



Rizzetta & Company

## **Cross Creek North Community Development District**

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**Board of Supervisors' Meeting  
January 13, 2026**

**District Office:  
2806 N. Fifth Street  
Unit 403  
St. Augustine, FL 32084**

**[www.crosscreeknorthcdd.org](http://www.crosscreeknorthcdd.org)**

## **CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT**

Rizzetta & Company, Inc., 2806 North Fifth Street, Unit 403, St. Augustine, FL 32084

<b>Board of Supervisors</b>	Robert Porter Shane Ricci Anthony Sharp Elizabeth Buschbacher Frank Mattera	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Danielle Wasilewski	Rizzetta & Company, Inc.
<b>District Counsel</b>	Katie Buchanan	Kutak Rock, LLP
<b>District Engineer</b>	Matthew Guilbeault	England-Thims and Miller, Inc.

**All cellular phones must be placed on mute while in the meeting room.**

The first section of the meeting is called Audience Comments, which is the portion of the agenda where individuals may make comments on Agenda Items. The final section of the meeting will provide an additional opportunity for Audience Comments on other matters of concern that were not addressed during the meeting. Individuals are limited to a total of three (3) minutes to make comments during these times.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (904) 436-6270. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

# CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

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District Office · St. Augustine, Florida · (904) 436-6270  
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
www.crosscreeknorthcdd.org

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**Board of Supervisors**  
**Cross Creek North**  
**Community Development District**

**January 5, 2026**

## FINAL AGENDA

Dear Board Members:

The **regular** meeting of the Board of Supervisors of the Cross Creek North Community Development District will be held on **January 13, 2026, at 6:00 p.m.** at the Cross Creek North Amenity Center located at 2895 Big Oak Drive, Green Cove Springs, FL 32043. The following is the tentative agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the regular meeting held November 11, 2025..... Tab 1
  - B. Ratification of Operation & Maintenance Expenditures for October And November 2025..... Tab 2
- 4. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. Amenity Manager – Vesta..... Tab 3
  - D. Field Operations Manager – Vesta ..... Tab 4
    - 1.) Consideration of Bench Proposals
    - 2.) Consideration of Volleyball Court Post Replacement Proposals
  - E. Pond & Fountain Report – Tigris..... Tab 5
  - F. Landscape & Irrigation Reports – BrightView ..... Tab 6
  - G. District Manager
- 5. BUSINESS ITEMS**
  - A. Consideration of Resolution 2026-01; Directing Filing of Petition to Amend Boundaries (Southwest Tract) ..... Tab 7
  - B. Discussion Regarding Main Pool Inspection Reports
  - C. Consideration of Poolsure's Proposal ..... Tab 8
  - D. Consideration of Main Pool Remarcite Proposals..... Tab 9
- 6. AUDIENCE COMMENTS AND SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (904) 436-6270.

Sincerely,  
*Danielle Wasilewski*  
District Manager

# Tab 1

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## MINUTES OF MEETING

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

## CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

The **regular** meeting of the Board of Supervisors of Cross Creek North Community Development District was held on **November 11, 2025 at 3:30 p.m.** at the Cross Creek North Amenity Center located at 2895 Big Oak Drive, Green Cove Springs, FL 32043.

Present and constituting a quorum:

Bob Porter	<b>Board Supervisor, Chairman</b>
Shane Ricci	<b>Board Supervisor, Vice Chairman</b>
Frank Mattera	<b>Board Supervisor, Assistant Secretary</b>
Anthony Sharp	<b>Board Supervisor, Assistant Secretary</b>
Elizabeth Buschbacher	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Lesley Gallagher	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Danielle Wasilewski	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Katie Buchanan	<b>District Counsel, Kutak Rock, LLP (via speakerphone)</b>
Hunter Hurley	<b>District Counsel, Kutak Rock, LLP (via speakerphone)</b>
Matthew Guilbeault	<b>District Engineer, England-Thims &amp; Miller, Inc.</b>
John Williams	<b>Field Operations Manager, Vesta</b>
Mark Insel	<b>General Manager, Vesta (via speakerphone)</b>
Dan Fagen	<b>Regional General Manager, Vesta</b>
Ben Russel	<b>Branch Manager, Tigris Aquatics (via speakerphone)</b>

Audience Members were present

### FIRST ORDER OF BUSINESS

### Call to Order

Mr. Porter called to order the Board of Supervisors' meeting at 3:31 pm.

### SECOND ORDER OF BUSINESS

### Audience Comments on Agenda Items

Audience commented on the entrance fountain maintenance and cost of repairs and inquired about the Bold City Seal road proposal.

### THIRD ORDER OF BUSINESS

### Consideration of the Minutes of the Continued Meeting held on October 7, 2025

51  
52 Ms. Buschbacher read a statement pertaining to her confusion about voting to annex the Wood  
53 Development parcel into the District. The remaining Board members acknowledged and  
54 confirmed their understanding during the October 7<sup>th</sup> meeting; voting approved the boundary  
55 expansion for both parcels that have previously been discussed.

56  
57 Ms. Buchanan clarified details of the funding agreement approved during the October 7<sup>th</sup> meeting.  
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59  
60 On a motion by Mr. Mattera, seconded by Mr. Ricci, with all in favor, the Board approved  
61 the Minutes of the Continued Board of Supervisors' meeting held on October 7, 2025,  
62 for Cross Creek North Community Development District.

63 District Management was directed to include Ms. Buschbacher's statement as an exhibit to the  
64 November meeting minutes. (Exhibit A)

#### 65 **FOURTH ORDER OF BUSINESS**

#### **Ratification of Operation and Maintenance Expenditures for July 2025**

66  
67 On a motion by Mr. Mattera, seconded by Mr. Ricci, with all in favor, the Board ratified the  
68 Operation and Maintenance Expenditures September 2025 in the amount of \$138,157.62,  
69 for Cross Creek North Community Development District.

#### 70 **FIFTH ORDER OF BUSINESS**

#### **Ratification of Grau & Associates Engagement Letter**

71 Ms. Wasilewski notified the Board this was the last audit included with the initial proposal and the  
72 District will start the Audit RFP process in January 2026.

73  
74 On a motion by Mr. Mattera, seconded by Mr. Ricci, with all in favor, the Board ratified the  
75 Grau & Associates Engagement Letter for FY25 not to exceed \$6,900.00, for Cross Creek  
76 North Community Development District.

#### 77 **SIXTH ORDER OF BUSINESS**

#### **Staff Reports**

##### **A. District Counsel**

78  
79 No report, but available to answer questions.

##### **B. District Engineer**

80  
81 No report, but available to answer questions.

##### **C. Amenity Manager – Vesta**

82  
83 Report was in the agenda package. Mr. Insel was on the phone and Mr. Fagan was present to  
84 answer questions.

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91 **D. Field Operations Manager – Vesta**  
92  
9394 **SEVENTH ORDER OF BUSINESS**  
9596 **Consideration of Bold City Seal's  
Roadway Repair**

On a motion by Mr. Mattera, seconded by Ms. Buschbacher, with all in favor, the Board approved Bold City Seal's Roadway repair proposal in the amount of \$2,320.00, for Cross Creek North Community Development District.

97  
98 **2. Consideration of First Place Fitness Dumbbell Rack Proposal**  
99

On a motion by Ms. Elizabeth, seconded by Mr. Mattera, with all in favor, the Board approved First Place Fitness Dumbbell Rack proposal in the amount of \$3,318.35, for Cross Creek North Community Development District.

100  
101 Ms. Williams reviewed a proposal to repair erosion on a pond bank. Board discussion ensued. Mr.  
102 Ricci and Mr. Guilbeault planned to inspect the erosion and advise staff on how to proceed. The  
103 Board authorized the Chairman to work with staff between meetings to repair the erosion.

104  
105 Mr. Williams addressed the Entrance Fountain repair proposal.  
106

On a motion by Mr. Mattera, seconded by Mr. Ricci, with all in favor, the Board approved C Buss Entry Fountain Repair proposal in the amount of \$1,055.20, for Cross Creek North Community Development District. (Exhibit B)

107  
108 **E. Pond and Fountain Report – J&J Aquatics**  
109

110 Ms. Wasilewski updated the Board J&J did not provide services in the month of October and did  
111 not receive the final report in September. Tigris started November 5, 2025 and provided a detailed  
112 report.

113  
114 **F. Landscape and Irrigation Reports – BrightView**  
115

116 Mr. Peaden summarized the report highlighting bi-weekly mowing schedule, tree canopy trimming,  
117 grass mowing, drift rose bush treatments and cedar tree treatments.

118  
119 **1. Consideration of BrightView's Phased Tree Ring Mulch Removal  
120 Proposal**

121 Ms. Wasilewski explained the previous proposal amounts compared to the phased proposal  
122 amount and scope of service. Board discussion ensued. Ms. Gallagher confirmed the District has  
123 surplus funds for this project.  
124

129

On a motion by Mr. Ricci, seconded by Mr. Mattera, with all in favor, the Board approved BrightView's Tree Ring Mulch & Excess Dirt Removal proposal & Tree Ring Mulch proposal in the amount of \$37,637.34, for Cross Creek North Community Development District. (Exhibit C)

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## 2. Consideration of BrightView's Washingtonian Tree Replacement Proposal

Mr. Peaden explained the stress and breakdown of the Washingtonian trees.

On a motion by Mr. Ricci, seconded by Mr. Mattera, with all in favor, the Board approved BrightView's Washingtonian Tree Replacement proposal in the amount of \$7,417.27, for Cross Creek North Community Development District.

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## G. District Manager

### 1. Presentation of Goals & Objectives Report

Mr. Porter reviewed the Fiscal Year 2024-2025 Goals and Objectives Report.

On a motion by Mr. Ricci, seconded by Mr. Mattera, with all in favor, the Board accepted Fiscal Year 2024-2025 Goals and Objectives Report, for Cross Creek North Community Development District. (Exhibit D)

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## EIGHTH ORDER OF BUSINESS

### Update on Main Pool Closure

Ms. Wasilewski confirmed the aquatic engineer is scheduled to inspect the condition of the pools mid-November and Vak Pak completed an equipment inspection with a report.

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151

Mr. Porter reiterated the expectations of staff in reporting proposals for repair/suggestive improvements.

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*Moved to Business Item C, Consideration of Poolsure Chemical Proposal, Tab 9.*

153

## NINETH ORDER OF BUSINESS

### Consideration of Poolsure Chemical Proposal

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Mr. Williams stated Poolsure's would install new controllers, probes, stenners parts, and these would be replaced as needed, serviced and inspected when chemicals are delivered. Mr. Fagan explained Pool Sure would be servicing the newly installed hardware, maintaining Poolsure equipment, and flat rate for monthly chemicals, but Vesta would still maintain the day-to-day of the pools.

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Ms. Gallagher inquired about Districts taking over pool equipment owed by Poolsure due to servicing constrictions and inconsistencies, and an increase in annual fees in January. Mr. Williams confirmed the possibility of 4% increase.

167  
168 Board discussion ensued. Mr. Fagan stated Vesta would confirm if Poolsure would not be  
169 increasing fees in January and have Vak Pak provide a revised proposal.  
170  
171 Mr. Williams and Mr. Fagan clarified the responsibilities of Vesta and Poolsure would be  
172 double checking the equipment when they deliver chemicals.  
173  
174  
175 Mr. Porter confirmed the UV sanitizer for the splash pad to be operational before opening.  
176  
177 **TENTH ORDER OF BUSINESS** **Supervisor Requests & Audience  
Comments**  
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180 **Supervisor Requests:**  
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182 No Supervisor requests.  
183  
184 **Audience Comments:**  
185  
186 Audience commented on 2-3 additional benches near bus stops and round-a-bouts.  
187  
188 Other audience members commented on Open Carry law, updating the HOA declarations when  
189 the new homes come online.  
190  
191 An audience member requested staff update the community more frequently on the pool re-  
192 opening, timeline and brief explanation of the actions being taken by the Board to repair the pool.  
193  
194 The Board requested Vesta to collect re-marcite proposals from vendors they recommend.  
195  
196 **ELEVENTH ORDER OF BUSINESS** **Adjournment**  
197

On a motion by Mr. Mattera, seconded by Ms. Buschbacher, with all in favor, the Board adjourned the meeting at 4:33 pm., for the Cross Creek North Community Development District.

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**CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT**

**November 11, 2025, Minutes of Meeting**

**Page 6**

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

DRAFT

# **Exhibit A**

There was a mistake I made at the last meeting of October 7, 2025 concerning the annexation of land to be incorporated into our neighborhood.

Because of the lopsided nature of the presentations, I was under the impression that we were voting on the land acquired by D.R. Horton for development and only having a presentation from Wood Development on October 7<sup>th</sup>.

The D.R. Horton staff announced their intentions to build months before a vote was placed on the agenda, and have spent time hosting workshops on August 12, 2025 and September 9, 2025 to talk to residents about their proposal. The D.R. Horton staff did not make comments on the Wood development property at any of these times. When questions arose about the Wood Development, it was made clear that the D.R. Horton staff were not commenting on the other proposal because they are not apart of that company.

The language on the agenda talked about annexation as a singular action even though the two properties are completely separate from each other, the language of the agenda blended two decisions into one vote by listing everything together by their accumulated acreage: "certain property totaling approximately 144.92 acres described in Exhibit A", language that was never used at either workshop nor in any other communication to the residents when talking about the two proposals.

The two proposals were listed consecutively in the same manner as when we are presented with multiple proposals to pick from, such as the previous window blind proposals and the park bench proposals. Just because a proposal is next to another has never implied they are tied to one another.

The proposal in the agenda from D.R. Horton was seven pages long with full survey details as well as a boundary amendment funding agreement that specifics as to what party was to be responsible for costs and time lines enumerated so that the responsibility of funds was clear.

Wood Development provided a one page satellite photo with no survey specifics or contract details in the agenda. No listing of costs or fees that Cross Creek would be burdened with, or what side was going to handle what part of the land acquirement. No timelines enumerated, or hint of how or when any bonds were going to be acquired.

With the representative from Wood Development being at the CDD meeting for the first time, and this being the first time anything from that developer has been mentioned on any of our agendas, I mistakenly assumed he was presenting his development proposal in the same manner as D.R. Horton had and that we, as a board, were going to vote on the Wood Development at a later time.

Being that three of the board members are also D.R. Horton employees, and those same D.R. Horton employees have been representing the D.R. Horton land expansion, I was under the assumption that when the president of the board was talking about the agenda item, he was still talking exclusively about only the D.R. Horton proposal. It was not clear that the board was talking about both properties.

I understand that the properties were listed as A.1 and A.2 on the agenda, but between the extra workshops only focused on one property, the singular language used in the agenda, the lack of contract details from Wood Development, and having three board members with dual responsibilities as representatives of one of the land developers, it is not unreasonable that I thought I was voting on one property.

I would like the record to show that I disagree wholeheartedly that Cross Creek should annex the Wood Development as proposed and my vote of yes/aye was made under false assumptions.

I request this statement be put into the record for the minutes of this meeting to ensure a record of my mistake and that I do not approve of the annexation of the Wood Development proposal. The destruction of the tree line reduces the quality and value for 34 of our existing homes and will cause residents to move.

I recommend that moving forward the presentation and discussion of these two properties be separated for clarity and also due to the very different impacts each proposal has on our neighborhood.

I request that the appropriate changes be made to the business item D. Consideration of Funding Agreement - Boundary Expansion from the October 7, 2025 meeting to reflect what specific developer and specific land is involved in that agreement. I would appreciate clarification about this funding agreement and who are the parties involved. If it is found to not include Wood Development I would like to know a date when the board can expect to have the equivalent documentation from Wood Development.

Elizabeth Buschbacher

## **Exhibit B**

## ESTIMATE

C Buss Enterprises Inc

152 Lipizzan Trl

Saint Augustine, FL 32095-8512

clayton@cbussenterprises.com

+1 (904) 710-8161

www.cbussenterprises.com



### Bill to

Crosscreek North CDD  
2895 Big Oak Drive  
Green Cove Springs, FL 32043

### Estimate details

PO: POOL

Estimate no.: 1480

Estimate date: 10/30/2025

#	Product or service	Description	Qty	Rate	Amount
1.	<b>POOL MOTOR</b>	Century ODP Square Flange Pool and Spa Motor .75HP 115/230V	1	\$370.32	\$370.32
2.	<b>PUMP MOTOR SEAL</b>	Mechanical Shaft Seal .75" Viton Carbon	1	\$18.35	\$18.35
3.	<b>LABOR</b>	INSTALLATION/REPAIR LABOR, PER HOUR	2	\$150.00	\$300.00
4.	<b>POOL PARTS</b>	Pentair 8.50" Triton® II Black Buttress Thread Closure Kit	1	\$366.53	\$366.53
				<b>Total</b>	<b>\$1,055.20</b>

### Note to customer

Limited Warranty Coverage: The pool motors/lights installed by C Buss Enterprises is warranted to be free from defects in material and workmanship for a period of 1-year from the date of installation.

**Exclusions:** This warranty does not cover:

- Damage due to improper use or abuse, including but not limited to failure to follow operating instructions, improper voltage, or exposure to extreme conditions.

- Normal wear and tear from regular use, including but not limited to noise, vibration, or minor cosmetic damages.

- Electrical or water damage caused by power surges, natural disasters, lightning strikes, or improper electrical installation or maintenance.

- Damage resulting from improper installation by parties other than C Buss Enterprises or authorized personnel.

- Modifications made to the pool motor or equipment that were not authorized by C Buss Enterprises.

Accepted date

Accepted by

# **Exhibit C**

## **CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2024-2025 ANNUAL GOALS & OBJECTIVES REPORT**

The Cross Creek North CDD Board of Supervisors Goals and Objectives report for fiscal year 2024-2025 were adopted in accordance with the legislation of HB 7013 to maintain statutory compliance and pursuing efficient operational practices. The report discloses successful results for the Cross Creek North Community Development District.

### **Financial Goals and Objectives:**

Successful  Unsuccessful

### **Financial Transparency, Budget Conscious, & Investment Strategy**

**Measurement:** Monthly financial statements, thoroughly reviewing all proposals and contracts, and collaborative discussions regarding expenditures and a financial update at each meeting.

### **Board Meeting Goals and Objectives:**

Successful  Unsuccessful

### **Productive Meetings, Audience Comments, Teamwork, Safe & respectful work environment for Board, staff, and audience**

**Measurement:** The number of public meetings held accompanied by minutes reflecting adequate opportunities for audience comments, while staff and Board members working jointly and respectfully in a reserved, clean meeting space.

### **Administrative Goals and Objectives:**

Successful  Unsuccessful

### **Website Maintenance, adhere to the Board's established Rules of Procedure, Review the District's Rules of Procedure, & Records Retention**

**Measurement:** The District's website is in compliance per Chapter 189.069 F.S. and audited quarterly as also required for records retention. Adopted Rules of Procedure are complied with for administrative purposes, to include but not limited to procurement and noticing requirements.

### **Operational Goals and Objectives:**

Successful  Unsuccessful

### **Efficient communication, protect District Assets, Updates on tasks and reserve study as applicable.**

**Measurement:** Accurate meeting minutes, prompt communication to and from Staff, Board Members and vendors, timely execution of agreements, review of budget priorities through workshop or meetings to operate and maintain District assets on a continuous basis.

Chairman/Vice Chairman: Signature on file

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Cross Creek North Community Development District

District Manager: Signature on file

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Cross Creek North Community Development District

## Tab 2

# CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

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DISTRICT OFFICE · ST. AUGUSTINE, FLORIDA 32084

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.CROSSCREEKNORTHCDD.ORG

**Operation and Maintenance Expenditures  
October 2025  
Presented For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2025 through October 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$123,604.76**

Approval of Expenditures:

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Chairperson

Vice Chairperson

Assistant Secretary

# CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Anthony K. Sharp	300194	AS100725-274	Board of Supervisor Meeting 10/07/25	\$ 200.00
Bob's Backflow & Plumbing Services, Inc.	300206	27346	Backflow Services 10/25	\$ 180.00
Bob's Backflow & Plumbing Services, Inc.	300206	27627	Backflow Services 10/25	\$ 580.37
BrightView Landscape Services, Inc.	300183	9506016	Tree Replacement 09/25	\$ 1,807.23
BrightView Landscape Services, Inc.	300183	9506117	Landscape Replacement 09/25	\$ 14,555.78
BrightView Landscape Services, Inc.	300205	9509450	Replaced Declined Trees 09/25	\$ 10,379.12
BrightView Landscape Services, Inc.	300205	9514118	Monthly Landscape Maintenance 10/25	\$ 16,946.00
Clay County Utility Authority	20251029-01	A00065960 09/25 ACH	3124 Oak Stream Drive 09/25	\$ 105.63
Clay County Utility Authority	20251029-02	Monthly Summary 09/25 ACH 274	Water-Utility Services 09/25	\$ 4,461.02
Clay Electric Cooperative, Inc.	20251016-01	Monthly Summary 09/25 ACH 274	Electric Monthly Summary 09/25	\$ 2,918.57
COMCAST	20251015-01	8495 74 144 1963216 10/25 ACH	Cable & Internet Services 10/25	\$ 337.87
Cone and Cream	300207	000047 Balance	Balance - Holiday Event 12/25	\$ 525.00
Cone and Cream	300207	000047 Deposit	Deposit - Holiday Event 12/25	\$ 525.00
Constant Contact, Inc	20251003-01	1759302964	E-Blast Communication 10/25	\$ 58.90

# CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
CX3, Inc. dba Sundancer Sign Graphics	300195	15523	Amenity Signs 08/25	\$ 700.00
Elizabeth Buschbacher	300196	EB100725-274	Board of Supervisor Meeting	\$ 200.00
England, Thims & Miller, Inc.	300197	221975	Engineering Services 09/25	\$ 694.95
First Place Fitness Equipment, Inc	300184	WO-46852	Fitness Equipment Maintenance 09/25	\$ 149.95
First Place Fitness Equipment, Inc	300184	WO-47497	Fitness Equipment Maintenance 09/25	\$ 129.95
Florida Department of Commerce	20251031-01	93346 ACH	Special District Fee for FY25-26	\$ 175.00
Florida Department of Revenue	20251020-02	65-8019576774-3 07/25-09/25 ACH	65-8019576774-3 Sales & Use Tax 07/25-09/25	\$ 609.03
Francesco Mattera	300198	FM100725-274	Board of Supervisor Meeting	\$ 200.00
Hawkins, Inc	300185	7202017	Pool Chemicals 09/25	\$ 1,335.00
Hawkins, Inc	300208	7214971	Pool Chemicals 10/25	\$ 1,313.40
Hawkins, Inc	300211	7228132	Pool Chemicals 10/25	\$ 433.80
Hi-Tech System Associates	300199	78147	Service Call 10/25	\$ 95.00
Hi-Tech System Associates	300186	431194	Access Control 10/25	\$ 284.99
J & J Aquatics Specialist, LLC	300187	990999	Pond Maintenance 09/25	\$ 2,836.83

# CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Kutak Rock, LLP	300188	3626408	Legal Services 06/25	\$ 830.50
Kutak Rock, LLP	300188	3627259	Legal Services 07/25	\$ 1,375.50
M&G Holiday Lighting	300189	1083	Holiday Lighting 09/24	\$ 1,797.00
Phil Lentsch	300200	00041243	CDD Book Copies and UPS 10/25	\$ 45.97
Republic Services	20251008-01	0687-001563647 ACH	Waste Disposal Services 10/25	\$ 287.73
Rizzetta & Company, Inc.	300182	INV0000103561	District Management Fees 10/25	\$ 5,465.16
Rizzetta & Company, Inc.	300181	INV0000103677	Assessment Roll FY25/26	\$ 6,204.00
Rizzetta & Company, Inc.	300212	INV0000104413	Bond Amortization Scheduled 10/25	\$ 1,200.00
Robert Porter	300201	BP100725-274	Board of Supervisor Meeting 10/07/25	\$ 200.00
Rogers Pavement Maintenance Inc.	300190	39399c	Remove/Install Pavement Markings 09/25	\$ 2,350.00
Rogers Pavement Maintenance Inc.	300209	39449c	Street Sign Installation 10/25	\$ 400.00
Shane T. Ricci	300202	SR100725-274	Board of Supervisor Meeting 10/07/25	\$ 200.00
TeleVoIPs, LLC	300203	55636	Phone Equipment 10/25	\$ 86.20
Turner Pest Control, LLC	300191	621142014	Pest Control Services 09/25	\$ 250.86

# CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
U.S. Bank	20251020-01	7903760B	Trustee Fees 9/1/25-8/31/26	\$ 4,256.13
Valley National Bank	20251028-01	CC093025-274 ACH	Credit Card Expenses 09/25	\$ 2,448.92
Vesta Property Services, Inc.	300204	428424	Pet Waste Management 09/25	\$ 855.00
Vesta Property Services, Inc.	300193	428628	Management Services 10/25	\$ 32,436.08
Vesta Property Services, Inc.	300210	429002	Billable Expenses 09/25	\$ 177.32
<b>Report Total</b>				<b>\$ 123,604.76</b>

# CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

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DISTRICT OFFICE · ST. AUGUSTINE, FLORIDA 32084

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.CROSSCREEKNORTHCDD.ORG

## **Operation and Maintenance Expenditures**

**November 2025**

**Presented For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2025 through November 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$130,681.09**

Approval of Expenditures:

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Chairperson

Vice Chairperson

Assistant Secretary

# CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Anthony K. Sharp	3000217	AS111125-274	Board of Supervisors Meeting 11/11/25	\$ 200.00
Bob's Backflow & Plumbing Services, Inc.	3000229	28200	Irrigation Repair 11/25	\$ 45.00
BrightView Landscape Services, Inc.	3000230	9549506	Monthly Landscape Maintenance 11/25	\$ 16,946.00
BrightView Landscape Services, Inc.	3000214	9557848	Landscape Maintenance 10/25	\$ 5,645.16
BrightView Landscape Services, Inc.	3000214	9557850	Dog Park - Landscape Maintenance 10/25	\$ 5,322.33
Clay County Utility Authority	20251126-05	110325-A00033354 ACH	Water-Sewer Services 10/25	\$ 1,692.85
Clay County Utility Authority	20251126-02	110325-A00036128 ACH	Water-Sewer Services 10/25	\$ 373.71
Clay County Utility Authority	20251126-02	110325-A00036662 ACH	Water-Sewer Services 10/25	\$ 5.56
Clay County Utility Authority	20251126-02	110325-A00038932 ACH	Water-Sewer Services 10/25	\$ 179.75
Clay County Utility Authority	20251126-02	110325-A00038933 ACH	Water-Sewer Services 10/25	\$ 63.88
Clay County Utility Authority	20251126-02	110325-A00038934 ACH	Water-Sewer Services 10/25	\$ 32.16
Clay County Utility Authority	20251126-02	110325-A00040962 ACH	Water-Sewer Services 10/25	\$ 66.18

# CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Clay County Utility Authority	20251126-02	110325-A00042388 ACH	Water-Sewer Services 10/25	\$ 5.56
Clay County Utility Authority	20251126-02	110325-A00042405 ACH	Water-Sewer Services 10/25	\$ 5.56
Clay County Utility Authority	20251126-02	110325-A00042406 ACH	Water-Sewer Services 10/25	\$ 5.56
Clay County Utility Authority	20251126-02	110325-A00042407 ACH	Water-Sewer Services 10/25	\$ 5.56
Clay County Utility Authority	20251126-02	110325-A00047484 ACH	Water-Sewer Services 10/25	\$ 5.56
Clay County Utility Authority	20251126-02	110325-A00047485 ACH	Water-Sewer Services 10/25	\$ 7.94
Clay County Utility Authority	20251126-02	110325-A00047486 ACH	Water-Sewer Services 10/25	\$ 8.63
Clay County Utility Authority	20251126-02	110325-A00047489 ACH	Water-Sewer Services 10/25	\$ 24.10
Clay County Utility Authority	20251126-02	110325-A00047491 ACH	Water-Sewer Services 10/25	\$ 7.07
Clay County Utility Authority	20251126-02	110325-A00047492 ACH	Water-Sewer Services 10/25	\$ 5.56
Clay County Utility Authority	20251126-02	110325-A00047493 ACH	Water-Sewer Services 10/25	\$ 10.37
Clay County Utility Authority	20251126-02	110325-A00047925 ACH	Water-Sewer Services 10/25	\$ 5.56

# CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Clay County Utility Authority	20251126-02	110325-A00048810 ACH	Water-Sewer Services 10/25	\$ 5.82
Clay County Utility Authority	20251126-02	110325-A00048811 ACH	Water-Sewer Services 10/25	\$ 5.56
Clay County Utility Authority	20251126-02	110325-A00049039 ACH	Water-Sewer Services 10/25	\$ 5.56
Clay County Utility Authority	20251126-02	110325-A00049040 ACH	Water-Sewer Services 10/25	\$ 5.56
Clay County Utility Authority	20251126-02	110325-A00049041 ACH	Water-Sewer Services 10/25	\$ 6.75
Clay County Utility Authority	20251126-02	110325-A00049042 ACH	Water-Sewer Services 10/25	\$ 5.56
Clay County Utility Authority	20251126-02	110325-A00049043 ACH	Water-Sewer Services 10/25	\$ 5.56
Clay County Utility Authority	20251126-02	110325-A00051179 ACH	Water-Sewer Services 10/25	\$ 5.59
Clay County Utility Authority	20251126-02	110325-A00053584 ACH	Water-Sewer Services 10/25	\$ 30.83
Clay County Utility Authority	20251126-02	110325-A00053585 ACH	Water-Sewer Services 10/25	\$ 30.83
Clay County Utility Authority	20251126-02	110325-A00055601 ACH	Water-Sewer Services 10/25	\$ 116.95
Clay County Utility Authority	20251126-02	110325-A00055864 ACH	Water-Sewer Services 10/25	\$ 30.83

# CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Clay County Utility Authority	20251126-02	110325-A00055865 ACH	Water-Sewer Services 10/25	\$ 32.40
Clay County Utility Authority	20251126-02	110325-A00057234 ACH	Water-Sewer Services 10/25	\$ 30.91
Clay County Utility Authority	20251126-02	110325-A00057235 ACH	Water-Sewer Services 10/25	\$ 30.83
Clay County Utility Authority	20251126-02	110325-A00057882 ACH	Water-Sewer Services 10/25	\$ 20.53
Clay County Utility Authority	20251126-02	110325-A00065960 ACH	Water-Sewer Services 10/25	\$ 108.30
Clay Electric Cooperative, Inc.	20251114-04	Monthly Summary 10/25 ACH 274	Electric Monthly Summary 10/25	\$ 2,867.86
COMCAST	20251117-01	8495 74 144 1963216 11/25 ACH	Cable & Internet Services 11/25	\$ 337.87
Constant Contact, Inc	20251103-03	1761981315	E-Blast Communication 11/25	\$ 58.90
CX3, Inc. dba Sundancer Sign Graphics	3000218	15620	Road, Sidewalk Repair & Maintenance 10/25	\$ 190.00
Disclosure Technology Services LLC	3000215	1487	Bond Series 2018, 2022 & 2023 10/26	\$ 1,000.00
Elizabeth Buschbacher	3000219	EB111125-274	Board of Supervisors Meeting 11/11/25	\$ 200.00
England, Thims & Miller, Inc.	3000231	222518	Engineering Services 10/25	\$ 337.50

# CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
First Place Fitness Equipment, Inc	44366		Fitness Equipment Maintenance & Repair 11/25	\$ 239.92
First Place Fitness Equipment, Inc	WO-47973		Fitness Equipment Maintenance & Repair 11/25	\$ 161.20
First Place Fitness Equipment, Inc	WO-48124		Fitness Equipment Maintenance & Repair 11/25	\$ 149.95
Francesco Mattera	FM111125-274		Board of Supervisors Meeting 11/11/25	\$ 200.00
Gannett Florida LocalQ	300233	0007405105	Legal Advertising 10/25	\$ 580.28
Hawkins, Inc	300216	7242302	Pool Chemicals 10/25	\$ 1,094.60
Hawkins, Inc	300234	7253588	Pool Chemicals 11/25	\$ 538.80
Hi-Tech System Associates	300222	432753	Access Control 11/25	\$ 284.99
Kutak Rock, LLP	300223	3644766	Legal Services 08/25	\$ 2,895.06
Kutak Rock, LLP	300235	3655524	Legal Services 09/25	\$ 3,613.50
LifeSafe Services LLC	300224	111117460	Medical Equipment 08/25	\$ 1,745.00
Oak Wells Aquatics, Inc.	300228	6548-7	Expansion Joint Repair 09/25	\$ 11,985.00

# CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Oak Wells Aquatics, Inc.	300228	6548-8	Tile, Plaster, Cracks and Floor Heads Repair 09/25	\$ 18,500.00
Perret and Associates, Inc.	300236	115717	Surveyor Services 11/25	\$ 175.00
Perret and Associates, Inc.	300236	115718	Surveyor Services 11/25	\$ 175.00
Phil Lentsch	300237	00041459	CDD Book Copies 11/25	\$ 23.08
Republic Services	20251106-02	0687-001572075 ACH	Waste Disposal Services 11/25	\$ 287.41
Rizzetta & Company, Inc.	300213	INV0000104473	District Management Fees 11/25	\$ 5,465.16
Robert Porter	300225	BP111125-274	Board of Supervisors Meeting 11/11/25	\$ 200.00
Rogers Pavement Maintenance Inc.	300238	39497c	Road, Sidewalk Repair & Maintenance 11/25	\$ 6,200.00
Shane T. Ricci	300226	SR111125-274	Board of Supervisors Meeting 11/11/25	\$ 200.00
TeleVoIPs, LLC	300227	56426	Phone Equipment 11/25	\$ 86.20
TIGRIS Aquatic Services, LLC	300239	4299213	Aquatic Maintenance 11/25	\$ 3,350.17
Vak Pak, Inc.	300240	SO25-01367	Maintenance & Repairs 11/25	\$ 1,375.31

# CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Valley National Bank	20251126-01	CC103125-274 ACH	Credit Card Expenses 10/25	\$ 2,579.27
Vesta Property Services, Inc.	300241	429098	Management Services 11/25	\$ 32,436.08
<b>Report Total</b>				<b>\$ 130,681.09</b>

## Tab 3

# Cross Creek N CDD

## Managers Report

*Date of meeting: 1.13.26*

*Submitted by: Mark Insel*

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### **POOL & FACILITY OPERATIONS**

- Seasonal Use: Pool activity has slowed almost to no residents. We have a couple brave souls who like the cold water.
- Clubhouse Use: Clubhouses remain in demand; rentals have slowed some. A weekend or two a month is the norm currently; we occasionally have use on weekdays.
- Facility Maintenance:
  - Touch up painting has been done in clubhouses, gym and restrooms. We painted the ceilings in the main pool entry area and just inside the gate.
  - Pressure washing completed on buildings, decks, and pavers around the main pool. The main lap pool entrance has been completely detailed recently.
  - Loungers, chairs, and tables underwent another round of bleaching and pressure washing.
  - Small touch-up and repair items (locks, weather stripping, painting) are addressed regularly. Restroom floors in the main pool area have been repainted. (ongoing)
- Storage Lot: We've had a few new spaces rented out and all 30 ft spaces are rented.
- Resident Registration: Registrations continue, though at a slower pace.
- Communications & Technology:
  - The Vesta website (<https://ccnamenities.com/>) and monthly newsletters remain key resources for residents.
  - QR codes posted on bulletin boards and playgrounds provide access to surveys and the website.
- Cleaning & Safety:
  - Staff continue routine cleaning; exterior stains have been removed.
  - Daily safety checks are completed on the playground, volleyball court, and other amenities.
  - Playground paver area and shade structure were pressure washed again.
- Amenity Use:
  - We had our Holiday Event on December 13<sup>th</sup>. We had Santa visit and free cookies and hot cocoa for all residents. This event was well attended and everyone had a great time with Santa, took photos and left with a belly full of treats!
  - We are having the Blood Mobile back on January 3<sup>rd</sup> , this is always well attended and hope many residents come out!
  - Monthly food trucks continue to be popular.
  - Pickleball court use has been monitored; full court usage is rare.
  - Dog parks have reopened and Brightview will be offering recommendations to handle the grassy areas that haven't grown.
  - Picnic table and benches have been installed and look great. The grills are in place as well.
  - John will be presenting options to have new volleyball posts installed.

## **GYM & EQUIPMENT**

- A new larger dumbbell rack and dumbbells were added to the fitness center. Many have expressed what a great addition this is.
- New slam ball area has been well received by residents.
- Preventive maintenance was completed, minor repairs were addressed as needed.
- Janitorial services are provided three times weekly; staff conduct frequent cleanings and weekly deep cleans. All machines are in good condition and operational at this time.

## **POND & LAKE MANAGEMENT**

- Aquagenix started servicing the ponds and are very responsive with what they have done, when they are here, and what to expect. Very different service compared to the last vendor.
- John discusses treatment options with our rep and does numerous pond inspections during the week.
- Biological solutions (e.g., carp, tilapia) will remain under review for certain ponds.

## **LANDSCAPE MANAGEMENT**

- Brightview is right in the winter mow schedule, adjusting for rain and low grow rate. They have been doing a great job at the Amenity Center areas and keeping up on all things.
- Overall community landscaping is in excellent condition.
- Palm, hedge, and bush trimming is underway; some palm pruning has already been completed.
- Entrance beds have been weeded. Road and drainage work near the front entrance is still going; bushes will be removed and annuals planted once work is complete.
- The mulching of trees is ongoing now as well.

## **COMPLETED PROJECTS (No Board Action Required)**

- Dead/fallen trees, bushes removed from common areas and facilities.
- Back entrance pressure washing and deep cleaning scheduled within the next few weeks.
- Routine janitorial and maintenance services continue.

## **LOOKING AHEAD**

- Completion of previously approved proposals.
- Monthly food trucks to continue.
- Ongoing newsletters, policy reminders, and community updates.
- Informal Q&A sessions with residents to be held quarterly, or as needed.
- Continued emphasis on a clean facility, pools, and grounds.
- Oversight of landscaping and irrigation.
- Completion of punch list projects not requiring Board approval.

*Should you have any comments or questions feel free to contact me directly*

*Mark Insel 904-408-7716*



## Tab 4

# Cross Creek N CDD

## Field Operations Managers' Report

Date of meeting: 1/13/2026

Report submitted: 1/2/2026

Submitted by: John Williams

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### Completed Projects (In-House)/ No Board Action Needed:

- Installation of "Your Speed" sign.
- Light check to see if any lights are out and to ensure the Christmas lights are working.
- Repair to stenner that was clogged.
- Pressure washing of the Splash Pad pavers, Main Pool pavers, and the Main Pool building.
- Continuation of adding microbes to pond 8.
- Removal of golf balls around pond 8.
- Repair to step on the playground.
- Replacement of two O-rings on splash pad pumps.
- Moved dog station at the traffic circle of Cold Stream Lane and Big Oak Drive.
- Moved Beware of wildlife sign at pond 9.
- Removal of tree straps that are not needed in pocket parks.
- PVC installed in pump rooms as conduit for the chemical lines to help protect them.
- New O-ring installed on lap pool pump lid.
- Removed the rocks around the grills and replaced with sand since residents were throwing rocks everywhere.
- Painted drain grates on the main pool for aesthetics.
- Cleaning of the main pool and lap pool tiles.
- New autofill tub installed at main pool.
- Installed new time clocks, disconnect, and breaker for the water wheel pumps. Wiring, disconnect, and time clocks were burnt up, possibly from lightning or something getting into terminals.

### Completed Projects (Contractor)/ No Board Action Needed:

- Rogers Pavement Maintenance installed the signs at all traffic circles.
- Local Fountain Experts repaired the fountain at pond 2.
- C Buss Enterprise changed the motor at the water wheel and the crack in the filter.
- Bold City Seal did tar crackfill and removal of thermoplastic and painting in place to make for easy upkeep in the future.
- Brightview replaced the three palms at the traffic circle.

### Pool and Facility:

- Christmas lights are on and look great.
- Stanchions and chains put up to rope off the Main Pool so that we can allow residents to use the deck.
- Starting pressure washing of all amenity center buildings, pavers, and sidewalks.
- I had C Buss Enterprises, Hydra Pools, and Tempool look at the marcite issues at the main pool and give their opinions on why this is happening. I can forward these reviews on to whoever would like it.
- Having C Buss Enterprise come out to inspect the motor they installed at the water wheel. Days after install, it stopped working.

### **Gym and Equipment:**

- Aerobic Step Platform added to the gym.
- First Place Fitness replaced the strap for the recumbent bike.
- New ab wheel installed after the other broke
- First Place Fitness installed the new dumbbell rack with the heavier weights but some of the dumbbells are on back order and will be delivered once available.

### **Pond and Lake Management:**

- I have been monitoring progress on ponds. Some ponds have improved drastically, others have not improved much. Aquagenix has now set a plan in place to get these as desired.
- Aquagenix is on a once a month basis currently but is doing ponds 7, 8, 17, and 18 twice a month for no additional charge to help get these caught up.
- Pond 8 has lost even more water, making it even more difficult to manage. If they cannot get this under control, they will do a water test to see which treatments may be more beneficial.

### **Landscape Management:**

- Brightview removed mulch from over 380 trees and installed new mulch around them. This looks much better aesthetically and should help the health of the trees.
  - They quoted for 300 trees but did over 380. This still did not cover every tree in the community. They focused on trees along main roads as well as trees that need it most.

### **Third Party Quotes Provided:**

- Southern Breeze/ STA Homes. Options for 3 benches or 8 benches to be installed.
- Remarciting quotes from Oakwells, Tempool, and Crown Pools
- Volleyball post repair quotes from NIDY Sports and Mor Sports.

### **Other Comments:**

- N/A

### **What to expect in the upcoming months (Already approved):**

- Replacement of the Jasmine at the Main Pool by BrightView.

*Should you have any comments or questions feel free to contact me directly.*

*John Williams 904-478-9732 ext 504 or [jwilliams@vestapropertyservices.com](mailto:jwilliams@vestapropertyservices.com)*



STA Home Services, LLC

2230 Shore Drive  
FL 32086

# Estimate

Date	Estimate #
11/14/2025	6

Name / Address
Cross Creek North 2895 Big Oak Drive Green Cove Springs, FL

Project

Description	Qty	Rate	Total
Installation and assembly of 3 benches. Includes concrete.		480.00	480.00
<b>Total</b>			\$480.00

STA Home Services, LLC

2230 Shore Drive  
FL 32086

# Estimate

Date	Estimate #
11/14/2025	6

Name / Address
Cross Creek North 2895 Big Oak Drive Green Cove Springs, FL

Project

Description	Qty	Rate	Total
Installation and assembly of 8 benches. Includes concrete.		1,200.00	1,200.00
			<b>Total</b> \$1,200.00



1128 Carmona Place, St. Augustine, FL 32092  
Telephone: (904) 315-3933; (904) 315-3944

Quote: 2918

Date: 11/20/25

Quote Expires: 12/05/25

**PROJECT:**

(3) Benches

**BILLING ADDRESS:**

Cross Creek North CDD c/o Rizzetta  
3434 Colwell Ave., Ste 200, Tampa, FL 33614-8390  
[CDDinvoice@rizzetta.com](mailto:CDDinvoice@rizzetta.com)

**SHIPPING ADDRESS:**

Cross Creek North CDD  
2895 Big Oak Drive, Green Cove Springs, FL 32043

**PAYMENT TERMS: 100% PAYMENT DUE AT TIME OF ORDER**

DESCRIPTION	STYLE	SIZE	FABRIC / FRAME	UNIT \$	QTY.	TOTAL \$
Channel Bench, Expanded Steel Seat & Back, Powdercoated Frame, Embedded Installation	Expanded Steel, Embedded Installation	6'	Green Expanded Steel / Black Frame	\$705.00	3	\$2,115.00
Assembly & Installation Not Included						

<b>Freight Includes: Yes/No</b>	<p><b>Estimated Lead Time: 45 - 60 Days Plus Transit.</b> Payment is Required at Time of Order. Lead Time begins once payment has been received. <b>Order will be drop shipped to shipping address noted above.</b> <b>Freight includes Lift Gate &amp; Delivery Appointment</b></p>	<b>Product Total</b>	\$2,115.00
Call Prior to Delivery: Yes		<b>Freight</b>	\$585.00
Lift Gate: Yes		<b>Tax Exempt</b>	\$0.00
Limited Access Delivery: No		<b>TOTAL</b>	\$2,700.00

**TERMS & CONDITIONS:** All sales are final and can not be cancelled, returned, or refunded. **A resale tax certificate or tax exemption certificate must be supplied at time of order.** If not received, sales tax will be applied. All orders are custom made to order & require 100% Payment Due at Time of Order. Checks should be made payable to Southern Breeze Outdoor Furnishings, LLC. All orders will be drop shipped to customer unless specified otherwise. **Additional freight and/or handling charges** may be applied, and not limited to, receipt services; residential, church, or school deliveries; lift gates; change in delivery address and/or rescheduling changes of delivery date, time, or location.

I agree to order specifications above, quantities, pricing, terms & conditions:

Southern Breeze Outdoor Furnishings, LLC

/

*Chris Smith*

Purchaser's Signature / Printed Name

Date

Chris Smith - VP - Business Development

By signing below, I acknowledge that lead times and production do not begin until payment has been received.

Purchaser's Signature / Printed Name

Date

# Channel Bench

Powder Coated Frame with Expanded Steel Seat & Back

St. Augustine, Florida \* [www.southernbreezeof.com](http://www.southernbreezeof.com) \* (904) 315-3944

*Commercial Warranty - 5 Years - Steel Bench & Thermo-Plastic Coating; 1 Year - Powdercoat*

Portable / Surface Mount



Embedded / Stationary Installation



\* Extra heavy design to be stronger and more stable with a simple, clean style.

\* Sturdy, formed and welded steel frame construction.

\* Standard Seat & Back are 10" wide.

\* Frames are either Hot Dip Galvanized or Powder Coated.

\* Thermo-plastic coating formulated with U.V. stabilizer for ultraviolet protection.

\* Thermo-plastic coating heat fused to expanded steel back and seat for durability.

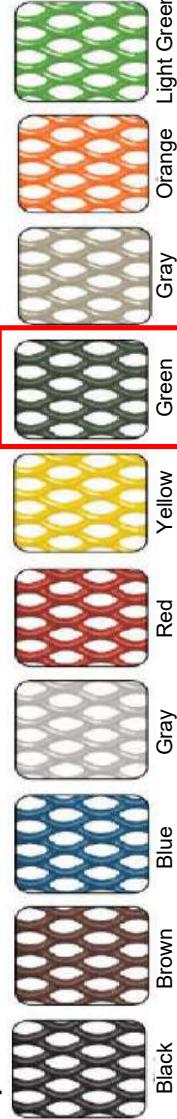
\* Portable / Surface Mount, 9/16" dia. anchor holes in frame foot.

\* Embedded / Stationary frame post installation

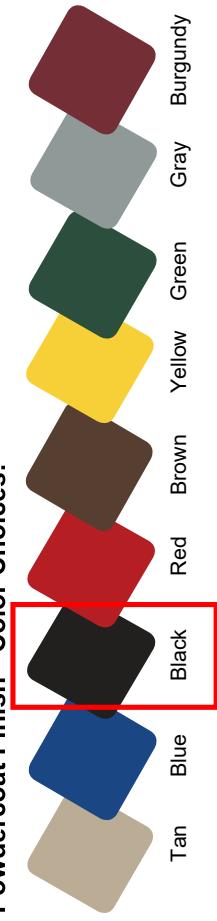


**Available in 4', 6', 8', 10', and 16'; Matching Picnic Tables & Receptacles Available**

**Expanded Steel - Color Choices:**



**Powdercoat Finish - Color Choices:**



*Optional Cover Caps and Armrests are available for an additional fee.*



1128 Carmona Place, St. Augustine, FL 32092  
Telephone: (904) 315-3933; (904) 315-3944

Quote: 2919

Date: 11/20/25

Quote Expires: 12/05/25

**PROJECT:**

(8) Benches

**BILLING ADDRESS:**

Cross Creek North CDD c/o Rizzetta  
3434 Colwell Ave., Ste 200, Tampa, FL 33614-8390  
[CDDinvoice@rizzetta.com](mailto:CDDinvoice@rizzetta.com)

**SHIPPING ADDRESS:**

Cross Creek North CDD  
2895 Big Oak Drive, Green Cove Springs, FL 32043

**PAYMENT TERMS: 100% PAYMENT DUE AT TIME OF ORDER**

DESCRIPTION	STYLE	SIZE	FABRIC / FRAME	UNIT \$	QTY.	TOTAL \$
Channel Bench, Expanded Steel Seat & Back, Powdercoated Frame, Embedded Installation	Expanded Steel, Embedded Installation	6'	Green Expanded Steel / Black Frame	\$705.00	8	\$5,640.00
Assembly & Installation Not Included						

<b>Freight Includes: Yes/No</b>	<p><b>Estimated Lead Time: 45 - 60 Days Plus Transit.</b> Payment is Required at Time of Order. Lead Time begins once payment has been received. <b>Order will be drop shipped to shipping address noted above.</b> <b>Freight includes Lift Gate &amp; Delivery Appointment</b></p>	<b>Product Total</b>	\$5,640.00
Call Prior to Delivery: Yes		<b>Freight</b>	\$860.00
Lift Gate: Yes		<b>Tax Exempt</b>	\$0.00
Limited Access Delivery: No		<b>TOTAL</b>	\$6,500.00

**TERMS & CONDITIONS:** All sales are final and can not be cancelled, returned, or refunded. **A resale tax certificate or tax exemption certificate must be supplied at time of order.** If not received, sales tax will be applied. All orders are custom made to order & require 100% Payment Due at Time of Order. Checks should be made payable to Southern Breeze Outdoor Furnishings, LLC. All orders will be drop shipped to customer unless specified otherwise. **Additional freight and/or handling charges** may be applied, and not limited to, receipt services; residential, church, or school deliveries; lift gates; change in delivery address and/or rescheduling changes of delivery date, time, or location.

I agree to order specifications above, quantities, pricing, terms & conditions:

Southern Breeze Outdoor Furnishings, LLC

/

*Chris Smith*

Purchaser's Signature / Printed Name

Date

Chris Smith - VP - Business Development

By signing below, I acknowledge that lead times and production do not begin until payment has been received.

Purchaser's Signature / Printed Name

Date

# Channel Bench

Powder Coated Frame with Expanded Steel Seat & Back

St. Augustine, Florida \* [www.southernbreezeof.com](http://www.southernbreezeof.com) \* (904) 315-3944

*Commercial Warranty - 5 Years - Steel Bench & Thermo-Plastic Coating; 1 Year - Powdercoat*

Portable / Surface Mount



Embedded / Stationary Installation



- \* Extra heavy design to be stronger and more stable with a simple, clean style.
- \* Sturdy, formed and welded steel frame construction.
- \* Standard Seat & Back are 10" wide.

\* Frames are either Hot Dip Galvanized or Powder Coated.

\* Thermo-plastic coating formulated with U.V. stabilizer for ultraviolet protection.

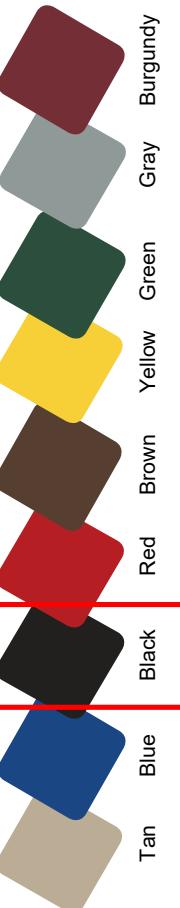
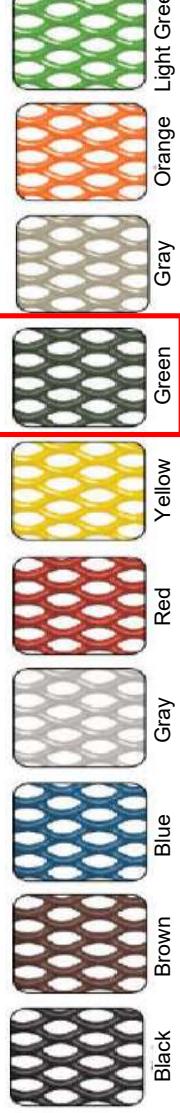
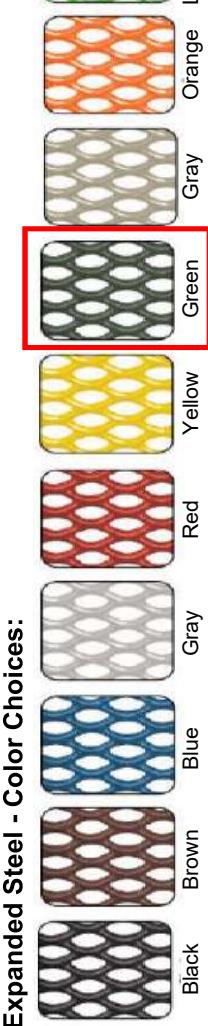
\* Thermo-plastic coating heat fused to expanded steel back and seat for durability.

\* Portable / Surface Mount, 9/16" dia. anchor holes in frame foot.

\* Embedded / Stationary frame post installation



*Optional Cover Caps and Armrests are available for an additional fee.*





PROPOSAL SUBMITTED TO:

VESTA PROPERTY SVC.  
JOHN WILLIAMS

PHONE:

LOCATION:

10/16/2025

CROSS CREEK NORTH VOLLEYBALL

SCOPE OF WORK FOR EQUIPMENT INSTALL

no

yes

Is job located within the city limits?

**PAYMENT TERMS:** Monthly Progress Payment based on Schedule of Values - 1 1/2% per month (18% APR) finance charge on all balances over 30 days. We propose to furnish material and labor according to the specifications below, for the sum of:

**\$11,980.00**

Material is guaranteed to be as specified and work will be according to standard practices. Changes from specifications involving additional costs will only be done upon a written order and will become an extra above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance. Note: This proposal may be withdrawn by us if not accepted within 30 days.

ESTIMATOR: Jonathan Papp

### Volleyball Equipment Install

- 1) Mobilization & Layout
- 2) Remove existing volleyball poles & net
- 3) Furnish & install (1) new volleyball system (poles, net & pole padding)
- 4) Poles set in concrete footing 3' x 3' x 3'
- 5) Restore sand at pole locations

#### **CONTRACTOR MUST PROVIDE SUITABLE ACCESS TO OFFLOAD EQUIP. & MATERIALS CLOSE TO COURT**

**\*\*EXCLUSIONS: MASS EXCAVATION OR INFILL, PERMITS, AS-BUILTS, EROSION CONTROL, MATERIAL TESTING, SODDING, SIDEWALKS, CURBS, DRINKING FOUNTAINS, FRENCH DRAINS, TRENCH DRAINS, IRRIGATION, RELOCATION OF UTILITIES, OR CONDUIT, LANDSCAPING, SITE RESTORATION, COURT LIGHTING, BENCHES OR SHADE STRUCTURES \*\***



9401 Corkscrew Palms Cir Ste 300 • Estero, FL 33928-6275 • Phone: (239) 292-3102

John Williams - Cross Creek Amenity Center  
Cell: +19047551996

Job Address:  
2895 Big Oak Dr  
Green Cove Springs, FL 32043

**Print Date:** 1-2-2026

## Proposal for Cross Creek - Volleyball Post Replacement

**License: CBC1263668**

*Mor Sports Is Proud To Be The Official Court Builder Of The US Open Pickleball Championship*

### Thank You for Considering Mor Sports Group!

We are excited to receive your inquiry and provide a quotation for your project. At Mor Sports Group, we are dedicated to exceeding your expectations by delivering top-quality sports construction services.

#### **Why Choose Mor Sports Group?**

- **Competitive Pricing:** We've partnered with our suppliers to offer you the most competitive quotation possible, ensuring we stay within your budget.
- **Quality by Design & Valued Engineering:** These core values are the foundation of all our projects. We prioritize both exceptional craftsmanship and cost-effective solutions.
- **Right First Time, On Time:** We hold ourselves accountable to our client's mission statement, ensuring your project is completed efficiently and to your satisfaction.
- **Proven Expertise:** As a certified building contractor and proud member of the American Sports Builder Association, we offer a proven track record of success.

- **Experience You Can Trust:** We were the court building contractor of choice for the US Open Pickleball Championship in Naples, constructing or surfacing over 60 tournament courts.

**Next Steps:**

We've attached a detailed quotation outlining the project scope and pricing. Please take your time to review it. We are happy to answer any questions, discuss changes or amendments, and address any budgetary concerns you may have.

We look forward to partnering with you on your project!

**Sincerely,**

The Mor Sports Group Team

## Volleyball Posts Removal & Replace

- Remove Existing Set of Poles & Dispose In Supplied Dumpster
- Dig New Post Foundations To Manufacturer Specifications
- Install Foundation Bolts In Concrete or Direct Bury (Method determined by manufacturer's install specs)
- Install Set Volleyball Posts

### Product Description:

The top-of-the-line Douglas® 3.5" Steel Volleyball System is built for prolonged outdoor use in grass or sand court installations. This durable post set is great for parks and recreation installations, sports facilities, or backyard court creation.

#### QUICK SPECIFICATIONS

3-1/2" SQ tubing with a 3/16" wall thickness

Black baked-on polyester powder coat finish

Rugged, smooth operating net tensioning reel

Removable handle for safety and convenience

The system includes all hardware, net, and ground sleeves.

Volleyball Net, 36"H X 32'L (VB-1200)

Net is constructed from 3 mm, 4? SQ polyethylene netting

Sold per pair

For outdoor use

5-Year limited warranty

**Volleyball Posts Removal & Replace Total:** \$12,634.72

---

**Total Price: \$12,634.72**

### Payment Schedule:

To ensure a smooth project flow and timely completion, we kindly request adherence to the following payment schedule:

- **50% Deposit:** A deposit is required to schedule your project. Work won't begin until this initial payment is received.
- **Stage Payments:** Each project milestone will be invoiced separately and must be paid in full before we proceed to the next stage.
- **Final Payment:** A walkthrough with Mor Sports management and your designated point of contact (POC) will occur before net and post installation. Once you, the authorized POC, sign the completion/handover sheet acknowledging the project's completion as per the agreement, final payment will be due.
- **Late Fees:** A 5% late fee will be applied to any outstanding balance 30 days past the due date.

### Project Management & Communication:

By accepting this proposal, you agree to Mor Sports' payment terms. Additionally, you'll receive an activation prompt for our online project management platform (Buildertrend). This platform provides 24/7 access to project schedules, invoices, daily progress reports, photos, and videos. This allows for continuous communication and transparency throughout the project.

To access your Buildertrend account, simply enter your email address as the username and create your password. This account will be available for future projects with Mor Sports Group.

Thank you for choosing Mor Sports Group! We look forward to a successful partnership on your new construction project.

## Tab 5



**TIGRIS Aquatic Services LLC**  
11232 Saint Johns Industrial Parkway North  
Ste 4  
Jacksonville, Florida 32246  
Tel: 904-714-5815

**Customer: Cross Creek North CDD**

2895 Big Oak Drive  
Green Cove Springs, Florida 32043  
**Contact:** John Williams  
**Phone:** 9047551996

**Work Order: 33770039**

**Lake/Pond/Wetland/Terrestrial Treatment Service**  
**Technician:** Craig Chance Deryk Norman Langman  
**Date of Service:** 12/4/25  
**Start Time:** 2:24 PM **End Time:** 4:31 PM

Wind (MPH & Direction)	Air Temp (Degrees F)	Humidity (%)	Precipitation (%)
09:00. 3N. 16:00. 6N	09:00. 60. 16:00 64	09h00 4. 60. 16:00 54	09:00 sunny. 16 :00. partly cloudy

#### SITE "Pond 1"

Water Level	Aesthetic Appearance
Below Normal Pool	Good
Primary Spillway	Emergency Spillway
No Blockages	No Blockages
Aquatic Vegetation Identified	Extent of Aquatic Vegetation
Algae	Trace
Method of Application	
Gator/ATV	
Product Used	EPA #
Copper Sulfate Fine 30	46923-4

#### SITE "Pond 1" IMAGES



#### SITE "Pond 3"

Water Level	Aesthetic Appearance	Erosion / Sedimentation
Below Normal Pool	Good	Present: Recent changes observed
Primary Spillway		Emergency Spillway
No Blockages		No Blockages
Aquatic Vegetation Identified		Extent of Aquatic Vegetation
Algae Shoreline/Terrestrial Weeds		Trace Spotty
Method of Application		
Gator/ATV		
Product Used		EPA #
AquaNeat Glyphosate		228-365
Cide Kick		N/A
Copper Sulfate Fine 30		46923-4

#### SITE "Pond 3" IMAGES

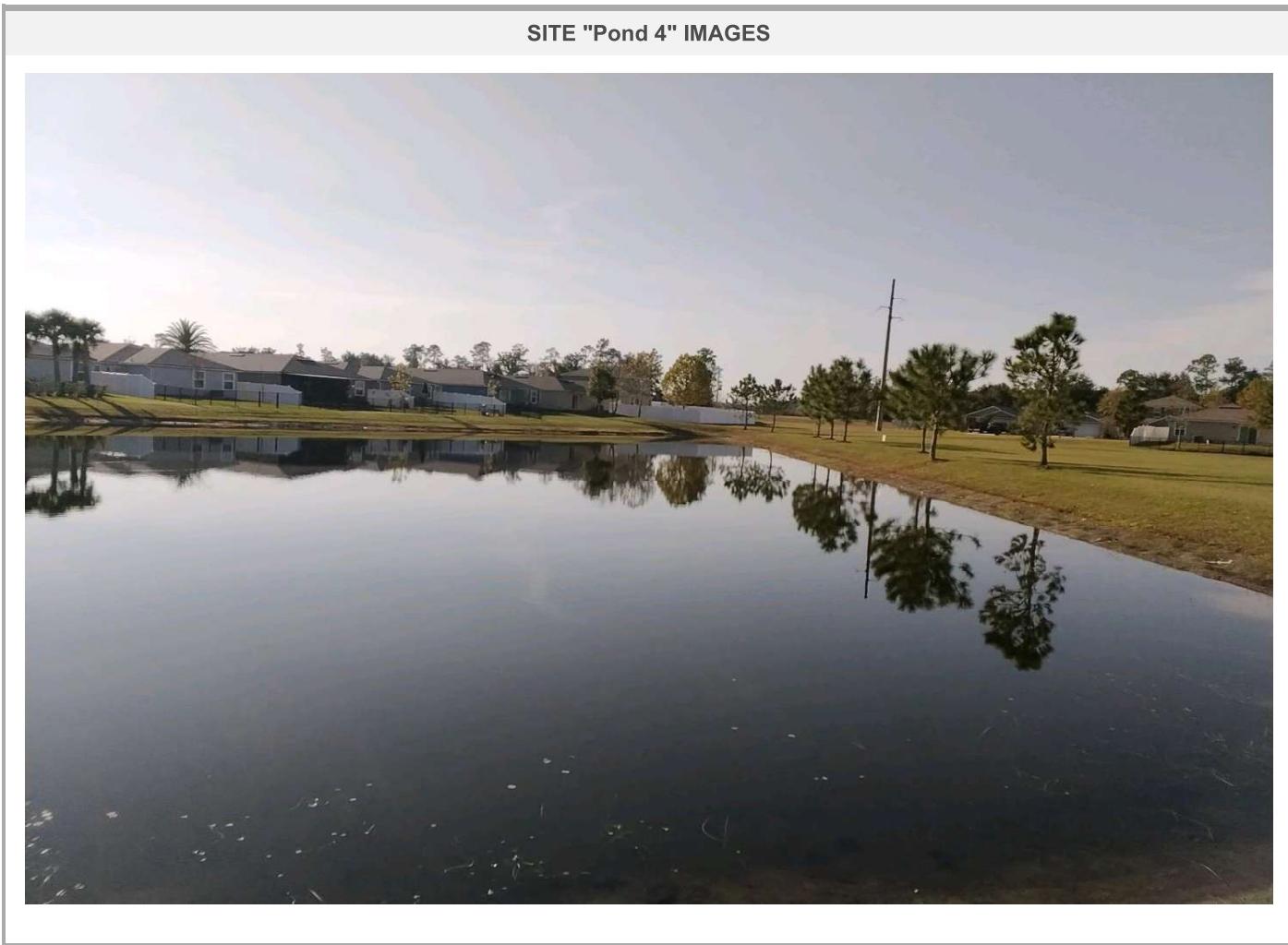


eroded and undercut



SITE "Pond 4"

Water Level	Aesthetic Appearance
Full Pool	Good
Primary Spillway	Emergency Spillway
No Blockages	No Blockages
<b>Method of Application</b>	
Gator/ATV	
Product Used	EPA #
AquaNeat Glyphosate	228-365
Cide Kick	N/A
Copper Sulfate Fine 30	46923-4



<b>SITE "Pond 7"</b>	
Water Level	Aesthetic Appearance
Full Pool	Good
Aquatic Vegetation Identified	Extent of Aquatic Vegetation
Algae Slender Spikerush	Trace Spotty

**Method of Application**

Gator/ATV

Product Used	EPA #
Copper Sulfate Fine 30	46923-4
Cide Kick	N/A
Tribune Liquid Herbicide (Diquat)	100-1390

**SITE "Pond 7" IMAGES****SITE "Pond 10"**

Water Level	Aesthetic Appearance
Full Pool	Good
Aquatic Vegetation Identified	Extent of Aquatic Vegetation
Algae Slender Spikerush	Trace Spotty

**Method of Application**

Gator/ATV

Product Used	EPA #
Cide Kick II	N/A

Copper Sulfate Fine 30

46923-4

Tribune Liquid Herbicide (Diquat)

100-1390

**SITE "Pond 10" IMAGES**





#### SITE "Pond 2"

Water Level	Aesthetic Appearance	Water Appearance	Erosion / Sedimentation	Fish / Wildlife		
Full Pool	Good	Clear	Present: No recent changes	Normal		
<b>Primary Spillway</b>						
No Blockages						
Aquatic Vegetation Identified			Extent of Aquatic Vegetation			
Pennywort			Sparse			
General Comments		Method of Application				
Treated pond for sparse penny wort.		Trailered Boat				
Product Used			EPA #			
Navigate Herbicide - 50 lb. bag			N/A			

#### SITE "Pond 2" IMAGES



#### SITE "Pond 5"

Water Level	Aesthetic Appearance	Water Appearance	Erosion / Sedimentation	Fish / Wildlife		
Full Pool	Fair	Clear	Present: No recent changes	Normal		
<b>Primary Spillway</b>						
No Blockages						
Aquatic Vegetation Identified			Extent of Aquatic Vegetation			
Algae Slender Spikerush			Moderate Spotty			
General Comments		Method of Application				
Treated pond for algae and spikerush		Trailered Boat				
Product Used			EPA #			
N/A			N/A			

#### SITE "Pond 5" IMAGES



#### SITE "Pond 11"

Water Level	Aesthetic Appearance
Below Normal Pool	Good
Primary Spillway	Emergency Spillway
No Blockages	No Blockages
Aquatic Vegetation Identified	Extent of Aquatic Vegetation
Algae Slender Spikerush	Trace Spotty
Method of Application	
Gator/ATV	
Product Used	EPA #
AquaNeat Glyphosate	228-365
Cide Kick	N/A
Copper Sulfate Fine 30	46923-4
Tribune Liquid Herbicide (Diquat)	100-1390
Cide Kick	N/A

#### SITE "Pond 11" IMAGES



#### SITE "Pond 6"

Water Level	Aesthetic Appearance	Water Appearance	Erosion / Sedimentation	Fish / Wildlife
Full Pool	Good	Clear	Present: No recent changes	Normal

#### Primary Spillway

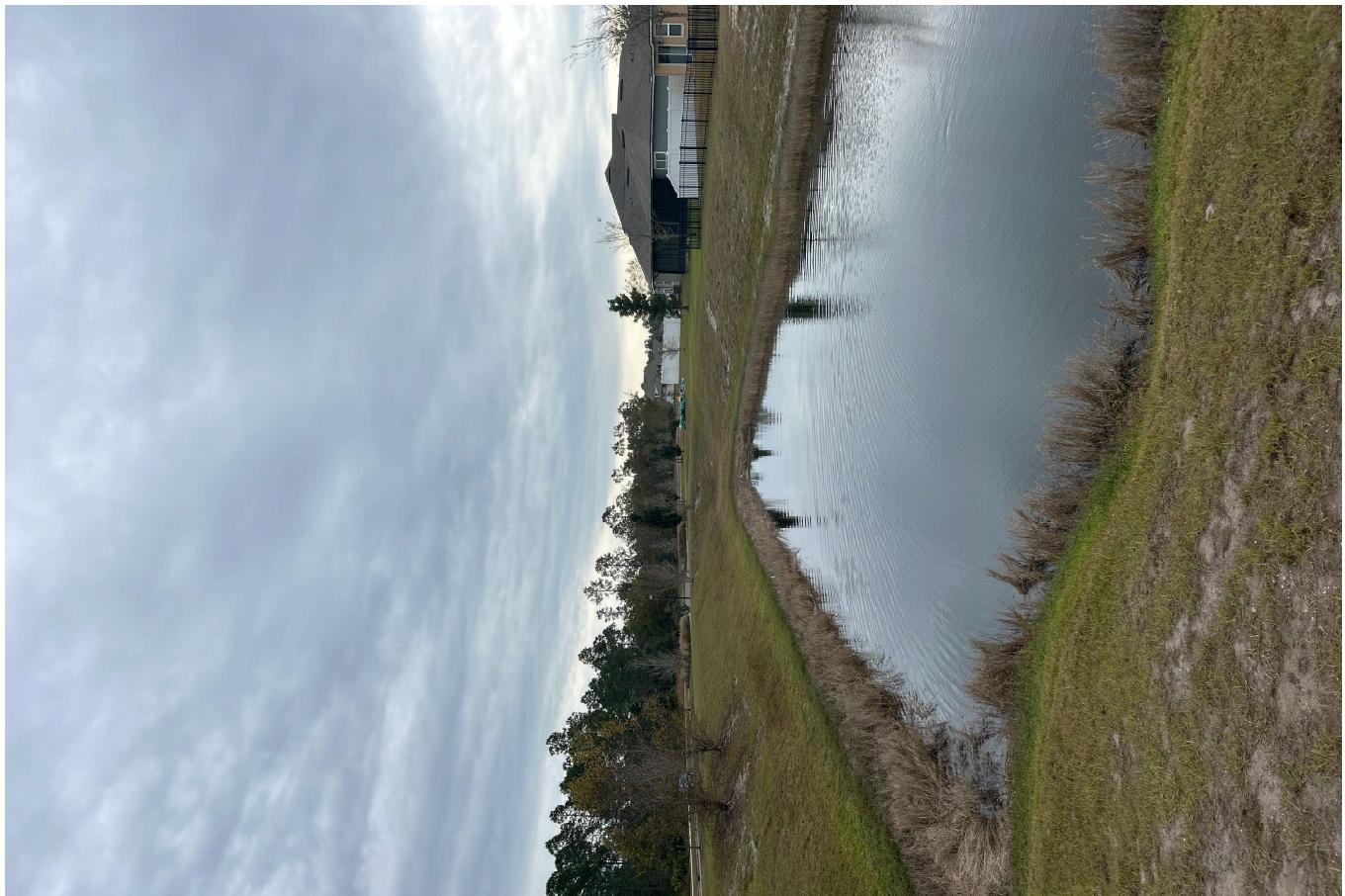
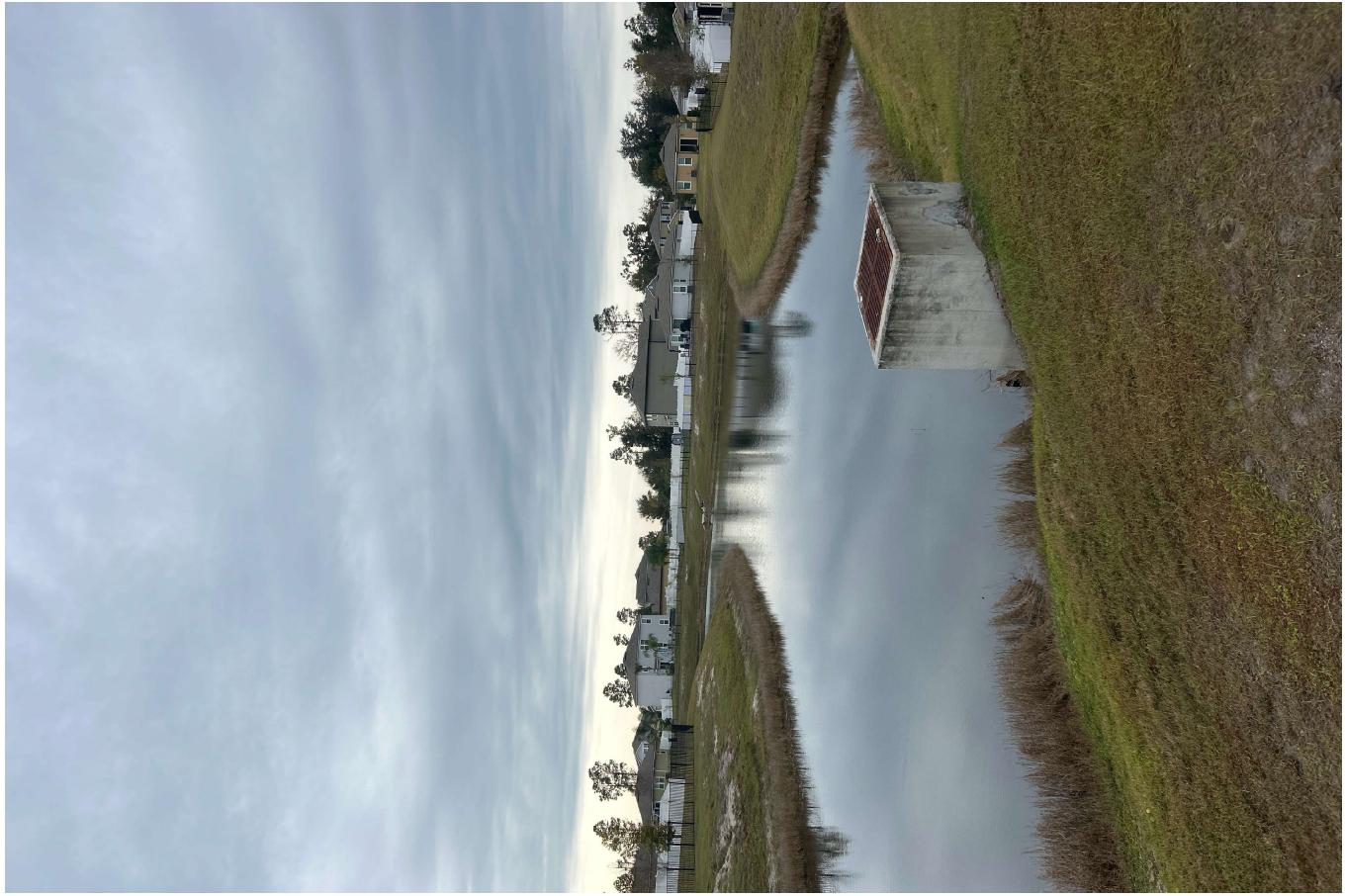
No Blockages

#### General Comments

Inspected pond and outfall area. Pond looks great!

Product Used	EPA #
N/A	N/A

#### SITE "Pond 6" IMAGES



**SITE "Pond 12"**

Water Level	Aesthetic Appearance
Full Pool	Good
Primary Spillway	Emergency Spillway
No Blockages	No Blockages
Aquatic Vegetation Identified	Extent of Aquatic Vegetation
Algae Slender Spikerush	Trace Spotty
<b>Method of Application</b>	
Gator/ATV	
Product Used	EPA #
Cide Kick II	N/A
Copper Sulfate Fine 30	46923-4
Tribune Liquid Herbicide (Diquat)	100-1390

#### SITE "Pond 12" IMAGES





#### SITE "Pond 9"

Water Level	Aesthetic Appearance	Water Appearance	Erosion / Sedimentation	Fish / Wildlife
Full Pool	Good	Clear	Present: No recent changes	Normal
<b>Primary Spillway</b>				
No Blockages				
Aquatic Vegetation Identified		Extent of Aquatic Vegetation		
Algae Slender Spikerush		Spotty Spotty		
General Comments		Method of Application		
Pond treated for algae and spikerush		Trailered Boat		
Product Used		EPA #		
AquaStrike		70506-302		

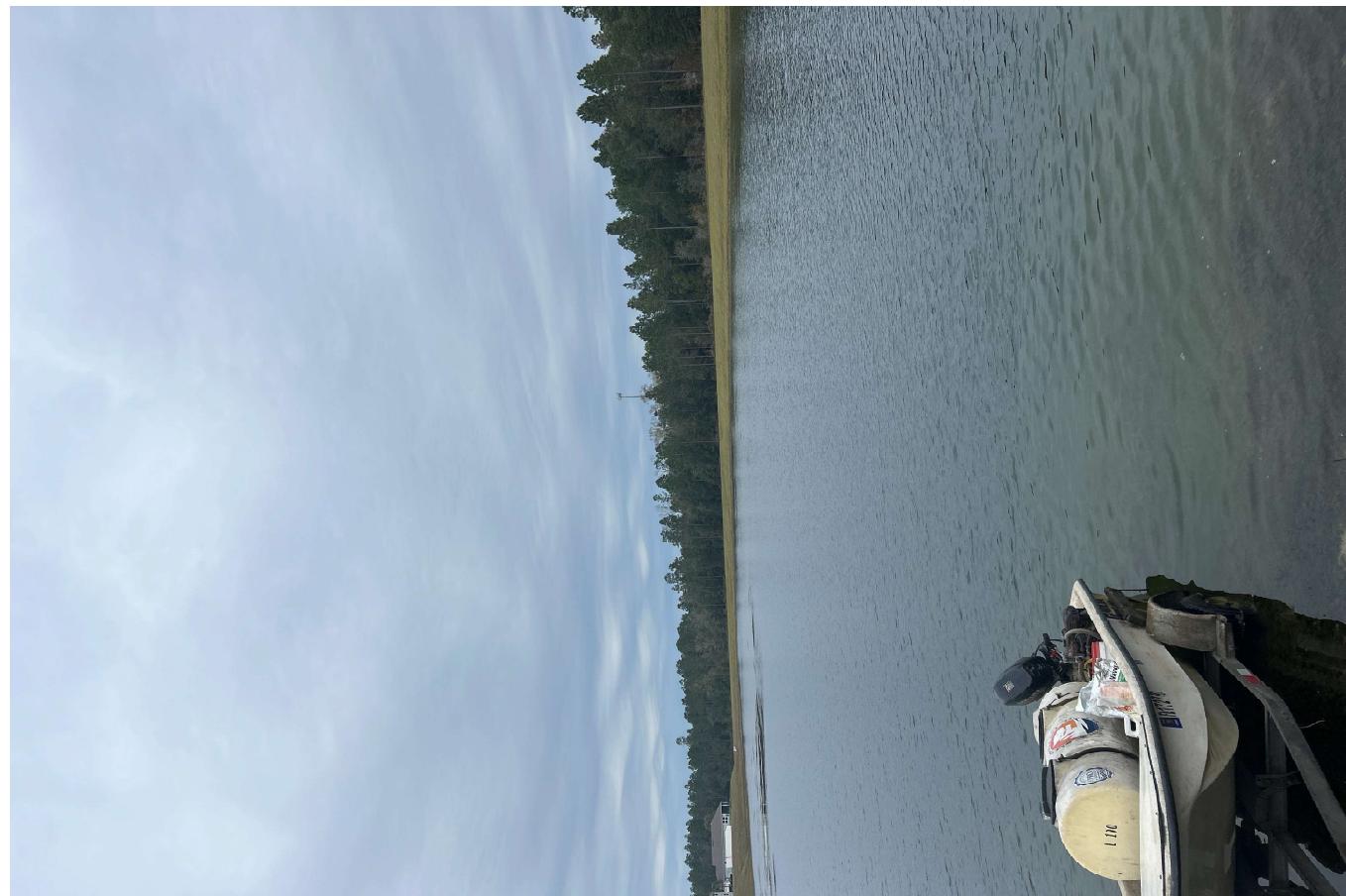
#### SITE "Pond 9" IMAGES



#### SITE "Pond 13"

Water Level	Aesthetic Appearance	Water Appearance	Erosion / Sedimentation	Fish / Wildlife
Full Pool	Good	Clear	Present: No recent changes	Normal
<b>Primary Spillway</b>				
No Blockages				
<b>Aquatic Vegetation Identified</b>		<b>Extent of Aquatic Vegetation</b>		
Algae		Moderate		
<b>General Comments</b>		<b>Method of Application</b>		
Pond treated for algae throughout pond		Trailered Boat		
<b>Product Used</b>		<b>EPA #</b>		
Copper Sulfate Fine 30		46923-4		

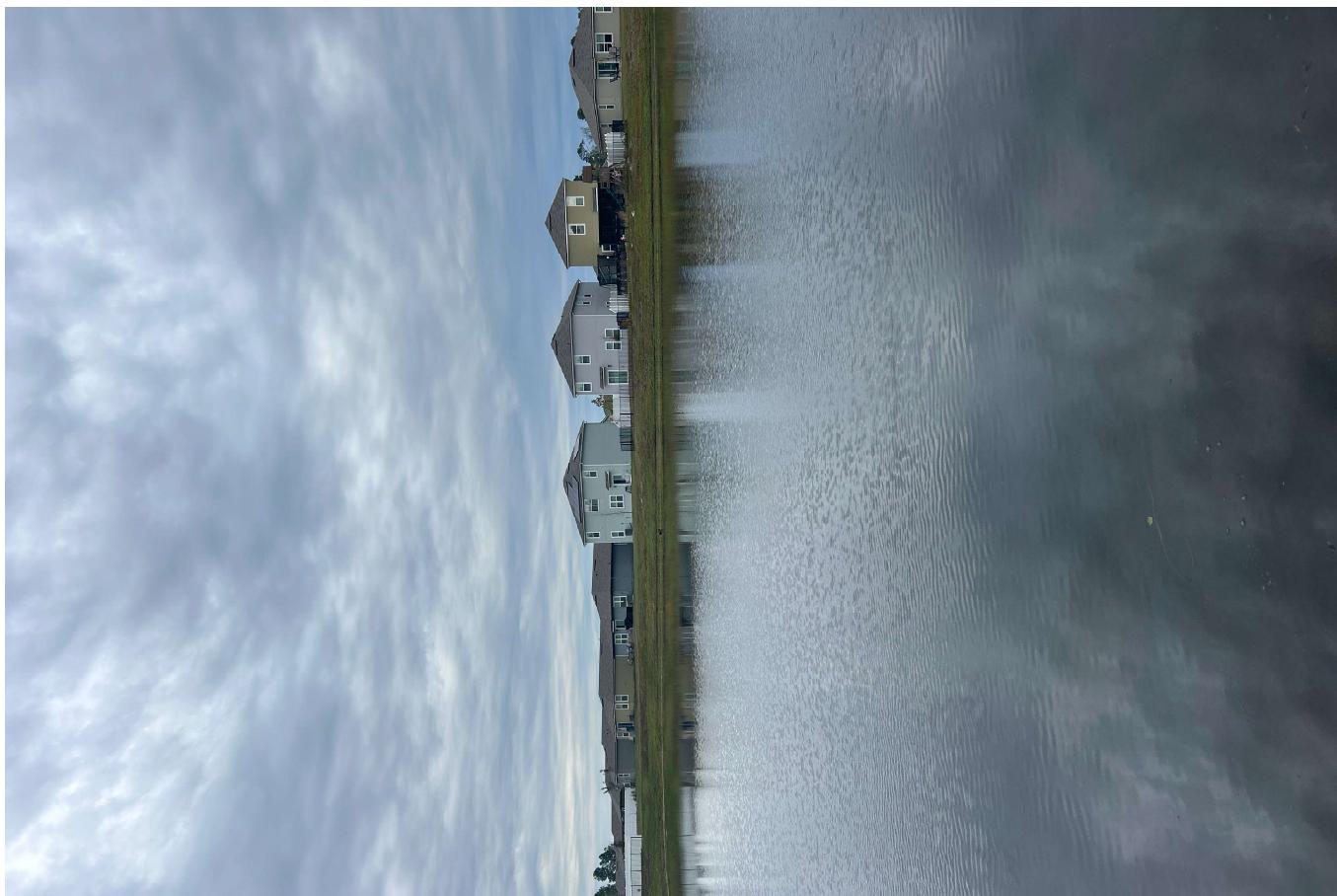
#### SITE "Pond 13" IMAGES



#### SITE "Pond 16"

Water Level	Aesthetic Appearance	Water Appearance	Erosion / Sedimentation	Fish / Wildlife
Below Normal Pool	Fair	Clear	Present: No recent changes	Normal
<b>Primary Spillway</b>				
No Blockages				
<b>Aquatic Vegetation Identified</b>		<b>Extent of Aquatic Vegetation</b>		
Slender Spikerush		Moderate		
<b>General Comments</b>		<b>Method of Application</b>		
Treated pond for algae. Dead spikerush alongside pond bank starting to deteriorate		Backpack		
<b>Product Used</b>		<b>EPA #</b>		
Copper Sulfate Small Granular		N/A		

#### SITE "Pond 16" IMAGES



**SITE "Pond 8"**

Water Level		Aesthetic Appearance
Below Normal Pool		Fair
Primary Spillway		Emergency Spillway
No Blockages		No Blockages
Aquatic Vegetation Identified		Extent of Aquatic Vegetation
Slender Spikerush		Heavy
General Comments		Method of Application
erosion at inlet flume		Gator/ATV
Product Used		EPA #
AquaStrike		70506-302
Cutrine FL 909		67690-93
Cide Kick II		N/A
AquaNeat Glyphosate		228-365
Cide Kick		N/A

#### SITE "Pond 8" IMAGES





#### SITE "Pond 19"

Water Level	Aesthetic Appearance	Water Appearance	Erosion / Sedimentation	Fish / Wildlife
Below Normal Pool	Poor	Turbid	Present: No recent changes	Normal

Aquatic Vegetation Identified	Extent of Aquatic Vegetation
Algae	Moderate

General Comments	Method of Application
Pond treated for algae	Backpack

Product Used	EPA #
Cutrine Plus Liquid	N/A

#### SITE "Pond 19" IMAGES



#### SITE "Pond 15"

Water Level	Aesthetic Appearance
Below Normal Pool	Good
Aquatic Vegetation Identified	Extent of Aquatic Vegetation
Algae Slender Spikerush	Trace
General Comments	Method of Application
area very soft	Gator/ATV
Product Used	EPA #
Cide Kick II	N/A
Copper Sulfate Fine 30	46923-4
Tribune Liquid Herbicide (Diquat)	100-1390

#### SITE "Pond 15" IMAGES



#### SITE "Pond 20"

Water Level	Aesthetic Appearance	Water Appearance	Erosion / Sedimentation	Fish / Wildlife			
Full Pool	Fair	Clear	Present: No recent changes	Normal			
Aquatic Vegetation Identified		Extent of Aquatic Vegetation					
Algae		Moderate					
General Comments		Method of Application					
Pond treated for algae		Trailered Boat					
Product Used	EPA #						
Aquastrike	70506-302						

#### SITE "Pond 20" IMAGES



#### SITE "Pond 26"

Water Level	Aesthetic Appearance
Below Normal Pool	Good
<b>Primary Spillway</b>	
No Blockages	
Aquatic Vegetation Identified	Extent of Aquatic Vegetation
Shoreline/Terrestrial Weeds	Moderate
<b>Method of Application</b>	
Gator/ATV	
Product Used	EPA #
AquaNeat Glyphosate	228-365
Cide Kick II	N/A

#### SITE "Pond 26" IMAGES



#### SITE "Pond 17"

Water Level	Aesthetic Appearance
Full Pool	Good
Aquatic Vegetation Identified	Extent of Aquatic Vegetation
Algae	Trace
General Comments	Method of Application
area very soft	Backpack
Product Used	EPA #
Cide Kick	N/A
Copper Sulfate Fine 30	46923-4
Aquathol Granular Super K Herbicide - 20 lbs. bag	N/A

#### SITE "Pond 17" IMAGES



#### SITE "Pond 21"

Water Level	Aesthetic Appearance	Water Appearance	Erosion / Sedimentation	Fish / Wildlife
Full Pool	Good	Clear	Present: No recent changes	Normal

General Comments	Method of Application
Pond pre treated for algae beneath surface of water	Backpack

Product Used	EPA #
Copper Sulfate Small Granular	N/A

#### SITE "Pond 21" IMAGES



#### SITE "Pond 18"

Water Level	Aesthetic Appearance
Full Pool	Poor
Primary Spillway	Emergency Spillway
No Blockages	No Blockages
Aquatic Vegetation Identified	Extent of Aquatic Vegetation
Algae	Heavy
Method of Application	
Gator/ATV	
Product Used	EPA #
Cide Kick	N/A
Copper Sulfate Fine 30	46923-4
Tribune Liquid Herbicide (Diquat)	100-1390

#### SITE "Pond 18" IMAGES



#### SITE "Pond 27"

Water Level	Aesthetic Appearance
Full Pool	Good
Primary Spillway	
No Blockages	
Aquatic Vegetation Identified	Extent of Aquatic Vegetation
Algae	Sparse
Method of Application	
Gator/ATV	
Product Used	EPA #
Cide Kick	N/A
Copper Sulfate Fine 30	46923-4
Tribune Liquid Herbicide (Diquat)	100-1390

#### SITE "Pond 27" IMAGES



**SITE "Pond 23"**

Water Level	Aesthetic Appearance
Full Pool	Good
Primary Spillway	
No Blockages	
Aquatic Vegetation Identified	Extent of Aquatic Vegetation
Algae	Moderate
Method of Application	
Gator/ATV	
Product Used	EPA #
Cide Kick II	N/A
Copper Sulfate Fine 30	46923-4
Tribune Liquid Herbicide (Diquat)	100-1390

#### SITE "Pond 23" IMAGES



#### SITE "Pond 22"

Water Level	Aesthetic Appearance	Water Appearance	Erosion / Sedimentation	Fish / Wildlife
Full Pool	Good	Clear	Present: No recent changes	Normal
<b>General Comments</b>		<b>Method of Application</b>		
Pre treated pond for algae		Backpack		
<b>Product Used</b>		<b>EPA #</b>		
Copper Sulfate Small Granular		N/A		

#### SITE "Pond 24"

Water Level	Aesthetic Appearance	Water Appearance	Erosion / Sedimentation	Fish / Wildlife	Level of Trash Removed			
Full Pool	Good	Clear	Present: No recent changes	Normal	Low			
<b>Aquatic Vegetation Identified</b>			<b>Extent of Aquatic Vegetation</b>					
Algae			Moderate					
<b>General Comments</b>		<b>Method of Application</b>						
Treated pond for algae and removed minor pieces of trash		Backpack						
<b>Product Used</b>		<b>EPA #</b>						
Copper Sulfate Small Granular		N/A						

#### SITE "Pond 24" IMAGES



#### SITE "Pond 25"

Water Level	Aesthetic Appearance
Full Pool	Good
Primary Spillway	
No Blockages	
Aquatic Vegetation Identified	Extent of Aquatic Vegetation
Algae	Trace
Method of Application	
Gator/ATV	
Product Used	EPA #
Cutrine FL 909	67690-93

#### SITE "Pond 25" IMAGES



#### SITE "Pond 14"

<b>Water Level</b>	<b>Aesthetic Appearance</b>
Below Normal Pool	Good
<b>Primary Spillway</b>	<b>Emergency Spillway</b>
No Blockages	No Blockages
<b>Aquatic Vegetation Identified</b>	
Algae	
<b>Method of Application</b>	
Gator/ATV	
<b>Product Used</b>	<b>EPA #</b>
Cutrine FL 909	67690-93

#### SITE "Pond 14" IMAGES



*Thank you for your business!*



## Tab 6

# Quality Site Assessment

Prepared for: **Cross Creek North CDD**

## General Information

**DATE:** Monday, Dec 22, 2025

**NEXT QSA DATE:** Friday, Mar 20, 2026

**CLIENT ATTENDEES:**

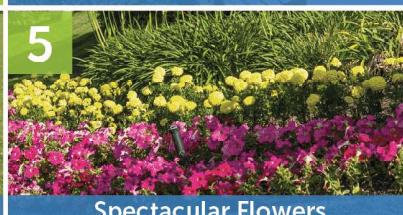
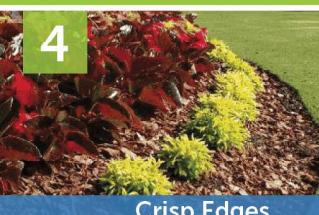
**BRIGHTVIEW ATTENDEES:** Royce Peaden

## Customer Focus Areas

Entry Beds, Amenity Center, Ponds, Traffic Circles

**Quality you can count on.**

**7** Seven Standards of Excellence



# QUALITY SITE ASSESSMENT

## Cross Creek North CDD



### Maintenance Items



**1** Turf has mostly slowed down throughout site but has not yet lost color. Team is mowing/maintaining on a bi-weekly basis.



**2** There are some active winter weeds in the turf around the RV/dog park that we will treat.

**3** Dog Park hydroseeding had minimal results. We will present options and plan to address in March as temperatures rise and turf start to wake up

**4** Italian Cypress have had two Mite infestations this year. We have treated with systemic insecticide each time. Severe / untreated infestations can lead to permanent damage of the tree canopy and make them appear unsightly. Italian Cypress have a unique tree shape and fit fronts of buildings well, however, they are from a dry/Mediterranean climate. With FL's humidity, insect population, and stagnant air up against the foundation - these trees will struggle throughout their life.

# QUALITY SITE ASSESSMENT

## Cross Creek North CDD



### Maintenance Items



5

6

7

8

5

6

7

8

**Crew is working on raising tree canopies throughout site as part of Winter maintenance tasks**

**Now that Muhly Grass flowering has subsided the crew has begun cutting back Ornamental grasses throughout site as part of winter maintenance tasks**

**Lakes are being maintained and trash removed during bi-weekly mow service.**

**Crew has been performing trimming throughout site.**

# QUALITY SITE ASSESSMENT

## Cross Creek North CDD

### Maintenance Items



**9** Crew is scouting and baiting fire ant mounds during bi-weekly mow service.

**10** Majority of recently installed plant material at Amenity Center is performing well.

**11** It was noted that two fan palms that were recently installed had declined. We are planning to replace these under warranty

**12** Recently installed trees throughout site are doing well.

# QUALITY SITE ASSESSMENT

## Cross Creek North CDD

### Maintenance Items

13



14



15



13

Palm replacement project at Amenity center roundabout island has been completed.

14

We will plan to fix grass in the two staging areas following the mulch project in the Spring

15

Mulch removal project throughout site has been completed. 380 trees were completed with average mulch/soil depth around 6", and the tallest that completed being around 17" deep. Advantageous/surface roots were prevalent in many tree rings which is a sign of the trees struggling to breath. Mulch has been installed and we are completing a Potassium application to help promote new root growth through the winter dormancy period.

## **Tab 7**

## RESOLUTION 2026-01

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO FILE A PETITION WITH CLAY COUNTY, FLORIDA, REQUESTING THE PASSAGE OF AN ORDINANCE AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the Cross Creek North Community Development District ("District") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("Act"), and Clay County, Florida, Ordinance No. 2017-10 (the "Ordinance"); and

**WHEREAS**, the District presently consists of 970.12 acres, more or less, as more fully described in the Ordinance; and

**WHEREAS**, the District desires to amend its boundaries to remove certain property totaling approximately 25.7 acres described in **Exhibit A** attached hereto and incorporated herein by reference ("Contraction Area"); and

**WHEREAS**, the District will obtain written consent for the removal of the Contraction Area from the District from the owners of the Contraction Area; and

**WHEREAS**, the proposed boundary amendment is in the best interests of the District and the area of land within the proposed amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

**WHEREAS**, for the area of land within the amended boundaries of the District, the District is the best alternative available for delivering community development services and facilities; and

**WHEREAS**, the proposed boundary amendment is not inconsistent with either the State or local comprehensive plan; and

**WHEREAS**, the area of land that will lie within the District's boundaries as amended will continue to be amenable to separate special district government; and

**WHEREAS**, in order to seek a boundary amendment pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the boundary amendment process; and

**WHEREAS**, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board of Supervisors ("Board"); and

**WHEREAS**, the District desires to petition to amend its boundaries in accordance with the procedures and processes described in Chapter 190, *Florida Statutes*, which processes include the preparation of a petition to Clay County, Florida, and such other actions as are necessary in furtherance of the boundary amendment process.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF  
SUPERVISORS OF THE CROSS CREEK NORTH COMMUNITY  
DEVELOPMENT DISTRICT:**

**SECTION 1.** The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**SECTION 2.** The Board hereby directs its Vice Chair and District staff to prepare and file a petition and any other materials with Clay County, Florida, as necessary to amend the District's boundaries to remove the Contraction Area pursuant to Chapter 190, *Florida Statutes*, and any other applicable Florida law (the "**Petition**").

**SECTION 3.** The Board hereby authorizes Chairman Robert Porter, and Katie S. Buchanan, of Kutak Rock LLP, to act as the District's agents regarding any and all matters pertaining to the Petition.

**SECTION 4.** This Resolution shall become effective upon its passage.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

**PASSED AND ADOPTED** this 13<sup>th</sup> day of January 2026.

ATTEST:

**CROSS CREEK NORTH COMMUNITY  
DEVELOPMENT DISTRICT**

---

Secretary/Assistant Secretary

---

Chair/Vice-Chair, Board of Supervisors

**EXHIBIT A: Contraction Area Sketch and Legal Description**

## Exhibit A

### SURVEYOR'S DESCRIPTION

A portion of Florida Farmer's Land Company's Subdivision, as recorded in Plat Book 1, page 49, of the Public Records of Clay County, Florida, lying within Section 46, Township 5 South, Range 26 East, Clay County, Florida, being a portion of those lands described and recorded in Official Records Book 2843, page 579, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Westerly most corner of Tract "A", as depicted on Cross Creek Unit 1C, recorded in Plat Book 64, pages 1 through 11, of the Public Records of said county, said corner lying on the Northeasterly line of those lands described and recorded in Official Records Book 4892, page 1339, of said Public Records; thence South 39°40'24" East, along said Northeasterly line, also being the Southwesterly line of said Cross Creek Unit 1C, a distance of 1941.09 feet; thence South 39°35'19" East, continuing along last said line, 947.33 feet to the Point of Beginning.

From said Point of Beginning, thence North 50°03'23" East, departing last said line, 205.69 feet; thence South 82°36'30" East, 56.90 feet; thence South 57°59'17" East, 48.60 feet; thence South 61°46'02" East, 43.83 feet; thence South 28°26'48" East, 39.68 feet; thence South 18°50'11" West, 45.83 feet; thence South 69°43'41" West, 50.82 feet; thence South 66°15'37" West, 40.09 feet; thence South 34°27'01" East, 52.07 feet; thence South 16°47'54" East, 58.56 feet; thence North 59°04'54" East, 37.41 feet; thence South 71°43'35" East, 28.93 feet; thence North 82°35'58" East, 35.71 feet; thence South 40°14'57" East, 43.81 feet; thence South 86°15'24" East, 50.42 feet; thence South 57°30'07" East, 35.00 feet; thence South 86°37'52" East, 46.67 feet; thence South 30°56'48" East, 37.39 feet; thence South 14°12'20" East, 41.38 feet; thence South 25°33'58" East, 44.73 feet; thence South 13°41'54" East, 58.10 feet; thence South 15°17'42" West, 48.90 feet; thence South 49°54'03" East, 31.35 feet; thence South 84°05'13" East, 43.12 feet; thence North 66°57'54" East, 57.29 feet; thence North 42°56'04" East, 58.15 feet; thence South 60°00'36" East, 45.78 feet; thence South 88°17'05" East, 55.14 feet; thence North 32°39'56" East, 39.56 feet; thence South 65°00'42" East, 32.53 feet; thence South 61°26'16" East, 31.99 feet; thence South 14°22'11" East, 39.56 feet; thence South 19°42'47" East, 51.33 feet; thence South 12°09'04" East, 42.78 feet; thence South 48°00'20" East, 58.86 feet; thence South 62°15'22" East, 42.38 feet; thence South 43°02'50" East, 61.97 feet; thence South 62°40'37" East, 55.73 feet; thence South 65°57'30" East, 41.62 feet; thence South 61°13'48" East, 42.65 feet; thence North 87°55'22" East, 36.27 feet; thence South 56°07'19" East, 56.17 feet; thence South 65°56'32" East, 52.13 feet; thence South 66°17'55" East, 61.66 feet; thence South 09°38'52" West, 32.50 feet; thence South 48°36'09" East, 39.91 feet; thence South 27°23'21" West, 33.83 feet; thence South 32°48'25" East, 44.71 feet; thence South 59°54'46" West, 34.48 feet; thence South 22°05'02" West, 47.15 feet; thence South 19°39'33" West, 21.24 feet; thence South 03°01'30" East, 34.75 feet; thence South 42°45'07" East, 45.96 feet; thence South 69°21'08" East, 47.47 feet; thence North 69°52'48" East, 45.96 feet; thence South 64°14'52" East, 52.51 feet; thence South 51°34'55" East, 43.92 feet; thence North 68°56'39" East, 35.05 feet; thence South 33°01'34" East, 38.50 feet; thence South 42°13'04" East, 92.13 feet; thence South 23°05'01" West, 27.25 feet; thence South 21°30'22" East, 52.88 feet; thence South 00°26'23" East, 34.94 feet; thence South 05°39'36" East, 49.77 feet; thence South 11°08'05" West, 24.13 feet; thence South 81°00'47" East, 27.91 feet; thence South 65°03'57" East, 59.78 feet; thence South 88°55'31" East, 27.30 feet; thence South 39°36'30" East, 32.98 feet; thence South 37°41'05" East, 57.80 feet; thence South 12°06'35" East, 48.45 feet; thence South 16°55'14" East, 28.56 feet; thence South 45°24'45" East, 69.08 feet; thence South 53°48'40" East, 50.96 feet; thence South 85°52'37" East, 48.69 feet; thence South 09°27'59" East, 39.00 feet; thence South 38°57'28" East, 44.37 feet; thence South 17°45'07" East, 39.34 feet; thence South 21°52'11" East, 140.27 feet to a point lying on the Northwesterly line of Lot 5, Block 48, as depicted on Florida Farmer's Land Company's Subdivision, recorded in Plat Book 1, page 49, of said Public Records; thence South 47°53'48" West, along said Northwesterly line, 440.35 feet to a point lying on the Northeasterly line of said Official Records Book 4892, page 1339; thence North 39°35'19" West, departing said Northwesterly line and along said Northeasterly line, 2769.30 feet to the Point of Beginning.

Containing 25.70 acres, more or less.

**ALTA/NSPS LAND TITLE SURVEY**

A PORTION OF FLORIDA FARMER'S LAND COMPANY'S SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 49, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, LYING WITHIN SECTION 46, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2843, PAGE 579, OF THE PUBLIC RECORDS OF SAID COUNTY.

**SURVEYOR'S DESCRIPTION**

A portion of Florida Farmer's Land Company's Subdivision, as recorded in Plot Book 1, page 46, of the Public Records of Okaloosa County, Florida, lying within Section 46, Township 5 South, Range 3 West, Okaloosa County, Florida, being a portion of those lands described and recorded in Official Record Book 204 of the Public Records of Okaloosa County, Florida, being more particularly described in Volume 1.

Point of Beginning, at the Southern most point of the  
Point of Beginning, and corner of the Southern most line of those  
lands described and recorded in Official Record Book 4892, page 1338, of said Public Records, whence  
South 30°40'40" East, along said North Boundary line, also being  
Point of Beginning.

Containing 25.70 acres, more or less.

A detailed map of the Black Creek Conservation Area. The map shows the Black Creek flowing through the area, with the Black Creek Dam located on the creek. Key locations marked include the Black Creek Dam, Black Creek, Black Creek Conservation Area, Black Creek, and the town of Black Creek. Roads labeled include Highway 21, Highway 22, and Highway 23. A star marks the location of the Black Creek Dam. A legend in the bottom right corner indicates that the star represents the 'Black Creek Dam'.

**VICINITY MAP  
(NOT TO SCALE)**

POINT OF  
BEGINNING  
DRH TO FCM  
TRANSMITTER BARCODE

SHEET 2

**SECTION 31**  
**CHARTER 31**

CONTINUATION

### CONTINUATION

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED HERE WERE IN ACCORDANCE WITH THE 2001 ALASKA STATEWIDE DETAIL REQUIREMENTS FOR ALASKA'S LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALASKA AND HIPS, AND INCLUDES ITEM 1, L 2.

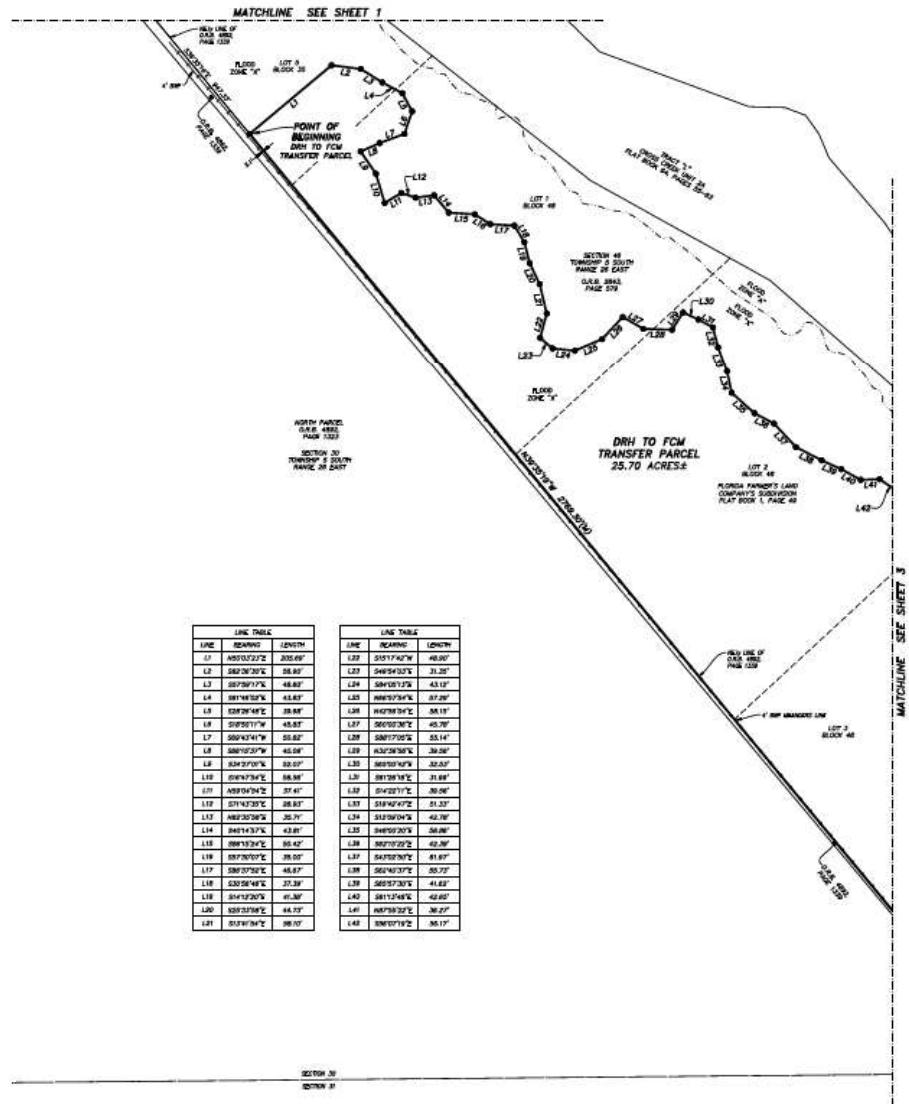
NOTARIAL SIGNATURE MUST BE NOTARIZED ON ANY ELECTRONIC COPIES.

PRELIMINARY 8/4

REMOVED BY THE FEDERAL BUREAU OF INVESTIGATION  
REMOVED BY THE FEDERAL BUREAU OF INVESTIGATION

4919-5422-1187.1

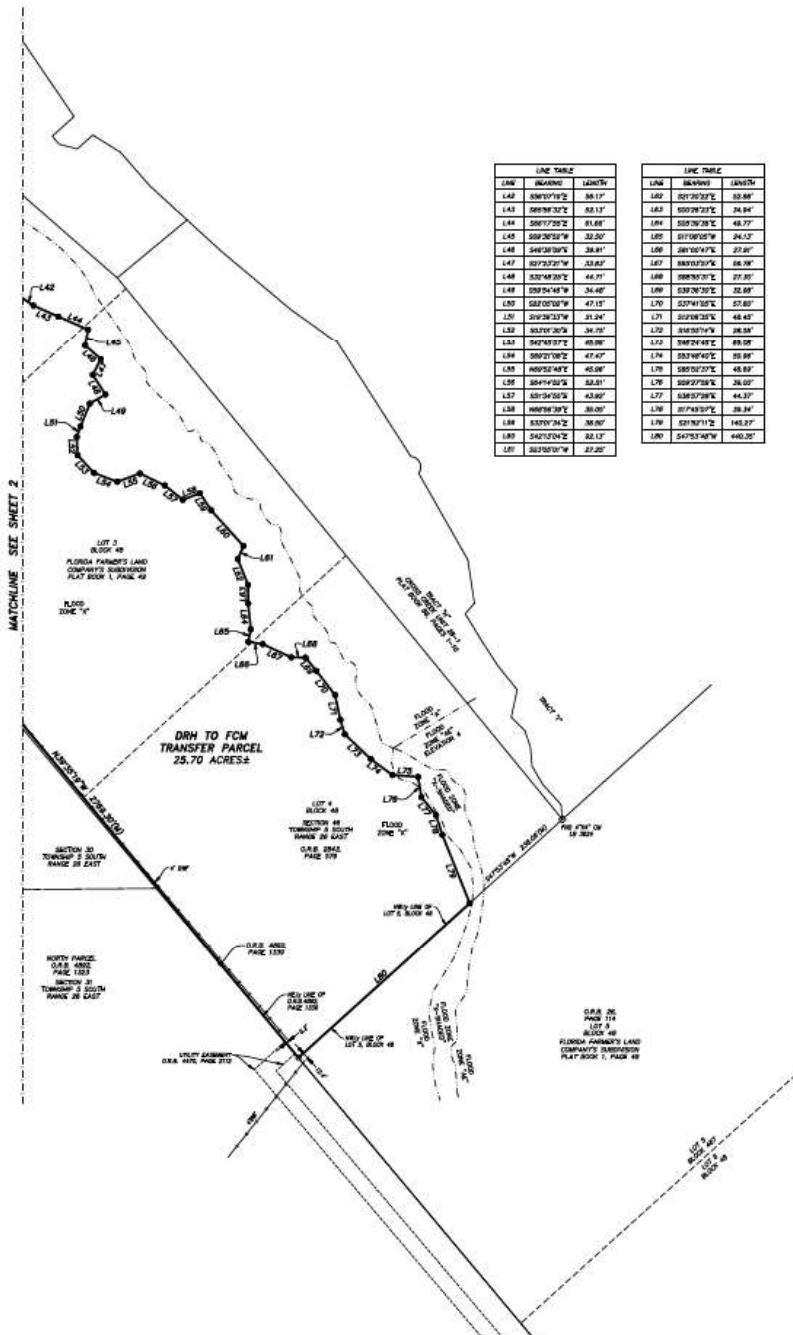
A PORTION OF FLORIDA FARMER'S LAND COMPANY'S SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 49, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, LYING WITHIN SECTION 46, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2843, PAGE 579, OF THE PUBLIC RECORDS OF SAID COUNTY.



SHEET 2 OF 3  
SEE SHEET 1 FOR GENERAL NOTES.

PRELIMINARY 8/4/2025

A PORTION OF FLORIDA FARMER'S LAND COMPANY'S SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 49, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, LYING WITHIN SECTION 46, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2843, PAGE 579, OF THE PUBLIC RECORDS OF SAID COUNTY.



GRAPHIC SCALE

PRELIMINARY 8/4/2025

## Tab 8

# PROPOSAL

Created Date 12/30/2025

Prepared By Brian Zielinski

Expiration Date 1/29/2026

Email bzielinski@poolsure.com

Phone

(800) 858-7665

## Address Information

 Bill To 2895 Big Oak Drive  
 Green Cove Springs, FL 32043  
 US

 Ship To 2895 Big Oak Drive  
 Green Cove Springs, FL 32043  
 US

## Proposal Notes

What is included with Poolsure's Water Management Program:

- All-inclusive fixed monthly rate
- All pool chemicals necessary to maintain normal water chemistry
- Free installation, including all chemical storage tanks, controllers, and chemical automation equipment
- Complete service package, including replacement parts, preventative maintenance, and tech support, all performed by our Certified Poolsure Technicians
- Mobile app with real-time chemical levels, monitoring, and chemical dosing instructions including saturation index calculation
- Wireless communication and web access via the customer portal
- Aquafi Router if wifi is inaccessible
- Complimentary staff training and access to optional CPO certification and education courses

XPC Controller -

- Wireless communication
- Online access for data monitoring
- ORP/pH control
- Cloud data backup
- Integrated pressure switch
- True proportional feeding with pulse input pumps

Poolsure Customer Portal and Mobile App -

- App allows pool operators to log chemicals/equipment readings directly through their phones
- Summary display of recent tank levels and chemical readings per pool
- Bluetooth capability for manual logging
- Auto-calculate chemical levels and provide dosing recommendations
- Automatically store all data in Poolsure's database for future access
- Dashboard snapshots to include a quick at how much bleach is left in the tank and the most recent chemical readings
- Application display of each pool log with recommendations and tracking capability (flow rate, turnover rate, filter/pump pressure, active alerts, hourly reading pH/ORP readings)
- Online account management and 24/7 response to emergency service requests

Product	Sales Price	Quantity	Total Price
WM-CHEM-BASE FL	\$2,525.00	1.00	\$2,525.00

# **Thank You!**

HOUSTON – SAN ANTONIO – AUSTIN – DALLAS – FT. WORTH – CORPUS CHRISTI – RIO GRANDE VALLEY  
ORLANDO – DAYTONA – JACKSONVILLE – ST. AUGUSTINE – MELBOURNE – TAMPA BAY  
BATON ROUGE – NEW ORLEANS – GULF PORT – BILOXI  
ARIZONA – PHOENIX  
[www.poolsure.com](http://www.poolsure.com)



# QUOTE

QUOTE #	54495
DATE	11/17/2025

CUSTOMER / JOB INFORMATION
CROSS CREEK NORTH CDD 3434 COLWELL AVE STE 200 TAMPA, FL 33614-8390

SERVICE CONTACT
CROSS CREEK NORTH CDD 3434 COLWELL AVE STE 200 TAMPA, FL 33614-8390

VAK PAK PROVIDES THE FOLLOWING QUOTE:

PO #	REP	JOB NAME	TERMS
	JW	Suggested Repairs	Net 30

ITEM	DESCRIPTION	U/M	QTY	TOTAL
Parts Service	(12)ROOF JACK, 95LB SS 20" (8)Bracket, Hat Channel 2x2x5 with 13mm Ball Stud (1)GAUGE, PRESSURE UNIT 1/8" (2)GAUGE, 0-60PSI 2" (2)GAUGE, 0-30 2" 1/4 NPT VAC (1)THERMOMETER, 2-1/2" ENFM (1)AIR RELIEF, 1/4" BRASS (1)BREAKER, SD 2-POLE 15-AMP GFIC (2)UV, BULB ELP48 (4)QUARTZ, ORING -025X5 (4)QUARTZ, TUBE 025 FOR ELP (1)Misc Electrical (1)WFE-6 Seal Kit (1)U.S. Motors Pentair EQ Pump Series Replacement Pool Motors   15HP 3-Phase 208-230-460V   EEQK1500 (1)IMPELLER EQ SERIES 15HP (1)SEAL ,MECHANICAL SEAL 15HP			6,315.96
LABOR-SERVICE...	Travel and labor to repair all suggested items from recent PM inspection Sales Tax - Florida			2,156.40 0.00
QUOTE GOOD FOR 6 MONTHS				
<b>TOTAL</b>				\$8,472.36

**WARRANTY ON PARTS INSTALLED WILL BE 12 MONTHS FROM DATE OF INSTALLATION AND WILL COVER COST OF REPLACEMENT.**

## **Tab 9**



1512 Millcoe Road Jacksonville, Fl 32225  
904-724-8967 remodel@tempoolinc.com

## COMMERCIAL SWIMMING POOL REMODEL CONTRACT

November 26, 2025

Tempool Inc. will perform the following for Cross Creek swimming pool, 2895 Big Oak Dr. Green Cove Springs, Fl 32043

Refinish pool with beach entry, 3,670 sq ft, with pebble finish:

Drain & secure pool.  
Apply PermKote primer (bonding agent).  
Replace waterline tile on the pool, including depth markers to meet state code.  
Install slip resistant tile in contrasting color on gutter lip of the pool to meet state code.  
Replace backsplash tile.  
Replace race lane tile.  
Replace break line tile.  
Replace floorheads.  
Install new step trim tile.  
Install bench trim.  
Install new VGB main drain frames with grates.  
Install new return and scum gutter fittings.  
Includes permits and associated fees and submission of VGB for to Heath Department.  
**OWNER RESPONSIBLE FOR CHEMICALS / MAINTENANCE**

**TOTAL: \$138,854.00**

If pool needs a full chip-out, please add: \$36,070.00

After 30 days from the estimate date, the price may be subject to change.  
Terms: 25% with signed contract, 50% 7 days prior to plaster and the 25%balance due at DOH inspection. In the event that payment is not made to Tempool Inc. as set out in this agreement, customer agrees to pay all costs of collection, including a reasonable attorney's fee and court costs.

**5-year warranty applies on labor and a 15-year warranty on material.**



1512 Millcoe Road Jacksonville, Fl 32225  
904-724-8967 remodel@tempoolinc.com

Notes: In the unlikely case that work cannot continue due to high water tables and Tempool Inc. has to install one or more well points to remove water from the work area, the customer must be aware that there will be an additional fee and a new quote will be provided for this addition. Tempool Inc. will not be held liable for any damage to the project or materials due to vandalism or theft. When installing new tile, it is at the contractor's discretion whether the existing tile is to be removed prior to installing the new tile. This bid is based on there being no hidden conditions that are not visible. Plaster, paver, deck stain, and tile materials are subject to natural and manufacturing variations in shade, color, and texture. Swimming pool remodeling and its process are all hand finished and subject to variability in installation, such as trowel marks, thickness of grout lines, and paver cuts. Upon commencement of the work, the entire pool area shall be closed to homeowner and resident access. The Contractor shall not be responsible for any damage due to vandalism caused by a lack of security. Repair of any damage caused by these activities shall be considered extra. Tempool not responsible for any crack repairs and / or expansion joint leaks. In the event that payment is not made as set out in the above agreement, customer agrees to pay all costs of collection, including attorney's fee and court costs. In the event that the Building and/or Health Department find any items or repairs NOT outlined on this contract, there will be an estimate provided and you agree to cover all additional cost. Tempool not responsible for any DOH closures not related to the work outline above.

---

Tempool Inc.

---

Date

---

Management / Authorized signer

---

Date

Owner name: \_\_\_\_\_

Owner address: \_\_\_\_\_

Owner phone #: \_\_\_\_\_

Email: \_\_\_\_\_

Pool health department number: \_\_\_\_\_

Plaster finish color choice: \_\_\_\_\_

Tile color choice: \_\_\_\_\_



Oak Wells Aquatics  
8608 Beach Blvd  
Jacksonville, FL 32216  
Tel (904) 619-3281  
CPC1458530  
[www.oakwellsaquatics.com](http://www.oakwellsaquatics.com)

## **Job: Cross Creek Amenity Pool Refinish**

### **SCOPE OF WORK**

#### **General**

- Provide DOH and municipal permits for pool remodel of a 3,437 sf gutter pool. Max 5ft deep.
- Drain pool.
- Chip out entire existing finish due to the damage the acid has caused to the finish. It is imperative to chip out all acid-exposed surfaces to ensure that delamination will not recur with the new finish and for the new warranty that will be provided with the plaster. Dispose and haul away debris
- Demo step tile/bench tile, gutter and racing lane tile and replace with new.
- Prep pool for new Sunstone Cove Blue finish.
- Replace any gutter grates or wall returns as needed.
- Relace main drain frame and grates with new.
- Fill pool and balance chemicals.

**Total Cost** **\$149,250**

### **Optional additional item**

• Provide and install 4 new nicheless lights	\$6,000
• Maintain pool for 30 days after filling to ensure proper chemical balance during plaster curing time by a certified technician.	\$6,874
• Chip out and replace waterline wall tile	\$8,775
• Provide and install a new Hayward CAT 4000 ORP controller to monitor and regulate chemicals.	\$8,975

### **GENERAL EXCLUSIONS (May not be specific to this job unless expressly stated above)**

- Dewatering of any kind. Entire job site pertaining to pool, plumbing routes, and collection tank area must be dewatered dry for the entire duration of construction.
- Cost to fill pool
- Zero entry grate replacement
- Handrail replacement
- Coping replacement

1. **AGREED CONDITION:** The contract document defines the scope of work to be performed by Oak Wells Aquatics for the stated contract amount. Items not covered list are the owner's responsibility and are not part of the contract amount

2. **PERMITS:** Contractor will obtain and pay for local building permit required on his work. Owner shall furnish any necessary variances. Contractor will pay sales tax on all equipment and materials used in his work.

3. **CONSTRUCTION SCHEDULE:** Contractor agrees to do all work provided in this contract in a good and workmanlike manner but shall not be held responsible for delay or failure to perform work when due to acts of God, weather, government prohibition or reasons beyond his control.

4. **ACCESS:** It is understood that the owner will permit and maintain free access to the pool site and adequate working room. It is further understood that contractor will not be held responsible when it is necessary to cross sidewalks, curbs, driveways, grassed areas, or any terrain which might be damaged or marred by equipment passage to reach job site. Contractor will always exercise reasonable care to prevent needless damage to owner's property and property of others.

5. **SITE PREPARATION:** Contractor is not responsible for moving fences or replanting of shrubs or trees. If clearing of land, removal of stumps, or any special site preparation is required, owner will perform it unless fully detailed in section entitled "Additional Work".

6. **UTILITIES:** Owner will furnish, at no charge to the contractor, electricity and water for building and filling the pool.

7. **DRAW SCHEDULE:** Stage completion invoices are due upon presentation. In the event of default in the payment schedule above set out, work will cease, and the owner will be liable for the payment of the amount then due plus 10% of the unpaid balance plus any expenses incurred in collecting the same including 18% attorney's fees. Any loss resulting from delay in construction caused by the owner through obstruction or desire for change shall be paid for by the owner. Draw schedule: 20% deposit, 30% demo completion, 30% tile completion, 20% upon completion of plaster installation.

8. **WARRANTY:** When final stage completion invoice is rendered, owner will complete and sign Acceptance and Warranty Certification. Warranty is void unless Acceptance and Warranty Certificate is completed, signed by owner and dated by an authorized representative of contractor.

9. **ADDITIONAL WORK:** This proposal includes only work expressed in writing. If owner desires changes or if additional work is required to accomplish excavation as set forth under Section 9, "Grading and Excavation", for owner protection supplemental written agreement must be signed prior to doing the work. Our estimating department must make all price quotations. No one on the job is qualified or authorized to quote prices. Payment for additional work is due upon completion of the work.

10. **EXCEPTIONS:** In order to be honored, any exceptions including changes, additions, and/or deletions affecting this contract must be clearly specified and responsibility firmly fixed below.

11. **Building Materials Price Escalation and Supply Chain Delays:** If, during the performance of the Work, the price of building material significantly increases, through no fault of the Contractor, the price shall be equitably adjusted by an amount reasonably necessary to cover the actual price increases, without any markup for profit or overhead. As used herein, a significant price increase shall mean an increase of 5% or more in the price of any building materials from the date of the Contract signing. Such price increases shall be documented through quotes, invoices, or receipts. Where the delivery of material is delayed, through no fault of the Contractor, because of the

shortage or unavailability of building materials and/or supply chain issues, the Contract price and/or time shall be equitably adjusted for the actual additional costs and/or time associated with such delay(s).

Your acceptance of this proposal by signature below, and return of this form to our office, will constitute a contract entered into in accordance with the specifications, conditions, and remarks stated herein.

Dated: 12/3/25

**Oak Wells Aquatics**

**Owner**

By: \_\_\_\_\_

By: \_\_\_\_\_

Accepted this \_\_\_\_\_ day of \_\_\_\_\_ 2025

Accepted this \_\_\_\_\_ day of \_\_\_\_\_ 2025

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_



3002 Phillips Highway  
Jacksonville, FL 32207  
Phone: 904.858.4300  
CPC1456979

## Cross Creek North CDD

December 8, 2025

2895 Big Oak Drive  
Green Cove Springs, FL 32043

Re: Re-Marcite Pool and Install New Tile

We propose to furnish all supervision, labor, materials, and equipment necessary to perform the following work:

- **Marcite Pool: 3,437 SQFT, Perimeter 303 LNFT**

All labor and materials to drain, secure, power wash, prep, and plaster with CL Industries Sunstone Pearl Cove Blue. Prep involves draining of pool, removing all loose material and application of approved Bond-Kote for sufficient Marcite cohesion. Crown Pools, Inc. will have all loose materials removed and hauled off the job site. White goods and fittings included (Wall returns, main drains, Floor returns, etc.) Complete Gutter Chip to allow for code compliant slope of gutters as per code.

- Complete Gutter chip
- Prep pool and all penetrations
- Remove tile
- New gutter bodies, new floor/wall returns
- Approved Permakote Bonding Agent (CLI)
- New VGB Approved Main Drain frame and grates
- Sunstone Pearl Cove Blue 15-yr Material and Labor Warranty, Triple Backed (Crown, Tempool, CLI)

- **Tile: Waterline, Depth Markers, Steps/Benches**

All Labor and Materials to remove all existing tile on non-skid bullnose waterline (face of gutter), Depth Markers on Backsplash, and non-skid bullnose tile on all steps and benches per code. *Backsplash Tile not included. Need final tile selection*

- 258 lnft of 6" x 6" non-skid bullnose tile at waterline
- 140 lnft of 2" x 6" non-skid bullnose tile on steps/benches
- 89 sqft of 2" x 2" tile at zero entry and lap lanes
- Depth Markers to meet code

## Proposed Project Breakdown

 Marcite Pool – 3,437 sqft	\$137,428.00
(Sunstone Pearl Cove Blue, 15 yr Material and Labor Warranty)	
 Tile Pool	\$24,992.00
(All tile on waterline, steps/benches, and depth markers)	
<b>Project Total</b>	<b>\$162,420.00</b>

### Additional Items to Discuss:

- *Savings - for Quartz finish Plaster – 5 yr warranty ( \$17,185.00)*
- *Additional cost - Remove and Replace Backsplash Tile: \$9,577.00*
- *All equipment to remain as-is, code compliant deficiencies will be noted*
- *Adequate access to the construction area.*
- *Parking near the work site for daily mobilization/demobilization.*
- *Crown is not responsible for damage to driveways/sidewalks, etc. If access is not adequate it may result in additional charges.*
- *Repair or replacement of any or all landscaping, irrigation, electrical or water utilities that are damaged in the construction or demo process. Crown Pools, Inc. is not responsible for the moving or damage of patio or lawn furniture in construction or demo process.*

Proposed By,

Crown Pools, Inc.  
 Crownpoolsinc.com  
 CPC1456979  
 904.858.4300