiguities that may exist herein.

This agreement shall be binding upon and shall inure to the benefit of the successors and assigns of the parties, but shall not be assigned by either party without the prior written consent of the other.

Execution of this contract is authorization for Green Earth Pest Control & Lawn Maintenance to consider this contract to be effective as of the date the last party executes same.

Please indicate your acceptance of this contract by your signature below, thereby confirming an agreement between us.

IX. Acceptance of Contract

Name of company: Parkland Preserve CDD

The above-named person or entity hereby accepts the contract set forth above in its entirety as evidence by the signature of the undersigned. The undersigned signatory

expressly acknowledges their authority to bind the corporation or company, as the case may be.

In the interest of minimizing costs and expediting information to the customer, the undersigned hereby provides the below email address for notice of any and all communications under this agreement:

dharden@vestapropertyservices.com - Dana Harden, District Manager, LCAM

jvaughn@vestapropertyservices.com – Jarrod Vaughn, LCAM

All issues, problems, concerns and requests should be reported to the property manager. If named property manager stops managing Parkland Preserve, the new property manager/managing agency will become the point of contact.

The undersigned acknowledges that email correspondence from Green Earth to the above email address shall be deemed legal notice for all purposes under this agreement. Moreover, the undersigned agrees to notify Green Earth in writing of any change in said email address.

Should either party incur legal fees in order to gain compliance with this Agreement, or to litigate or compel performance required pursuant to this Agreement, or to resolve any dispute surrounding the terms or conditions of this Agreement, the prevailing party shall be entitled to an award of reasonable attorney's fees and costs incurred during each and every phase of that process.

In entering into the Agreement, the parties represent that they have had the opportunity to have this Agreement reviewed by an attorney of their choosing, and by signing below are indicating their satisfaction with its terms and their understanding of the obligations outlined within the Agreement. It is further agreed that the Agreement shall be construed as having been drafted jointly by input from both parties, and shall not be interpreted in favor of one party over the other.

If any provision of the Agreement is declared or determined to be contrary to law and unenforceable by any court of law, the remaining provisions will continue in full force and effect and each such provision shall be enforced to the fullest extent permitted by law.

The headings and captions in this Agreement are provided for convenience only and are not considered a part hereof for purposes of interpreting, construing or applying the Agreement, and such headings and captions shall not define, limit, extend, explain or describe the scope or extent of the Agreement or any of its terms or conditions.

The Agreement shall be governed by Florida law and any disputes over this agreement, if such arise, shall be litigated exclusively in St. Johns County, Florida or the Federal Court within which St. Johns County is situated.

Prior to litigating disputes arising under this agreement, Green Earth and/or Parkland Preserve CDD shall have the right to request mediation be conducted by a Florida Supreme Court certified civil mediator to determine if an agreement may be reached without the time and expense of litigation. The parties shall equally divide (50/50) the costs of mediation unless otherwise agreed in writing. The undersigned customer agrees that in the event a lawsuit is filed prior to conducting mediation it will be dismiss said lawsuit without prejudice and/or stay the lawsuit until such time as mediation is conducted pursuant to this provision. Any legal fees incurred by Green Earth to enforce this provision and/or compel compliance shall be the responsibility of the customer named herein.

This Agreement may be executed by the parties hereto in any number of counterparts each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute one single instrument. Signatures on this Agreement which are transmitted electronically or via telefax shall be deemed original.

By: _____ Date: _____
Manager or Representative

Print Name: _____

By: _____ Date: _____
Kris Durfee,
Owner - Green Earth Pest Control & Lawn Maintenance

Print Name: _____

EXHIBIT 4

PARKLAND PRESERVE CDD MEETING AGENDA MATRIX

October 27, 2025	Regular Meeting: 10/27	<i>Presentations</i> <i>Consent Agenda Items</i> • Meeting Minutes ○ 09/22/2025 Regular Meeting • Unaudited Financials ○ September 2025 <i>Business Items</i> • TBD <i>Discussions</i> • TBD <i>Staff Reports</i> • District Manager ○ Meeting Matrix • District Counsel ○ TBD • District Engineer	
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PARKLAND PRESERVE CDD MEETING AGENDA MATRIX

January 26, 2025

*Regular
Meeting:
02/23*

Presentations

Consent Agenda Items

- Meeting Minutes
 - 10/27/2025 Regular Meeting
 - 12/08/2025 Workshop
- Unaudited Financials
 - November 2025
 - December 2025
 - January 2026

Business Items

- TBD

Discussions

- TBD

Staff Reports

- District Manager
 - Meeting Matrix
- District Counsel
 - TBD
- District Engineer

PARKLAND PRESERVE CDD MEETING AGENDA MATRIX

MAJOR CONTRACT VENDOR NAME/SERVICE	EXPIRATION DATE/COMMENTS
Amenity Management and Field Operations/Vesta Property Services	9/30/2025; auto renews for two-1 year intervals (60 days notice)
Aquatic Management/Charles Aquatics	11/1/2021- (District and Contractor: last day of month of termination letter). First Addendum was effective on 11/2/2021; First Amendment was effective on 5/1/2022; Second Amendment was effective on 4/26/2023.
Arbitrage Services/LLS Tax Solutions	Period ending 11/1/2026
Audit Services/DMHB	Fiscal Year ending 9/30/2028
District Counsel Services/Kutak Rock LLP	3/15/2023- auto renews
District Engineer Services/Kimley-Horn.	auto renews
District Management Services/DPFG (d/b/a Vesta District Services)	7/28/2025- auto renews for two-1 year intervals (60 day notice)
Fire Alarm & Security Video/High Tech (Alpha Dog)	Month to month
First Place Fitness Equipment, Inc.	11/1/2023- (yearly)
Heating and Cooling Preventive Maintenance/Hall Co	1/12/2023- (yearly)
Landscape Maintenance/Green Earth Landscaping	Expires 11/04/25
Pest Control/Orkin (Pest and Termite)	10/6/2025 auto renew for 1 year intervals
Reception Service at Gate/Contact One	3 month renewals beginning on 3/3/2021
Website Hosting/Campus Suite	9/18/2019- 1 year auto renewal (60 days)

EXHIBIT 5

1 **MINUTES OF MEETING**

2 **PARKLAND PRESERVE**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Parkland Preserve Community
5 Development District was held on Monday, September 22, 2025 at 4:30 p.m. at Parkland Preserve Amenity
6 Center, 835 Parkland Trail, St. Augustine, FL 32095.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Ms. Harden called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10 Alfred Myslicki	Board Supervisor, Chairman
11 Clare Olson	Board Supervisor, Vice Chairwoman
12 Kimberly Inman	Board Supervisor, Assistant Secretary
13 James Mack	Board Supervisor, Assistant Secretary
14 Dave Gurrie	Board Supervisor, Assistant Secretary

15 Also present were:

16 Dana Harden	District Manager, Vesta District Services
17 Jarrod Vaughn <i>(via phone)</i>	Vesta Property Services
18 Bennett Davenport	District Counsel, Kutak Rock
19 Bill Schilling	District Engineer, Kimley-Horn
20 Chris Reuther	District Engineer, Kimley-Horn

21 *The following is a summary of the discussions and actions taken at the September 22, 2025 Parkland*
22 *Preserve CDD Board of Supervisors Regular Meeting. Audio for this meeting is available upon public*
23 *records request.*

24 **SECOND ORDER OF BUSINESS – Pledge of Allegiance**

25 Mr. Myslicki led all in attendance in the Pledge of Allegiance.

26 **THIRD ORDER OF BUSINESS – Audience Comments –** *(limited to 3 minutes per individual for agenda*
27 *items)*

28 The Audience Comment portion of the agenda is where individuals who are present may make
29 remarks on matters that concern the District. Each individual is limited to three (3) minutes for such
30 remarks. Speakers are expected to refrain from personal attacks on the Board of Supervisors or
31 Staff. The Board of Supervisors or Staff are not obligated to provide an immediate response as
32 some issues require research, discussion and deliberation. If the comment concerns a maintenance
33 related item, it should be first addressed with the General Manager outside of the context of the
34 meeting.

35 There were no comments from members of the audience.

36 **FOURTH ORDER OF BUSINESS – Vendor Reports**

- 37 A. Exhibit 1: Vesta Property Services Amenity Manager Report
38 B. Charles Aquatics Service Report
39 C. GreenEarth Landscaping

40 **FIFTH ORDER OF BUSINESS – Staff Reports**

A. District Manager

➤ Exhibit 2: Meeting Matrix

Ms. Harden additionally noted that some Supervisors had sent in edit suggestions to the amenity policies, and Mr. Zastrocky commented on a replacement bench option as the two benches out front were beginning to rust over.

➤ Quorum Check: October 27, 2025, at 4:30 p.m.

All Board members stated that they would be present at the next meeting in person, which would constitute a quorum.

B. District Counsel

Mr. Davenport noted that they were currently waiting on documentation from the District Engineer regarding Jr. Davis.

C. District Engineer

Mr. Schilling noted that a depression had been observed on Spotted Owl Lane that would need to be addressed. Mr. Schilling also noted that he had met with Fletcher Davis regarding the pond connected to land behind Osprey Landing.

Mr. Reuther introduced himself to the community.

SIXTH ORDER OF BUSINESS – Supervisors Requests

Comments were heard from the Board regarding an ongoing issue with bicycles and scooters blocking off ADA parking spots by the mailboxes, and Mr. Vaughn stated that he could distribute an e-blast reminder to the community.

SEVENTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 3: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held August 25, 2025

B. Exhibit 4: Consideration for Acceptance – The August 2025 Unaudited Financial Report

On a MOTION by Mr. Myslicki, SECONDED by Mr. Gurrie, WITH ALL IN FAVOR, the Board approved all items of the Consent Agenda for the Parkland Preserve Community Development District.

EIGHTH ORDER OF BUSINESS – Business Matters

A. Exhibit 5: Consideration of Dog Park Fencing Repair Quotes

➤ Peter Built Fence, LLC - \$3,990.00

➤ Big Jerry's Fencing - \$3,860.00

On a MOTION by Ms. Olson, SECONDED by Mr. Myslicki, WITH ALL IN FAVOR, the Board approved the Peter Built Fence, LLC dog park fencing repair proposal, in the amount of \$3,990.00, for the Parkland Preserve Community Development District.

B. Exhibit 6: Consideration of Big Jerry's Fencing Sidewalk Aluminum Rail Fencing w/ Gate Proposal - \$4,500.00

On a MOTION by Ms. Inman, SECONDED by Mr. Myslicki, WITH ALL IN FAVOR, the Board approved the P Big Jerry's Fencing Sidewalk Aluminum Rail Fencing w/ Gate Proposal, in the amount of \$4,500.00, for the Parkland Preserve Community Development District.

C. Exhibit 7: Discussion of District Engineer Rates

On a MOTION by Mr. Mack, SECONDED by Mr. Myslicki, WITH ALL IN FAVOR, the Board approved the amended and restated District Engineer rates, for the Parkland Preserve Community Development District.

D. Discussion of Amenity Policies

NINTH ORDER OF BUSINESS – Audience Comments For Non-Agenda Items – (limited to 3 minutes per individual)

An audience member inquired about the gate.

TENTH ORDER OF BUSINESS – Adjournment

Ms. Harden asked for final questions, comments, or corrections before requesting a motion to adjourn the meeting. There being none, Mr. Mack made a motion to adjourn the meeting.

On a MOTION by Mr. Mack, SECONDED by Ms. Inman, WITH ALL IN FAVOR, the Board adjourned the meeting at 5:55 p.m. for the Parkland Preserve Community Development District.

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Printed Name

Signature

Printed Name

Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman

EXHIBIT 6

Parkland Preserve Community Development District

Financial Statements
Unaudited

Period Ending
September 30, 2025



Parkland Preserve CDD
Balance Sheet
September 30, 2025

	<u>General Fund</u>	<u>2019A</u>	<u>2019A Acq & Const</u>	<u>Totals</u>
<u>Assets:</u>				
Cash	\$ 249,142	-	478	\$ 249,621
Cash Sweep	\$ 33,677	-	-	\$ 33,677
General Sub-account	-	-	-	-
Revenue	-	646,260	-	646,260
Sinking Fund	-	138	-	138
Capitalized Interest	-	-	-	-
Debt Service Reserve	-	766,100	-	766,100
Interest Account	-	6,053	-	6,053
Prepayment Account	-	4	-	4
Bond Redemption	-	-	-	-
Acquisition & Construction	-	-	-	-
Accounts Receivable	-	-	-	-
On-Roll Assessments Receivable	-	-	-	-
Excess Fees Received	-	-	-	-
Undeposited Funds	-	-	-	-
Due From Other Funds	-	-	-	-
Prepaid	5,782	-	-	5,782
Deposits	3,900	-	-	3,900
Total Assets	\$ 292,501	1,418,556	478	\$ 1,711,535
<u>Liabilities:</u>				
Accounts Payable	2,234	-	-	2,234
Due to Other Funds	-	-	-	-
Due to Developer	-	-	-	-
Deferred On-Roll Assessments	-	-	-	-
Retainage Payable	-	-	-	-
Total Liabilities	\$ 2,234	-	-	\$ 2,234
<u>Fund Balance:</u>				
Non-Spendable:				
Deposits & Prepaid	9,682	-	-	9,682
Restricted for:				
Debt Service	-	1,418,556	-	1,418,556
Capital Projects	-	-	478	478
Unassigned	280,585	-	-	280,585
Total Fund Balance	\$ 290,267	1,418,556	478	\$ 1,709,301
Total Liabilities & Fund Balance	\$ 292,501	1,418,556	478	\$ 1,711,535

Parkland Preserve CDD
General Fund
Statement of Revenues, Expenditures & Changes in Fund Balance
For the Period of October 1, 2024 to September 30, 2025

	FY2025 Adopted Budget	Current Month	Actual Year-to-Date	Variance	% of Budget
Revenue:					
Special Assessments - On-Roll	\$ 642,161	\$ -	\$ 644,982	\$ 2,821	100.44%
Excess Assessments		-	-	-	0.00%
Miscellaneous Revenue		900	3,025	3,025	950.00%
Interest		207	3,152	3,152	0.00%
Total Revenue	642,161	1,107	651,159	8,998	101.40%

Expenditures:

General Administrative:					
Supervisors Compensation	15,000	800	8,800	(6,200)	58.67%
Management Consulting Services	36,300	3,025	36,300	-	100.00%
Administrative Services	1,815	151	1,896	81	104.47%
Bank Fees	150	-	231	81	154.00%
Miscellaneous, Allowance, Contingency	1,575	-	1,075	(500)	68.25%
Auditing Services	3,250	-	3,250	-	100.00%
Regulatory Permit Fees	175	-	189	14	107.94%
Legal Advertisements	2,500	-	1,212	(1,288)	48.46%
Engineering Services	40,000	-	28,937	(11,063)	72.34%
Legal Services	30,000	5,174	55,667	25,667	185.56%
Website Hosting	2,331	253	4,551	2,220	195.24%
Total General Administrative	133,096	9,403	142,108	9,012	106.77%

Insurance:					
Property, General Liability, Prof.	32,404	-	25,501	(6,903)	78.70%
Total Insurance	32,404	-	25,501	(6,903)	78.70%

Debt Administration:					
Dissemination Agent	8,800	-	8,800	-	100.00%
Trustee Fees	6,400	-	6,466	66	101.04%
Arbitrage	1,300	-	650	(650)	50.00%
Total Debt Administration	16,500	-	15,916	(584)	96.46%

Physical Environment:					
Field Manager	29,886	2,491	29,886	-	100.00%
Electricity (Irrigation & Pond Pumps)	16,275	494	5,670	(10,605)	34.84%
Streetpole Lighting	21,525	1,755	20,248	(1,277)	94.07%
Water (County)	10,500	336	5,902	(4,598)	56.21%
Landscaping Maintenance	76,000	6,460	68,530	(7,470)	90.17%
Landscape Replenishment	5,775	-	2,090	(3,685)	36.19%
Irrigation Maintenance	5,250	-	9,016	3,766	171.73%
Stormwater Drainage/Stormwater Bank Repair	21,000	-	4,580	(16,420)	21.81%
Environmental Mitigation & Pond Maintenance	17,850	1,025	12,300	(5,550)	68.91%
Remote Security	5,052	568	5,642	590	111.69%
Gate Management	1,260	105	1,260	-	100.00%
Gate Access Cards	6,400	-	625	(5,775)	9.77%
Receptionist/Call Boxes	4,800	-	714	(4,086)	14.88%
Gate Repair	5,000	-	1,513	(3,487)	30.27%
Amenity & Community Maint & Repair	29,000	1,550	20,321	(8,679)	70.07%
Field Contingency	110,000	154	65,202	(44,798)	59.27%

Total Physical Environment	365,573	14,937	253,499	(112,074)	69.34%
Amenity Center Operations:					
Pool Service Contract	25,853	2,154	36,455	10,602	141.01%
Pool Permit	250	-	350	100	140.14%
Amenity Management	28,174	2,348	28,174	(0)	100.00%
Amenity Website & E-Blast	2,220	-	-	(2,220)	0.00%
Amenity Janitorial Services	10,541	878	14,937	4,396	141.70%
Amenity Center Internet	5,775	193	3,959	(1,816)	68.55%
Amenity Center Pest Control	2,200	145	1,750	(450)	79.54%
Refuse Service	1,575	142	1,657	82	105.20%
Capital Improvements (Resident's Requests)	13,000	-	-	(13,000)	0.00%
Total Amenity Center Operations	89,588	5,861	87,281	(2,307)	97.43%
Reserves:					
Reserve Study	5,000	-	3,800	(1,200)	76.00%
Total Reserves	5,000	-	3,800	(1,200)	76.00%
Total Expenditures:	642,161	30,201	528,105	(114,056)	82.24%
Other Financing Sources (Uses):					
Transfers In		-	-		
Transfers Out					
Total Other Financing Sources (Uses)		-	-		
Excess Revenue Over (Under) Expenditures		(29,094)	123,054		
Fund Balance - Beginning			167,213		
Fund Balance - Ending			\$ 290,267		

Parkland Preserve CDD
Debt Service 2019A
Statement of Revenues, Expenditures & Changes in Fund Balance
For the Period of October 1, 2024 to September 30, 2025

	FY2025 Adopted Budget	Current Month	Actual Year-to-Date	Variance	% of Budget
<u>Revenue:</u>					
Special Assessments - On-Roll	\$ 712,381	\$ -	\$ 715,510	\$ 3,129	100.44%
Excess Assessments		-	-	-	0.00%
Prepayment Income		-	-	-	0.00%
Interest		4,757	55,095	55,095	5457.00%
Total Revenue	712,381	4,757	770,605	58,224	108.17%
<u>Expenditures:</u>					
Debt Service Payments:					
Interest Expense					
May 1, 2025	262,725	-	262,591	(134)	99.95%
November 1, 2024	258,213	-	262,591	4,378	101.70%
Principal Retirement					
May 1, 2025	190,000	-	205,000	15,000	107.89%
Total Expenditures:	710,938	-	730,181	19,243	102.71%
Other Financing Sources (Uses):					
Transfers In		-	-		
Transfers Out		-	-		
Total Other Financing Sources (Uses)		-	-		
Excess Revenue Over (Under) Expenditures	1,443	4,757	40,424		
Fund Balance - Beginning			1,378,132		
Fund Balance - Ending			\$ 1,418,556		

Parkland Preserve CDD
Acquisition & Construction
Statement of Revenues, Expenditures & Changes in Fund Balance
For the Period of October 1, 2024 to September 30, 2025

	Actual
	Year-to-Date
<u>Revenue:</u>	
Bond Proceeds	\$ -
Miscellaneous Revenue	-
Interest	-
Total Revenue	-
<u>Expenditures:</u>	
Funding Requests	-
Landscape Maintenance	-
Environmental Mitigation & Pond Maintenance	-
Requisition Expenses	-
Retainage Expense	-
Total Expenditures:	-
<u>Other Financing Sources (Uses):</u>	
Transfers In	-
Transfers Out	-
Total Other Financing Sources (Uses)	-
Excess Revenue Over (Under) Expenditures	-
Fund Balance - Beginning	478
Fund Balance - Ending	\$ 478

Parkland Preserve CDD
GL Detail
FY2025

Account	Type	Date	Num	Name	Memo	Debit	Credit
1101000 - Cash- Operating Account							
	Bill Pmt -Check	09/02/2025	100601	Hawkins Inc.	Invoice: 7183604 (Reference: Pool Chemicals.)		1,182.00
	Bill Pmt -Check	09/02/2025	100602	Vesta Property Services Inc	Invoice: 428178 (Reference: Amenity Management.)		8,161.17
	Bill Pmt -Check	09/02/2025	100603	Integrated Access Solutions LLC	Invoice: 4631 (Reference: Monthly PM Plan.)		125.00
	Transfer	09/02/2025			Funds Transfer		21.23
	Bill Pmt -Check	09/03/2025	100604	Hi-Tech System Associates, Inc.	Invoice: 429923 (Reference: Security Monitoring 9/1/25 - 9/30/25.)		279.85
	Bill Pmt -Check	09/03/2025	100605	Charles Aquatics, Inc	Invoice: 54010 (Reference: Aquatic Management 6 ponds Sept 25.)		1,025.00
	Bill Pmt -Check	09/03/2025	100606	SchoolNow	Invoice: INV-SN-943 (Reference: Website Hosting.)		1,515.00
	Transfer	09/03/2025			Funds Transfer	2,375.00	
	Bill Pmt -Check	09/04/2025	090425ACH1	Waste Pro - Palm Coast	Solid waste service		142.30
	Bill Pmt -Check	09/04/2025	100607	Cintas Corporation	Invoice: 9336012183 (Reference: AED AUTOMATIC AGREEMENT.)		154.00
	Transfer	09/04/2025			Funds Transfer	1,447.15	
	Transfer	09/05/2025			Funds Transfer	4,754.00	
	Bill Pmt -Check	09/08/2025	100608	A-1 Backflow Testing LLC	Invoice: 2586 (Reference: Backflow Testing.)		145.00
	Bill Pmt -Check	09/09/2025	100609	Kimley Horn	Invoice: 045496000-0425 (Reference: Service thru April 25.) Invoice: 045496000-0525 (Referenc...		11,082.49
	Bill Pmt -Check	09/10/2025	100610	Integrated Access Solutions LLC	Invoice: 4374 (Reference: Troubleshoot Barcode Reader.) Invoice: 4564 (Reference: Installatio...		487.89
	Bill Pmt -Check	09/10/2025	100611	Kutak Rock LLP	Invoice: 3623417 (Reference: Jr. Davis Construction Defect Dispute.) Invoice: 3623416 (Refere...		5,173.79
	Bill Pmt -Check	09/10/2025	100612	Vesta District Services	Invoice: 428450 (Reference: Management Fees Sept 25.)		3,244.25
	Transfer	09/10/2025			Funds Transfer	100.00	
	Transfer	09/11/2025			Funds Transfer	2,002.89	
	Transfer	09/12/2025			Funds Transfer	8,161.17	
	Deposit	09/15/2025			Deposit	400.00	
	Transfer	09/15/2025			Funds Transfer		275.00
	Deposit	09/16/2025			Deposit	500.00	
	Bill Pmt -Check	09/16/2025	1551	Alfred W. Myslicki, Jr.	BOS Meeting 8/25/25		200.00
	Bill Pmt -Check	09/16/2025	1552	Clare M. Olson	BOS Meeting 8/25/25		200.00
	Bill Pmt -Check	09/16/2025	1553	James L. Mack, Jr.	BOS Meeting 8/25/25		200.00
	Bill Pmt -Check	09/16/2025	1554	Kimberly D. Inman	BOS Meeting 8/25/25		200.00
	Transfer	09/16/2025			Funds Transfer	10,682.49	
	Transfer	09/17/2025			Funds Transfer	552.70	
	Bill Pmt -Check	09/17/2025	091725ACH1	Florida Power & Light	100 Parkland Trail - Aug 6, 2025 to Sep 5, 2025		777.70
	Transfer	09/18/2025			Funds Transfer	4,927.96	
	Bill Pmt -Check	09/19/2025	091925ACH	AT&T	Internet 8/28/25 - 9/27/25		149.80
	Bill Pmt -Check	09/19/2025	091925ACH2	St. Johns County Utility Department	835 Parkland Trl - 7/19/25 - 8/16/25		351.91
	Bill Pmt -Check	09/19/2025	100613	Gannett Florida LocalIQ	Invoice: 0007301239 (Reference: Legal Advertising.)		94.48
	Bill Pmt -Check	09/19/2025	100614	Charles Aquatics, Inc	Invoice: 54089 (Reference: Replace Fountain bulbs.)		280.00
	Bill Pmt -Check	09/19/2025	100615	Green Earth Pest Control & Lawn Maint	Invoice: 64694 (Reference: Palm Trimming.)		1,240.00
	Bill Pmt -Check	09/19/2025	100616	DoorKing, Inc.	Invoice: 2586051 (Reference: 8/12/25 - 9/11/25.)		57.95
	Bill Pmt -Check	09/19/2025	100617	Lucas Tree Service, Inc.	Invoice: 10195 (Reference: Drop dead Pine trees.)		1,000.00
	Transfer	09/19/2025			Funds Transfer	145.00	
	Transfer	09/22/2025			Funds Transfer	2,270.67	
	Bill Pmt -Check	09/22/2025	092225CC1	US Bank Credit Card	Various Purchases 07/30/25 - 8/27/25		532.72
	Transfer	09/23/2025			Funds Transfer	5,373.79	
	Bill Pmt -Check	09/24/2025	092425ACH2	Florida Power & Light	565 PARKLAND TRL # ENT Aug 13, 2025 to Sep 12, 2025		32.82
	Bill Pmt -Check	09/24/2025	092425ACH3	Florida Power & Light	795 Parkland Trail, #IRR Aug 13, 2025 to Sep 12, 2025		49.53
	Bill Pmt -Check	09/24/2025	092425ACH4	Florida Power & Light	661 Parkland Trl #Fountain Aug 13, 2025 to Sep 12, 2025		444.00
	Bill Pmt -Check	09/24/2025	092425ACH5	Florida Power & Light	100 PARKLAND TRL Aug 13, 2025 to Sep 12, 2025		944.01
	Bill Pmt -Check	09/24/2025	092425ACH1	Orkin	Reference: Pest Control.		145.00
	Bill Pmt -Check	09/24/2025	092425ACH6	AT&T	Internet 9/2/25 - 10/1/25		192.60
	Transfer	09/24/2025			Funds Transfer	1,807.96	
	Bill Pmt -Check	09/29/2025	100618	Green Earth Pest Control & Lawn Maint	Invoice: 64750 (Reference: Landscape Mgmt & Pest Control.)		5,220.00
	Bill Pmt -Check	09/29/2025	100619	Integrated Access Solutions LLC	Invoice: 4786 (Reference: Monthly PM Plan.)		125.00
	Transfer	09/29/2025			Funds Transfer	94.48	
	Transfer	09/30/2025			Funds Transfer	6,585.00	
	Deposit	09/30/2025			Interest	20.55	

Parkland Preserve CDD
GL Detail
FY2025

Account	Type	Date	Num	Name	Memo	Debit	Credit
Total 1101000 · Cash- Operating Account						52,200.81	45,451.49
1101010 · BU Sweep							
	Transfer	09/02/2025			Funds Transfer	21.23	
	Transfer	09/03/2025			Funds Transfer		2,375.00
	Transfer	09/04/2025			Funds Transfer		1,447.15
	Transfer	09/05/2025			Funds Transfer		4,754.00
	Transfer	09/10/2025			Funds Transfer		100.00
	Transfer	09/11/2025			Funds Transfer		2,002.89
	Transfer	09/12/2025			Funds Transfer		8,161.17
	Transfer	09/15/2025			Funds Transfer	275.00	
	Transfer	09/16/2025			Funds Transfer		10,682.49
	Transfer	09/17/2025			Funds Transfer		552.70
	Transfer	09/18/2025			Funds Transfer		4,927.96
	Transfer	09/19/2025			Funds Transfer		145.00
	Transfer	09/22/2025			Funds Transfer		2,270.67
	Transfer	09/23/2025			Funds Transfer		5,373.79
	Transfer	09/24/2025			Funds Transfer		1,807.96
	Transfer	09/29/2025			Funds Transfer		94.48
	Transfer	09/30/2025			Funds Transfer		6,585.00
	Deposit	09/30/2025			Interest	186.36	
Total 1101010 · BU Sweep						482.59	51,280.26
7255900 · 2019A - Revenue							
	Deposit	09/02/2025			Interest	2,102.40	
	Transfer	09/02/2025			Funds Transfer	2,654.57	
Total 7255900 · 2019A - Revenue						4,756.97	0.00
7256000 · 2019A - DS Reserve							
	Transfer	09/02/2025			Funds Transfer		2,654.57
	Deposit	09/05/2025			Interest	2,654.57	
Total 7256000 · 2019A - DS Reserve						2,654.57	2,654.57
1155000 · Prepaid Items							
	Bill	09/02/2025	INV-SN-943	SchoolNow	Reference: Website Hosting.	1,515.00	
Total 1155000 · Prepaid Items						1,515.00	0.00
1202000 · Accounts Payable							
	Bill	09/01/2025	428178	Vesta Property Services Inc	Reference: Amenity Management.		8,161.17
	Bill	09/01/2025	429923	Hi-Tech System Associates, Inc.	Reference: Security Monitoring 9/1/25 - 9/30/25.		279.85
	Bill	09/01/2025	54010	Charles Aquatics, Inc	Reference: Aquatic Management 6 ponds Sept 25.		1,025.00
	Bill	09/01/2025	0000444824	Waste Pro - Palm Coast	Solid waste service		142.30
	Bill	09/01/2025	428450	Vesta District Services	Reference: Management Fees Sept 25.		3,244.25
	Bill	09/01/2025	309264701 9/25	AT&T	Internet 9/2/25 - 10/1/25		192.60
	Bill Pmt -Check	09/02/2025	100601	Hawkins Inc.	Invoice: 7183604 (Reference: Pool Chemicals.)	1,182.00	
	Bill Pmt -Check	09/02/2025	100602	Vesta Property Services Inc	Invoice: 428178 (Reference: Amenity Management.)	8,161.17	
	Bill Pmt -Check	09/02/2025	100603	Integrated Access Solutions LLC	Invoice: 4631 (Reference: Monthly PM Plan.)	125.00	
	Bill	09/02/2025	INV-SN-943	SchoolNow	Reference: Website Hosting.		1,515.00
	Bill Pmt -Check	09/03/2025	100604	Hi-Tech System Associates, Inc.	Invoice: 429923 (Reference: Security Monitoring 9/1/25 - 9/30/25.)	279.85	
	Bill Pmt -Check	09/03/2025	100605	Charles Aquatics, Inc	Invoice: 54010 (Reference: Aquatic Management 6 ponds Sept 25.)	1,025.00	
	Bill Pmt -Check	09/03/2025	100606	SchoolNow	Invoice: INV-SN-943 (Reference: Website Hosting.)	1,515.00	
	Bill Pmt -Check	09/04/2025	090425ACH1	Waste Pro - Palm Coast	Solid waste service	142.30	
	Bill Pmt -Check	09/04/2025	100607	Cintas Corporation	Invoice: 9336012183 (Reference: AED AUTOMATIC AGREEMENT.)	154.00	
	Bill	09/04/2025	2586	A-1 Backflow Testing LLC	Reference: Backflow Testing.		145.00
	Bill	09/05/2025	3623417	Kutak Rock LLP	Reference: Jr. Davis Construction Defect Dispute.		3,316.60
	Bill	09/05/2025	3623416	Kutak Rock LLP	Reference: General Counsel July 25.		1,857.19
	Bill	09/05/2025	12378-76105 9/25	Florida Power & Light	100 Parkland Trail - Aug 6, 2025 to Sep 5, 2025		777.70
	Bill Pmt -Check	09/08/2025	100608	A-1 Backflow Testing LLC	Invoice: 2586 (Reference: Backflow Testing.)	145.00	
	Bill Pmt -Check	09/09/2025	100609	Kimley Horn	Invoice: 045496000-0425 (Reference: Service thru April 25.) Invoice: 045496000-0525 (Referenc...	11,082.49	
	Bill Pmt -Check	09/10/2025	100610	Integrated Access Solutions LLC	Invoice: 4374 (Reference: Troubleshoot Barcode Reader.) Invoice: 4564 (Reference: Installatio...	487.89	

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Account	Type	Date	Num	Name	Memo	Debit	Credit
1363005 · Interest - Investments	Bill Pmt -Check	09/10/2025	100611	Kutak Rock LLP	Invoice: 3623417 (Reference: Jr. Davis Construction Defect Dispute.) Invoice: 3623416 (Refere...	5,173.79	
	Bill Pmt -Check	09/10/2025	100612	Vesta District Services	Invoice: 428450 (Reference: Management Fees Sept 25.)	3,244.25	
	Bill	09/11/2025	10195	Lucas Tree Service, Inc.	Reference: Drop dead Pine trees.		1,000.00
	Bill	09/12/2025	2586051	DoorKing, Inc.	Reference: 8/12/25 - 9/11/25.		57.95
	Bill	09/12/2025	07380-54261 9/25	Florida Power & Light	565 PARKLAND TRL # ENT Aug 13, 2025 to Sep 12, 2025		32.82
	Bill	09/12/2025	80159-46489 9/25	Florida Power & Light	100 PARKLAND TRL Aug 13, 2025 to Sep 12, 2025		944.01
	Bill	09/12/2025	00268-43268 9/25	Florida Power & Light	795 Parkland Trail, #IRR Aug 13, 2025 to Sep 12, 2025		49.53
	Bill	09/12/2025	51433-49560 9/25	Florida Power & Light	661 Parkland Trl #Fountain Aug 13, 2025 to Sep 12, 2025		444.00
	Bill	09/15/2025	64694	Green Earth Pest Control & Lawn Maint	Reference: Palm Trimming.		1,240.00
	Bill	09/16/2025	82525	Alfred W. Myslicki, Jr.	BOS Meeting 8/25/25		200.00
	Bill	09/16/2025	82525	Clare M. Olson	BOS Meeting 8/25/25		200.00
	Bill	09/16/2025	82525	Kimberly D. Inman	BOS Meeting 8/25/25		200.00
	Bill	09/16/2025	82525	James L. Mack, Jr.	BOS Meeting 8/25/25		200.00
	Bill Pmt -Check	09/16/2025	1551	Alfred W. Myslicki, Jr.	BOS Meeting 8/25/25	200.00	
	Bill Pmt -Check	09/16/2025	1552	Clare M. Olson	BOS Meeting 8/25/25	200.00	
	Bill Pmt -Check	09/16/2025	1553	James L. Mack, Jr.	BOS Meeting 8/25/25	200.00	
	Bill Pmt -Check	09/16/2025	1554	Kimberly D. Inman	BOS Meeting 8/25/25	200.00	
	Bill Pmt -Check	09/17/2025	091725ACH1	Florida Power & Light	100 Parkland Trail - Aug 6, 2025 to Sep 5, 2025	777.70	
	Bill	09/18/2025	54089	Charles Aquatics, Inc	Reference: Replace Fountain bulbs.		280.00
	Bill Pmt -Check	09/19/2025	091925ACH	AT&T	Internet 8/28/25 - 9/27/25	149.80	
	Bill Pmt -Check	09/19/2025	091925ACH2	St. Johns County Utility Department	835 Parkland Trl - 7/19/25 - 8/16/25	351.91	
	Bill Pmt -Check	09/19/2025	100613	Gannett Florida LocalIQ	Invoice: 0007301239 (Reference: Legal Advertising.)		94.48
	Bill Pmt -Check	09/19/2025	100614	Charles Aquatics, Inc	Invoice: 54089 (Reference: Replace Fountain bulbs.)		280.00
	Bill Pmt -Check	09/19/2025	100615	Green Earth Pest Control & Lawn Maint	Invoice: 64694 (Reference: Palm Trimming.)	1,240.00	
	Bill Pmt -Check	09/19/2025	100616	DoorKing, Inc.	Invoice: 2586051 (Reference: 8/12/25 - 9/11/25.)		57.95
	Bill Pmt -Check	09/19/2025	100617	Lucas Tree Service, Inc.	Invoice: 10195 (Reference: Drop dead Pine trees.)	1,000.00	
	Bill	09/19/2025	576585-139614 9/25	St. Johns County Utility Department	835 Parkland Trl - 8/19/25 - 9/17/25		336.20
	Bill	09/20/2025	250901170101	Contact One	Reference: 10/01/2025 - 10/31/2025.		230.50
	Bill	09/22/2025	64750	Green Earth Pest Control & Lawn Maint	Reference: Landscape Mgmt & Pest Control.		5,220.00
	Bill Pmt -Check	09/22/2025	092225CC1	US Bank Credit Card	Various Purchases 07/30/25 - 8/27/25	532.72	
	Bill	09/23/2025	4786	Integrated Access Solutions LLC	Reference: Monthly PM Plan.		125.00
	Bill Pmt -Check	09/24/2025	092425ACH2	Florida Power & Light	565 PARKLAND TRL # ENT Aug 13, 2025 to Sep 12, 2025	32.82	
	Bill Pmt -Check	09/24/2025	092425ACH3	Florida Power & Light	795 Parkland Trail, #IRR Aug 13, 2025 to Sep 12, 2025	49.53	
	Bill Pmt -Check	09/24/2025	092425ACH4	Florida Power & Light	661 Parkland Trl #Fountain Aug 13, 2025 to Sep 12, 2025	444.00	
	Bill Pmt -Check	09/24/2025	092425ACH5	Florida Power & Light	100 PARKLAND TRL Aug 13, 2025 to Sep 12, 2025	944.01	
	Bill	09/24/2025	282524364	Orkin	Reference: Pest Control.		145.00
	Bill Pmt -Check	09/24/2025	092425ACH1	Orkin	Reference: Pest Control.	145.00	
	Bill Pmt -Check	09/24/2025	092425ACH6	AT&T	Internet 9/2/25 - 10/1/25	192.60	
	Bill Pmt -Check	09/29/2025	100618	Green Earth Pest Control & Lawn Maint	Invoice: 64750 (Reference: Landscape Mgmt & Pest Control.)	5,220.00	
	Bill Pmt -Check	09/29/2025	100619	Integrated Access Solutions LLC	Invoice: 4786 (Reference: Monthly PM Plan.)	125.00	
	Bill	09/30/2025	9340258215	Cintas Corporation	Reference: AED AUTOMATIC AGREEMENT.		154.00
Total 1202000 · Accounts Payable						45,155.26	31,715.67
1363005 · Interest - Investments							
	Deposit	09/30/2025			Interest		20.55
	Deposit	09/30/2025			Interest		186.36
Total 1363005 · Interest - Investments						0.00	206.91
1363095 · Rental Income							
	Deposit	09/15/2025	4178		Hycoop- Clubhouse Rental		125.00
	Deposit	09/15/2025	7678		Ewing- Rental fee		150.00
Total 1363095 · Rental Income						0.00	275.00
1363097 · Gate Access Cards							
	Deposit	09/15/2025	10313		Talbott- Gate tag		25.00
	Deposit	09/15/2025	104		Manteria- Gate tag		25.00
	Deposit	09/15/2025	145		Klacsmann- Gate Bar Code		25.00
	Deposit	09/15/2025	4121		Kennedy- Gate tag		25.00

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Account	Type	Date	Num	Name	Memo	Debit	Credit
Total 1363097 · Gate Access Cards 2361001 · Interest- Investment 201	Deposit	09/15/2025	1047		Feetham- Parking pass		25.00
	Deposit	09/16/2025	1012		Parkland Preserve HOA- Gaste Remote Income		500.00
						0.00	625.00
Total 2361001 · Interest- Investment 201	Deposit	09/02/2025			Interest		2,102.40
	Deposit	09/05/2025			Interest		2,654.57
						0.00	4,756.97
Total 1511001 · Supervisors Compensation 1513025 · Management Consulting Services	Bill	09/16/2025	82525	Alfred W. Myslicki, Jr.	BOS Meeting 8/25/25	200.00	
	Bill	09/16/2025	82525	Clare M. Olson	BOS Meeting 8/25/25	200.00	
	Bill	09/16/2025	82525	Kimberly D. Inman	BOS Meeting 8/25/25	200.00	
	Bill	09/16/2025	82525	James L. Mack, Jr.	BOS Meeting 8/25/25	200.00	
Total 1513025 · Management Consulting Services 1513029 · Administrative Services						800.00	0.00
	Bill	09/01/2025	428450	Vesta District Services	Reference: Management Fees Sept 25.	3,025.00	
						3,025.00	0.00
	Bill	09/01/2025	428450	Vesta District Services	Reference: Management Fees Sept 25.	151.25	
Total 1513029 · Administrative Services 1514010 · Legal Services						151.25	0.00
	Bill	09/05/2025	3623417	Kutak Rock LLP	Reference: Jr. Davis Construction Defect Dispute.	3,316.60	
	Bill	09/05/2025	3623416	Kutak Rock LLP	Reference: General Counsel July 25.	1,857.19	
						5,173.79	0.00
Total 1514020 · Website Hosting & Management 1160000 · Physical Environment	Bill	09/01/2025	428178	Vesta Property Services Inc	Reference: Amenity Management.	185.00	
	Bill	09/01/2025	428450	Vesta District Services	Reference: Management Fees Sept 25.	68.00	
						253.00	0.00
						9,403.04	0.00
Total 1513012 · Field Manager 1513013 · Remote Security	Bill	09/01/2025	428178	Vesta Property Services Inc	Reference: Amenity Management.	2,490.50	
						2,490.50	0.00
	Bill	09/01/2025	429923	Hi-Tech System Associates, Inc.	Reference: Security Monitoring 9/1/25 - 9/30/25.	279.85	
	Bill	09/12/2025	2586051	DoorKing, Inc.	Reference: 8/12/25 - 9/11/25.	57.95	
Total 1513013 · Remote Security 1513019 · Gate Management	Bill	09/20/2025	250901170101	Contact One	Reference: 10/01/2025 - 10/31/2025.	230.50	
						568.30	0.00
	Bill	09/01/2025	428178	Vesta Property Services Inc	Reference: Amenity Management.	105.00	
						105.00	0.00
Total 1513046 · Electricity - Fountain 1513052 · Electricity(Streetlights)	Bill	09/12/2025	00268-43268 9/25	Florida Power & Light	795 Parkland Trail, #IRR Aug 13, 2025 to Sep 12, 2025	49.53	
	Bill	09/12/2025	51433-49560 9/25	Florida Power & Light	661 Parkland Trl #Fountain Aug 13, 2025 to Sep 12, 2025	444.00	
						493.53	0.00
	Bill	09/05/2025	12378-76105 9/25	Florida Power & Light	100 Parkland Trail - Aug 6, 2025 to Sep 5, 2025	777.70	
Total 1513052 · Electricity(Streetlights) 1530000 · Water (County)	Bill	09/12/2025	07380-54261 9/25	Florida Power & Light	565 PARKLAND TRL # ENT Aug 13, 2025 to Sep 12, 2025	32.82	
	Bill	09/12/2025	80159-46489 9/25	Florida Power & Light	100 PARKLAND TRL Aug 13, 2025 to Sep 12, 2025	944.01	
						1,754.53	0.00
	Bill	09/19/2025	576585-139614 9/25	St. Johns County Utility Department	835 Parkland Trl - 8/19/25 - 9/17/25	336.20	
Total 1530000 · Water (County) 1530010 · Landscaping Maintenance						336.20	0.00
	Bill	09/15/2025	64694	Green Earth Pest Control & Lawn Maint	Reference: Palm Trimming.	1,240.00	

Parkland Preserve CDD
GL Detail
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Account	Type	Date	Num	Name	Memo	Debit	Credit
Total 1530010 · Landscaping Maintenance 1541020 · Env. Mitigation & Pond Maint	Bill	09/22/2025	64750	Green Earth Pest Control & Lawn Maint	Reference: Landscape Mgmt & Pest Control.	5,220.00	
						6,460.00	0.00
Total 1541020 · Env. Mitigation & Pond Maint 1541035 · Field Contingency	Bill	09/01/2025	54010	Charles Aquatics, Inc	Reference: Aquatic Management 6 ponds Sept 25.	1,025.00	
						1,025.00	0.00
Total 1541035 · Field Contingency 1573015 · Amenity & Community Maint & Rep	Bill	09/30/2025	9340258215	Cintas Corporation	Reference: AED AUTOMATIC AGREEMENT.	154.00	
						154.00	0.00
Total 1573015 · Amenity & Community Maint & Rep	Bill	09/04/2025	2586	A-1 Backflow Testing LLC	Reference: Backflow Testing.	145.00	
	Bill	09/11/2025	10195	Lucas Tree Service, Inc.	Reference: Drop dead Pine trees.	1,000.00	
	Bill	09/18/2025	54089	Charles Aquatics, Inc	Reference: Replace Fountain bulbs.	280.00	
	Bill	09/23/2025	4786	Integrated Access Solutions LLC	Reference: Monthly PM Plan.	125.00	
Total 1160000 · Physical Environment						1,550.00	0.00
1180000 · Amenity Center Operations						14,937.06	0.00
Total 1541050 · Pool Service Contract 1541056 · Amenity Ctr Cleaning & Maint	Bill	09/01/2025	428178	Vesta Property Services Inc	Reference: Amenity Management.	2,154.42	
						2,154.42	0.00
Total 1541056 · Amenity Ctr Cleaning & Maint 1541058 · Amenity Management	Bill	09/01/2025	428178	Vesta Property Services Inc	Reference: Amenity Management.	878.42	
						878.42	0.00
Total 1541058 · Amenity Management 1541091 · Amenity Ctr Internet	Bill	09/01/2025	428178	Vesta Property Services Inc	Reference: Amenity Management.	2,347.83	
						2,347.83	0.00
Total 1541091 · Amenity Ctr Internet 1542060 · Amenity Cnter Pest Control	Bill	09/01/2025	309264701 9/25	AT&T	Internet 9/2/25 - 10/1/25	192.60	
						192.60	0.00
Total 1542060 · Amenity Cnter Pest Control 1546035 · Refuse Service	Bill	09/24/2025	282524364	Orkin	Pest Control.	145.00	
						145.00	0.00
Total 1546035 · Refuse Service	Bill	09/01/2025	0000444824	Waste Pro - Palm Coast	Solid waste service	142.30	
						142.30	0.00
Total 1180000 · Amenity Center Operations						5,860.57	0.00
TOTAL						136,965.87	136,965.87

EXHIBIT 7



Hello, this is your estimate

Location: 835 Parkland Trail, St. Augustine, FL, 32095

JOB ID
35713603

Pull and Clean Evap Coil and Replace Drain Pan

Your Price

\$1,440.00

Member Price

\$1,280.00

Est. monthly payment of \$18.44/mo for 180 mo

[Apply for Financing >](#)

 [Financing Terms](#)

Accepted

Summary

This estimate is for a pull and clean on the Evap Coil and replacing the drain pan on unit.



CLE-140

Member Price

\$1,440.00

Your Price

\$1,600.00

Pump refrigerant into outdoor unit for containment. Remove and chemically clean the evaporator coil. Reinstall evaporator coil and install new liquid line filter drier. Properly evacuate...

[View More](#)



100OFF

Multi Property Discount

Your Price
-\$160.00

Subtotal	\$1,440.00
Tax	\$0.00
Total	\$1,440.00

Did you know that with a membership, you could have saved \$160.00?

EXHIBIT 8

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(A)(2)(C), FLORIDA STATUTES AND INSTRUCTING THAT THE ST. JOHNS COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3)(A)(2)(c), Florida Statutes, and to instruct the St. Johns County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the 2026 general election ("**General Election**").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT:

1. CURRENT BOARD MEMBERS. The Board is currently made up of the following individuals, seats and terms:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	James L. Mack	November 2026
2	Dave Gurrie	November 2026
3	Alfred Myslicki	November 2028
4	Clare Olson	November 2028
5	Kim Inman	November 2028

2. GENERAL ELECTION SEATS. Seat 1, currently held by James L. Mack, and Seat 2, currently held by Dave Gurrie, are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year.

3. QUALIFICATION PROCESS. For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be

a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Johns County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

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

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

6. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

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

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

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

PASSED AND ADOPTED this 27th day of October, 2025.

ATTEST:

**PARKLAND PRESERVE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

EXHIBIT A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Parkland Preserve Community Development District will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the St. Johns County Supervisor of Elections located at _____, Phone (____) _____. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Chapter 2004-461, Laws of Florida. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Johns County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Parkland Preserve Community Development District has two (2) seats up for election, specifically Seats 1 and 2, each carrying a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

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

[NOTE TO DISTRICT MANAGER: PUBLISH AT LEAST 2 WEEKS PRIOR TO THE START OF THE QUALIFYING PERIOD]

EXHIBIT 9

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND LOCATION OF A PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING REVISED AMENITY RULES.

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

WHEREAS, the Board of Supervisors of the District (“Board”) is authorized by Sections 190.011(5) and 190.035, *Florida Statutes*, to adopt rules, orders, rates, fees and charges pursuant to Chapter 120, *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PARKLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The District’s Board of Supervisors will hold a public hearing to adopt revised amenity rules, a proposed copy of which is attached hereto as **Exhibit A**. The Board will hold a public hearing on January 26, 2025, at 4:30 p.m., at the Parkland Preserve Amenity Center, 835 Parkland Trail, St. Augustine, Florida 32095.

SECTION 2. At said public hearing, the Board will consider the amenity rules of the District as more particularly set forth in attached **Exhibit A**.

SECTION 3. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

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

PASSED AND ADOPTED THIS 27TH DAY OF OCTOBER 2025.

ATTEST:

**PARKLAND PRESERVE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

EXHIBIT A: Proposed District Rules

EXHIBIT A

**PARKLAND PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

AMENITY FACILITY POLICIES

Revised 10/27/2025

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Part I. Amenity Facility Rates

In accordance with Chapter 190 of the Florida Statutes, on _____, 2020 at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Parkland Preserve Community Development District adopted the following policy to govern rates for the District's Amenities.

A. INTRODUCTION

This policy addresses various rates, fees, and charges associated with the Amenities.

B. DEFINITIONS

All capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Amenity Facility Policies of Parkland Preserve Community Development District, as amended from time to time.

C. ANNUAL USER FEE

For Non-Resident Patrons, the annual Non-Resident User Fee is equal to the average annual operation and maintenance assessment and debt assessment as established by the District in connection with the adoption of the District's annual fiscal year budgets. For Residents, the Annual User Fee is paid when the Resident makes payment for the Resident's annual operation and maintenance assessment, and debt service assessment, for the property owned by the Resident.

D. RESERVATION RATES FOR OPEN AIR AMENITY CENTER

Any Patron wishing to have the exclusive use of any area within the amenity center must pay the appropriate fee and submit a security deposit in the amounts set forth in Table 1 below.

Table 1 - Reservation Rates for Amenity Center Areas¹

Area	Rental Fee	Deposit
Multi-Purpose Field	None	None
Covered Patio at Pool	\$25.00 / hour	\$100.00
Amenity Room Rental	\$25.00/hour	\$100.00

E. ACTIVITY AND PROGRAM RATES

Activity program prices charged on an activity-by-activity

basis.

F. MISCELLANEOUS FEES

Miscellaneous fees are set forth in Table 2 below.

Table 2 - Miscellaneous fees

Item	Fee
If applicable, Initial Access Cards/Keys <u>upon registration for Patrons</u> (two per Patron household)	Free
<u>Replacement Access Cards/Keys if damaged lost or stolen (up to two per household)</u>	\$25.00 per access card/keys
Access Pin/Passcode (one per household)	Free
If applicable, Additional Access Card/Keys (for additional cards/keys <u>Patrons</u>)	\$25.00 per access card/keys
If applicable, Replacement of Damaged, Lost, or Stolen Access Card or Key	\$25.00 per access card/keys
Guests Staying on Property Fee for Amenity Center and Pool	Free
Guests not staying <u>staying</u> on Property Fee for Amenity <u>Center and Pool</u>	\$10.00 per day per person

Insufficient Funds Fee (for submitting an insufficient funds check)	\$30.00
<u>Gate Access Pass for Patrons (two per household)</u>	<u>\$25.00 per card</u>
<u>Replacement/Additional Front Gate Access Pass</u>	<u>\$25.00 per card</u>
<u>Gate Access Pass for Non-Patrons</u>	<u>\$35.00 per card</u>

¹ Note: Must be a Resident of Parkland Preserve or a Non-Resident User that has met all Non-Resident User requirements and are current with the Non-Resident User Fee.

G. SPECIAL PROVISIONS

1. After-Hours Events

All rental fees are increased by \$25 for each hour past normal operating hours.

2. Homeowner's Association and Master Developer Meetings

Unless otherwise provided in the District's official policies, as may be amended from time to time, each homeowner's association located within the boundaries of the District is permitted one free meeting per month, subject to availability. Any events hosted by the Master Developer are permitted for free, subject to availability.

3. Additional Costs

The District may in its sole discretion require additional staffing, insurance, cleaning, or other service for any given event, and, if so, may charge an additional fee for the event equal to the cost of such staffing, insurance, cleaning, or service.

H. ADJUSTMENT OF RATES

Not more than once per year, the Board may adjust by resolution adopted at a duly noticed public meeting any of the fees set forth in paragraphs 4, 5, and 6 to reflect actual costs of operation of the Amenity Facilities, to promote use of the Amenity Facilities, or for any other purpose as determined by the Board to be in the best interests of the District. The Board may also in its discretion authorize discounts for certain services.

I. PRIOR AMENITY POLICIES

The District's Amenity Facility Policies, as may be amended from time to time, govern all use of the Amenity Facilities.

J. SEVERABILITY

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

Law Implemented: ss. 190.011, 190.035, Fla. Stat. (2013)

Part II. **Amenity Facility Policies**

In accordance with Chapter 190 of the Florida Statutes, and on October 26, 2020 at a duly noticed public meeting, the Board of Supervisors of the Parkland Preserve Community Development District adopted the following policies to govern the operation of the District's Amenities. All prior policies of the District are hereby rescinded.

A. DEFINITIONS

The following definitions shall apply to these policies in their entirety:

"Access Card" – shall mean the identification card OR keys issued to Patrons.

"Access Pin" or "Passcode " – shall mean the 4-digit amenities access code issued to each household.

"Amenity Facility" or "Amenity Facilities" – shall mean the properties and areas owned by the District and intended for recreational use and may include, but not specifically be limited to, the District's amenity center, swimming pool, multi-purpose field, sport courts, playground, picnic area, and walking trails, together with their appurtenant areas, facilities, equipment, and any other appurtenances.

"Amenity Facility Policies" or "Policies" – shall mean all policies of the District relative to the Amenities, as amended from time to time.

"Amenity Manager" – shall mean the management company, including its employees, staff and agents, contracted by the District to manage the Amenities.

"Board of Supervisors" or "Board" – shall mean the Board of Supervisors of the District.

"District" – shall mean the Parkland Preserve Community Development District.

"District Manager" – shall mean the professional management company with which the District has contracted to provide management services to the District.

"Family" – shall mean a group of individuals living under one roof or head of household. This can consist of individuals who have not yet attained the age of eighteen, together

with their parents or legal guardians. This does not include visiting relatives, or extended family not residing in the home.

“Guest” – shall mean any person or persons, other than a Patron, who are expressly authorized by the District to use the Amenity Facilities, or invited and accompanied for the day by a Resident Patron or Non-Resident Patron to use the Amenity Facilities.

“Non-Resident” – shall mean any person that does not own property within the District.

“Non-Resident Patron” – shall mean any Non-Resident that pays the Non-Resident User Fee.

“Non-Resident User Fee” – shall mean the base fee established by the District for the non-exclusive right to use the Amenity Facilities. The amount of the annual Non-Resident User Fee is set forth in the District’s Amenity Facility Policy and included in the CDD’s O&M expenses charged to each property owner.

“Patron” or “Patrons” shall mean Resident Patrons, and Non-Resident Patrons, ~~and~~ ~~Guests~~.

“Person” – shall mean an individual, or legal entity recognized under Florida law.

“Renter” – shall mean any tenant residing in a Resident’s home pursuant to a valid rental or lease agreement.

“Resident” – shall mean any person or Family owning property within the District.

“Resident Patron” – shall mean Residents and Renters.

B. AUTHORIZED USERS

1. Generally

Only Patrons and Guests, as set forth herein, have the right to use the Amenity Facilities.

~~G-2.~~ 2. **RENTER’S PRIVILEGES**

- a. Residents who rent or lease residential unit(s) in the District shall have the right to designate the Renter of the residential unit(s) as the co-beneficial users of the Resident’s privileges to use the Amenity Facilities. However, the member/tenant must be present at all times during the event.

- b. ~~a.~~ A Renter who is designated as the co-beneficial user of the Resident's rights to use the Amenity Facilities shall be entitled to the same rights and privileges to use the Amenity Facilities as the Resident.
- c. ~~b.~~ Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Resident owners are responsible for the department of their respective Renter.
- d. ~~c.~~ Renters shall be subject to all rules and policies as the Board may adopt from time to time.

13. **Guests**

Except as otherwise provided for herein, each Resident Patron or Non-Resident Patron who is at least nineteen years of age may bring a maximum of five guests to the Amenity Facilities, provided however that Guests must be accompanied by the Resident Patron when using the Amenity Facilities and provided however that the Resident Patron will be responsible for any harm caused by the Resident Patron's Guest while using the Amenity Facilities. For clarification purposes, the preceding sentence shall be construed to place a five Guest limitation on the total number of Guests that a Patron may bring on behalf of that Patron's particular residence or household – e.g., a Resident Patron Family consisting of four people cannot bring up to five Guests each for a total of twenty Guests, but instead can only bring a total of five Guests on behalf of the entire household. The District may also in its discretion invite Guests as part of any community programming activities. Applicable fees may apply. Guests shall be subject to all rules and policies as the Board may adopt from time to time.

24. **Registration / Disclaimer**

In order to use the Amenity Facilities, each Patron, all members of a Patron's Family, and all Guests shall register with the District by executing a Registration Form, a copy of which is attached hereto as **Attachment A**, and by executing the Consent and Waiver Agreement, a copy of which is attached hereto as **Attachment B**.

All persons using the Amenity Facilities do so at their own risk and agree to abide by the policies for the use of the Amenity Facilities. As set forth more fully later herein, the District shall assume no responsibility and shall not be liable for any accidents, personal injury, or damage to, or loss of property arising from the use of the Amenity Facilities or from the acts, omissions, or negligence of other persons using the Amenity Facilities. Patrons are responsible for their actions and those of their Guests.

ACCESS CARDS OR KEYS**1. Use of Access Cards, Keys, or Passcodes**

Patrons in Parkland Preserve are assigned a 4-didget passcode and can use their Access code to gain access to the Amenity Facilities. Upon arrival at the amenity center, Patrons will enter their access code or in the pin code reader located outside of the main entrance doors in order to unlock the doors. Under no circumstance should a Patron provide an accessor access code to another person to allow him or her to use the Amenity Facilities. If at any time a key fob or jey card system is enacted, cards or fobs would be used at the card reader.

2. Issuance of Access Cards, Keys, or Passcodes

Each Patron will be given a household Passcode upon completion of registration with the District. For Families, each Patron may obtain additional passcodes for any member of a Patron's Family who is an adult over the age of nineteen (19) years of age and eligible to use the Amenity Facilities, with a maximum of (4) passcodes per household, and subject to payment of any applicable fees.

3. Non-Transferrable

Access codes are non-transferable except in accordance with the District's rules and policies.

4. Lost or Stolen Cards, Keys, or Passcodes

All lost passcodes need to be reported immediately to the District. If applicable, fees may apply to replace any lost or stolen cards or keys.

5. Gate Access Pass

The Parkland Preserve Community Development District has gated access at the front of the community. As a local unit of special purpose government established under Chapter 190, Florida Statutes, the District's roadways are public improvements, and access will be granted to any member of the public seeking to pass through the gate. Nevertheless, to expedite entry through the gate, the District shall distribute Gate Access Cards pursuant to the terms and conditions contained herein. The Gate Access Cards will be made available to all persons who request them, including Non-Residents who have not paid the Annual User Fee, provided the person requesting the Gate Access Card pays the applicable fee established by these Rules.



FACILITY RENTAL POLICIES

The following policies apply to the rental of the Amenity Facilities:

1. Patrons Only

Unless Directed by the District, only Patrons may reserve the portions of the Amenity Facilities for parties and events. Please contact the Amenity Manager in order to determine availability of the Amenity Facilities for any particular reservation.

2. Rental of Amenity Facilities:

The following Amenity Facilities are available for rental:

- a. Amenity center;
- b. Outdoor covered patio areas by the pool.

3. Payment & Registration

At the time the reservation is made, two checks or money orders (no cash), one for the deposit and one for the room rental, both made out to the District must be delivered to the Amenity Manager along with completed paperwork and insurances, if necessary. Each Patron renting the Amenities must sign and execute a Rental Agreement acceptable to the District at least three weeks prior to the event date. Regardless of whether the Rental Agreement is executed, the Patron is bound by the Rental Agreement, which is incorporated herein by this reference.

4. Rates and Deposits

The rental rates and deposits for use of the Amenity Facilities are as set forth in the District's Amenity Facilities Policy. To receive the full refund of the deposit within 10 days after the party, the renter must:

- a. Remove all garbage, place in dumpster, and replace garbage liners;
- b. Take down all decorations or event displays; and otherwise clean the rented Amenity Facilities and restore them to their pre-rented condition, and to the satisfaction of the District.

The District may retain all or part of any deposit if the District determines, in its sole discretion, that it is necessary to repair any damages (including any clean-up costs) arising from the rental.

5. Computation of Rental Time

The rental time period is inclusive of set-up and clean-up time.

6. Duration of Events

Unless otherwise authorized by the District, each rental shall be for a minimum of two hours but no more than four hours, unless previously authorized by the District. If the event lasts longer than four hours the deposit is forfeited, unless previously authorized by the District.

7. Available Hours

The Amenity Facilities may be rented for parties and events during normal operating hours. All events inside the amenity center must conclude and be cleaned up by 11pm.

8. Capacity

The amenity center capacity limit shall not be exceeded at any time for a party or event.

9. Noise

The volume of live or recorded music must not violate applicable St. John's County

noise ordinances, or unreasonably interfere with residents' enjoyment of their homes.

10. Insurance

Additional liability insurance coverage may be required for all events that are approved to serve alcoholic beverages, or for other events that the District determines in its sole discretion should require additional liability insurance. The District and its supervisors, staff, and contractors are to be named on these policies as an additional insured party.

11. Cancellation

If the renter wishes to cancel a reservation, the cancellation must be communicated to the Amenity Manager in writing no later than ~~thirty days~~one week prior to the scheduled event to receive 100% of the rental fee and deposit. If the event is cancelled less than 1 week prior to the event only the 100% of the security deposit will be returned.

FE. COMMUNITY PROGRAMMING

1. Resources

The District may offer from time to time a variety of programs and activities designed to meet the needs and enjoyment of community members of all ages, interests, and skill levels. If a program or activity is offered, its format will be structured to most effectively provide participants with a positive recreational experience of the highest caliber. Information for any upcoming program or activity will be provided to the Patrons via a community bulletin board, District website, or homeowner's association community website.

2. Patrons and Guests Only

Unless otherwise directed by the District, programs will be open to Patrons and their Guests only, subject to payment of any applicable fees. Patrons may register Guests for programs; however, in order to provide Patrons with priority registration, Guests may be assessed a surcharge and will only be able to register for programs if space permits.

3. Registration

Most programs will require advanced registration or an RSVP to allow the staff to plan effectively. To avoid the unnecessary cancellation of a program, register by the posted deadline. Late registrations may be accepted on a case-by-case basis. Due to the nature of some programs and the availability of space, late registration may not always be feasible. Some programs will have maximum registration limitations. In the event a program is full, a waiting list will be created.

4. Programs and Activities

All programs and services including personal training, group exercise, instructional programs, competitive events, and other programs must be conducted as directed by the Board. A schedule of activities for the Amenity Facilities will be posted in each area and updated.

5. Cancellation by the District

The District will notify Patrons if there is a need to change or cancel a program. If a program is cancelled by the District, Patrons will be issued a refund or credit on their account.

6. Refunds

Program refunds and credit may be granted on a case-by-case basis. Refunds and credits after the program registration deadline, “no shows”, or after a program begins may not be approved.

GF. GENERAL PROVISIONS

All Patrons and Guests using the Amenities are expected to conduct themselves in a responsible, courteous, and safe manner, in compliance with all rules and policies of the District.

1. Emergencies

After contacting 911 if required, all emergencies and injuries must be reported to the office of the District Manager at ~~321-263-0132~~[904-747-0181](tel:904-747-0181).

2. Hours of Operation

All hours of operation of the Amenities will be established and published by the District. The amenity center will be open year-round. The [hours of operation for the Amenity Center are from 7:00 a.m. to 12:00 a.m. The hours of operation for the fitness center at the Amenity Center are from 4:00 a.m. to 12:00 a.m. The](#) District may restrict access or close some or all of the Amenities for purposes of providing a community activity, for making improvements, for conducting maintenance, or other purposes. Any programs or activities of the District may have priority over other users of the Amenity Facilities.

3. Additional Guidelines

Except as otherwise stated herein, the following additional guidelines govern the use of the Amenity Facilities generally:

- a. Registration and Access Passcode.** All Patrons must register before getting access to the amenity center and use their assigned key pad code upon entering the amenity center. Cards and codes are only to be used by the Patron to whom they are issued.
- b. Guests.** Guests must be accompanied by a Patron while using the Amenity [facilities](#).

~~Facilities.~~

- c. **Minors.** Except as otherwise stated herein, children under eighteen (18) years of age must be accompanied by an adult aged eighteen (18) or older.
- d. **Attire.** With the exception of the pool and wet areas where bathing suits are permitted, Patrons and Guests must be properly attired with shirts and shoes to use the Amenity Facilities. Bathing suits and wet feet are not allowed indoors with the exception of the restroom areas.
- e. **Food and Drink.** Food and drink will be limited to designated areas only.

- f. **Alcohol.*** Alcoholic beverages shall not be served or sold, nor permitted to be consumed on the premises of the Amenity Facilities, except at pre-approved special events. Patrons will be required to hire a licensed and insured vendor of alcoholic beverages, and they must provide proof of this to the Amenity Manager prior to the event. Anyone that appears to be under the influence of drugs or alcohol will be asked to leave the Amenity Facilities.
- g. **No Smoking.*** Smoking is not permitted inside any building, or enclosed or fenced area, including but not limited to the amenity center, swimming pool or swimming pool deck area, or playground. All waste must be disposed of in the appropriate receptacles.
- h. **Pets.*** With the exception of service animals, pets are not permitted in the amenity center or pool area. Home Owners and their guests' dogs are permitted in the dog park. Where service animals are permitted on the grounds, they must be leashed. Patrons are responsible for picking up after all pets as a courtesy to others and in accordance with the law.
- i. **Vehicles.*** Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, or in any way which blocks the normal flow of traffic. Golf carts, off-road bikes/vehicles (including ATV's), and motorized scooters are prohibited on all property owned, maintained, and operated by the District or at any of the Amenity Facilities within the District unless they are owned by the District.
- j. **Skateboards, Etc.*** Bicycles, skateboards, rollerblades and other similar use is limited to designated outdoor areas only.
- k. **Fireworks.*** Fireworks of any kind are not permitted anywhere on the Amenity Facilities or adjacent areas.
- l. **Service Areas.*** Only District employees and staff are allowed in the service areas of the Amenity Facilities.
- m. **Courtesy.*** Patrons and their Guests shall treat all staff members and other Patrons and Guests with courtesy and respect.
- n. **Profanity.*** Loud, profane, or abusive language is prohibited.

- o. Horseplay.*** Disorderly conduct and horseplay are prohibited.
- p. Equipment.*** All equipment and supplies provided for use of the Amenity Facilities must be returned in good condition after use. Patrons are encouraged to let the staff know if an area of the Amenity Facilities or a piece of equipment is in need of cleaning or maintenance.

- q. Littering.** Patrons are responsible for cleaning up after themselves and helping to keep the Amenity Facilities clean at all times.
- r. Solicitation and Advertising.** Commercial advertisements shall not be posted or circulated in the Amenity Facilities. Petitions, posters, or promotional material shall not be originated, solicited, circulated, or posted on Amenity Facilities property unless approved in writing by the District.
- s. Trespassing / Loitering.** There is no trespassing or loitering allowed at the Amenities. Any individual violating this policy may be reported to the local authorities.
- t. Compliance with Laws.** All Patrons and Guests shall abide by and comply with any and all federal, state and local laws and ordinances, as well as any District rules and policies, while present at or utilizing the Amenity Facilities, and shall ensure that any minor for whom they are responsible also complies with the same.
- u. Surveillance.** Various areas of all Amenity Facilities may be under twenty-four (24) hour video surveillance.
- v. Bounce Houses.** Bounce houses and similar apparatus are permitted only outdoors and at the discretion of, and in areas designated by, the District. Proof of liability insurance acceptable to the District shall also be required. Bounce houses with water features are prohibited.
- w. Cellular Phones.** To prevent disturbance to others, use of cellular telephones is limited while in the amenity center. Patrons and guests are asked to keep their ringers turned off or on vibrate while in the amenity center.
- x. Lost Property.** The District is not responsible for lost or stolen items. Staff members are not permitted to hold valuables or bags for Patrons or Guests. All found items should be turned in to the Amenity Manager for storage in the lost and found. Items will be stored in the lost and found for up to one month.
- y.** Children under the age of ~~19~~18 must be supervised by an adult (over ~~19~~18 years of age) when anywhere on the Amenity Center grounds. Anyone under the age of ~~19~~18 must be accompanied by Parent or Legal Guardian when in the exercise room.

4. Pool Area

The following policies apply to the District's pool:

- a. Swim at Your Own Risk.** The pool areas are not supervised during operating hours.
- b. Operating Hours.** The pool is open from dawn to dusk. No one is permitted in the pool at any other time unless a specific event is scheduled.
- c. Supervision of Children.** Children 18 years and younger must be accompanied by an adult at least 19 years of age at all times for usage of the pool.
- d. Skateboards, Etc.** No bicycles, scooters, roller skates, roller blades, or skate boards are permitted on the pool deck.
- e. Food and Drink.** Alcoholic beverages are not permitted. Food is not permitted, except for special events, reservation events, and at the tables near the amenity center. Glass containers or breakable objects of any kind are not permitted in the pool area or restrooms. Notwithstanding any of the foregoing, no food or beverages are ever permitted in the pool or on the pool wet deck area, and instead when permitted, food and beverages must be kept only in designated areas.
- f. Horseplay.** No jumping, pushing, running, or other horseplay is allowed in the pool or on the pool deck area.
- g. Diving.** Diving is strictly prohibited at the pool.
- h. Noise.** Except at approved events, radios, tape players, CD players, MP3 players, televisions, and the like are not permitted unless they are personal units equipped with headphones.
- i. Aquatic Toys and Recreational Equipment.** Aquatic toys and equipment are not permitted in the pool. Prohibited items include, but are not limited to, rafts, kickboards, inner tubes, scuba gear, snorkels, dive sticks, swim fins, balls, frisbees, inflatable objects, or other similar water play items. Exceptions are Coast Guard approved personal floatation devices, kickboards for lap swimming/swim classes, masks, goggles, water wings, and water toys for organized special events. Amenities staff has the final say regarding the use of any and all recreational floatation devices, and the District reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pool, or if the equipment provides a safety concern.
- j. Entrances.** Pool entrances must be kept clear at all times.
- k. Railings.** No swinging on ladders, fences, or railings is allowed.
- l. Pool Furniture.** Pool furniture is not to be removed from the pool area and returned after use.

- m. Chemicals.** Chemicals used in the pool may affect certain hair or fabric colors. The District is not responsible for these effects.
- n. Pets.** Pets, with the exception of service animals, are not permitted on the pool deck area inside the pool gates at any time.
- o. Attire.** Appropriate swimming attire (swimsuits) must be worn at all times.
- p. Prevention of Disease.** All swimmers must shower before initially entering the pool. Persons with open cuts, wounds, sores or blisters may not use the pool. No person should use the pool with or suspected of having a communicable disease which could be transmitted through the use of the pool.
- q. Swim Diapers.** Parents/grandparents should take their children to the restroom before entering the pool. Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers and a swimsuit over the swim diaper. If contamination occurs, the pool will be closed for twenty-four (24) hours and the water will be shocked with chlorine to kill the bacteria. Any individual responsible for contamination of the pool may be held responsible for any clean-up or decontamination expenses incurred by the District.
- r. Pollution.** No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.
- s. Reservation of Tables or Chairs.** Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them.
- t. Pool Closure.** The pool may close due to weather warnings, fecal accidents, chemical balancing, or general maintenance and repairs.
- u. Weather.** The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty (30) minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning, or when instructed to do so by the staff.
- v. Swim Instruction.** Swim instruction for fees, or solicitation of swim instruction for fees, is prohibited.
- w. All guests under the age of ~~19~~18 are permitted to use the pool only between the hours of 8:00 a.m. to 10:00 a.m. and 2:00 p.m. – 6:00 p.m. Monday through Friday; Saturday and Sunday 4:00 p.m. daily with adult (over ~~19~~18 years of age) supervision. All other pool hours are to be adult only (over ~~19~~18 years of age). Swimmers must be courteous and allow lap swimmers to utilize the lap lane.**

5. Event Lawn, Patio, Picnic Areas, and Outdoor Areas

The following policies apply to the event lawn, patio, and other outdoor areas:

- a. First Come Basis.** The pool side cabanas are available for use by Patrons and Guests only on a first come first serve basis. The event lawn and patio areas may only be reserved for a program or event approved by the District.
- b. Vehicles.** No bicycles, scooters, skateboards, or other equipment or vehicles with wheels are permitted.
- c. Chalking.** Chalking or marking the outdoor areas must be approved in advance and proper marking materials must be used.
- d. Pets.** Pets must be kept on leash and Patrons must pick up and dispose of pet waste in appropriate receptacles.
- e. Equipment.** Patrons and Guests are responsible for bringing their own equipment. The staff may have some equipment available for sign out on a first come first serve basis.
- f. Noise.** Amplified sound systems and DJs are prohibited unless it is an approved program, event, or rental.
- g. Clean-Up.** Patrons and Guests must clean up after themselves and dispose of trash in the appropriate receptacles.

6. Lake or Pond Areas

The lakes and ponds throughout the community are not designed for swimming or boating, but may be used by Patrons and Guests for fishing as set forth herein. We ask that you respect your fellow landowners and access the ponds through the proper access points and not trespass upon a resident's property. The District has a catch and release policy for all fish caught in the ponds. The ponds are not intended for anything but catch and release, as they are mostly retention ponds and man-made lakes. The purpose of the ponds is to help facilitate the District's natural water system for run off and overflow. The ponds are not to State code for keeping your catch, so please protect yourself and the fish population and return them to the water.

The following additional guidelines apply:

- a. Please be respectful of the privacy of the residents living near the ponds.
- b. Parking along the county right of way or on any grassed area near the ponds is prohibited. It is recommended that residents wishing to fish, walk or ride bicycles to the ponds.
- c. Do not leave fishing poles, lines, equipment, or bait unattended. Do not leave any litter. Fishing line is hazardous to wildlife.
- d. Do not feed the wildlife anything, ever.

- e. Fish caught from the lakes may not be edible since the lakes are designed to detain pollutants. Catch and release is required.
- f. Swimming is prohibited in all ponds on District property.

- g. No watercrafts of any kind are allowed in any of the ponds on District property.
- h. Licensing requirements from other governmental agencies may apply. Check the regulations.

7. Sport courts and Dog Park

The community provides areas for Patrons and Guests to enjoy with their children. The following guidelines apply:

- a. Patrons and Guests may use the sports courts at their own risk.
- b. Adult supervision eighteen years (18) and older is required for children. Children must remain in the sight of parents/guardians. All children are expected to play cooperatively with other children.
- c. Proper footwear is required and no loose clothing especially with strings should be worn.
- d. The mulch material is necessary for reducing fall impact and for good drainage. It is not to be picked up, thrown, or kicked for any reason.
- e. No food, drinks, or gum are permitted on the sports courts.
- f. No pets of any kind are permitted at the sports courts.
- g. No glass containers are permitted at the sports courts.
- h. No jumping off from any climbing bar or platform.
- i. Profanity, rough-housing, and disruptive behavior are prohibited.
- j. If anything is wrong with the equipment or someone gets hurt, notify the District immediately.
- k. The Dog Park is only for member/tenants and their guests

8. Amenity Facility Rentals

- a. Members/Tenants reserving the Clubhouse must be at least 55 years of age.
- b. The Member/Tenant reserving the clubroom must be present throughout the entire event.
- c. The Members/Tenants MAY NOT reserve the use of the pool, exercise room, or recreation areas.
- d. Organizations are not permitted to rent the clubroom.
- e. The Member/Tenant is responsible for clean up after use of the clubroom
 - Remove all decorations
 - Not adjust the air conditioning temperature
 - ~~Vacuum~~Vacuum carpeted areas (Member/tenant must provide vacuum)
 - Mop non carpeted areas (Member/tenant must provide mop and

floor cleaner)

- ~~Wide~~Wipe down all surfaces (Member/tenant must provide cleaning products and materials)
- Remove all trash (Member/tenant must provide trash bags and take trash bags with them).

f. Disregard for any Amenity Center rules or policies may result in expulsion from the facility and/or loss of Amenity Center privileges.

H- G. PROPERTY DAMAGE

Each Patron shall be liable for any property damage at the Amenities caused by him or her, his or her Guests, or members of his or her Family. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage.

Each Patron and Guest, as a condition of invitation to the premises of the Amenities, assumes sole responsibility for his or her property. The District shall not be responsible for the loss or damage to any private property used or stored on the premises of the Amenities, whether in lockers or elsewhere.

H- H. USE AT OWN RISK; INDEMNIFICATION

Any Patron, Guest, or other person who participates in the Activities (as defined below), shall do so at his or her own risk, and shall indemnify, defend, release, hold harmless, and forever discharge the District and its contractors, and the present, former, and future supervisors, staff, officers, employees, representatives, agents, and contractors of each (together, "Indemnitees"), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorney's fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings), and harm of any kind or nature arising out of, or in connection with, the participation in the Activities, by said Patron, Guest, or other person, and any of his or her Guests and any members of his or her Family.

Should any Patron, Guest, or other person, bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnitees, said Patron, Guest, or other

person shall be liable to the District for all attorney's fees, costs, and other expenses for investigation and defense and in connection with, among other

proceedings, alternative dispute resolution, trial court, and appellate proceedings.

The waiver of liability contained herein does not apply to any act of intentional, willful or wanton misconduct by the Indemnitees. For purposes of this section, the term “Activities,” shall mean the use of or acceptance of the use of the Amenities, or engagement in any contest, game, function, exercise, competition, sport, event, or other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District.

I. SOVEREIGN IMMUNITY

Nothing herein shall constitute or be construed as a waiver of the Districts’ limitations on liability contained in Section 768.28, F.S., or other statutes or law.

J. SEVERABILITY

The invalidity or unenforceability of any one or more provisions of these policies shall not affect the validity or enforceability of the remaining provisions, or any part of the policies not held to be invalid or unenforceable.

K. AMENDMENTS / WAIVERS

The Board in its sole discretion may amend these policies from time to time. The Board may also elect in its sole discretion at any time to grant waivers to any of the provisions of these policies.

Part III. Amenities Disciplinary Policy

Law Implemented: ss. 190.011, Fla. Stat. (2013) Effective Date:

In accordance with Chapters 190 and 120 of the Florida Statutes, and on at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Parkland Preserve Community Development District adopted the following policies to govern disciplinary matters at the District's amenities.

A. INTRODUCTION

This policy addresses disciplinary measures governing the use of the amenities owned and managed by the Parkland Preserve Community Development District.

B. GENERAL POLICY

All persons using the District's amenities are responsible for compliance with, and shall comply with, the policies established for the safe operations of the District's amenities.

C. SUSPENSION OF RIGHTS

The District, through its Board, District Manager, and Amenities Manager, shall have the right to restrict, suspend, or terminate the amenities privileges of any person to use the amenities for any of the following behavior:

- a. Submits false information on any application for use of the amenities;
- b. Permits the unauthorized use of an amenity pass;
- c. Exhibits unsatisfactory behavior, deportment or appearance;
- d. Fails to pay amounts owed to the District in a proper and timely manner;
- e. Fails to abide by any District rules or policies, including but not limited to any policies governing the use of the pool;
- f. Treats the District's supervisors, staff, amenities management, contractors, or other representatives, or other residents or guests, in an unreasonable or abusive manner;
- g. Damages or destroys District property; or
- ~~h.~~ Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, staff, amenities management, contractors, or other representatives, or other residents or ~~guests~~.

[guest](#)

D. AUTHORITY OF AMENITIES MANAGER

The Amenities Manager or their designee has the ability to remove any person from one or all amenities if any of the above-referenced behaviors are exhibited or actions committed. The Amenities Manager or their designee may at any time restrict or suspend for cause or causes, including but not limited to those described above, any person's privileges to use any or all of the amenities for a period not to exceed ~~seven days~~ the time until the next board meeting.

Parkland Preserve

Community Development District

CLUBROOM APPLICATION

COMMUNITY EVENTS TAKE PRECEDENCE OVER PRIVATE EVENTS

Name:	TELE:	
ADDRESS:	EMAIL:	
EVENT:		
DATE OF EVENT:	# OF GUESTS-ADULTS:	CHILDREN:

Please submit 2 (TWO) checks:

\$50.00 Room Rental Fee (refundable if event cancelled at least one week prior to event)

\$100.00 Fully refundable cleaning deposit

Checks will be held until 1 (ONE) day after Event. Rental fee will then be deposited, and Cleaning deposit check voided and returned if room is left clean and undamaged.

Please attached copy of Driver's License to application.

I have read the Amenity Center Policies and agree to abide by them. I understand that I am personally liable for any damage done by myself or any of my guests or invitees.

X
~~Signature~~
[Signature](#)

X
~~Print Name~~

[Print Name](#)

APPROVED BY
Association Representative

Date

For Submissions, questions & concerns:
Cindy Chapman-Amenity Manager, Jarrod Vaughn
cchaoman@alliancern.biz jvaughn@vestapropertyservices.com
~~904-429-7624~~ 904-747-0181

ATTACHMENT B - Consent and Waiver Agreement

Parkland Preserve Community Development District Consent and Waiver Agreement

Thank you for using the Parkland Preserve Community Development District's ("District") Amenities and/or participating in its community programs. We appreciate your understanding and cooperation in maintaining both your safety and health, and the safety and health of others, by reading and signing the following Consent and Waiver Agreement ("Agreement"). This Agreement applies to, but does not by itself grant any rights regarding, the use of any of the District's Amenities, which feature among other things an amenity center, swimming pool, sport courts, playground, multi- purpose field, and walking trails and to participation in any of the District's many community programming activities.

Any capitalized terms not defined herein shall have the meaning ascribed to them in the District's Amenity Facility Policy, as may be amended from time to time. For purposes of this Agreement, the term "Activities," shall mean the use of or acceptance of the use of the Amenities, or engagement in any contest, game, function, exercise, competition, sport, event, or other activity operated, organized, arranged, or sponsored by the District, its contractors, or third parties authorized by the District.

In consideration of a Participant being allowed to participate in some or all of the Activities, I, as the participant identified below ("Participant"), or I, as the parent and/or legal guardian of the Participant, who is a minor child, and on behalf of the Participant ("Participant's Guardian"), agree as follows.

Acknowledgement of Participation

Participant intends to voluntarily participate in one or more Activities. If Participant is a minor child, Participant's Guardian authorizes the Participant to voluntarily participate in one or more Activities.

Acknowledgement of Health

Participant acknowledges and understands that the District recommends that Participant consult a physician prior to engaging in the Activities, and that it is Participant's sole responsibility to obtain an examination by a physician prior to involvement in the Activities. Participant certifies that he or she is physically and mentally capable of participating in the Activities and that Participant is not under any kind of medical treatment or has any mental or physical condition that would prevent Participant from participating in the Activities. Participant further acknowledges that Participant has either had a physical examination and been given a physician's approval to participate in the activities, or has elected to participate in the activities without the approval of a doctor and hereby assumes all risk and responsibility for participation in the activities.

Role of the District

Participant acknowledges and understands that some or all of the Activities may be provided through third parties, that any such third parties are not affiliated with the District in any way, that the District does not endorse any such third parties, and that the District makes no representations concerning the qualifications or ability of any such third parties to conduct, teach, or lead the Activities.

Assumption of Risk

Participant acknowledges and understands that participation in the Activities may have certain inherent risks, including, but not limited to, economic loss, significant changes in the Participant's physical or mental health, injury, disabilities, or even death to the Participant. Participant willfully and voluntarily assumes and accepts sole responsibility for all risks related to participation in the Activities, including, but not limited to, the risks mentioned above, damage to, loss or theft of real or personal property, or other loss or harm of any kind or nature. Participant is voluntarily participating in the Activities with knowledge of the dangers involved, and Participant agrees to assume and accept sole responsibility for Participant's safety and for any and all harm that may occur.

Waiver and Indemnification

As stated in the District's policies, any Patron, Guest, or other person who participates in the Activities, including the Participant, shall do so at his or her own risk, and shall indemnify, defend, release, hold harmless, and forever discharge the District and its contractors, and the present, former, and future supervisors, staff, officers, employees, representatives, agents, and contractors of each (together, "Indemnitees"), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorney's fees, costs, and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings), and harm of any kind or nature arising out of, or in connection with, the participation in the Activities, by said Patron, Guest, or other person, including Participant, and any of his or her Guests and any members of his or her Family.

Should any Patron, Guest, or other person, including Participant, bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnitees, said Patron, Guest, or other person, including Participant, shall be liable to the District for all attorney's fees, costs, and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings.

The waiver of liability contained herein does not apply to any act of intentional, willful or wanton misconduct by the Indemnitees.

Sovereign Immunity

Nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes or other statute or law.

Emergency Transportation and Care

In the event that Participant is incapacitated and unable to respond, or in the event the Participant is a minor child, the District is authorized to seek emergency treatment, as required, and to transport the Participant to the appropriate medical facility in the event that urgent/emergency care is necessary. The medical facility and its medical staff have authorization to provide any treatment that a physician deems necessary for the well-being of the Participant. Participant shall be responsible for any resulting expenses. The District is not responsible for providing any such treatment or transportation, and the "Waiver and Release of Liability" provisions set forth above apply to any emergency medical transportation and/or treatment of Participant.

District Policies

Participant agrees to read and comply with the written policies adopted by the District and relating to the Amenities, and further agrees to act in a safe manner when participating in the Activities. Participant further agrees to immediately inform a representative of the District, and to stop participating in the Activities, if Participant observes any unsafe condition or broken equipment, or if Participant experiences any pain, discomfort or other symptoms that Participant may suffer during or after participating in the Activities. Participant understands that Participant may stop or delay participation in the Activities if Participant so desires and that Participant may also be requested to stop and rest by a District representative who observes any symptoms of distress or abnormal response, and Participant agrees to comply with such directions.

Insurance Coverage

Participant understands that Participant is responsible for obtaining appropriate insurance coverage when participating in the Activities and that the District has no obligation to provide any insurance coverage.

Binding Effect

This Agreement is binding on the Participant, and the Participant's spouse, minor children, heirs, executors, administrators, legal representatives, successors and assigns. If Participant is a minor child, this Agreement is also binding on the Participant's parents and/or legal guardians, including Participant's Guardian, not only on behalf of the Participant but also on the parents and/or legal guardians, including Participant's Guardian, in their own rights and

capacity and to the same extent as Participant. The undersigned represents that he or she is authorized to bind to this Agreement all applicable parties, as set forth in this paragraph.

Miscellaneous Provisions

This Agreement supersedes any prior written and/or oral agreements or representations made with respect to the subject matter contained herein. The provisions of this Agreement will continue in full force and effect even after the termination of the Activities. The provisions of this Agreement may be waived, altered, amended or repealed, in whole or in part, only upon the prior written consent of the District and the party whose signature appears below. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable. This Agreement shall be governed by Florida Law. Venue for any actions arising under this Agreement shall be in a court of appropriate jurisdiction in Polk County, Florida.

[CONTINUED ON FOLLOWING PAGE]

I AM OF LAWFUL AGE AND LEGALLY COMPETENT TO SIGN THIS AGREEMENT. I HAVE READ AND UNDERSTOOD THE TERMS OF THIS AGREEMENT, AND UNDERSTAND THAT I AM GIVING UP SUBSTANTIAL LEGAL RIGHTS FOR MYSELF, MY SPOUSE, MY MINOR CHILDREN, HEIRS, EXECUTORS, ADMINISTRATORS, LEGAL REPRESENTATIVES, SUCCESSORS, AND ASSIGNS. I ACKNOWLEDGE THAT I AM SIGNING THE AGREEMENT FREELY AND VOLUNTARILY, AND INTEND BY MY SIGNATURE TO BE A COMPLETE AND UNCONDITIONAL RELEASE OF LIABILITY AS SET FORTH HEREIN AND TO THE GREATEST EXTENT ALLOWED BY LAW.

<u>If Participant is 18 years of age or older</u>	
<u>Participant Name</u>	
<u>Signature</u>	
<u>Date</u>	
<u>Address</u>	
<u>Phone</u>	
If Participant is 18 years of age or older	

Participant Name:
Signature:
Date: Address:
Phone:

Summary report: Litera Compare for Word 11.12.0.83 Document comparison done on 10/16/2025 3:08:05 PM	
Style name: Default Style	
Intelligent Table Comparison: Active	
Original filename: Original Amenity Facility Policies - Parkland Preserve.docx	
Modified DMS: nd://4933-6265-6371/2/Amenity Facility Policies (2025) - Parkland Preserve.docx	
Changes:	
<u>Add</u>	122
Delete	140
Move From	0
<u>Move To</u>	0
<u>Table Insert</u>	5
Table Delete	2
<u>Table moves to</u>	0
Table moves from	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
Total Changes:	269