



Rizzetta & Company

Cross Creek North Community Development District

Board of Supervisors' Meeting January 13, 2026

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

www.crosscreeknorthcdd.org

CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

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

Board of Supervisors	Robert Porter	Chairman
	Shane Ricci	Vice Chairman
	Anthony Sharp	Assistant Secretary
	Elizabeth Buschbacher	Assistant Secretary
	Frank Mattera	Assistant Secretary
District Manager	Danielle Wasilewski	Rizzetta & Company, Inc.
District Counsel	Katie Buchanan	Kutak Rock, LLP
District Engineer	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

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

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

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	Board Supervisor, Chairman
Shane Ricci	Board Supervisor, Vice Chairman
Frank Mattera	Board Supervisor, Assistant Secretary
Anthony Sharp	Board Supervisor, Assistant Secretary
Elizabeth Buschbacher	Board Supervisor, Assistant Secretary

Also present were:

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

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**

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

Ms. Buchanan clarified details of the funding agreement approved during the October 7th meeting.

On a motion by Mr. Mattera, seconded by Mr. Ricci, with all in favor, the Board approved the Minutes of the Continued Board of Supervisors' meeting held on October 7, 2025, for Cross Creek North Community Development District.

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

FOURTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures for July 2025

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

FIFTH ORDER OF BUSINESS

Ratification of Grau & Associates Engagement Letter

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

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

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No report, but available to answer questions.

B. District Engineer

No report, but available to answer questions.

C. Amenity Manager – Vesta

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

D. Field Operations Manager – Vesta**SEVENTH ORDER OF BUSINESS****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.

2. Consideration of First Place Fitness Dumbbell Rack Proposal

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.

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

Mr. Williams addressed the Entrance Fountain repair proposal.

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)

E. Pond and Fountain Report – J&J Aquatics

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

F. Landscape and Irrigation Reports – BrightView

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

1. Consideration of BrightView's Phased Tree Ring Mulch Removal Proposal

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

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)

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.

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)

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.

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

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

NINETH ORDER OF BUSINESS

Consideration of Poolsure Chemical Proposal

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.

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.

Board discussion ensued. Mr. Fagan stated Vesta would confirm if Poolsure would not be increasing fees in January and have Vak Pak provide a revised proposal.

Mr. Williams and Mr. Fagan clarified the responsibilities of Vesta and Poolsure would be double checking the equipment when they deliver chemicals.

Mr. Porter confirmed the UV sanitizer for the splash pad to be operational before opening.

TENTH ORDER OF BUSINESS

Supervisor Requests & Audience Comments

Supervisor Requests:

No Supervisor requests.

Audience Comments:

Audience commented on 2-3 additional benches near bus stops and round-a-bouts.

Other audience members commented on Open Carry law, updating the HOA declarations when the new homes come online.

An audience member requested staff update the community more frequently on the pool re-opening, timeline and brief explanation of the actions being taken by the Board to repair the pool.

The Board requested Vesta to collect re-marcite proposals from vendors they recommend.

ELEVENTH ORDER OF BUSINESS

Adjournment

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.

The remainder of the page is intentionally left blank.

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Secretary/Assistant Secretary

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 7th.

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.

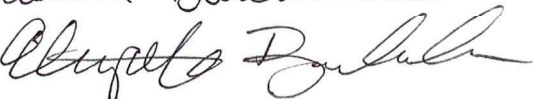
Elizabeth Buschbacher


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
Estimate no.: 1480
Estimate date: 10/30/2025

PO: POOL

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

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

DISTRICT OFFICE · ST. AUGUSTINE, FLORIDA 32084

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

WWW.CROSSCREEKNORTHCCDD.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:

_____ 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 10/07/25	\$ 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 10/07/25	\$ 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	INV00000103561	District Management Fees 10/25	\$ 5,465.16
Rizzetta & Company, Inc.	300181	INV00000103677	Assessment Roll FY25/26	\$ 6,204.00
Rizzetta & Company, Inc.	300212	INV00000104413	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

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
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
Report Total				\$ 123,604.76

CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · ST. AUGUSTINE, FLORIDA 32084

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

WWW.CROSSCREEKNORTHCCDD.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:

_____ 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	300217	AS111125-274	Board of Supervisors Meeting 11/11/25	\$ 200.00
Bob's Backflow & Plumbing Services, Inc.	300229	28200	Irrigation Repair 11/25	\$ 45.00
BrightView Landscape Services, Inc.	300230	9549506	Monthly Landscape Maintenance 11/25	\$ 16,946.00
BrightView Landscape Services, Inc.	300214	9557848	Landscape Maintenance 10/25	\$ 5,645.16
BrightView Landscape Services, Inc.	300214	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	300218	15620	Road, Sidewalk Repair & Maintenance 10/25	\$ 190.00
Disclosure Technology Services LLC	300215	1487	Bond Series 2018, 2022 & 2023 10/26	\$ 1,000.00
Elizabeth Buschbacher	300219	EB111125-274	Board of Supervisors Meeting 11/11/25	\$ 200.00
England, Thims & Miller, Inc.	300231	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	300220	44366	Fitness Equipment Maintenance & Repair 11/25	\$ 239.92
First Place Fitness Equipment, Inc	300220	WO-47973	Fitness Equipment Maintenance & Repair 11/25	\$ 161.20
First Place Fitness Equipment, Inc	300232	WO-48124	Fitness Equipment Maintenance & Repair 11/25	\$ 149.95
Francesco Mattera	300221	FM111125-274	Board of Supervisors Meeting 11/11/25	\$ 200.00
Gannett Florida LocalIQ	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	BP1111125-274	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	SR1111125-274	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

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
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	\$ <u>32,436.08</u>
Report Total				\$ <u>130,681.09</u>

Tab 3

Cross Creek N CDD

Managers Report

Date of meeting: 1.13.26

Submitted by: Mark Insel

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 13th. 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 3rd, 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

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*



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
		Total	\$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
		Total	\$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

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						

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

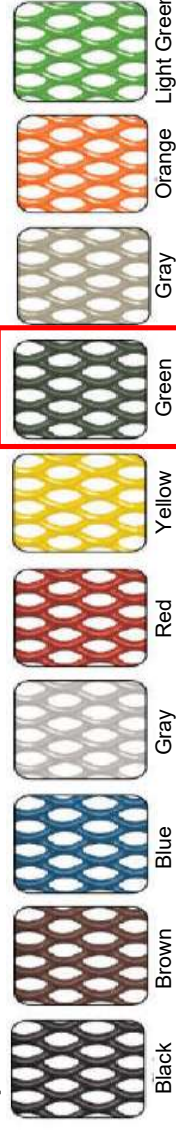
* Embedded / Stationary frame post installation.



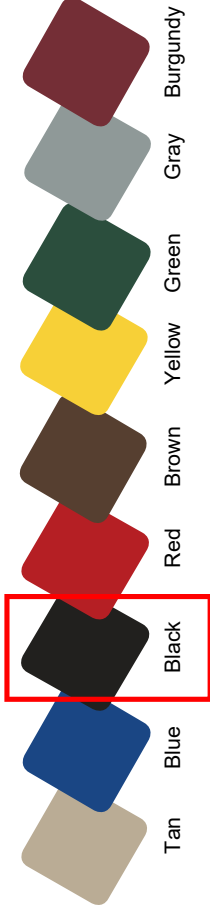
Optional Cover Caps and Armrests are available for an additional fee.

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

Expanded Steel - Color Choices:



Powdercoat Finish - Color Choices:





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

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						

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

/	<i>Chris Smith</i>
Purchaser's Signature / Printed Name	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 * (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.

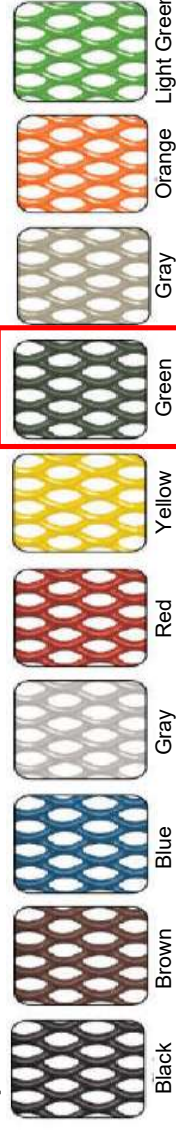
* Embedded / Stationary frame post installation.



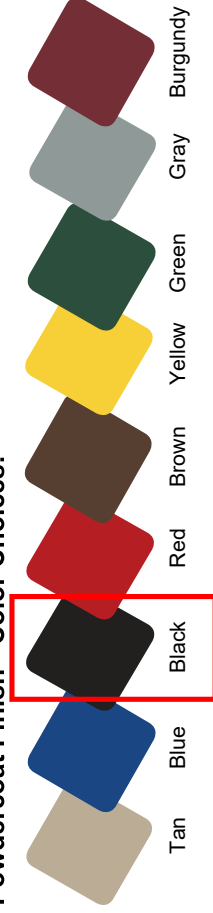
Optional Cover Caps and Armrests are available for an additional fee.

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

Expanded Steel - Color Choices:



Powdercoat Finish - Color Choices:





PROPOSAL SUBMITTED TO:

LOCATION:

10/16/2025

VESTA PROPERTY SVC.
JOHN WILLIAMS

CROSS CREEK NORTH VOLLEYBALL

SCOPE OF WORK FOR EQUIPMENT INSTALL

PHONE:

Is job located within the city limits?

☐
no

☐ yes

PAYMENT TERMS: Monthly Progress Payment based on Schedule of Values - 1½% 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	Work Order: 33770039
2895 Big Oak Drive Green Cove Springs, Florida 32043 Contact: John Williams Phone: 9047551996	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
Method of Application	
Gator/ATV	
Product Used	EPA #
AquaNeat Glyphosate	228-365
Cide Kick	N/A
Copper Sulfate Fine 30	46923-4

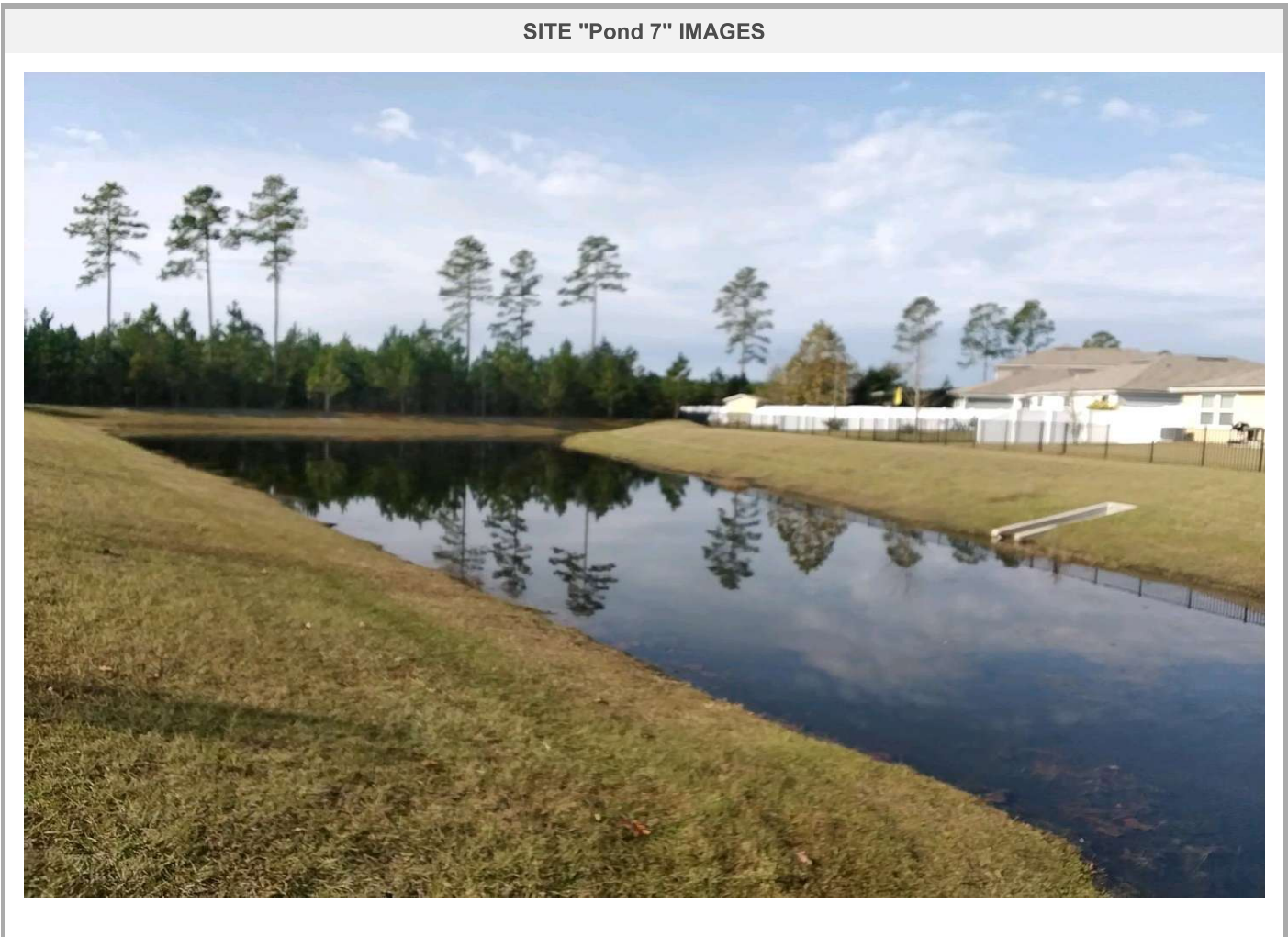
SITE "Pond 4" IMAGES



SITE "Pond 7"

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 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

Primary Spillway

No Blockages

Aquatic Vegetation Identified	Extent of Aquatic Vegetation
Pennywort	Sparse

General Comments	Method of Application
Treated pond for sparse penny wort.	Trailerred 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

Primary Spillway

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	Trailerred 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
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 12" IMAGES





SITE "Pond 9"

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

Primary Spillway

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	Trailerred 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

Primary Spillway

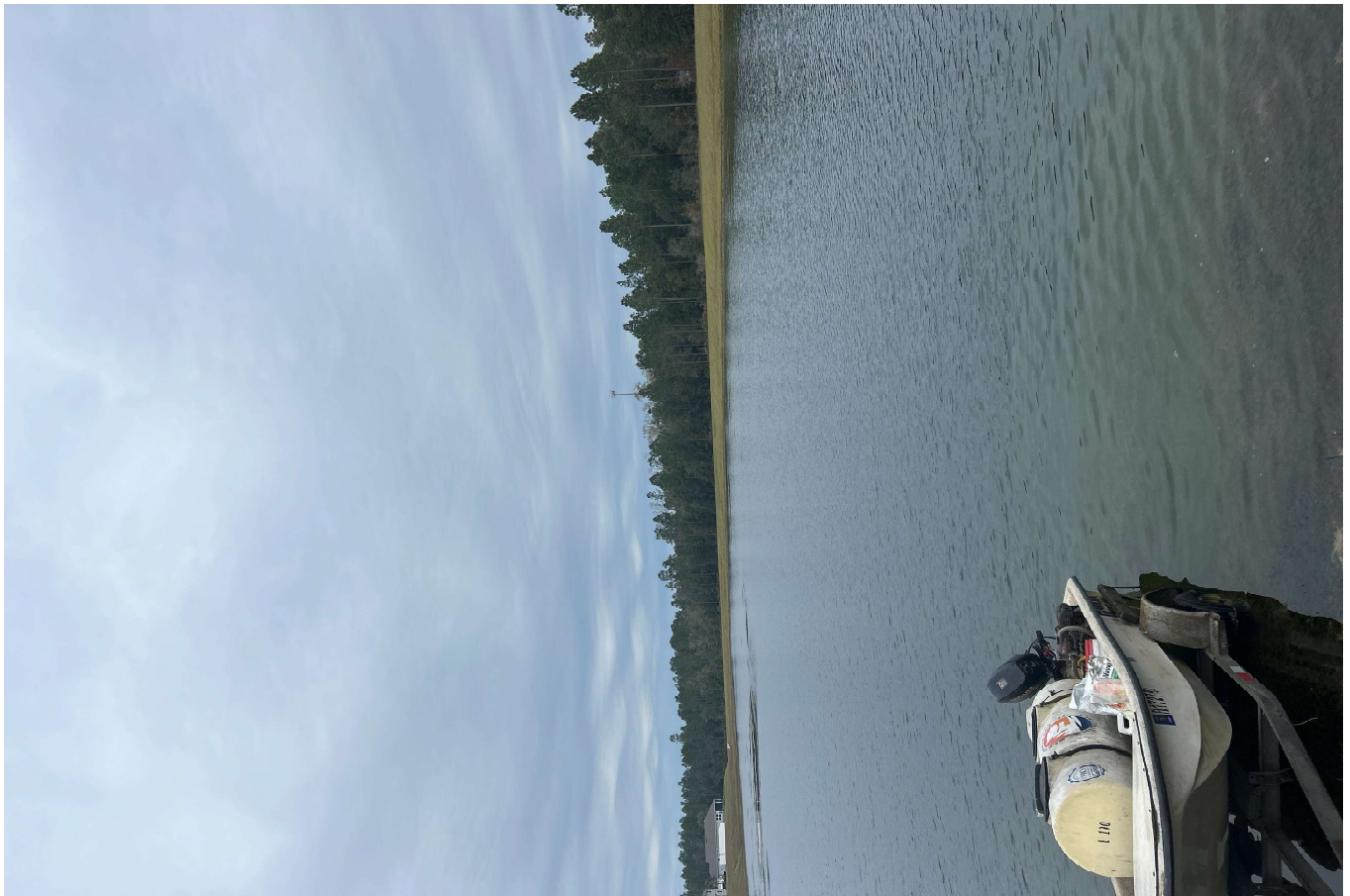
No Blockages

Aquatic Vegetation Identified	Extent of Aquatic Vegetation
Algae	Moderate

General Comments	Method of Application
Pond treated for algae throughout pond	Trailerred Boat

Product Used	EPA #
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

Primary Spillway

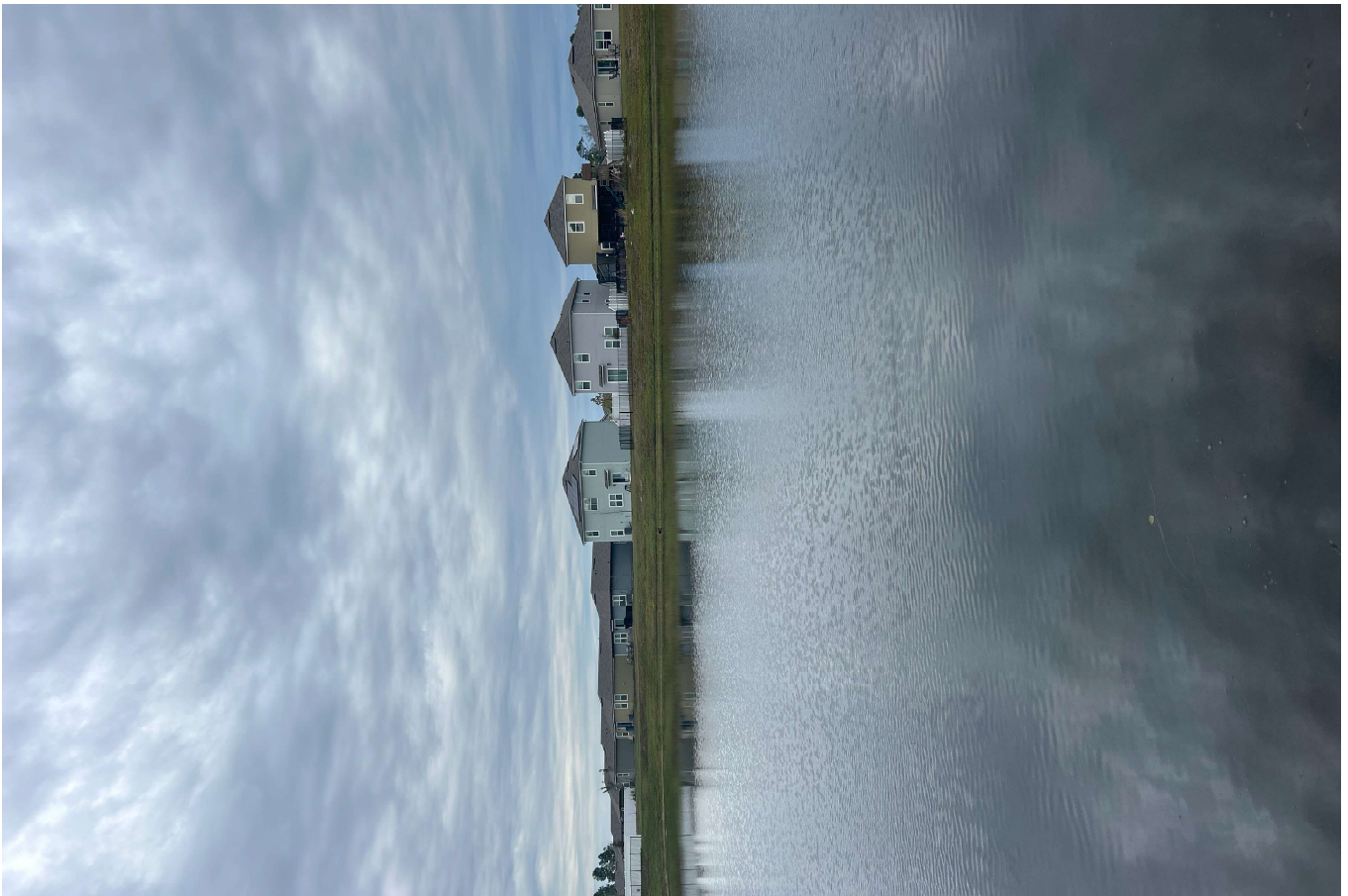
No Blockages

Aquatic Vegetation Identified	Extent of Aquatic Vegetation
Slender Spikerush	Moderate

General Comments	Method of Application
Treated pond for algae. Dead spikerush alongside pond bank starting to deteriorate	Backpack

Product Used	EPA #
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		Trailerred Boat		
Product Used		EPA #		
AquaStrike		70506-302		

SITE "Pond 20" IMAGES



SITE "Pond 26"

Water Level	Aesthetic Appearance
Below Normal Pool	Good

Primary Spillway
No Blockages

Aquatic Vegetation Identified	Extent of Aquatic Vegetation
Shoreline/Terrestrial Weeds	Moderate

Method of Application
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
General Comments		Method of Application		
Pre treated pond for algae		Backpack		
Product Used		EPA #		
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			
Aquatic Vegetation Identified			Extent of Aquatic Vegetation					
Algae			Moderate					
General Comments		Method of Application						
Treated pond for algae and removed minor pieces of trash		Backpack						
Product Used			EPA #					
Copper Sulfate Small Granular			N/A					

SITE "Pond 24" IMAGES	
<div></div>	



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"

Water Level		Aesthetic Appearance	
Below Normal Pool		Good	
Primary Spillway		Emergency Spillway	
No Blockages		No Blockages	
Aquatic Vegetation Identified			
Algae			
Method of Application			
Gator/ATV			
Product Used		EPA #	
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



1

Site Cleanliness



2

Weed Free



3

Green Turf



4

Crisp Edges



5

Spectacular Flowers



6

Uniformly Mulched Beds



7

Neatly Pruned Trees & Shrubs

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

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

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

8 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 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 13th 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°56'46" 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 46°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.

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.

A portion of Florida Farmer's Land Company's Subdivision, as recorded in Plat Book L, page 48, of the Public Records of Clay County, Florida, lying within Section 46, Township 3 South, Range 28 East, Clay County, Florida, being a portion of those lands described and recorded in Official Records Book 2843, page 573, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northerly most corner of the land to be added, and run South 39°42'04" East, along said Northerly line, also being the easterly along said land, 947.33 feet to the Point of Beginning. Thence "at", as declared on Cross Creek Unit NC, recorded in Plat Book 94, pages 1 through 31, of the Public Records of the County of Orange, North Carolina, 133.00 feet, along said Northerly line, to the Southwesterly line of said Cross Creek Unit NC, a distance of 1941.09 feet; thence South 33°25'19" East,

[illegible]

Containing 25.70 acres, more or less



SHEET 3

1. ☒ **EXEMPT**
 2. ☐ **NOT EXEMPT**

LEGEND

P/L	PLAT BOOK
D/S	DEED BOOK
D/P	OFFICIAL RECORD BOOK
ME	PARCEL IDENTIFICATION MEMORY
(N)	DATE OF RECORD
(O)	FIELD MEASURED DATA
D	IDENTIFICATION
LS	LOCATED SURVEY
PH	PHOTOGRAPHIC SURVEY AND MAPPER
AND	
PM	CONCRETE MONUMENT
BE	DELINE
PRNC	REINBAR AND CAP
PR	REINBAR
SHAC	IRON PIPE AND CAP
SWF	BANDIED WIRE FENCE
	NOT 5/8" (UNLESS OTHERWISE NOTED)
G	STEEL 5/8" PIANO LK 3/8" (UNLESS OTHERWISE NOTED)
	PROPERTY BOUNDARY LINE

CERTIFIED TO:
DINO Dev Games, LLC, a Delaware limited liability company

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/HSPS (LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND HSPS, AND INVOLVED ITEMS 1, 2, 3, 4, 8(a), 8(b), 8, 11, 13, 14, 16, 17, 18, AND 19 OF TABLE A TANDARD.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED
USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS
DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PRELIMINARY 8/4/2025

PRELIMINARY 8/4/2025
DOO J. FITTMAN
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA P.S.# No. 4827
FITTMAN@FLSURVEY.COM

GENERAL NOTES:

- [illegible]

THE SURVIVED PROPERTY SUBJECT TO OR RESTRICTED BY THE FOLLOWING ITEMS LISTED IN SCHEDULE B SECTION 9 OF SAID COMMITMENT AS BASED ON THEIR LEGAL DESCRIPTIONS:

(ITEM 13) NOTICE OF ESTABLISHMENT OF THE CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT FOR D.U.R. 3857, PUBLIC 387, (SLAUGHTER IN MATING)

ALL THE ABOVE ITEMS RECORDED IN THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.

ALL OTHER ITEMS NOT LISTED AND NOT SURVEY METHODS OF AND NOT KNOWN BY A RECORDING INSTRUMENT, OR HAVE BEEN INTENTIONALLY SELECTED FROM THE TITLE COMMITMENT.

SHEET 1 OF 3

GRAPHIC SCALE

(26 1927)

REVISED AUGUST 4, 2005 PER COMMENTS.

ETM
SURVEYING & MAPPING

Trusted
Advisors,
Creating
Communit

PRELIMINARY 8/4/2025

END PAGE 6 Survey/Monitoring/Geologists Copyright/Geology/2004 to FOM Transfer Parcel/any

FALL 2006

Y2000

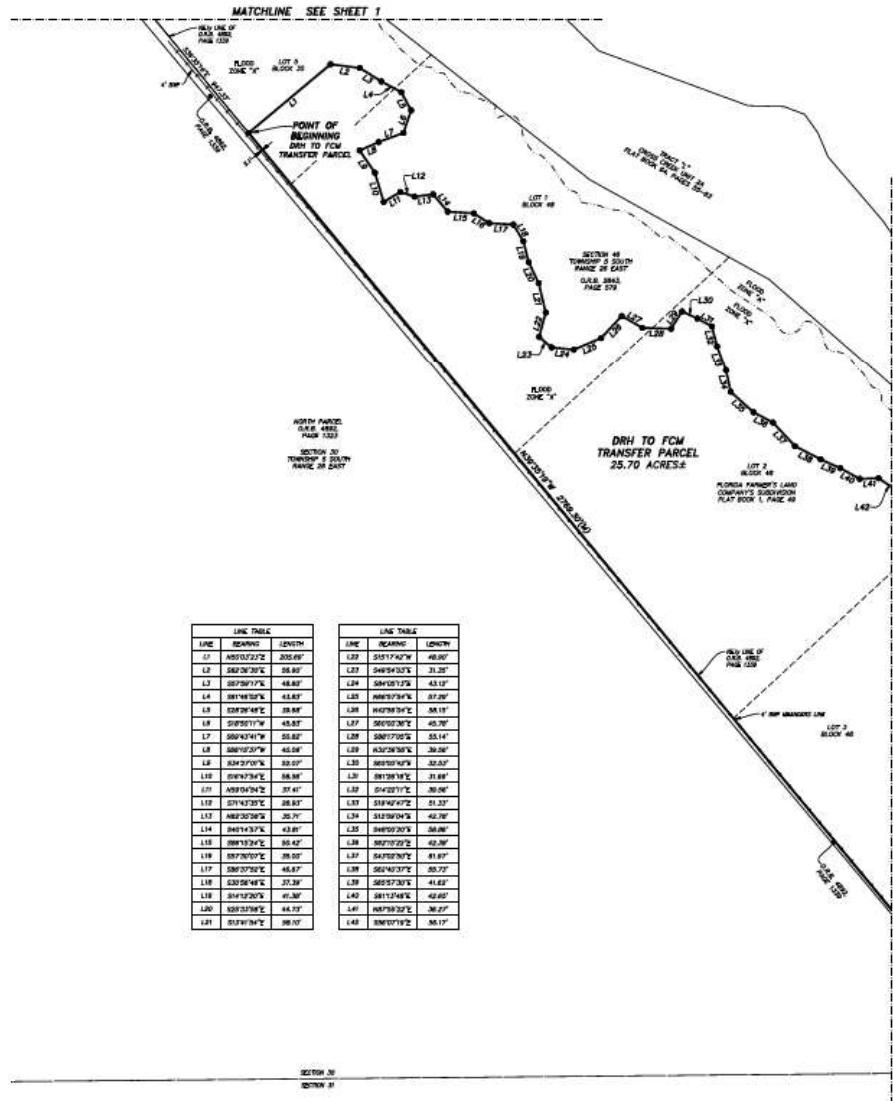
Groups are _____

00000000

UNIT NO. 1

PL/SQL

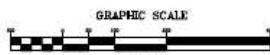
A PORTION OF FLORIDA FARMER'S LAND COMPANY'S SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 49, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, LYING WITHIN SECTION 46, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK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



LINE	BEARING	LENGTH
L1	N85°12'27"E	205.85'
L2	S82°26'30"E	58.80'
L3	S87°08'17"E	48.80'
L4	S81°46'58"E	43.63'
L5	E28°28'48"E	38.88'
L6	S18°58'11"W	43.83'
L7	S89°43'41"W	55.82'
L8	S88°52'31"W	45.04'
L9	S34°32'10"E	59.07'
L10	S16°42'34"E	58.86'
L11	N89°04'54"E	37.41'
L12	S11°43'35"E	38.83'
L13	N89°20'38"E	35.71'
L14	N48°14'37"E	43.81'
L15	S89°13'34"E	55.42'
L16	S87°36'07"E	38.00'
L17	S88°22'52"E	48.87'
L18	S30°58'48"E	37.38'
L19	S14°12'20"E	41.38'
L20	S59°33'58"E	44.73'
L21	S53°46'54"E	58.10'

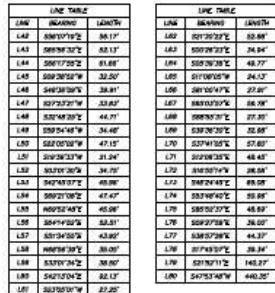
LINE	BEARING	LENGTH
L22	S15°17'42"W	48.00'
L23	S48°54'33"E	31.35'
L24	S48°58'12"E	43.10'
L25	N88°53'54"E	37.26'
L26	N42°58'54"E	38.19'
L27	S61°58'36"E	45.78'
L28	S88°17'05"E	55.14'
L29	N32°38'38"E	38.04'
L30	N69°58'49"E	30.07'
L31	S81°38'18"E	31.68'
L32	S14°22'17"E	38.06'
L33	S18°46'47"E	51.33'
L34	S13°58'04"E	42.78'
L35	S88°55'20"E	58.88'
L36	S62°17'22"E	42.38'
L37	S47°52'38"E	41.67'
L38	S65°43'37"E	50.72'
L39	S68°57'30"E	41.83'
L40	S81°12'48"E	42.85'
L41	N87°58'32"E	36.27'
L42	S88°57'19"E	58.17'

LEGEND:
 P.L. PLAT BOOK
 D.R. DEED BOOK
 O.R. OFFICIAL RECORDS BOOK
 P.R. PUBLIC RECORDS BOOK
 (V) VENDOR'S RECORD
 (U) U.S. MAILING LIST
 (M) MORTGAGE
 (L) LICENSED BUSINESS
 (P) PROFESSIONAL TRUSTEES AND BARRISTERS
 (C) CONTRACTS MONUMENT
 (R) ROAD
 (S) STREAM AND CREEK
 (F) FENCE
 (W) WITH PIPE AND CAP
 (M) MOUNTED PIPE MARK
 (S) SET 5/8" IRON PIPE 12" DIA. (UNLESS OTHERWISE NOTED)
 (P) FOUND 6" PIPES 12" DIA. (UNLESS OTHERWISE NOTED)
 (B) BOUNDARY LINE
 (D) DEED MONUMENT LINE



PRELIMINARY 8/4/2025

SHEET 2 OF 3
 SEE SHEET 1 FOR GENERAL NOTES.



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

49

Tab 8



Quote Number 00010497

PROPOSAL

Created Date 12/30/2025

Expiration Date 1/29/2026

Prepared By Brian Zielinski

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

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

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*



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			2,156.40
	Sales Tax - Florida			0.00
QUOTE GOOD FOR 6 MONTHS		TOTAL \$8,472.36		

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

Tab 9



1512 Millcoie 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 Millco 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

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

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.
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