



Rizzetta & Company

# Cross Creek North Community Development District

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**Board of Supervisors' Meeting  
June 9, 2026**

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

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

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

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

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

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

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

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

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

# CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

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

Board of Supervisors  
Cross Creek North  
Community Development District

June 1, 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 **June 9, 2026, at 3:30 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 Audit Committee Meeting held May 12, 2026..... Tab 1
  - B. Consideration of the Minutes of the Board of Supervisors' Regular Meeting held May 12, 2026..... Tab 2
  - C. Ratification of Operation & Maintenance Expenditures for April 2026..... Tab 3
4. **STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. Amenity Manager – Vesta..... Tab 4
  - D. Field Operations Manager – Vesta ..... Tab 5
  - E. Pond Report – Tigris ..... Tab 6
  - F. Landscape Reports – BrightView..... Tab 7
  - G. District Manager ..... Tab 8
5. **BUSINESS ITEMS**
  - A. Consideration of Splash Pad UV System Replacement Proposals ..... Tab 9
  - B. Consideration of Turner's Termite Bond Proposal ..... Tab 10
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 **Audit Committee Meeting** of the Cross Creek North Community Development District was held on **Tuesday, May 12, 2026 at 6:00 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:

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

Also present were:

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

Audience present.

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Porter opened the Audit Committee meeting at 6:00 p.m. and read the roll call.

**SECOND ORDER OF BUSINESS**

**Review Instructions and Criteria for  
Proposals for District Auditing Services**

Mr. Porter summarized the Audit RFP process and criteria used with and without price.

On a motion by Ms. Buschbacher, seconded by Mr. Ricci, with all in favor, the Audit Committee selected the criteria to include price, for the Cross Creek North Community Development District.

**THIRD ORDER OF BUSINESS**

**Establishing a Date for Second Audit  
Committee Meeting**

Ms. Wasilewski suggested July 14, 2026 for the second audit committee meeting date prior to the onset of the regular scheduled meeting at 3:30 pm, and proposal no later than noon on July 3, 2026.

On a motion by Mr. Sharp, seconded by Mr. Ricci, with all in favor, the Audit Committee set the Second Audit Committee Meeting for July 14, 2026 prior to the onset of the regular meeting at 3:30 pm, for the Cross Creek North Community Development District.

**FOURTH ORDER OF BUSINESS**

**Adjournment**

On a motion by Ms. Buschbacher, seconded by Mr. Ricci, with all in favor, the Board adjourned meeting at 6:02 p.m., for the Cross Creek North Community Development District.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

DRAFT

## **Tab 2**

**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 **May 12, 2026 at 6:00 p.m.** at the Cross Creek North Amenity Center located at 2895 Big Oak Drive, Green Cove Springs, FL 32043.

Present and constituting a quorum:

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

Also present were:

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

Audience Members were present.

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Porter called to order the Board of Supervisors' meeting at 6:02 pm.

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

No audience comments.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Special Meeting held on April 2, 2026**

On a motion by Ms. Buschbacher, seconded by Mr. Ricci, with all in favor, the Board approved the Minutes of the special Board of Supervisors' meeting held on April 2, 2026, for Cross Creek North Community Development District.

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**FOURTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Continued Meeting held on April 14, 2026**

On a motion by Ms. Buschbacher, seconded by Mr. Ricci, with all in favor, the Board approved the Minutes of the continued Board of Supervisors' meeting held on April 14, 2026, for Cross Creek North Community Development District.

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**FIFTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Continued Meeting held on April 21, 2026**

On a motion by Ms. Buschbacher, seconded by Mr. Ricci, with all in favor, the Board approved the Minutes of the continued Board of Supervisors' meeting held on April 21, 2026, for Cross Creek North Community Development District.

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**SIXTH ORDER OF BUSINESS**

**Ratification of Operation and Maintenance Expenditures for March 2026**

On a motion by Mr. Ricci, seconded by Ms. Buschbacher, with all in favor, the Board ratified the Operation and Maintenance Expenditures for March 2026 in the amount of \$123,604.76, for Cross Creek North Community Development District.

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**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-05; Reassigning Assistant Treasurer**

Mr. Porter explained Mr. Wildermuth retired and Ms. Garcia will be taking over that role.

On a motion by Mr. Ricci, seconded by Ms. Buschbacher, with all in favor, the Board adopted Resolution 2026-05; Reassigning Assistant Treasurer, for Cross Creek North Community Development District.

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**EIGHTH ORDER OF BUSINESS**

**STAFF REPORTS**

**A. District Counsel**

No report but available for any questions.

**NINTH ORDER OF BUSINESS**

**District Engineer**

**1. Acceptance of Annual Engineer's Report**

Mr. Guilbeault reviewed the required annual Engineer's Report. Ms. Wasilewski and Mr. Williams confirmed missing items and repairs needed on the report are already completed and in progress.

On a motion by Ms. Buschbacher, seconded by Mr. Ricci, with all in favor, the Board accepted the 2026 annual Engineer's report, for Cross Creek North Community Development District.

**B. Amenity Manager – Vesta**

Mr. Insel gave an overview of the completed projects.

**C. Field Operations Manager – Vesta**

Mr. Williams reviewed requested controller proposals. Board discussion ensued but took no action.

Ms. Buchanan requested a comparison between Hawkins and Poolsure.

*Moved to Business Item A, Pond Fountain Proposals*

**TENTH ORDER OF BUSINESS**

**Consideration of Pond Fountain Proposals**

Mr. Porter reviewed the proposals and current hp of the fountains, LED color options and discussion to remove the old fountain from pond #5 ensued.

On a motion by Mr. Ricci, seconded by Ms. Buschbacher, with all in favor, the Board approved Tigris white LED, 15 hp fountain replacement in the amount of \$51,325.95 and \$675.00 to remove the old fountain from pond #5, for Cross Creek North Community Development District. (EXHIBIT A)

*Moved to Staff Reports, Landscape & Irrigation, #2. Consideration of Sandridge Entrance Island Proposal*

**2. Consideration of Sandridge Entrance Island Proposal**

Mr. Porter updated the Board of the email correspondence to the County and requested to table the proposal to a later date. Brief Board discussion ensued.

**3. Consideration of Dog Park Bermuda Sod Proposal**

Board and staff discussed Bermuda, other sod options, and hydroseeding. Mr. Williams updated the Board on dog park usage. The Board directed BrightView to hydroseed and for staff to close dog park roughly 30-45 days to allow seeds to germinate.

*Moved to Staff Reports, Landscape & Irrigation, #1. Hurricane Pre-Authorization Letter*

**1. Pre-Authorization Hurricane Letter**

Mr. Peaden summarized the services provided and Board discussed when this would be applied and the necessary amount needed immediately.

On a motion by Mr. Sharp, seconded by Ms. Buschbacher, with all in favor, the Board approved BrightView's Pre-Authorization Hurricane Letter in the amount of \$10,000.00, for Cross Creek North Community Development District.

**D. Pond and Fountain Report – Tigris**

Mr. Russell gave an update on the condition of the ponds and updated the Board on pond #8 repairs, and the addition of blue dye to help with the aesthetics.

*Moved to Business Items, B. Consideration of Resolution 2026-06; Setting Public Hearing on Revised Rules of Procedure*

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-06;  
Setting Public Hearing on Revised  
Rules of Procedure**

Ms. Buchanan stated this is setting a public hearing for the revised rules and procedures. A record of statutory changes is monitored and can be the same date as the budget public hearing. Some changes include additional language clarifying responsibilities to those who are attending, how you qualify forum, some clarifications to the competitive procurement processes and some rulemaking changes.

On a motion by Mr. Ricci, seconded by Ms. Buschbacher, with all in favor, the Board adopted Resolution 2026-06; Setting Public Hearing on Revised Rules of Procedure on August 11, 2026 at 6:00 pm located at 2895 Big Oak Drive, Green Cove Springs, FL 32043, for Cross Creek North Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-07;  
Approving Proposed Budget FY26-27  
& Setting Public Hearing**

Mr. Porter summarized the budget process to the audience members.

An audience member suggested a game room and another audience member commented on the cost of repairs for the main pool and replenishing the surplus funds.

Ms. Wasilewski stated the General Election process opens at noon on June 8<sup>th</sup> through noon June 12<sup>th</sup>.

*Mr. Peaden left the meeting in progress at 6:36 pm.*

An audience member requested additional benches and picnic tables.

Ms. Buchanan explained the assessment process and discussion on future Board seats

168 availability.

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170 Further discussion on reserve and surplus funds and speed limit signs, their purpose, and  
171 Board discussion ensued.  
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On a motion by Ms. Buschbacher, seconded by Mr. Ricci, with all in favor, the Board adopted Resolution 2026-07; Approving Proposed Budget FY26-27 and Setting Public Hearing on August 11, 2026 at 6:00 pm located at 2895 Big Oak Drive, Green Cove Springs, FL 32043, for Cross Creek North Community Development District.

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175 **FOURTEENTH ORDER OF BUSINESS**

**Audience Comments and Supervisor Requests**

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178 **Supervisor Requests:**

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180 No Supervisor requests.

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182 **Audience Comments:**

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184 Discussion on funds used to pay for current pool repairs and educating the residents on the  
185 budget and funds to avoid confusion.

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187 Audience members suggested residents meet outside the budget meeting to discuss concerns  
188 and budget. The budget, reserve funds, reserve study, and surplus funds were discussed.

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190 Discussion of speed limit signs, police presence reported by residents, cameras at the  
191 entrance, and speed humps.

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193 Bonds were discussed and the process of having speed humps installed.

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195 **FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

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On a motion by Mr. Sharp, seconded by Mr. Ricci, with all in favor, the Board adjourned the meeting at 6:56 pm, for the Cross Creek North Community Development District.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

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# **Exhibit A**

**Contact Us**

**TIGRIS Aquatic Services LLC**  
 11232 Saint Johns Industrial Parkway  
 North  
 Ste 4  
 Jacksonville, Florida 32246  
 smetzger@tigrisusa.com  
 904-714-5815

**Quote: 342725**

Quote Date: 04/23/2026  
 Expiration Date: 07/22/2026

**Bill To:**

Cross Creek North CDD  
 c/o Rizzetta  
 PO Box 32414  
 Charlotte, North Carolina 28232

**Customer: Cross Creek North CDD**

2895 Big Oak Drive  
 Green Cove Springs, Florida 32043

Description	Unit Price	Qty	Amount
GF2 UNIT 15HP 230/1/60 STD 15hp 230/1 motor w/ float	\$0.00	1	\$0.00
GF TRIAD 15HP 60Hz 15hp Triad pattern	\$0.00	1	\$0.00
PCC 15HP 230/1/60 GF2 15hp 230/1 controls	\$0.00	1	\$0.00
4/4 CABLE ASSY GF QD - 250FT 250' of 4/4 cable assembly	\$0.00	1	\$0.00
8 LIGHT SET LED 6.5W 60Hz (10HP-25HP) 8 LED light set	\$0.00	1	\$0.00
PCC 8 LIGHT MR16 LED 60Hz (10HP-25HP Lights) LED 115V light controls	\$0.00	1	\$0.00
16/2 CABLE ASSY Lights 2PIN - 250FT 250' of LED cable assembly x 2	\$0.00	1	\$0.00
<b>New Installation:</b>			
Fountain/Aeration New Installation - As Requested	\$57,028.83	1	\$51,325.95
<b>Parts:</b>			
15hp with LED lights 8 week lead time 4 year warranty on fountain 3 year warranty on lights			
Old fountain This includes removal of old fountain			

**Deposit & Payment**

Deposit Required: 60% (\$30,795.57)

**Deposit Due: 60% (\$30,795.57)**

**Summary**

Subtotal: \$51,325.95

**Total: \$51,325.95**

## Terms & Conditions

**TERMS:** The investment for replacing the fountain is listed above. A 65% retainer will be due prior to installation. The balance will be invoiced upon completion with terms Due Upon Receipt. **This quote does not include any electrical work such as fountain control panel installation, trenching or underground conduit installation.**

**TITLE:** Title to all equipment and associated materials shall not pass but remains vested in and are the property of TIGRIS or its assigns until all sums have been fully paid.

**PAYMENT:** All payments for services rendered under this contract are due within 30 days from the invoice date. Should it become necessary for TIGRIS to bring action for collection of monies due and owing under this Agreement, Customer agrees to pay costs incurred by TIGRIS from such collection.

**Non-Prevailing Wage Pricing:** The pricing provided in this Agreement is based on standard labor rates and does not include prevailing wage requirements. Should the Customer determine that this project is subject to prevailing wage laws, TIGRIS reserves the right to adjust the contract price to account for increased labor costs, administrative overhead, and compliance reporting.

**INSURANCE:** TIGRIS shall carry Worker's Compensation and Employer Liability, Commercial General Liability, Professional Liability, and Property Damage Insurance which shall remain in full effect throughout this Agreement. Customer will be an insurance certificate holder and named as an additional insured. Copies of certificates of insurance naming the Customer as additionally insured will be provided upon request. An additional fee will be charged if customer requires specific insurance requirements.

**VENDOR COMPLIANCE:** An additional fee will be charged if customer requires specific Vendor Portal Sites or vendor compliance memberships.

**PROPERTY DAMAGE/LIMITATION ON CLAIMS:** A TIGRIS assumes no responsibility for equipment damages resulting from low/high water conditions, animal activity or other natural occurrences.

**ENTIRE AGREEMENT:** This Agreement constitutes the complete understanding between the parties hereto and supersedes any prior understandings whether written or oral between the parties relating to the subject matter hereof. SIGNING AND RETURNING this document authorizes TIGRIS to perform the services and/or have product(s) delivered as stipulated within this agreement. By signing this document, I acknowledge I have the authority to authorize TIGRIS to perform the services outlined in this agreement.

## Customer Approval

\_\_\_\_\_

**Customer Signature**

\_\_\_\_\_

**Name**

\_\_\_\_\_

**Date**

**Contact Us**

**TIGRIS Aquatic Services LLC**  
11232 Saint Johns Industrial Parkway  
North  
Ste 4  
Jacksonville, Florida 32246  
smetzger@tigrisusa.com  
904-714-5815



**Quote: 329616**

Quote Date: 04/23/2026  
Expiration Date: 05/27/2026

**Bill To:**

Cross Creek North CDD  
c/o Rizzetta  
PO Box 32414  
Charlotte, North Carolina 28232

**Customer: Cross Creek North CDD**

2895 Big Oak Drive  
Green Cove Springs, Florida 32043

Description	Unit Price	Qty	Amount
Fountain/Aeration Repair & Maintenance - As Requested Remove 15 HP Fountain from Pond 5	\$750.00	1	\$675.00

Invoicing Details:  
TIGRIS will invoice customer after services are completed  
Invoices will be sent via email

**Deposit & Payment**

Deposit Required: \$0.00

**Deposit Due: \$0.00**

**Summary**

Subtotal: \$675.00

**Total: \$675.00**

## Terms & Conditions

**TERMS:** This agreement is for a one time service and pricing is listed above. An invoice for the full amount will be submitted upon completion of the service with terms Due Upon Receipt.

**REGULATORY:** TIGRIS will furnish all labor, equipment, materials, supervision and taxes. TIGRIS will be responsible for the proper instruction of all safety measures to its personnel.

**PAYMENT:** All payments for services rendered under this contract are Due Upon Receipt. Should it become necessary for TIGRIS to bring action for collection of monies due and owing under this Agreement, Customer agrees to pay costs incurred by TIGRIS from such collection.

**INSURANCE:** TIGRIS shall carry Worker's Compensation and Employer Liability, Commercial General Liability, Professional Liability, and Property Damage Insurance which shall remain in full effect throughout this Agreement. Customer will be an insurance certificate holder and named as an additional insured. Copies of certificates of insurance naming the Customer as additionally insured will be provided upon request. An additional fee will be charged if customer requires specific insurance requirements.

**VENDOR COMPLIANCE:** An additional fee will be charged if customer requires specific Vendor Portal Sites or vendor compliance memberships.

**PROPERTY DAMAGE/LIMITATION ON CLAIMS:** A TIGRIS assumes no responsibility for equipment damages resulting from low/high water conditions, animal activity or other natural occurrences.

**ENTIRE AGREEMENT:** This Agreement constitutes the complete understanding between the parties hereto and supersedes any prior understandings whether written or oral between the parties relating to the subject matter hereof. SIGNING AND RETURNING this document authorizes TIGRIS to perform the services and/or have product(s) delivered as stipulated within this agreement. By signing this document, I acknowledge I have the authority to authorize TIGRIS to perform the services outlined in this agreement.

## Customer Approval

\_\_\_\_\_

**Customer Signature**

\_\_\_\_\_

**Name**

\_\_\_\_\_

**Date**

## **Tab 3**

# CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

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DISTRICT OFFICE · ST. AUGUSTINE, FLORIDA 32084

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

WWW.CROSSCREEKNORTHCDD.ORG

## Operation and Maintenance Expenditures

April 2026

Presented For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2026 through April 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented:       **\$112,046.98**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Anthony K. Sharp	300333	AS040226-274	Board of Supervisors Meeting 04/02/26	\$ 200.00
Anthony K. Sharp	300350	AS041426-274	Board of Supervisors Meeting 04/14/26	\$ 200.00
Anthony K. Sharp	300358	AS042126-274	Board of Supervisors Meeting 04/21/26	\$ 200.00
BrightView Landscape Services, Inc.	300349	9684207	Athletic Maintenance & Repair 02/26	\$ 1,234.44
BrightView Landscape Services, Inc.	300331	9721092	Landscape Maintenance 04/26	\$ 16,946.00
BrightView Landscape Services, Inc.	300344	9738586	Irrigation Repair 03/26	\$ 987.77
Clay County Utility Authority	20260429-01	A00033354-040626	Water Services 03/26	\$ 472.72
Clay County Utility Authority	20260429-01	A00033356-040626	Water Services 03/26	\$ 19.29
Clay County Utility Authority	20260429-01	A00036127-040626	Water Services 03/26	\$ 289.54
Clay County Utility Authority	20260429-01	A00036128-040626	Water Services 03/26	\$ 349.69
Clay County Utility Authority	20260429-01	A00036129-040626	Water Services 03/26	\$ 115.42

# CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Clay County Utility Authority	20260429-01	A00036662-040626	Water Services 03/26	\$ 30.83
Clay County Utility Authority	20260429-01	A00038932-040626	Water Services 03/26	\$ 178.63
Clay County Utility Authority	20260429-01	A00038933-040626	Water Services 03/26	\$ 35.52
Clay County Utility Authority	20260429-01	A00038934-040626	Water Services 03/26	\$ 30.83
Clay County Utility Authority	20260429-01	A00040962-040626	Water Services 03/26	\$ 211.58
Clay County Utility Authority	20260429-01	A00042388-040626	Water Services 03/26	\$ 33.06
Clay County Utility Authority	20260429-01	A00042405-040626	Water Services 03/26	\$ 29.57
Clay County Utility Authority	20260429-01	A00042406-040626	Water Services 03/26	\$ 48.14
Clay County Utility Authority	20260429-01	A00042407-040626	Water Services 03/26	\$ 33.79
Clay County Utility Authority	20260429-01	A00047484-040626	Water Services 03/26	\$ 30.83
Clay County Utility Authority	20260429-01	A00047485-040626	Water Services 03/26	\$ 31.19

# CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Clay County Utility Authority	20260429-01	A00047486-040626	Water Services 03/26	\$ 31.01
Clay County Utility Authority	20260429-01	A00047489-040626	Water Services 03/26	\$ 30.90
Clay County Utility Authority	20260429-01	A00047491-040626	Water Services 03/26	\$ 30.83
Clay County Utility Authority	20260429-01	A00047492-040626	Water Services 03/26	\$ 30.83
Clay County Utility Authority	20260429-01	A00047493-040626	Water Services 03/26	\$ 30.83
Clay County Utility Authority	20260429-01	A00047925-040626	Water Services 03/26	\$ 30.83
Clay County Utility Authority	20260429-01	A00048810-040626	Water Services 03/26	\$ 31.32
Clay County Utility Authority	20260429-01	A00048811-040626	Water Services 03/26	\$ 30.83
Clay County Utility Authority	20260429-01	A00049039-040626	Water Services 03/26	\$ 32.22
Clay County Utility Authority	20260429-01	A00049040-040626	Water Services 03/26	\$ 30.83
Clay County Utility Authority	20260429-01	A00049041-040626	Water Services 03/26	\$ 31.34

# CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Clay County Utility Authority	20260429-01	A00049042-040626	Water Services 03/26	\$ 30.83
Clay County Utility Authority	20260429-01	A00049043-040626	Water Services 03/26	\$ 31.61
Clay County Utility Authority	20260429-01	A00049194-040626	Water Services 03/26	\$ 57.13
Clay County Utility Authority	20260429-01	A00051179-040626	Water Services 03/26	\$ 30.84
Clay County Utility Authority	20260429-01	A00053584-040626	Water Services 03/26	\$ 31.14
Clay County Utility Authority	20260429-01	A00053585-040626	Water Services 03/26	\$ 30.83
Clay County Utility Authority	20260429-01	A00055864-040626	Water Services 03/26	\$ 5.39
Clay County Utility Authority	20260429-01	A00055865-040626	Water Services 03/26	\$ 5.73
Clay County Utility Authority	20260429-01	A00057234-040626	Water Services 03/26	\$ 30.56
Clay County Utility Authority	20260429-01	A00057235-040626	Water Services 03/26	\$ 30.99
Clay County Utility Authority	20260429-01	A00057882-040626	Water Services 03/26	\$ 20.09

# CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Clay County Utility Authority	20260429-01	A00065960-040626	Water Services 03/26	\$ 103.24
Clay Electric Cooperative, Inc.	20260415-01	9078457-032526	Electric Services 03/26	\$ 155.00
Clay Electric Cooperative, Inc.	20260415-01	9089279-032526	Electric Services 03/26	\$ 43.00
Clay Electric Cooperative, Inc.	20260415-01	9099135-032526	Electric Services 03/26	\$ 543.00
Clay Electric Cooperative, Inc.	20260414-02	9203307-032426	Electric Services 03/26	\$ 280.82
Clay Electric Cooperative, Inc.	20260414-02	9238862-032426	Electric Services 03/26	\$ 1,177.70
Clay Today	300324	2026-314076	Legal Advertising 03/26	\$ 67.50
Clay Today	300362	2026-314803	Legal Advertising 04/26	\$ 86.40
COMCAST	20260414-01	8495741441963216-032126	Cable & Internet Services 04/26	\$ 188.02
Constant Contact, Inc	20260403-01	1775027802	E-Blast Communication 04/26	\$ 58.90
Crown Pools, Inc.	300345	CO#2 Joints	Miscellaneous Expense 04/26	\$ 8,500.00

# CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
CX3, Inc. dba Sundancer Sign Graphics	300356	15801	Sign Repair & Replacement 04/26	\$ 2,990.00
CX3, Inc. dba Sundancer Sign Graphics	300356	15812	Sign Repair & Replacement 03/26	\$ 270.00
Elizabeth Buschbacher	300334	EB040226-274	Board of Supervisors Meeting 04/02/26	\$ 200.00
Elizabeth Buschbacher	300351	EB041426-274	Board of Supervisors Meeting 04/14/26	\$ 200.00
Elizabeth Buschbacher	300359	EB042126-274	Board of Supervisors Meeting 04/21/26	\$ 200.00
England, Thims & Miller, Inc.	300363	225165	Engineering Services 03/26	\$ 337.50
England, Thims & Miller, Inc.	300363	225169	Engineering Services 03/26	\$ 2,600.00
First Place Fitness Equipment, Inc	300325	44676	Fitness Equipment Maintenance & Repair 12/25	\$ 3,318.35
First Place Fitness Equipment, Inc	300338	45327	Fitness Equipment Maintenance & Repair 03/26	\$ 121.55
First Place Fitness Equipment, Inc	300340	45352	Fitness Equipment Maintenance & Repair 04/26	\$ 87.15
First Place Fitness Equipment, Inc	300340	WO-49096	Fitness Equipment Maintenance & Repair 03/26	\$ 129.95

# CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
First Place Fitness Equipment, Inc	300325	WO-49170	Fitness Equipment Maintenance & Repair 03/26	\$ 149.95
Francesco Mattera	300335	FM040226-274	Board of Supervisors Meeting 04/02/26	\$ 200.00
Francesco Mattera	300352	FM041426-274	Board of Supervisors Meeting 04/14/26	\$ 200.00
Grau & Associates, P.A.	300343	29005	Audit Services FY 24/25	\$ 1,000.00
Hawkins, Inc	300326	7371805	Pool Chemicals 03/26	\$ 273.13
Hawkins, Inc	300355	7384621	Pool Chemicals 04/26	\$ 1,130.99
Hawkins, Inc	300364	7389806	Pool Chemicals 04/26	\$ 990.00
Hawkins, Inc	300364	7399995	Pool Chemicals 04/26	\$ 302.99
Hi-Tech System Associates	300327	79570	Maintenance & Repairs 03/26	\$ 95.00
Hi-Tech System Associates	300341	440306	Access Control 04/26	\$ 284.99
Jason Kopchak	300357	274-040126	Deposit Reimbursement 04/26	\$ 360.00

# CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Kutak Rock, LLP	300346	3728592	Legal Services 02/26	\$ 2,290.92
Kutak Rock, LLP	300346	3728594	Legal Services 01/26	\$ 3,807.24
Michael Henson	300348	MH041026-274	Deposit Reimbursement 04/26	\$ 360.00
Office Dynamics	300328	00042278	CDD Book Copies 03/26	\$ 32.23
Republic Services	20260407-01	0687-001612100	Waste Disposal Services 04/26	\$ 383.75
Rizzetta & Company, Inc.	300330	INV0000108041	Accounting Services 04/26	\$ 6,065.16
Robert Porter	300336	BP040226-274	Board of Supervisors Meeting 04/02/26	\$ 200.00
Robert Porter	300353	BP041426-274	Board of Supervisors Meeting 04/14/26	\$ 200.00
Robert Porter	300360	BP042126-274	Board of Supervisors Meeting 04/21/26	\$ 200.00
Shane T. Ricci	300337	SR040226-274	Board of Supervisors Meeting 04/02/26	\$ 200.00
Shane T. Ricci	300354	SR041426-274	Board of Supervisors Meeting 04/14/26	\$ 200.00

# CROSS CREEK NORTH COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Shane T. Ricci	300361	SR042126-274	Board of Supervisors Meeting 04/21/26	\$ 200.00
T & M Electric of Clay County, LLC	300347	76641	Athletic Maintenance & Repair 03/26	\$ 3,845.00
TeleVoIPs, LLC	300342	60205	Phone Equipment 04/26	\$ 86.34
TIGRIS Aquatic Services, LLC	300339	4299218	Aquatic Maintenance 04/26	\$ 3,350.17
Turner Pest Control, LLC	300329	621973225	Pest Control 03/26	\$ 259.14
Vak Pak, Inc.	300365	SO26-00539	Maintenance & Repair 04/26	\$ 6,792.02
Valley National Bank	20260428-01	CC033126-274	Credit Card Expenses 03/26	\$ 2,138.05
Vesta Property Services, Inc.	300332	431461	Management Services 04/26	<u>\$ 32,436.08</u>
<b>Report Total</b>				<b><u>\$ 112,046.98</u></b>

# Tab 4

# Cross Creek N CDD

## Managers Report

Date of meeting: 6.9.26

Submitted by: Mark Insel

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### POOL & AMENITY FACILITY OPERATIONS

- Seasonal Pool Use: Main pool work is back underway and moving along well. The expansion joint has been replaced and were hoping for a completion ETA.
- Lap pool activity has increased with warmer temperatures. Memorial Day weekend went well with no issues and not a major crowd.
- Clubhouse Use: Clubhouses remain in demand; rental inquiries have increased and we are seeing more reservations this month than last. Summer birthdays and baby showers are the majority of our bookings.
- Facility Maintenance:
  - - The ongoing task of touch up painting has been done in clubhouses, gym and restrooms.
  - - Palm trimming has been completed around the facility. They will be taking care of the pool palms next
  - - Pressure washing continues, the sidewalks and areas of the parking lot have been completed.
  - - Waiting for main pool furniture to return from rehab. We may try to arrange pick up options. Once the pool is completed.
  - - Small touch-up and repair items (locks, weather stripping, painting) are addressed regularly.
- Storage Lot: We've had an uptick in inquiries and will probably rent out more spaces very soon. All 30 ft spaces are rented.
- Resident Registration: Registrations continue, we've had a small increase with new tenants.
- Communications & Technology:
  - - The Vesta website (<https://ccnamenities.com/>) and monthly updates 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 will be pressure washed prior to spring break.
- Amenity Use:
  - - Our coffee and snack truck will be coming back a couple days a week this summer
  - - Monthly food trucks continue to be popular. The last Food Trucks were here May 28<sup>th</sup>.
  - - Pickle ball net and net crank were replaced.
  - - Pickleball court use has been monitored; full court usage is rare. Evening use is generally the heaviest.
  - - Dog parks are not heavily used, but residents who frequent them are very happy!
  - - The playground, pickleball courts and volleyball courts all received new signage stating policy rules.
  - -The new volleyball posts and net are doing great, no issues since the replacement!

## **GYM & EQUIPMENT**

- Touch up painting on certain wall areas and near dumbbells and some machines was completed.
- The larger dumbbell rack, dumbbells, and slam ball area has been well used by residents, and they are happy to have it.
- 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.

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

- Signage posted at certain CDD green space areas for E-bikes, scooters and other similar items. Also, on amenity property. Posted at Playground, Pickleball and Volleyball courts.
- More signs will be added to a few more areas and also beware of Wildlife signs.
- Back entrance pressure washing and deep cleaning scheduled within the next few weeks.
- Routine janitorial and maintenance services continue.
- Parking lot asphalt drain repair.

## **LOOKING AHEAD**

- Pool repairs to continue.
- 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 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 5**

# Cross Creek N CDD

## Field Operations Managers' Report

Date of meeting: 6/9/2026

Report submitted: 5/26/2026

Submitted by: John Williams

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### Completed Projects (In-House):

- Cleaning of chemical controller probes.
- Replaced a pickleball net that residents kept damaging.
- Replaced crank on pickleball post.
- Cleaning/ painting of gym walls that were scuffed and dirty.

### Completed Projects (Contractor):

- Rogers Pavement Maintenance installed an ADA Mat and street sign that went missing.
- County put the water wheel overflow pipe back in the curbing.
- Tigris removed the fountain at pond 5.
- First Place Fitness repaired the lat pull down machine. It was broken again two days later and they came out and made a second repair.

### Landscape/Ponds:

- Some common areas or ponds were skipped due to the one downpour we had the other week but has been caught up.
- Some ponds have extremely low water levels. Aside from that, ponds look great.

### Pool and Facility:

- Health Department came out for their inspection, the Competition Pool passed inspection with no violations or notes.
- We have started pressure washing all side walks around the amenity center.

### What to expect in the upcoming months:

- Completion of all side walks around the amenity center being pressure washed.
- Install of new fountain at pond 2 and removal of the fountain at pond 5.
- Quotes for erosion noted on engineer report.

*Should you have any comments or questions feel free to contact me directly.  
John Williams 904-478-9732 ext 504 or [jwilliams@vestapropertyservices.com](mailto:jwilliams@vestapropertyservices.com)*



<b>Hawkins Charges Per Chemical Ordered</b>		<b>Poolsure Charges a Monthly Rate.</b>
<b>Hawkins Cost July 2024-July 2025</b>		<b>Poolsure cost per year (Subject to change after each year)</b>
\$25,921.92		\$30,300
<b>Hawkins Average Cost Per Month</b>		<b>Poolsure Monthly Flat Rate</b>
\$2,160.19		\$2,525
<b>Controllers Supplied</b>		<b>Controllers Supplied</b>
No		Yes
We got quotes to purchase 3 controllers ourselves ranging from under \$17,000 to over \$20,000. We would purchase controllers we know work well.		
4-5 years to break even on cost if we bought our		
<b>Wifi Capability (If we purchase controller ourselves)</b>		<b>Wifi Capability</b>
This will have a wifi set up to send alerts when the controller is in alert. Can not adjust chemicals remotely and sometimes the alerts are false readings.		This will have a wifi set up to send alerts when the controller is in alert. Can not adjust chemicals remotely and sometimes the alerts are false readings.
For the wifi set up, we could possibly need wifi extenders through comcast if the signal is not strong enough where the controllers are.		For the wifi set up, we could possibly need wifi extenders through comcast if the signal is not strong enough where the controllers are.
Monthly charge to get app access for the readings and alerts.		
<b>Controller Warranty (If we purchase controllers ourselves)</b>		<b>Controller Warranty</b>
1 year labor warranty from installer. The controller comes with a 5-year limited warranty on controller; 2-year warranty on sensors from the manufacturer		Replaced at no cost at any time as long as it is due to normal wear and tear. If we use a different chemical supply company at any point, they will remove the controllers within 30 days.
<b>Calibrating controllers</b>		<b>Calibrating controllers</b>
No		As requested, could take 1-3 days to come out
<b>Will add chemicals to pools as needed</b>		<b>Will add chemicals to pools as needed</b>
No		No
<b>Vesta will still be adding chemicals and calibrating controllers</b>		<b>Vesta will still be adding chemicals and calibrating controllers</b>
Yes		Vesta will still add chemicals. We can still calibrate controllers to suppliment Poolsure since they will take 1-3 days to come out to calibrate.

## **Tab 6**



Good Morning,

I have the following updates.

Pond 2-fountain has been ordered; we should have that unit by the end of the month and looking to install in early July

Pond 5-fountain has been removed

Pond 8- we are monitoring and treating any vegetation that pops up

Pond 17- We sprayed the exposed grasses in that pond in our last treatment and will follow up every two weeks as we are on site.

Pond 18- The algae that is present is being treated. Due to the nature of the type of algae, it's a slow process for it to break down.

Thanks

Russell

**Ben "Russell"**  
Jacksonville Branch  
Manager  
386.292.4337  
[brussell@tigrisusa.com](mailto:brussell@tigrisusa.com)  
[tigrisusa.com](http://tigrisusa.com)



**LPWT Treatment Service**

**LPWT Treatment Service**

Site	Pond 1
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Gator/ATV

**Products Used 1**

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

**Plants/Algae/Species 1**

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Algae		
Extent of Aquatic Vegetation	Sparse		

Images



<b>Customer Comments</b>	

***LPWT Site Info***

Water Level	Below Normal Pool
Aesthetic Appearance	Good
Erosion/Sedimentation	Present: No recent changes
Level of Trash Removed	Select:
Emergency Spillway	No Blockages
Fountain Services (Multiple)	Select:
General Comments	Added beneficial bacteria to pond.
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Turbid
Fish/Wildlife	Normal
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

5/22/26 11:00 AM  
 30.04626, -81.75372



***LPWT Treatment Service***

***LPWT Treatment Service***

Site	Pond 2
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Backpack

**Products Used 1**

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

**Plants/Algae/Species 1**

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Algae		
Extent of Aquatic Vegetation	Sparse		

Images



Customer Comments	

***LPWT Site Info***

Water Level	Below Normal Pool
Aesthetic Appearance	Good
Erosion/Sedimentation	Present: No recent changes
Level of Trash Removed	Select:
Emergency Spillway	No Blockages
Fountain Services (Multiple)	Select:
General Comments	Pond looks good. Pretreated for algae.
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Turbid
Fish/Wildlife	Normal
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

5/19/26 11:06 AM  
 30.04797, -81.75567



**LPWT Treatment Service**

**LPWT Treatment Service**

Site	Pond 3
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Gator/ATV

**Products Used 1**

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

**Plants/Algae/Species 1**

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Algae		
Extent of Aquatic Vegetation	Sparse		

Images



Customer Comments	

***LPWT Site Info***

Water Level	Below Normal Pool
Aesthetic Appearance	Good
Erosion/Sedimentation	Present: No recent changes
Level of Trash Removed	Select:
Emergency Spillway	No Blockages
Fountain Services (Multiple)	Select:
General Comments	Added beneficial bacteria to pond.
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Turbid
Fish/Wildlife	Normal
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

5/22/26 11:02 AM  
 30.04626, -81.75373



**LPWT Treatment Service**

**LPWT Treatment Service**

Site	Pond 4
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Gator/ATV

**Products Used 1**

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

**Plants/Algae/Species 1**

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Algae		
Extent of Aquatic Vegetation	Sparse		

Images



Customer Comments	
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***LPWT Site Info***

Water Level	Below Normal Pool
Aesthetic Appearance	Good
Erosion/Sedimentation	Present: No recent changes
Level of Trash Removed	Select:
Emergency Spillway	No Blockages
Fountain Services (Multiple)	Select:
General Comments	Added beneficial bacteria to pond.
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Turbid
Fish/Wildlife	Normal
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

5/22/26 11:03 AM  
 30.04627, -81.75372



**LPWT Treatment Service**

**LPWT Treatment Service**

Site	Pond 5
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Backpack

**Products Used 1**

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

**Plants/Algae/Species 1**

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Algae		
Extent of Aquatic Vegetation	Spotty		

Images



Customer Comments	

***LPWT Site Info***

Water Level	Full Pool
Aesthetic Appearance	Good
Erosion/Sedimentation	Present: No recent changes
Level of Trash Removed	Select:
Emergency Spillway	No Blockages
Fountain Services (Multiple)	Select:
General Comments	Pond looks good. Pretreated for algae.
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Clear
Fish/Wildlife	Normal
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

5/19/26 11:08 AM  
 30.04797, -81.75567



**LPWT Treatment Service**

**LPWT Treatment Service**

Site	Pond 6
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Backpack

**Products Used 1**

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

**Plants/Algae/Species 1**

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Algae		
Extent of Aquatic Vegetation	Sparse		

Images



Customer Comments	

***LPWT Site Info***

Water Level	Below Normal Pool
Aesthetic Appearance	Good
Erosion/Sedimentation	Present: No recent changes
Level of Trash Removed	Select:
Emergency Spillway	No Blockages
Fountain Services (Multiple)	Select:
General Comments	Pond looks good. Pretreated for algae.
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Turbid
Fish/Wildlife	Normal
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

5/19/26 11:09 AM  
 30.04796, -81.75566



**LPWT Treatment Service**

**LPWT Treatment Service**

Site	Pond 7
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Gator/ATV

**Products Used 1**

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

**Plants/Algae/Species 1**

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Algae		
Extent of Aquatic Vegetation	Sparse		

Images



Customer Comments	

***LPWT Site Info***

Water Level	Below Normal Pool
Aesthetic Appearance	Good
Erosion/Sedimentation	Present: No recent changes
Level of Trash Removed	Select:
Emergency Spillway	No Blockages
Fountain Services (Multiple)	Select:
General Comments	Added beneficial bacteria to pond.
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Turbid
Fish/Wildlife	Normal
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

5/22/26 11:04 AM  
 30.04626, -81.75372



**LPWT Treatment Service**

**LPWT Treatment Service**

Site	Pond 8
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Gator/ATV

**Products Used 1**

Active Ingredient

EPA #	
Unit of Measure	
Acreage Treated	

Amount Used	
Rate	
Average Depth of Treated Area	

**Plants/Algae/Species 1**

Plants/Algae/Species	
----------------------	--

P/A/S Coverage Percent	
------------------------	--

Aquatic Vegetation Identified	Slender Spikerush
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Extent of Aquatic Vegetation	Spotty
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Images



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Images



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Customer Comments

**LPWT Site Info**

Water Level	Below Normal Pool
Aesthetic Appearance	Fair
Erosion/Sedimentation	Present: No recent changes
Level of Trash Removed	Select:

Water Level Comments	Select:
Water Appearance	Turbid
Fish/Wildlife	Normal
Primary Spillway	No Blockages

Emergency Spillway	No Blockages
Fountain Services (Multiple)	Select:
General Comments	Sprayed exposed slender spike rush.
Treatment Comments	Select:

Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

5/22/26 11:05 AM  
30.04627, -81.75372



**LPWT Treatment Service**

**LPWT Treatment Service**

Site	Pond 9
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Backpack

**Products Used 1**

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

**Plants/Algae/Species 1**

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Algae		
Extent of Aquatic Vegetation	Sparse		

Images



Customer Comments	
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***LPWT Site Info***

Water Level	Below Normal Pool
Aesthetic Appearance	Good
Erosion/Sedimentation	Present: No recent changes
Level of Trash Removed	Select:
Emergency Spillway	No Blockages
Fountain Services (Multiple)	Select:
General Comments	Pond looks good. Pretreated for algae.
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Turbid
Fish/Wildlife	Normal
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

5/19/26 11:11 AM  
 30.04797, -81.75566



**LPWT Treatment Service**

**LPWT Treatment Service**

Site	Pond 10
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Gator/ATV

**Products Used 1**

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

**Plants/Algae/Species 1**

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Algae		
Extent of Aquatic Vegetation	Sparse		

Images



Customer Comments	

***LPWT Site Info***

Water Level	Below Normal Pool
Aesthetic Appearance	Good
Erosion/Sedimentation	Present: No recent changes
Level of Trash Removed	Select:
Emergency Spillway	No Blockages
Fountain Services (Multiple)	Select:
General Comments	Added beneficial bacteria to pond.
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Turbid
Fish/Wildlife	Normal
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

5/22/26 11:08 AM  
 30.04626, -81.75373



**LPWT Treatment Service**

**LPWT Treatment Service**

Site	Pond 11
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Gator/ATV

**Products Used 1**

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

**Plants/Algae/Species 1**

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Algae		
Extent of Aquatic Vegetation	Sparse		

Images



Customer Comments	

***LPWT Site Info***

Water Level	Below Normal Pool
Aesthetic Appearance	Good
Erosion/Sedimentation	Present: No recent changes
Level of Trash Removed	Select:
Emergency Spillway	No Blockages
Fountain Services (Multiple)	Select:
General Comments	Added beneficial bacteria to pond.
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Turbid
Fish/Wildlife	Normal
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

5/22/26 11:10 AM  
 30.04626, -81.75373



**LPWT Treatment Service**

**LPWT Treatment Service**

Site	Pond 12
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Gator/ATV

**Products Used 1**

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

**Plants/Algae/Species 1**

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Algae		
Extent of Aquatic Vegetation	Sparse		

Images



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Customer Comments	
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***LPWT Site Info***

Water Level	Below Normal Pool
Aesthetic Appearance	Good
Erosion/Sedimentation	Present: No recent changes
Level of Trash Removed	Select:
Emergency Spillway	No Blockages
Fountain Services (Multiple)	Select:
General Comments	Added beneficial bacteria to pond.
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Turbid
Fish/Wildlife	Normal
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

5/22/26 11:12 AM  
30.04627, -81.75372



***LPWT Treatment Service***

***LPWT Treatment Service***

Site	Pond 13
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Backpack

**Products Used 1**

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

**Plants/Algae/Species 1**

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Select All That Apply:		
Extent of Aquatic Vegetation	Sparse		

Images



Customer Comments	

***LPWT Site Info***

Water Level	Below Normal Pool
Aesthetic Appearance	Good
Erosion/Sedimentation	Present: No recent changes
Level of Trash Removed	Select:
Emergency Spillway	No Blockages
Fountain Services (Multiple)	Select:
General Comments	Pond looks good. Pretreated for algae.
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Turbid
Fish/Wildlife	Normal
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

5/19/26 11:12 AM  
 30.04797, -81.75567



**LPWT Treatment Service**

**LPWT Treatment Service**

Site	Pond 14
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Backpack

**Products Used 1**

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

**Plants/Algae/Species 1**

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Algae		
Extent of Aquatic Vegetation	Spotty		

Images



Customer Comments	

***LPWT Site Info***

Water Level	Below Normal Pool
Aesthetic Appearance	Fair
Erosion/Sedimentation	Present: No recent changes
Level of Trash Removed	Select:
Emergency Spillway	No Blockages
Fountain Services (Multiple)	Select:
General Comments	Has not been a full two weeks. Added beneficial bacteria.
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Turbid
Fish/Wildlife	Normal
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

5/22/26 11:14 AM  
 30.04626, -81.75373



**LPWT Treatment Service**

**LPWT Treatment Service**

Site	Pond 15
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Gator/ATV

**Products Used 1**

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

**Plants/Algae/Species 1**

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Algae		
Extent of Aquatic Vegetation	Sparse		

Images



Customer Comments	

***LPWT Site Info***

Water Level	Below Normal Pool
Aesthetic Appearance	Good
Erosion/Sedimentation	Present: No recent changes
Level of Trash Removed	Select:
Emergency Spillway	No Blockages
Fountain Services (Multiple)	Select:
General Comments	Added beneficial bacteria.
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Turbid
Fish/Wildlife	Normal
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

5/22/26 11:16 AM  
 30.04627, -81.75373



***LPWT Treatment Service***

***LPWT Treatment Service***

Site	Pond 16
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Backpack

**Products Used 1**

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

**Plants/Algae/Species 1**

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Algae		
Extent of Aquatic Vegetation	Sparse		

Images



Customer Comments	

***LPWT Site Info***

Water Level	Below Normal Pool
Aesthetic Appearance	Good
Erosion/Sedimentation	Present: No recent changes
Level of Trash Removed	Select:
Emergency Spillway	No Blockages
Fountain Services (Multiple)	Select:
General Comments	Pond looks good. Pretreated for algae.
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Turbid
Fish/Wildlife	Normal
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

5/19/26 11:15 AM  
 30.04797, -81.75567



**LPWT Treatment Service**

**LPWT Treatment Service**

Site	Pond 17
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Gator/ATV

**Products Used 1**

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

**Plants/Algae/Species 1**

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Algae		
Extent of Aquatic Vegetation	Spotty		

Images



Customer Comments	
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***LPWT Site Info***

Water Level	Below Normal Pool
Aesthetic Appearance	Fair
Erosion/Sedimentation	Present: No recent changes
Level of Trash Removed	Select:
Emergency Spillway	No Blockages
Fountain Services (Multiple)	Select:
General Comments	Has not been a full two weeks. Added beneficial bacteria.
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Turbid
Fish/Wildlife	Normal
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

5/22/26 11:18 AM  
 30.04626, -81.75373



**LPWT Treatment Service**

**LPWT Treatment Service**

Site	Pond 18
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Gator/ATV

**Products Used 1**

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

**Plants/Algae/Species 1**

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Algae		
Extent of Aquatic Vegetation	Moderate		

Images



Customer Comments	

***LPWT Site Info***

Water Level	Below Normal Pool
Aesthetic Appearance	Poor
Erosion/Sedimentation	Present: No recent changes
Level of Trash Removed	Select:
Emergency Spillway	No Blockages
Fountain Services (Multiple)	Select:
General Comments	Has not been a full two weeks. Added beneficial bacteria.
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Turbid
Fish/Wildlife	Normal
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

5/22/26 11:19 AM  
30.04627, -81.75374



***LPWT Treatment Service***

***LPWT Treatment Service***

Site	Pond 19
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Backpack

**Products Used 1**

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

**Plants/Algae/Species 1**

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Algae		
Extent of Aquatic Vegetation	Spotty		

Images



Customer Comments	

***LPWT Site Info***

Water Level	Below Normal Pool
Aesthetic Appearance	Good
Erosion/Sedimentation	Present: No recent changes
Level of Trash Removed	Select:
Emergency Spillway	No Blockages
Fountain Services (Multiple)	Select:
General Comments	Treated for minor algae.
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Turbid
Fish/Wildlife	Normal
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

5/19/26 11:18 AM  
 30.04797, -81.75568



**LPWT Treatment Service**

**LPWT Treatment Service**

Site	Pond 20
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Backpack

**Products Used 1**

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

**Plants/Algae/Species 1**

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Algae		
Extent of Aquatic Vegetation	Spotty		

Images



Customer Comments	

***LPWT Site Info***

Water Level	Below Normal Pool
Aesthetic Appearance	Good
Erosion/Sedimentation	Present: No recent changes
Level of Trash Removed	Select:
Emergency Spillway	No Blockages
Fountain Services (Multiple)	Select:
General Comments	Treated minor algae.
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Select:
Fish/Wildlife	Normal
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

5/19/26 11:05 AM  
 30.04798, -81.75568



**LPWT Treatment Service**

**LPWT Treatment Service**

Site	Pond 20
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Backpack

**Products Used 1**

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

**Plants/Algae/Species 1**

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Shoreline/Terrestrial Weeds		
Extent of Aquatic Vegetation	Heavy		

Images



Customer Comments	

***LPWT Site Info***

Water Level	Below Normal Pool
Aesthetic Appearance	Poor
Erosion/Sedimentation	Present: No recent changes
Level of Trash Removed	Select:
Emergency Spillway	No Blockages
Fountain Services (Multiple)	Select:
General Comments	Sprayed exposed shoreline grasses on ditch
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Murky
Fish/Wildlife	Normal
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

5/19/26 11:22 AM  
 30.04798, -81.75566



**LPWT Treatment Service**

**LPWT Treatment Service**

Site	Pond 21
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Backpack

**Products Used 1**

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

**Plants/Algae/Species 1**

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Algae		
Extent of Aquatic Vegetation	Sparse		

Images



<b>Customer Comments</b>	

***LPWT Site Info***

Water Level	Full Pool
Aesthetic Appearance	Good
Erosion/Sedimentation	Present: No recent changes
Level of Trash Removed	Select:
Emergency Spillway	No Blockages
Fountain Services (Multiple)	Select:
General Comments	Pond looks good. Pretreated for algae.
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Clear
Fish/Wildlife	Normal
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

5/19/26 11:16 AM  
 30.04798, -81.75566



***LPWT Treatment Service***

***LPWT Treatment Service***

Site	Pond 22
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Backpack

**Products Used 1**

Active Ingredient

EPA #	
Unit of Measure	
Acreage Treated	

Amount Used	
Rate	
Average Depth of Treated Area	

**Plants/Algae/Species 1**

Plants/Algae/Species	

P/A/S Coverage Percent	
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Aquatic Vegetation Identified	Algae
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Extent of Aquatic Vegetation	Sparse
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Images



Customer Comments	

***LPWT Site Info***

Water Level	Full Pool
Aesthetic Appearance	Good
Erosion/Sedimentation	Present: No recent changes
Level of Trash Removed	Select:
Emergency Spillway	No Blockages
Fountain Services (Multiple)	Select:
General Comments	Pond looks good. Pretreated for algae.
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Clear
Fish/Wildlife	Normal
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

5/19/26 11:17 AM  
 30.04797, -81.75567



***LPWT Treatment Service***

***LPWT Treatment Service***

Site	Pond 23
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Gator/ATV

**Products Used 1**

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

**Plants/Algae/Species 1**

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Algae		
Extent of Aquatic Vegetation	Spotty		

Images



Customer Comments	
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***LPWT Site Info***

Water Level	Below Normal Pool
Aesthetic Appearance	Fair
Erosion/Sedimentation	Present: No recent changes
Level of Trash Removed	Select:
Emergency Spillway	No Blockages
Fountain Services (Multiple)	Select:
General Comments	Has not been a full two weeks. Added beneficial bacteria.
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Turbid
Fish/Wildlife	Normal
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

5/22/26 11:21 AM  
 30.04627, -81.75373



**LPWT Treatment Service**

**LPWT Treatment Service**

Site	Pond 24
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Backpack

**Products Used 1**

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

**Plants/Algae/Species 1**

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Algae		
Extent of Aquatic Vegetation	Spotty		

Images



Customer Comments	
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***LPWT Site Info***

Water Level	Below Normal Pool
Aesthetic Appearance	Good
Erosion/Sedimentation	Present: No recent changes
Level of Trash Removed	Select:
Emergency Spillway	No Blockages
Fountain Services (Multiple)	Select:
General Comments	Treated for algae in pond
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Turbid
Fish/Wildlife	Normal
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

5/19/26 11:20 AM  
 30.04797, -81.75565



**LPWT Treatment Service**

**LPWT Treatment Service**

Site	Pond 25
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Gator/ATV

**Products Used 1**

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

**Plants/Algae/Species 1**

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Algae		
Extent of Aquatic Vegetation	Sparse		

Images



Customer Comments	

***LPWT Site Info***

Water Level	Below Normal Pool
Aesthetic Appearance	Good
Erosion/Sedimentation	Present: No recent changes
Level of Trash Removed	Select:
Emergency Spillway	No Blockages
Fountain Services (Multiple)	Select:
General Comments	Added beneficial bacteria.
Treatment Comments	Select:

Water Level Comments	Select:
Water Appearance	Turbid
Fish/Wildlife	Normal
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

5/22/26 11:23 AM  
 30.04627, -81.75374



**LPWT Treatment Service**

**LPWT Treatment Service**

Site	Pond 26
Secchi Depth (Feet)	
Water Temp (°F)	
Hardness (mg/l)	

Dissolved Oxygen (mg/l)	
pH (SU)	
Alkalinity (mg/l)	
Method of Application	Gator/ATV

**Products Used 1**

Active Ingredient		Amount Used	
EPA #		Rate	
Unit of Measure		Average Depth of Treated Area	
Acreage Treated			

**Plants/Algae/Species 1**

Plants/Algae/Species		P/A/S Coverage Percent	
Aquatic Vegetation Identified	Shoreline/Terrestrial Weeds		
Extent of Aquatic Vegetation	Spotty		

Images  
Image not Captured

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Customer Comments	
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**LPWT Site Info**

Water Level	Dry
Aesthetic Appearance	Good

Water Level Comments	Select:
Water Appearance	Select:

Erosion/Sedimentation	Present: No recent changes
Level of Trash Removed	Select:
Emergency Spillway	No Blockages
Fountain Services (Multiple)	Select:
General Comments	Sprayed exposed shoreline grasses.
Treatment Comments	Select:

Fish/Wildlife	Select:
Primary Spillway	No Blockages
Fountain Services (Single)	Select:
Fountain Comments	
Additional Services	Select:

5/22/26 11:24 AM  
30.04627, -81.75374

# **Tab 7**



# Quality Site Assessment

Prepared for: **Cross Creek North CDD**

## General Information

- DATE:** Thursday, May 21, 2026
- NEXT QSA DATE:** Monday, Aug 17, 2026
- CLIENT ATTENDEES:**
- BRIGHTVIEW ATTENDEES:** Royce Peaden

## Customer Focus Areas

Ponds, Entrances, Amenities and focal areas

### Quality you can count on.

<b>7</b> Seven Standards of Excellence	<b>1</b>  Site Cleanliness	<b>2</b>  Weed Free	<b>3</b>  Green Turf
	<b>4</b>  Crisp Edges	<b>5</b>  Spectacular Flowers	<b>6</b>  Uniformly Mulched Beds

# QUALITY SITE ASSESSMENT

## Cross Creek North CDD

### Maintenance Items



**1** Contract palm pruning pushed to end of June to allow Sabal Palms to push current year seed pods. This will keep Palms looking better longer and help prevent staining on hardscapes.

**2** Recent turf application completed - preventative for chinch bug control in St Augustinegrass, weed control, and fertilizer.

**3** Recent rain caused saturated soil conditions in some areas, preventing team from completing full mow cycle. Full mow cycle completed week of 5/18 ahead of Memorial Day Holiday

**4** Recent rains caused influx of trash on some ponds from stormwater system. Team focused on picking this up during week and keeping lakes clean during days when turf was saturated and could not be mowed.

### Maintenance Items



**5** Despite recent rain drought conditions site-wide a returning. We will continue balance aesthetic and keeping turf healthy/preventing damage when too dry to mow.

**6** Team is keeping bed spaces clean and weed-free.

**7** Trimming and detail on-site is in rotation and ready for approaching Holidays

**8** Dog Park warranty hydro-seeding will be scheduled. Once confirmed we will communicate date to staff for closure. Recommend 30-45 day establishment period before re-opening

# Tab 8



**UPCOMING DATES TO REMEMBER**

- **Next Meeting:** July 14, 2026 @ 3:30 pm
- **Voter Registration Count:** 2,072 Registered Voters
- **Next Election (Seats 4 & 5):** General Election Qualify Period June 8<sup>th</sup>–June 12<sup>th</sup>
- **Form 1 Filing for 2025:** Due by July 1<sup>st</sup>

District  
Manager's  
Report

June 9

2026

- General Election qualification period starts at noon on June 8<sup>th</sup> through noon on June 12<sup>th</sup>
- Audit Committee Second meeting - July 14<sup>th</sup> at 3:30 pm
- Public Hearings scheduled for August 11<sup>th</sup> at 6:00 pm

Items to note regarding April 2026 Financials

- The fiscal year began with \$1,131,308 surplus
- Reserve fund – Beginning balance \$240,900

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## **Tab 9**



# QUOTE

QUOTE #	DATE
55704	4/30/2026

CUSTOMER / JOB INFORMATION
CROSS CREEK NORTH CDD AMMENITY CENTER 2895 BIG OAK DRIVE GREEN COVE SPRINGS, FL 32043

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	UV Replacement	Serv- 50%DEP-NET 10

ITEM	DESCRIPTION	U/M	QTY	TOTAL
Parts Service	(1)UV, EVOQUA, TI-2200-8, MAX.246 GPM, ETA 3LOG CERTIFIED (1)Misc Plumbing Pipe/Fittings/Flanges (1)Misc Electrical Relays/Bases/Wire/Conduit (1)RELAY, CURRENT SENSING (0)			17,549.23
LABOR-SERVICE DEPT	Labor to replace the existing UV system			2,808.42
	Sales Tax - Florida			0.00

QUOTE GOOD FOR 6 MONTHS	<b>TOTAL</b>	\$20,357.65
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**WARRANTY ON PARTS INSTALLED WILL BE 12 MONTHS FROM DATE OF INSTALLATION AND WILL COVER COST OF REPLACEMENT.**



# QUOTE

QUOTE #	DATE
55825	5/18/2026

<b>CUSTOMER / JOB INFORMATION</b>
CROSS CREEK NORTH CDD AMMENITY CENTER 2895 BIG OAK DRIVE GREEN COVE SPRINGS, FL 32043

<b>SERVICE CONTACT</b>
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	UV Quote	NET 30

ITEM	DESCRIPTION	U/M	QTY	TOTAL
Parts Service	(1)ChlorKing SAG480A-PVC-CRETA 3LOG CERTIFIED (1)Miscue Plumbing Pipe/Fittings/Flanges (1)Miscue Electrical Relays/Bases/Wire/Conduit (1)RELAY, CURRENT SENSING			19,200.89
LABOR-SERVICE DEPT	Labor to replace the existing UV system			2,808.42
	Sales Tax - Florida			0.00

QUOTE GOOD FOR 6 MONTHS	<b>TOTAL</b>	\$22,009.31
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**WARRANTY ON PARTS INSTALLED WILL BE 12 MONTHS FROM DATE OF INSTALLATION AND WILL COVER COST OF REPLACEMENT.**

# **Tab 10**

## Termite Service Agreement For Treatment & Retreatment

**Agreement covers treatment & retreatment of areas of the Covered Structure infested by subterranean & Formosan termites (excludes dry wood damp wood termites).**

**This Termite Service Agreement for Treatment and Retreatment** (the "Agreement") between Turner Pest Control, LLC ("Turner") and the Customer (the "Customer"). **Warranty, disclaimers, limitations, conditions, and exclusions on Turner's obligation to treat and retreat the Covered Structure are set forth in Agreement.**

SERVICE & BILLING	Account #: <u>406988</u> Owner's Name: <u>Cross Creek North CDD</u>
	Covered Structure Address & Description: <u>2895 Big Oak Dr Green Cove Springs, FL 32043</u>
	Billing Address (if different): <u>2895 Big Oak Dr Green Cove Springs, FL 32043</u>
	Phone: <u>904-478-9732</u> Alternate Phone: <u>n/a</u>
	Email Address: <u>Jwilliams@vestapropertyservices.com</u> Preferred Notification Method: <input type="checkbox"/> Phone <input type="checkbox"/> Email

TREATMENT	Initial Treatment Date: <u>8/2026</u> Treatment Sticker Location: <u>n/a</u> Expiration Contract Date: <u>8/2035</u>
	Treatment Type: <input type="checkbox"/> Corrective <input checked="" type="checkbox"/> Preventative      Notes: <u>Pickle Ball bathrooms, Gym, and lap pool bathroom</u>

TERMITE SERVICE	<input checked="" type="checkbox"/> Termidor HE <input type="checkbox"/> Termidor HP      • Treatment of Bath trap and installation of inspection covers, if applicable <input type="checkbox"/> Premise Pro <input type="checkbox"/> Altriset <input type="checkbox"/> Reinstate <input type="checkbox"/> Transfer <input type="checkbox"/> Sentricon <input type="checkbox"/> Trelona
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PRICING AND PAYMENT TERMS	Initial Termite Payment Method:	Due at Signing	Renewal	
	<input type="checkbox"/> ACH Check <input type="checkbox"/> Credit Card <input type="checkbox"/> PO# <input type="checkbox"/> Tax Exempt ID	<b>Initial Termite Service Fee</b>	\$ 2480	-
	Select one payment option:	<b>Annual Termite Renewal Fee</b>	-	\$ 496
	<input type="checkbox"/> Paid in full	<b>Annual Termite Renewal Credit</b>	\$	-
		<b>TOTAL</b>	\$ 2480	\$ 496

CUSTOMER AGREEMENT	<b>Right to Cancel: You, the Customer, have the right to cancel this transaction at any time prior to midnight of the third business day after the date of this transaction date of your signature below. Customer's signature below signifies agreement to fulfill all Customer's obligations in this Agreement.</b>			
	<u>2026-05-28</u>	<u>Allan Brown</u>	<u>2026-05-28</u>	
	CUSTOMER      DATE	TURNER REPRESENTATIVE	Allan Brown	DATE

SERVICE LOCATION	<input type="checkbox"/> Jacksonville - 10255 Fortune Parkway, Suite 140, Jacksonville, FL 32256	<input type="checkbox"/> Fort Myers - 12271 Towne Lake Dr. Fort Myers, FL 33913
	<input type="checkbox"/> Jacksonville - 8400 Baymeadows Way, Suite 12, Jacksonville, FL 32256	<input type="checkbox"/> Gainesville - 4454 SW 41st Blvd., Gainesville, FL 32608
	<input checked="" type="checkbox"/> Jacksonville - 8565 Mallory Rd., Jacksonville, FL 32220	<input type="checkbox"/> Tampa - 14175 Icot Blvd., Suite 100, Clearwater, FL 33760
	<input type="checkbox"/> Daytona - 830 Jimmy Ann Dr., Daytona Beach, FL 32217	<input type="checkbox"/> Sarasota - 2155 12th St., Sarasota, FL 34237
	<input type="checkbox"/> Orlando - 4512 Parkbreeze Ct, Orlando, FL 32808	<input type="checkbox"/> West Palm - 2223 2nd Ave N, Unit 124, Lake Worth, FL 33461
	<input type="checkbox"/> Ocala - 924 NE 24TH St., Ocala, FL 34470	<input type="checkbox"/> Melbourne - 636 Eyster Blvd., Rockledge, FL 32955
		<input type="checkbox"/> Georgia - 1201 Shadowlawn Dr, Unit 113, St Marys, GA 31558

## **Termite Service Agreement For Treatment & Retreatment**

This Agreement includes all the terms and conditions on the first page above and as set forth below on the Hyperlink.

[https://www.turnerpest.com/tpctc/#Business\\_\\_Commercial\\_Terms\\_\\_Conditions](https://www.turnerpest.com/tpctc/#Business__Commercial_Terms__Conditions)

By initialing here customer has read and understood the terms and conditions for this agreement.

Customer Initials



Florida Department of Agriculture and Consumer Services
Division of Agricultural Environmental Services

CONSUMER NOTICE FORM

WILTON SIMPSON
COMMISSIONER

Rule 5E-14.105, F.A.C.

A pest control company must give you a written contract prior to any treatment of each wood-destroying organism. It is very important that you read and understand the contract you are signing. The pest control company is only obligated to follow the terms of the contract you have signed, regardless of other statements by the company or salesperson. (Note: Contracts for treatment for new construction can be issued to the builder and provided to you at closing).

BASIC REQUIREMENTS FOR CONTRACTS

- The contract must state the common name of the wood-destroying organism to be controlled by the company (e.g. subterranean termite, powder post beetle). If the contract is for termite control, the contract must clearly state whether Formosan termites are covered or not.
Some contracts do not include a treatment at the time the contract is issued, and that should be clearly stated. If a treatment is performed as part of the contract, the cost for the treatment must be stated. If the treatment is only for certain areas, the contract should clearly state that it is for "spot treatment" only.
The contract must state if it is a retreatment only or a retreatment and repair contract. If it is a retreatment and repair contract, carefully read the sections of the contract that state when repairs will or will not be covered by the contract.

REQUIREMENTS FOR STATING WHEN TREATMENT OR REPAIR WILL NOT BE COVERED BY THE CONTRACT

- Repair contracts will not cover repairs from termite damage under every condition. The contract must state when retreatment or repair will be done, and conditions under which the company can refuse to retreat or repair.
These conditions have to be stated and be under headings in the contract that are in bold print. Companies typically refuse repair or retreatment if the condition of the house is such that moisture or leaks result in termite infestation, or where siding makes it hard to see termite infestation

Examples of this are:

- Cracks in concrete slabs
Wood or wall siding in contact with ground
Plumbing leaks
Leaks in the roof
Water accumulating against side of house

The law does require that companies notify you if they see conditions which would void the repair promise and they have to give you a chance to correct the condition before voiding the contract or denying repair coverage.

- Contracts may have a condition that does not cover Formosan termite damage until a specific time period has passed. This means that if damage occurs during this period the company will not pay for repair.
You have the right to compare contracts from other companies before signing a contract with a company. Choose the company that gives you the best contract options.
If you have any questions about the terms of the contract, or concerns about the compliance history of the company with regard to pest control laws or regulations, contact the Department of Agriculture and Consumer Services at phone number: 850-617-7996 or email: biircomplaints@fdacs.gov.

I understand that I am entering into a contract with Turner Pest Control LLC (fill in company name) to provide wood-destroying organism(s) treatment, and I have read and understood the terms of the contract.

John Williams
Print Name of Consumer

Date: 2026-05-28

Signature of Consumer

Title: Property Owner or authorized agent

Allan Brown
Print Name of Pest Control Representative

Date: 2026-05-28

Signature of Pest Control Representative

Company: Turner Pest Control LLC