



Rizzetta & Company

Glen St. Johns Community Development District

**Board of Supervisors' Special
Meeting
February 18, 2026**

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

www.glenstjohnscdd.org

GLEN ST. JOHNS COMMUNITY DEVELOPMENT DISTRICT

St. Johns County Airport Authority
4730 Casa Cola Way, St. Augustine, Florida 32095
www.glenstjohnscdd.org

Board of Supervisors	Darren Romero Mabel Perez Skip Thompson Jamie Williams Bliss Carley	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Ben Pfuhl	Rizzetta & Company, Inc.
District Counsel	Katie Buchanan	Kutak Rock, LLP
District Engineer		Alliant

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

The Audience Comments portion, **on Agenda Items Only**, will be held at the beginning of the meeting. The Audience Comments portion of the agenda, **on General Items**, will be held at the end of the meeting. During these portions of the agenda, audience members may make comments on matters that concern the District (CDD) and will be limited to a total of three (3) minutes to make their comments.

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 (239) 936-0913. 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.

GLEN ST JOHNS COMMUNITY DEVELOPMENT DISTRICT

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

**Board of Supervisors
Glen St. Johns Community
Development District**

February 11, 2026

FINAL AGENDA

Dear Board Members:

The **regular** meeting of the Board of Supervisors' of the Glen St. Johns Community Development District will be held on **February 18, 2026 at 10:00 a.m.** at the St. Johns County Airport Authority, 4730 Casa Cola Way, St. Augustine FL 32095. The meeting is not sponsored by the Authority, its Staff or the Airport.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on December 10, 2025..... Tab 1
 - B. Ratification of the Operation and Maintenance Expenditure for November 2025 through January 2026 Tab 2
- 4. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Landscape Report..... Tab 3
 - D. Amenity Manager Report Tab 4
 1. Estate Management Service Reports
 - E. District Manager
- 5. BUSINESS ITEMS**
 - A. Consideration of VerdeGo Renewal..... Tab 5
 - B. Consideration of Palm Tree Trimming Proposal Tab 6
 - C. Consideration of Sod Replacement Proposal Tab 7
 - D. Consideration of Island on Saba Rock & Trellis Bay Refreshing Proposal .. Tab 8
 - E. Consideration of Fire Ant Treatment Proposal Tab 9
 - F. Consideration of Pressure Washing Proposals – *Under Separate Cover*
 - G. Consideration of Pool Pump/Motors Proposals..... Tab 10
 - H. Consideration of Painting Proposal Tab 11
 - I. Consideration of Street Light Proposal..... Tab 12
 - J. Consideration of Resolution 2026-01; General Election..... Tab 13
 - K. Acceptance of Arbitrage Rebate Report..... Tab 14
 - L. Consideration of Arbitrage Rebate Engagement Letter..... Tab 15
 - M. Consideration of Establishment of Audit Committee

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- 6. AUDIENCE COMMENTS AND SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We 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,

Ben Pfuhl

Ben Pfuhl

Tab 1

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.

GLEN ST. JOHNS COMMUNITY DEVELOPMENT DISTRICT

The **regular** meeting of the Board of Supervisors of Glen St. Johns Community Development District was held on **December 10, 2025, at 10:00 a.m.** at the St. Johns County Airport Authority, 4730 Casa Cola Way, St. Augustine, Florida 32095

Present and constituting a quorum:

Darren Romero	Board Supervisor, Chairman
Jamie Williams	Board Supervisor, Assistant Secretary
Skip Thompson	Board Supervisor, Assistant Secretary
Bliss Carley	Board Supervisor, Assistant Secretary

Also present were:

Ben Pfuhl
Hunter Hurley
Winslow Wheeler

District Manager, Rizzetta & Company, Inc.
District Counsel, Kutak Rock (via speakerphone)
Field Operations Manager, Vesta Property Services

No audience present.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Pfuhl called the meeting to order at 10:00 a.m. and read roll call.

SECOND ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on September 17, 2025

On a motion by Mr. Romero, seconded by Mr. Thompson, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on September 17, 2025, for Glen St. Johns Community Development District.

THIRD ORDER OF BUSINESS

Ratification of the Operation and Maintenance Expenditures for September and October 2025

Mr. Pfuhl reviewed the expenditures with the Board.

On a motion by Mr. Romero, seconded by Mr. Thompson, with all in favor, the Board ratified the operation and maintenance expenditures for September 2025, in the amount of \$50,553.12, and August 2025, in the amount of \$40,101.69, for Glen St. Johns Community Development District.

47
48 **FOURTH ORDER OF BUSINESS**

49 **Staff Reports**

50 **A. District Counsel**

51 Mr. Hurley was available for questions from the Board.

54 **B. District Engineer**

56 Mr. Pfuhl informed the Board that the completed annual report and public
57 facilities report were ready for the Boards approval and are published in the
58 agenda.

60 **C. Landscape Report**

62 Mr. Settlemires reviewed his report with the Board.

64 Mr. Romero requested that VerdeGo provide a proposal to treat the ant hills
65 at the next meeting.

67 *The Board moved to agenda item 5-A Consideration of Tree Removal
68 Proposal.*

70 Mr. Settlemires reviewed the tree removal proposal found in Tab 6 of the
71 agenda and stated that it appears a resident is dumping landscaping waste
72 on the district property behind Pond #4.

74 The Board directed the Staff to send a demand letter to the resident believed
75 to be dumping the landscape waste.

77 On a motion by Mr. Romero, seconded by Ms. Carley, with all in favor, the Board
78 approved the VerdeGo proposal to remove twelve dead trees around pond #4 in the
79 amount of \$4,800.00, for Glen St. Johns Community Development District.

80 *The Board moved to agenda item 5-B Consideration of Tree Trimming
81 Proposal.*

83 Mr. Settlemires reviewed the proposal with the Board.

84 The Board tabled this item until a later date, requesting the staff work with St.
85 Johns County to determine who would be responsible for the trimming on the
86 county road.

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90 **D. Amenity Manager Report**

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92 Mr. Wheeler reviewed his report with the Board.

93
94 The Board requested that Vesta provide a proposal for painting of the gym
95 to the next meeting.

96
97 Mr. Wheeler requested the Board authorize him to install two new bike
98 racks.

99
100 On a motion by Ms. Carley, seconded by Mr. Williams, with all in favor, the Board
101 approved the installation of two new bike racks by Vesta, setting a not to exceed
102 amount of \$500, for Glen St. Johns Community Development District.

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104 Mr. Wheeler informed the Board that the hydraulic arm of the pool pump
105 cover needed to be replaced and estimated the cost to be \$300.

106
107 On a motion by Mr. Romero, seconded by Ms. Carley, with all in favor, the Board
108 approved the replacement of the hydraulic arm to the pool pump cover by Vesta, setting
109 a not to exceed amount of \$350, for Glen St. Johns Community Development District.

110 **FIFTH ORDER OF BUSINESS**

111 **Acceptance of Annual Engineer's
112 Report**

113 Mr. Pfuhl reviewed the Annual Engineer's Report with the Board.

114
115 On a motion by Mr. Romero, seconded by Ms. Carley, with all in favor, the Board
116 accepted the Annual Engineer's Report, for Glen St. Johns Community Development
117 District.

118 **SIXITH ORDER OF BUSINESS**

119 **Acceptance of Public Facilities Report**

120 Mr. Pfuhl reviewed the Public Facilities Report with the Board.

121
122 On a motion by Mr. Romero, seconded by Mr. Williams, with all in favor, the Board
123 accepted the Public Facilities Report, for Glen St. Johns Community Development
124 District.

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126 **SEVENTH ORDER OF BUSINESS**

127 **Supervisor Requests and Audience
128 Comments**

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130 Ms. Carley raised a concern about standing water on St. Thomas.

131
132 Mr. Thompson questioned the status of the Engineer's review of potentially installing a
133 basketball court in the community.

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EIGHTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Williams, seconded by Ms. Carley, with all in favor, the Board adjourned the meeting at 11:07 a.m., for Glen St. Johns Community Development District.

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Secretary/Assistant Secretary

Chairman/Vice Chairman

DRAFT

Tab 2

Glen St. Johns Community Development District

District Office · St. Augustine, Florida 32084
Mailing Address · 3434 Colwell Avenue · Suite 200, Tampa Florida 33614
www.glenstjohnscdd.org

Operations and Maintenance Expenditures November 2025 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: **\$12,384.39**

Approval of Expenditures:

Chairperson

Vice Chairperson

Assistant Secretary

Glen St. Johns 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>
Florida Power & Light Company	20251126-2	0657901070-110525 ACH	1415 St. Thomas Island Pkwy # Irr	\$ 142.42
Florida Power & Light Company	20251126-2	1333620134-110525 ACH	1430 St Thomas Island Pkwy # Amenity 10/25	\$ 655.84
Florida Power & Light Company	20251126-2	5936349496-110525 ACH	40 W Teague Bay Dr # Well 10/25	\$ 56.24
Florida Power & Light Company	20251126-2	9595447310-110525 ACH	000 Leo Maguire Pkwy 10/25	\$ 3,822.10
Gannett Florida LocaliQ	300173	0007407279	Legal Advertising 10/25	\$ 94.48
Gray Pest Control	300174	42098	Pest Control 07/25	\$ 116.00
Hawkins, Inc	300167	7223835	Chemicals 10/25	\$ 502.05
Hawkins, Inc	300167	7223838	Chemicals 10/25	\$ 140.00
JEA	20251110-1	1608024175 09.25 ACH	Sewer Irrigation & Water 10/25	\$ 612.25
Kutak Rock, LLP	300169	3644784	Legal Services 08/25- 09/25	\$ 1,168.50
Rizzetta & Company, Inc.	300166	INV0000104536	District Management Services 11/25	\$ 4,254.75
School Now	300168	INV-SN-1059	School Now CDD ADA-PDF 04/25 Quarterly 10/25	\$ 384.38
St. Johns County Airport Authority	300171	111425 SJACC - 680	CDD Meeting Room Fee BOS Meeting 11/25	\$ 100.00

Glen St. Johns 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>
St. Johns County Tax Collector	300172	111725-680	Postage for 11/24 property tax bills 11/25	\$ 64.74
Valley National Bank	20251126-1	CC103125-680 ACH	Amenity Maint. & Repairs 10/25	\$ 224.86
Vesta Property Services, Inc.	300170	429016	Dog Watse Staton Refill Roll Bags 09/25	\$ 45.78
Total Report				<u>\$ 12,384.39</u>

Glen St. Johns Community Development District

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Operations and Maintenance Expenditures December 2025 For Board Approval

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

The total items being presented: **\$24,621.46**

Approval of Expenditures:

Chairperson

Vice Chairperson

Assistant Secretary

Glen St. Johns Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Alliant Engineering, Inc.	300188	83126	2025 Public Facilities & Annual Reports 10/25	\$ 420.00
AT&T	20251202-1	132474430-110825 ACH	Phone & Internet 11/25	\$ 106.35
Bliss Carley	300180	BC121025	Board of Supervisors Meeting 12/10/25	\$ 200.00
Darren H. Romero	300181	DR121025	Board of Supervisors Meeting 12/10/25	\$ 200.00
Estate Management Services, Inc.	300177	1856-235	Monthly Pond Management Services 11/25	\$ 978.93
Estate Management Services, Inc.	300186	1972-151	Monthly Pond Management Services 12/25	\$ 978.93
Florida Power & Light Company	20251229-1	0657901070-120425	1415 St. Thomas Island Pkwy # Irr 11/25	\$ 175.45
Florida Power & Light Company	20251229-1	1333620134-120425	1430 St Thomas Island Pkwy # Amenity 11/25	\$ 614.72
Florida Power & Light Company	20251229-1	5936349496-120425	40 W Teague Bay Dr # Well 11/25	\$ 58.27
Florida Power & Light Company	20251229-1	9595447310-120425	000 Leo Maguire Pkwy 11/25	\$ 3,822.10
Gannett Florida LocaliQ	300178	0007353034	Legal Advertising 09/25	\$ 94.48
Gannett Florida LocaliQ	300187	0007454152	Legal Advertising 11/25	\$ 179.44
Gilbert F Thompson -- Skip Thompson	300182	ST121025	Board of Supervisors Meeting 12/10/25	\$ 200.00

Glen St. Johns Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Hawkins, Inc	300179	7253245	Chemicals 11/25	\$ 108.00
James D Williams	300183	JW121025	Board of Supervisors Meeting 12/10/25	\$ 200.00
JEA	20251209-1	1608024175-111725	Sewer Irrigation & Water 11/25	\$ 612.25
Kutak Rock, LLP	300176	3655565 8923-1	Legal Services 09/25	\$ 737.00
Kutak Rock, LLP	300184	3669601 8923-1	Legal Services 10/25	\$ 471.00
Valley National Bank	20251226-1	CC113025-680 ACH	Amenity Maint. & Repairs 10/25	\$ 205.46
VerdeGo, LLC	300185	25046	Monthly Landscape Contract 11/25	\$ 10,001.79
VerdeGo, LLC	300185	25388	Irrigation Repairs 11/25	\$ 89.00
Vesta Property Services, Inc.	300175	429102	Monthly Service Maintenance 11/25	\$ 4,168.29
Total Report				\$ <u>24,621.46</u>

Glen St. Johns Community Development District

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www.glenstjohnscdd.org

Operations and Maintenance Expenditures January 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2026 through January 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$56,102.81**

Approval of Expenditures:

Chairperson

Vice Chairperson

Assistant Secretary

Glen St. Johns Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Dobson Electric, Inc.	300197	25729	Replace damaged lamp in pole light in parking lot of the amenity's center	\$ 569.35
Dobson Electric, Inc.	300200	26019	Emergency - safe off broken pole- Located pole in parking lo 01/26	\$ 425.00
Epic Pools & Hardscape Construction, Inc.	300199	48630	Disassemble existing 3-way valve and install new diverter handle and O-ring	\$ 225.00
Florida Power & Light Company	20260127-2	0657901070-010626	1415 St. Thomas Island Pkwy # Irr 12/25	\$ 231.25
Florida Power & Light Company	20260127-2	1333620134-010626	1430 St Thomas Island Pkwy # Amenity 12/25	\$ 742.19
Florida Power & Light Company	20260127-2	5936349496-010626	40 W Teague Bay Dr # Well 12/25	\$ 65.79
Florida Power & Light Company	20260127-2	9595447310-010626	000 Leo Maguire Pkwy Street Lights 12/25	\$ 4,044.14
Hancock Whitney Bank - CD	300198	44077	Trustee Fees Series 05/01/25 - 11/01/2025	\$ 1,975.00
Hawkins, Inc	300201	7299073	Chemicals 01/26	\$ 867.82
JEA	20260107-1	1608024175-121525 ACH	Sewer Irrigation & Water 12/25	\$ 569.56
Kutak Rock, LLP	300195	3686203 8923-1	Legal Services 11/25	\$ 76.50
M&G Holiday Lighting	300191	1111	Holiday Lighting Reinstall 12/25	\$ 3,440.00
Protection Group USA, Inc.	300193	10241-M	Quarterly Monitoring Service 12/25	\$ 135.00

Glen St. Johns Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	300194	INV0000105351	Accounting Services 12/25	\$ 4,254.75
Rizzetta & Company, Inc.	300192	INV0000106272	Accounting Services 01/26	\$ 4,254.75
Valley National Bank	20260127-01	CC123125-680 ACH	Amenity Maint. & Repairs 12/25	\$ 198.45
VerdeGo, LLC	300189	25660	Monthly Landscape Contract 12/25	\$ 10,001.80
VerdeGo, LLC	300196	25915	Pond #4 Tree Removals 12/25	\$ 4,800.00
VerdeGo, LLC	300202	26216	Monthly Landscape Contract 01/26	\$ 10,001.79
Vesta Property Services, Inc.	300190	429554	Amenity Facility Janitorial Services 12/25	\$ 4,168.29
Vesta Property Services, Inc.	300190	429907	Amazon - freshnaps wet wipes from October 11/25	\$ 271.80
Vesta Property Services, Inc.	300203	430033	Amenity Facility Janitorial Services 01/26	\$ 4,168.29
Vesta Property Services, Inc.	300203	430389	Billable Expenses 12/25	\$ 251.98
Waste Pro - Flagler	20260108-1	00044826	1430 Saint Thomas Island Parkway 12/01/25 - 12/31/25	\$ 181.36
Waste Pro - Flagler	20260108-1	00049998	1430 Saint Thomas Island Parkway 01/01/26 - 01/31/26	\$ 182.95
Total Report				\$ 56,102.81

Tab 3

PO Box 789, Bunnell, FL 32110
386-437-3122 - Bunnell
904-797-7474 - St. Augustine



Verdego Monthly Landscape Summary

Community Name: Glen St John **Prepared by:** Scott Settlemires
Month / Year: January 2026 **Service Frequency This Month:** Weekly Bi-Weekly (Seasonal)

Service Overview

Total Service Visits This Month: 2
(Adjusted based on seasonal schedule)

Routine Services Performed:
 Mowing Edging Blowing

Summary of Routine Maintenance:

Crews focus on seasonal work during service visits, grass cut backs, woodline trimming.

Mowing and edging as needed

Irrigation Summary

Irrigation inspection(s) completed Date(s) of inspection or service: 1/4/26
 Irrigation adjustments: Water was turned off during hard freeze

Issues Identified / Repairs Recommended:

Trees, Mulch & Enhancements

Tree trimming / pruning performed Areas or scope: _____
 Mulch installation Date completed or scheduled: _____
 Flower rotation Date: _____ Annual type(s): _____
 Other enhancements completed or discussed:
Proposal submitted for Palm Pruning

⚠️ Issues, Observations & Seasonal Notes

Amenity plants have suffered hard cold damage.

Plants will be hard pruned back towards the end of February.

Some plants may not comeback from cold damage and may need to be replaced.



Looking Ahead

Planned Focus for Next Month:

Annual Flower Rotation 2/13/26

If you have any questions or would like additional detail from this month's services, please don't hesitate to reach out.

Observation 1



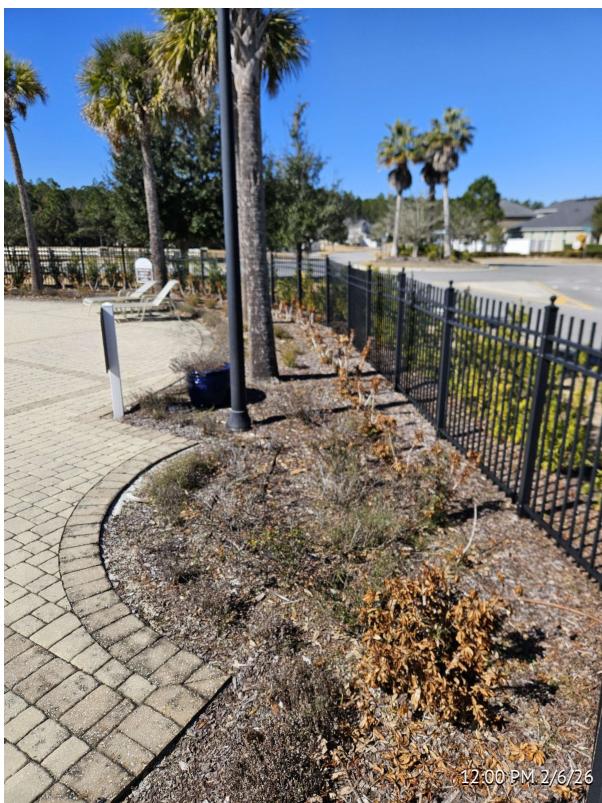
Observation 2



Observation 3



Observation 4



Observation 5



Observation 6





Observation 7



Observation 8



Observation 9

Tab 4

Glen St. Johns Field Operations Report

Meeting Date: February 18, 2026
Submitted by: Winslow Wheeler

Board considerations:

1. During preparation for the freeze, we found that the main sump pump for the pool pit/motor room had failed. While attempting to order and install a replacement sump pump, the main pool pit flooded — affecting both the 10 horsepower (HP) circulation pump and the 1 HP vacuum pump. The existing pumps were tested for functionality; however, the water level in the pool pit rose too high and compromised both units beyond preservation.

A replacement sump pump was sourced and installed within 24 hours of the original failure. At this time, please refer to the attached proposal to replace the pool circulation and vacuum pumps.

2. As previously noted, the gym walls, trim, and baseboard are in need of painting. Please see the attached proposal for the gym painting project and provide a decision on the preferred color(s). Prior to the end of 2025, maintenance completed several necessary wall repairs requiring drywall patches and plaster work. An attempt was made to match the existing paint; however, the color matching available through Home Depot was not an exact match. As a result, there are small areas that appear slightly different from the surrounding walls.

3. January 6th at 8:00 AM, our janitorial staff observed a school bus backing over an existing light pole in the parking lot. The bus number and a written statement have been submitted to St. Johns County Schools for reimbursement of the light pole replacement and the cost of securing the existing wiring. At this time, a decision is needed on whether to replace the light pole in kind (see attached proposal) or to consider alternative lighting solutions for that area. During the incident, the light fixture at the top of the pole was preserved and will be reused with the new pole.



4. Projects in progress

- Complete the parking lot striping at the clubhouse.
- Palm tree trimming — Verdego to provide proposal.
- All pressure washing at the amenity center are provided as part of the Vesta contract and will be completed prior to the start of the season.
- Filtration pump lids (pool pit covers) each lid is supported by gas springs that hold them open during maintenance. The existing gas springs require replacement. This work can be completed by our in-house maintenance staff, resulting in significant cost savings compared to hiring an outside vendor.
- Pressure washing the amenity center, and the mailboxes at the amenity center will begin the week of 2/16/2026.
- Pressure washing the white fencing across the street from the amenity center, the stone caps on the signage, the monument sign on Leo Maguire. **This will require board approval to be discussed.**

5. For consideration of pressure washing St. Thomas Island Parkway we are awaiting final proposals that should be available closer to our meeting.

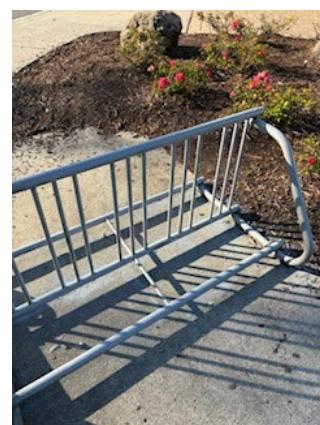
Completed/Ongoing Projects:

- Resident A. Butler at 88 Little Harbor Way contacted this writer several months ago to assist in repairing the curb in front of her home. The county was called and has completed the work as of 2/9/2026.



Completed Projects:

- The point of contact information on bulletin board at entrance of amenity center has been replaced.
- All Dog Stations and bike rack have been refinished. While two of the remote bike racks have been replaced due to rust accumulation.



- Fence repairs to the pool motor area have been completed.



- I have continued to work with FPL on refurbishing the transformer box and the invoice was received so we expect the work to be completed ASAP. This issue at this point is the payment of \$400.00. FPL payment system does not coincide with our, therefore a paper check must be sent to FPL. This writer has been trying to work out coordination and will continue to do so.

Completed/Ongoing Projects- Continued

- Hammer-in railroad spikes on mat at bottom of slide at amenity center playground has been completed.
- The cable and Smith machine at the gym was repaired and the fitness vendor has been contacted for quarterly preventative maintenance and has replaced the bench which was ripped.
- Air condition quarterly service has been completed.
- Gray pest control has been on site, and they would like to be on auto withdraw for payment.

Amenity Center

- The garbage vendor has replaced the old dumpster with a recycled dumpster. After speaking with them they informed it is a normal process to receive a used unit.



Common Grounds

- Please see landscape report for further details on regular maintenance and repairs.
- Please see Estate Management report for an update on the ponds.
- **Update:** It was recently brought to our attention the condition of the pond banks littered with trash. In both incidents the homeowners alerted this information on Facebook. We immediately contacted each homeowner, and the trash was cleaned up immediately. In addition, I have spoken to both verdego and estate management about this issue and both contracts afford trash pick-up on a regular service basis. Estate management will fill one 5-gallon bucket per pound without any further costs. While verdego will clean up trash on the pond banks for each pond. Originally the homeowners were mildly upset, however, upon the quick clean up each were very appreciative and understanding of the incident. I will continue to monitor each of the ponds for trash while following up with both vendors.

- **This writer has been monitoring regularly the trash issue which has subsided.** We have spoken to a few residents during monitoring, and they are pleased that the upkeep of the ponds continues by Verdego, estate management and the CDD.





ALLWATER

Stormwater Pond & Lake Wastewater

ALL-WATER.COM

(866) 812-6588

305 Indigo Drive, Brunswick, GA 31525

(912) 261-8882 Fax

www.all-water.com

Monthly Service Report

Date: 11/14/2025

Aquatic Tech: Evan Weaver

Client: Glen St. John



Pond 1: Pond was in overall good shape. Torpedo Grass was dead upon inspection, and is improving. Water level and clarity were both good. Removed minor trash noticed during inspection.



Pond 2: Pond was in overall good shape upon inspection. Torpedo grass is decaying. Water level and clarity were both good. Removed large amount of trash noticed during inspection.





Pond 3: Pond was in overall good shape. Water level and clarity were both good. Removed large amount of trash noticed during inspection.



Pond 4: Pond was in good shape upon inspection. Torpedo grass has mostly died. Follow up spot treatment provided for remaining grass. Water level was good. Removed all trash that was noticed during inspection.





Pond 5: Pond was in overall good shape. Water level and clarity were both good. Removed minor trash noticed during inspection.



Pond 6: Pond was in overall good shape. Water level and clarity were both good. Removed some trash that was noticed during inspection.





Pond 7: Pond was in overall good shape. Water level and clarity were both good. Removed trash noticed during inspection.



Pond 8: Pond was in good overall shape with minor submerged vegetation. An application was implied. Water level and clarity were both good. Removed some trash noticed during inspection.



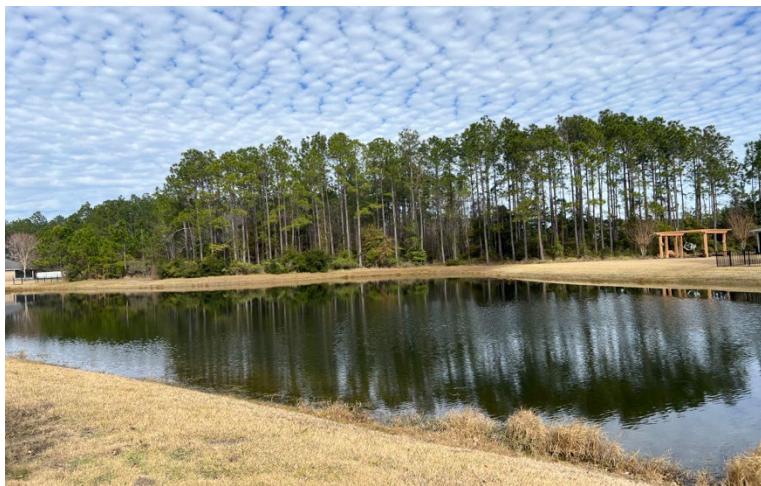


ALL WATER

Pond 9: Pond was in good shape upon inspection. Water level was good. Removed all trash that was noticed during inspection.



Pond 10: Pond was in overall good shape with some decaying torpedo grass upon inspection. Water level and clarity were both good. Removed minor trash noticed during inspection.





ALL WATER

Pond 11: Pond was in overall good shape with minor Torpedo Grass upon inspection. An application was applied and is improving. Water level and clarity were both good. Removed minor trash noticed during inspection.



Ponds 2 and 3 had a large amount of trash in them and they were the biggest source of trash that was picked up on visit.

The biggest concerns of January's visit were trash, along with torpedo grass follow ups. Not much other growth was present. Aside from the large amount of trash in those ponds, they (and all the other ponds) are in good condition and are continuing to improve. February's visit is scheduled for the end of this month, and that job card will be sent out upon completion.

Sincerely,

Evan Weaver
ALL WATER
Lead Aquatic Technician

Tab 5



Landscape Maintenance Proposal

Property Name: Glen St. Johns CDD
Company Name: Rizzetta

Contact Name: Rizzetta CDD Invoices
E-mail: CDDinvoices@rizzetta.com

Property Address: 1430 St Thomas Island Pkwy
St. Augustine, FL 32092

Services

	<u>Frequency</u>	<u>Amount</u>
Full Service Maintenance: Mowing Services	41-45	\$87,434.10
Full Service Maintenance: Detail Services	12	\$13,322.81
Irrigation Management	12	\$4,536.36
Chemical/Fertilization Program - Turf	6	\$11,856.88
Shrub, Tree, and Palm Fertilization Program	3 & 4	\$4,448.70
Annual Flowers Rotation: Qty 360 per rotation	4	\$2,020.49

MONTHLY INVESTMENT **\$10,301.61**

ANNUAL INVESTMENT **\$123,619.34**

*Estimated and monitored to allow for proper growth and ability to maintain healthy turf.

Contract Period **March 1, 2026** to **February 28, 2027**

Tab 6



PROPOSAL

Mailing Address

Rizzetta
c/o Rizetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Date: January 22, 2026

Opportunity#: 25996

Job Address

Glen St. Johns CDD
1430 St Thoams Island Pkwy
St. Augustine, FL 32092

Phone:

Job Summary:

Standard palm tree pruning.

Landscape Enhancement

Quantity	Description	Unit	Unit Price	Ext Price
17.00	Washingtonia Palm Pruning	Count	\$55.00	\$935.00
Landscape Enhancement Total				\$935.00

Proposal Total: **\$935.00**

Note: This proposal includes all labor and material necessary to complete the job.

Payment due 30 days after receipt of invoice.

All plant material under 15g is guaranteed for 90 days. Plant material over 15g is guaranteed for one year as long as proper maintenance and landscape practices are being performed. All work to be completed in a workman-like manner according to standard practices. Any changes or additional work from the above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimates. Any verbal authorizations given by the customer will be treated the same as a written order even if authorization is not written.

Verdego employees are fully covered by workman's compensation insurance.



PROPOSAL

ACCEPTANCE OF PROPOSAL

I/WE have reviewed your proposal and hereby indicate our acceptance of the same, as per the scope, specifications and amounts mentioned in the proposal form. I/We agree to the proposed terms of payment and will release the funds as per agreed herein.

By

Scott Settlemires

Date

1/22/2026

VerdeGo

By

Rizzetta

Date

Tab 7

Mailing Address

Rizzetta
c/o Rizetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Date: February 09, 2026

Opportunity#: 26297

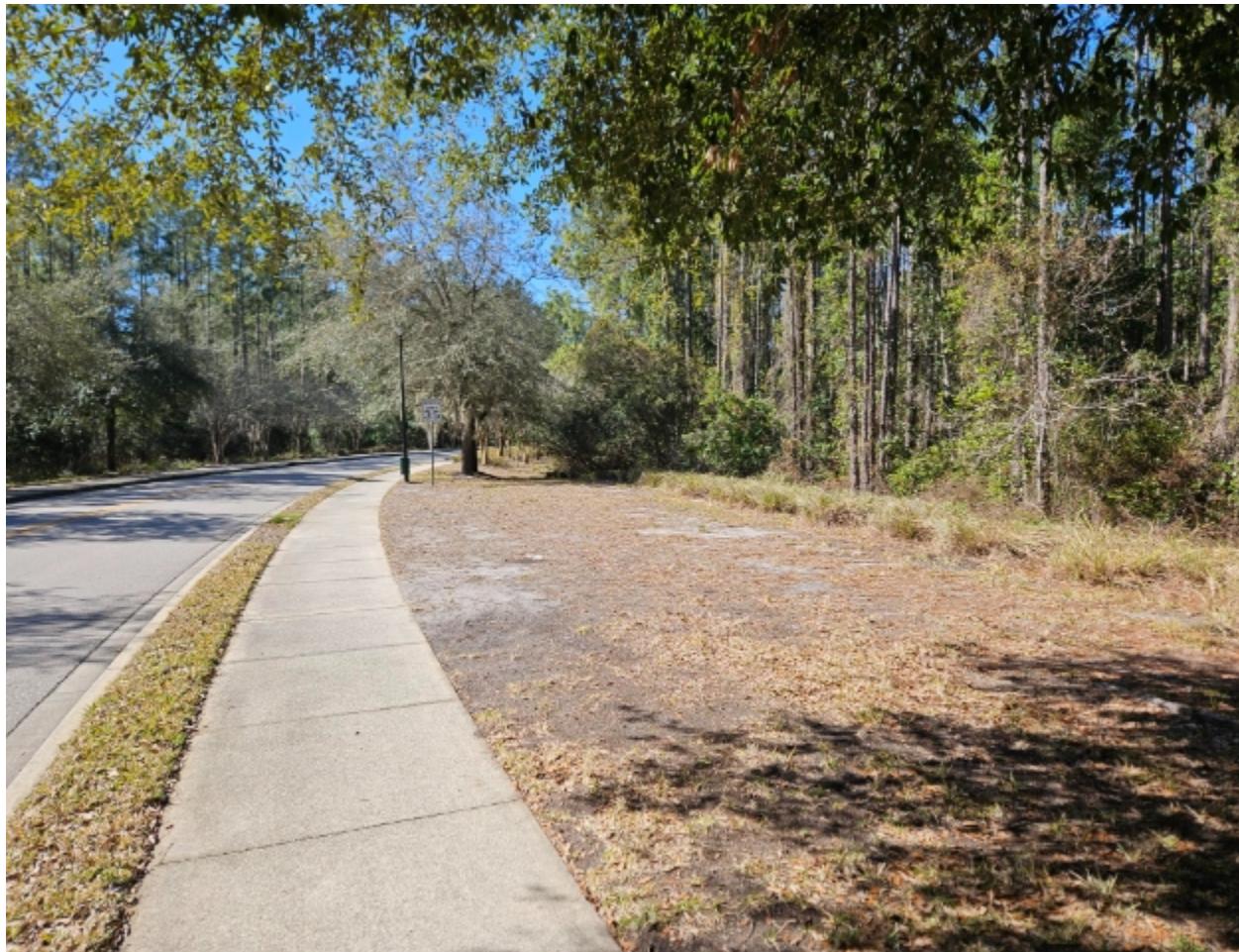
Job Address

Glen St. Johns CDD
1430 St Thomas Island Pkwy
St. Augustine, FL 32092

Phone:

Job Summary:

Proposal to replace sod along St Thomas Island before Meadow Ridge entry. Turf has deteriorated over time, possibly to chemical resistant chinch.





PROPOSAL

Landscape Enhancement

Quantity	Description	Unit	Unit Price	Ext Price
5.00	Sod Installed - St. Augustine	Pallet	\$675.00	\$3,375.00
Landscape Enhancement Total				\$3,375.00
Proposal Total:				<u>\$3,375.00</u>

Note: This proposal includes all labor and material necessary to complete the job.

Payment due 30 days after receipt of invoice.

All plant material under 15g is guaranteed for 90 days. Plant material over 15g is guaranteed for one year as long as proper maintenance and landscape practices are being performed. All work to be completed in a workman-like manner according to standard practices. Any changes or additional work from the above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimates. Any verbal authorizations given by the customer will be treated the same as a written order even if authorization is not written.

Verdego employees are fully covered by workman's compensation insurance.

ACCEPTANCE OF PROPOSAL

I/WE have reviewed your proposal and hereby indicate our acceptance of the same, as per the scope, specifications and amounts mentioned in the proposal form. I/We agree to the proposed terms of payment and will release the funds as per agreed herein.

By

Scott Settlemires

Date

2/9/2026

VerdeGo

By

Date

Rizzetta

Tab 8



PROPOSAL

Mailing Address

Rizzetta
c/o Rizetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Date: February 09, 2026

Opportunity#: 26302

Job Address

Glen St. Johns CDD
1430 St Thomas Island Pkwy
St. Augustine, FL 32092

Phone:

Job Summary:

Proposal to refresh cul-de-sac island on Saba Rock & Trellis Bay.

The turf has deteriorated from a combination of foot/play traffic.

Install large ornamental grass bed in the center of the island and install new turf around the border.
Refresh with brown mulch.



Landscape Enhancement

Quantity	Description	Unit	Unit Price	Ext Price
80.00	Fakahatchee Grass - (e)	3g	\$20.00	\$1,600.00
6.00	Sod Installed - St. Augustine	Pallet	\$675.00	\$4,050.00
5.00	Brown Mulch - Installed	CY	\$60.00	\$300.00
Landscape Enhancement Total				\$5,950.00



PROPOSAL

Proposal Total: **\$5,950.00**

Note: This proposal includes all labor and material necessary to complete the job.

Payment due 30 days after receipt of invoice.

All plant material under 15g is guaranteed for 90 days. Plant material over 15g is guaranteed for one year as long as proper maintenance and landscape practices are being performed. All work to be completed in a workman-like manner according to standard practices. Any changes or additional work from the above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimates. Any verbal authorizations given by the customer will be treated the same as a written order even if authorization is not written.

Verdego employees are fully covered by workman's compensation insurance.

ACCEPTANCE OF PROPOSAL

I/WE have reviewed your proposal and hereby indicate our acceptance of the same, as per the scope, specifications and amounts mentioned in the proposal form. I/We agree to the proposed terms of payment and will release the funds as per agreed herein.

By

Scott Settlemires

Date

2/9/2026

VerdeGo

By

Rizzetta

Date

Tab 9



PROPOSAL

Mailing Address

Rizzetta
c/o Rizetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Date: February 11, 2026

Opportunity#: 26368

Job Address

Glen St. Johns CDD
1430 St Thomas Island Pkwy
St. Augustine, FL 32092

Phone:

Job Summary:

Proposal for Top Choice Insecticide application across the turf at the amenity, playground, sports/bermuda fields, and disc golf field.

Landscape Enhancement

Quantity	Description	Unit	Unit Price	Ext Price
1.00	Top Choice Application	Flat	\$3,600.00	\$3,600.00
Landscape Enhancement Total				\$3,600.00
Proposal Total:				<u>\$3,600.00</u>

Note: This proposal includes all labor and material necessary to complete the job.

Payment due 30 days after receipt of invoice.

All plant material under 15g is guaranteed for 90 days. Plant material over 15g is guaranteed for one year as long as proper maintenance and landscape practices are being performed. All work to be completed in a workman-like manner according to standard practices. Any changes or additional work from the above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimates. Any verbal authorizations given by the customer will be treated the same as a written order even if authorization is not written.

VerdeGo employees are fully covered by workman's compensation insurance.



PROPOSAL

ACCEPTANCE OF PROPOSAL

I/WE have reviewed your proposal and hereby indicate our acceptance of the same, as per the scope, specifications and amounts mentioned in the proposal form. I/We agree to the proposed terms of payment and will release the funds as per agreed herein.

By

Scott Settlemires

Date

2/11/2026

VerdeGo

By

Rizzetta

Date

Tab 10

ESTIMATE

Baker Pools Inc.
11250 Old St Augustine Rd Ste 15-
344
Jacksonville, FL 322571088

bakerpool@yahoo.com
+1 (904) 367-3960



Bill to

Glen St Johns CDD
1430 St Thomas Island Parkway
St. Augustine, Florida 32092
USA

Ship to

Glen St Johns CDD
1430 St Thomas Island Parkway
St. Augustine, Florida 32092
USA

Estimate details

Estimate no.: 1032
Estimate date: 02/06/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Services	Supply & install (1) 10HP replacement motor for the swimming pool & (1) replacement motor to the vacuum pump, to also include all associated seals & gaskets, labor	1	\$6,500.00	\$6,500.00
					\$6,500.00
			Deposit due		\$3,250.00

Accepted date

Accepted by

Big Z Pool Service LLC
 9048684660
 172 Stokes Landing Rd.
 Saint Augustine, FL 32095
 CPC1459355



Glen St. Johns
 1430 St. Thomas Island Pkwy
 St. Augustine, FL 32092

Estimate Number 0000647
 Estimate Date 02/09/2026
 Reference DE Grids

Description	Rate	Qty	Line Total
RE: DE Grids	\$0.00	1	\$0.00
17.5x24x2 Filter Grids Elements	\$38.00	36	\$1,368.00
Labor removal of the existing grids, tank clean up and out, and installation of the new grids. We will also start the system up and add fresh de powder.	\$400.00	1	\$400.00
	Subtotal		1,768.00
	Tax		0.00
	Estimate Total (USD)		\$1,768.00

Notes

This estimate is valid for 30 days from 2/9/26.

Terms

Thank you for considering our services.

We want to ensure clarity regarding the terms associated with your estimate. Please review the following:

Deposit Requirement: N/A

Final Balance: NET 10

We appreciate timely payments.

Late Payment Fee: Late payments are subject to a 3.5% fee after the due date

Acceptance:

Acceptance of this estimate is required via:

Signed Estimate: You may sign the estimate document.

Electronic Acceptance: Click the hyperlink attached to the email to accept electronically.

Preferred Payment Methods:

Cash

Check

Credit Cards: We accept credit cards; however, a 3.5% surcharge fee applies if that feature is enabled for the invoice.

Insufficient funds due to returned checks, wire transfers, and/or credit cards will be subject to loss of customer discount and will incur a 1.5% financial charge compounded monthly until paid in full.

Legal Considerations:

State of Florida Laws: Any legal action shall be subject to the laws of the State of Florida.

Exclusive Venue: The exclusive venue for any legal proceedings shall be St. Augustine, St. Johns County, Florida.

Litigation Costs: In the event of litigation for nonpayment, the prevailing party may recover reasonable costs and attorney fees, including those incurred on appeal.

Your cooperation in adhering to these terms is greatly appreciated. If you have any questions or need further clarification, feel free to reach out.

Big Z Pool Service LLC
9048684660
172 Stokes Landing Rd.
Saint Augustine, FL 32095
CPC1459355



Glen St. Johns
1430 St. Thomas Island Pkwy
St. Augustine, FL 32092

Estimate Number 0000646
Estimate Date 02/09/2026
Reference Pumps

Description	Rate	Qty	Line Total
RE: Pumps	\$0.00	1	\$0.00
10hp TEFC Pump Motor 3-phase, 215JM, 1800 rpm, TEFC Fan Motor	\$1,902.60	1	\$1,902.60
Complete Seal Kit for C-Series Pump motor seal, paper gasket and shaft sleeve	\$460.00	1	\$460.00
PENTAIR 1hp 230v Superflo Pump Complete Includes: 1-year warranty from the date of installation from the manufacturer, Pentair.	\$821.00	1	\$821.00
Plumbing Materials 1hp pump plumbing materials: includes pipe, fittings and new unions	\$68.00	1	\$68.00
Labor to remove existing pump motors, disposal of, and installation of the new material listed above.	\$1,050.00	1	\$1,050.00
	Subtotal		4,301.60
	Tax		0.00
	Estimate Total (USD)		\$4,301.60

Notes

This estimate is valid for 30 days from 2/9/26.

Terms

Thank you for considering our services.

We want to ensure clarity regarding the terms associated with your estimate. Please review the following:

Deposit Requirement: N/A

Final Balance: NET 10

We appreciate timely payments.

Late Payment Fee: Late payments are subject to a 3.5% fee after the due date

Acceptance:

Acceptance of this estimate is required via:

Signed Estimate: You may sign the estimate document.

Electronic Acceptance: Click the hyperlink attached to the email to accept electronically.

Preferred Payment Methods:

Cash

Check

Credit Cards: We accept credit cards; however, a 3.5% surcharge fee applies if that feature is enabled for the invoice.

Insufficient funds due to returned checks, wire transfers, and/or credit cards will be subject to loss of customer discount and will incur a 1.5% financial charge compounded monthly until paid in full.

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Litigation Costs: In the event of litigation for nonpayment, the prevailing party may recover reasonable costs and attorney fees, including those incurred on appeal.

Your cooperation in adhering to these terms is greatly appreciated. If you have any questions or need further clarification, feel free to reach out.

Tab 11



904-307-6649

Painting-Pressure Washing
Stucco Repair

[Facebook](https://www.facebook.com/InvestmentPaintingOfNorthFlorida)

Investment Painting of North FL

Saint John's
Amenity Maintenance Group
245 Riverside Avenue, suite 300
Jacksonville, FL 32202

📞 (904) 318-0797
✉️ wwheeler@vestapropertyservices.com

ESTIMATE	#15257
ESTIMATE DATE	Feb 6, 2026
EXPIRATION DATE	May 17, 2026
TOTAL	\$2,568.00

SERVICE ADDRESS

1430 Saint Thomas Island Parkway
St. Augustine, FL 32092

CONTACT US

229 South Torwood Drive
Saint Johns, FL 32259

📞 (904) 307-6649
✉️ Investmentpaintingfl@yahoo.com

Service completed by: Dustin MacPeek

ESTIMATE

Services	qty	unit price	amount
Interior Painting Estimate Gym	1.0	\$2,568.00	\$2,568.00
Patch holes and walls and repaint all walls, trim with Sherwin-Williams scuff, tough coding that is dirt milder resistant and resists scuff marks.			
Price includes labor, materials, and taxes			

Services subtotal: \$2,568.00

Total **\$2,568.00**

We will match or beat a written formal estimate from a reputable, licensed and insured company with proof of estimate!

To accept our estimate and schedule a start date please simply press the accept button on the email you received! You will then receive an invoice for your deposit of \$500.00 for each service/job for approved services that you have agreed to. At that time you will receive a TENTATIVE START WEEK for your approved job. For larger residential jobs, deposits may be subjected to a higher deposit. This pertains to residential clients only. All commercial clients please see our terms and conditions regarding deposits amounts and procedures. These terms and conditions are subject to change at any time.

Please see our terms and Conditions for Agreements, Payment Schedules, Scheduling, Cancellation policies and more.

Like us on Facebook! Write us a review on Facebook, Nextdoor & Our Website!

Thank you for your Business!

Tab 12



DOBSON ELECTRIC INC.

Dobson Electric, Inc.
FL EC #13006075
6925 W. Beaver Street
CUSTOMER: Vesta Properties
LOCATION: Glen St Johns
SUBJECT: Light pole replacement
DATE: 1/21/2026

The following proposal will cover installation of a fiber glass light pole and LED light fixture.

Clarifications:

- Provide and install a 25' fiberglass light pole.
- Provide and install PVC junction box to extend branch circuit.
- Install previous LED light fixture on new pole.
- Verify operation of fixture.

Notes:

1. Work performed at straight time during scheduled working hours
2. Bucket Truck Required.
3. Install light pole back from previous location to avoid damage.

Exclusions:

1. Troubleshooting existing electrical circuitry.
2. Replacing existing controls.

Total \$3,250.00

*James Madrid
Cell 904.710.8379
Office 904.580.5718
James@dobsonelectric.com*

TAB 13

RESOLUTION 2026-01

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GLEN ST. JOHNS COMMUNITY DEVELOPMENT DISTRICT:

1. **GENERAL ELECTION SEATS.** Seat 1, currently held by Mabel Perez, Seat 4, currently held by Jamie Williams, and Seat 5, currently held by Darren Romero, are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Johns County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

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

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

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2026. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

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

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

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

PASSED AND ADOPTED this 18th day of February, 2026.

**GLEN ST. JOHNS COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRPERSON / VICE CHAIRPERSON

ATTEST:

SECRETARY / ASSISTANT SECRETARY

EXHIBIT A

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

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Glen St. Johns Community Development District (“District”) will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the St. Johns County Supervisor of Elections located at 4455 Avenue A, Suite 101, St. Augustine, Florida 32095, Ph: (904) 823-2238. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Johns County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Entrada Community Development District has three (3) seats up for election, specifically seats 1, 4 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

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

Publish on or before May 25, 2026.

TAB 14



LLS Tax Solutions Inc.
1645 Sun City Center Plz.,
#5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

February 5, 2026

Ms. Shandra Torres
Glen St. Johns Community Development District
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

\$9,080,000
Glen St. Johns Community Development District
(St. Johns County, Florida)
Special Assessment Bonds, Series 2006
("Bonds")

Dear Ms. Torres:

Attached you will find our arbitrage rebate report for the above-referenced Bonds for the annual period ended November 30, 2025 ("Computation Period"). This report indicates that there is no cumulative rebate requirement liability as of November 30, 2025.

The next annual arbitrage rebate calculation date is November 30, 2026. We have provided an engagement letter for the next three arbitrage computation periods ending November 30, 2026, November 30, 2027, and November 30, 2028, for you to sign and return. If you have any questions or comments, please do not hesitate to contact me at (850) 754-0311 or by email at liscott@llstax.com.

Sincerely,

Linda L. Scott

Linda L. Scott, CPA

cc: Mr. Steven Edwards, Hancock Whitney Bank

Glen St. Johns Community Development District

*\$9,080,000 Glen St. Johns Community Development
District (St. Johns County, Florida) Special Assessment
Bonds, Series 2006*

For the period ended November 30, 2025



LLS Tax Solutions Inc.
1645 Sun City Center Plz.,
#5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

February 5, 2026

Glen St. Johns Community Development District
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

Re: \$9,080,000 Glen St. Johns Community Development District (St. Johns County, Florida) Special Assessment Bonds, Series 2006 ("Bonds")

Glen St. Johns Community Development District ("Client") has requested that we prepare certain computations related to the above-described Bonds for the period ended November 30, 2025 ("Computation Period"). The scope of our engagement consisted of the preparation of computations to determine the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"), and this report is not to be used for any other purpose.

In order to prepare these computations, we were provided by the Client with and have relied upon certain closing documents for the Bonds and investment earnings information on the proceeds of the Bonds during the Computation Period. The attached schedule is based upon the aforementioned information provided to us. The assumptions and computational methods we used in the preparation of the schedule are described in the Summary of Notes, Assumptions, Definitions and Source Information. A brief description of the schedule is also attached.

The results of our computations indicate a negative Cumulative Rebate Requirement of \$(401,587.56) at November 30, 2025. As such, no amount must be on deposit in the Rebate Fund.

As specified in the Arbitrage and Tax Certificate, the calculations have been performed based upon a Bond Yield of 5.260758%. Accordingly, we have not recomputed the Bond Yield.

The scope of our engagement was limited to the preparation of a mathematically accurate Rebate Requirement for the Bonds for the Computation Period based on the information provided to us. The Rebate Requirement has been determined as described in the Code, and regulations promulgated thereunder ("Regulations"). We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report.

LLS Tax Solutions Inc.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Glen St. Johns Community Development District

February 5, 2026

\$9,080,000 (St. Johns County, Florida) Special Assessment Bonds, Series 2006

For the period ended November 30, 2025

NOTES AND ASSUMPTIONS

1. The issue date of the Bonds is December 13, 2006.
2. The end of the first Bond Year for the Bonds is November 30, 2007.
3. Computations of yield are based upon a 30-day month, a 360-day year and semiannual compounding.
4. We have assumed that the only funds and accounts relating to the Bonds that are subject to rebate under Section 148(f) of the Code are shown in the attached schedule.
5. For investment cash flow purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedule. In determining the Rebate Requirement for the Bonds, we have relied on information provided by you without independent verification, and we can therefore express no opinion as to the completeness or suitability of such information for such purposes. In addition, we have undertaken no responsibility to review the tax-exempt status of interest on the Bonds.
6. We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses, and representative of arms' length transactions that did not artificially reduce the Rebate Requirement for the Bonds, and that no "prohibited payments" occurred and no "imputed receipts" are required with respect to the Bonds.
7. Ninety percent (90%) of the Rebate Requirement as of the next "computation date" ("Next Computation Date") is due to the United States Treasury not later than 60 days thereafter ("Next Payment Date"). (An issuer may select any date as a computation date, as long as the first computation date is not later than five years after the issue date, and each subsequent computation date is no more than five years after the previous computation date.) No other payment of rebate is required prior to the Next Payment Date. The Rebate Requirement as of the Next Computation Date will not be the Rebate Requirement reflected herein but will be based on future computations that will include the period ending on the Next Computation Date. If all of the Bonds are retired prior to what would have been the Next Computation Date, one hundred percent (100%) of the unpaid Rebate Requirement computed as of the date of retirement will be due to the United States Treasury not later than 60 days thereafter.
8. For purposes of determining what constitutes an "issue" under Section 148(f) of the Code, we have assumed that the Bonds constitute a single issue and are not required to be aggregated with any other bonds.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Glen St. Johns Community Development District

February 5, 2026

\$9,080,000 (St. Johns County, Florida) Special Assessment Bonds, Series 2006

For the period ended November 30, 2025

NOTES AND ASSUMPTIONS (cont'd)

9. The accrual basis of accounting has been used to calculate earnings on investments. Earnings accrued but not received at the last day of the Computation Period are treated as though received on that day. For investments purchased at a premium or a discount (if any), amortization or accretion is included in the earnings accrued at the last day of the Computation Period. Such amortization or accretion is computed in such a manner as to result in a constant rate of return for such investment. This is equivalent to the "present value" method of valuation that is described in the Regulations.
10. No provision has been made in this report for any debt service fund. Under Section 148(f)(4)(A) of the Code, a "bona fide debt service fund" for public purpose bonds issued after November 10, 1988, is not subject to rebate if the average maturity of the issue of bonds is at least five years and the rates of interest on the bonds are fixed at the issue date. It appears and has been assumed that the debt service fund allocable to the Bonds qualifies as a bona fide debt service fund, and that this provision applies to the Bonds.
11. In order to prepare the Arbitrage Calculation, we have relied on a prior arbitrage report by Deloitte Tax LLP with respect to the Rebate Requirement Liability as of November 30, 2010.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Glen St. Johns Community Development District

February 5, 2026

\$9,080,000 (St. Johns County, Florida) Special Assessment Bonds, Series 2006

For the period ended November 30, 2025

DEFINITIONS

1. *Bond Year*: Each one-year period that ends on the day selected by the Client. The first and last Bond Years may be shorter periods.
2. *Bond Yield*: The yield that, when used in computing the present value (at the issue date of the Bonds) of all scheduled payments of principal and interest to be paid over the life of the Bonds, produces an amount equal to the Issue Price.
3. *Allowable Earnings*: The amount that would have been earned if all nonpurpose investments were invested at a rate equal to the Bond Yield, which amount is determined under a future value method described in the Regulations.
4. *Computation Date Credit*: A credit allowed by the Regulations as a reduction to the Rebate Requirement on certain prescribed dates.
5. *Rebate Requirement*: The excess of actual earnings over Allowable Earnings and Computation Date Credits.
6. *Issue Price*: Generally, the initial offering price at which a substantial portion of the Bonds is sold to the public. For this purpose, 10% is a substantial portion.

**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND
DESCRIPTION OF SCHEDULE**

Glen St. Johns Community Development District

February 5, 2026

\$9,080,000 (St. Johns County, Florida) Special Assessment Bonds, Series 2006

For the period ended November 30, 2025

SOURCE INFORMATION

Bonds

Source

Closing Date

Arbitrage and Tax Certificate

Bond Yield

Arbitrage and Tax Certificate

Investments

Source

Principal and Interest Receipt Amounts
and Dates

Trust Statements

Investment Dates and Purchase Prices

Trust Statements

**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND
DESCRIPTION OF SCHEDULE**

Glen St. Johns Community Development District

February 5, 2026

\$9,080,000 (St. Johns County, Florida) Special Assessment Bonds, Series 2006

For the period ended November 30, 2025

DESCRIPTION OF SCHEDULE

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

Schedule 1 sets forth the amount of interest receipts and gains/losses on sales of investments and the calculation of the Rebate Requirement.

\$9,080,000 GLEN ST. JOHNS COMMUNITY DEVELOPMENT DISTRICT
(ST. JOHNS COUNTY, FLORIDA) SPECIAL ASSESSMENT BONDS, SERIES 2006

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

12 / 13 / 2006 ISSUE DATE
12 / 1 / 2021 BEGINNING OF COMPUTATION PERIOD
11 / 30 / 2025 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.260758%	ALLOWABLE EARNINGS
12 / 1 / 2021	BEGINNING BALANCE		0.00	55,528.07	68,337.23	12,809.16
12 / 1 / 2021	DEBT SERVICE RESERVE FUND		0.28	0.00	0.00	0.00
12 / 29 / 2021	DEBT SERVICE RESERVE FUND		0.03	0.00	0.00	0.00
1 / 3 / 2022	DEBT SERVICE RESERVE FUND		0.32	0.00	0.00	0.00
2 / 1 / 2022	DEBT SERVICE RESERVE FUND		0.29	0.00	0.00	0.00
3 / 1 / 2022	DEBT SERVICE RESERVE FUND		0.26	0.00	0.00	0.00
3 / 15 / 2022	DEBT SERVICE RESERVE FUND		0.00	(2,100.91)	(2,547.05)	(446.14)
4 / 1 / 2022	DEBT SERVICE RESERVE FUND		0.28	0.00	0.00	0.00
5 / 2 / 2022	DEBT SERVICE RESERVE FUND		0.68	0.00	0.00	0.00
6 / 1 / 2022	DEBT SERVICE RESERVE FUND		16.32	0.00	0.00	0.00
7 / 1 / 2022	DEBT SERVICE RESERVE FUND		34.49	0.00	0.00	0.00
8 / 1 / 2022	DEBT SERVICE RESERVE FUND		58.94	0.00	0.00	0.00
9 / 1 / 2022	DEBT SERVICE RESERVE FUND		87.79	0.00	0.00	0.00
9 / 15 / 2022	DEBT SERVICE RESERVE FUND		0.00	(759.34)	(897.00)	(137.66)
10 / 3 / 2022	DEBT SERVICE RESERVE FUND		95.53	0.00	0.00	0.00
11 / 1 / 2022	DEBT SERVICE RESERVE FUND		121.79	0.00	0.00	0.00
12 / 1 / 2022	DEBT SERVICE RESERVE FUND		146.06	0.00	0.00	0.00
1 / 3 / 2023	DEBT SERVICE RESERVE FUND		166.75	0.00	0.00	0.00
2 / 1 / 2023	DEBT SERVICE RESERVE FUND		178.54	0.00	0.00	0.00
3 / 1 / 2023	DEBT SERVICE RESERVE FUND		172.09	0.00	0.00	0.00
3 / 15 / 2023	DEBT SERVICE RESERVE FUND		0.00	(880.76)	(1,013.76)	(133.00)
4 / 3 / 2023	DEBT SERVICE RESERVE FUND		193.46	0.00	0.00	0.00
5 / 1 / 2023	DEBT SERVICE RESERVE FUND		193.91	0.00	0.00	0.00
6 / 1 / 2023	DEBT SERVICE RESERVE FUND		211.24	0.00	0.00	0.00
7 / 3 / 2023	DEBT SERVICE RESERVE FUND		207.64	0.00	0.00	0.00
8 / 1 / 2023	DEBT SERVICE RESERVE FUND		217.89	0.00	0.00	0.00
9 / 1 / 2023	DEBT SERVICE RESERVE FUND		226.96	0.00	0.00	0.00
10 / 2 / 2023	DEBT SERVICE RESERVE FUND		220.94	0.00	0.00	0.00
10 / 13 / 2023	DEBT SERVICE RESERVE FUND		0.00	(3,799.54)	(4,244.04)	(444.50)
11 / 1 / 2023	DEBT SERVICE RESERVE FUND		220.44	0.00	0.00	0.00
12 / 1 / 2023	DEBT SERVICE RESERVE FUND		208.93	0.00	0.00	0.00
12 / 21 / 2023	DEBT SERVICE RESERVE FUND		0.12	0.00	0.00	0.00
1 / 2 / 2024	DEBT SERVICE RESERVE FUND		215.90	0.00	0.00	0.00
2 / 1 / 2024	DEBT SERVICE RESERVE FUND		215.69	0.00	0.00	0.00
3 / 1 / 2024	DEBT SERVICE RESERVE FUND		201.91	0.00	0.00	0.00
3 / 15 / 2024	DEBT SERVICE RESERVE FUND		0.00	(1,435.71)	(1,568.89)	(133.18)

\$9,080,000 GLEN ST. JOHNS COMMUNITY DEVELOPMENT DISTRICT
 (ST. JOHNS COUNTY, FLORIDA) SPECIAL ASSESSMENT BONDS, SERIES 2006

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

12 / 13 / 2006 ISSUE DATE
 12 / 1 / 2021 BEGINNING OF COMPUTATION PERIOD
 11 / 30 / 2025 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.260758%	ALLOWABLE EARNINGS
4 / 1 / 2024	DEBT SERVICE RESERVE FUND	212.34	0.00	0.00	0.00	0.00
5 / 1 / 2024	DEBT SERVICE RESERVE FUND	203.01	0.00	0.00	0.00	0.00
6 / 3 / 2024	DEBT SERVICE RESERVE FUND	211.13	0.00	0.00	0.00	0.00
7 / 1 / 2024	DEBT SERVICE RESERVE FUND	205.24	0.00	0.00	0.00	0.00
8 / 1 / 2024	DEBT SERVICE RESERVE FUND	212.62	0.00	0.00	0.00	0.00
9 / 3 / 2024	DEBT SERVICE RESERVE FUND	212.40	0.00	0.00	0.00	0.00
9 / 13 / 2024	DEBT SERVICE RESERVE FUND	0.00	(3,864.67)	(4,116.12)	(251.45)	
10 / 1 / 2024	DEBT SERVICE RESERVE FUND	191.09	0.00	0.00	0.00	0.00
11 / 1 / 2024	DEBT SERVICE RESERVE FUND	182.60	0.00	0.00	0.00	0.00
12 / 2 / 2024	DEBT SERVICE RESERVE FUND	170.42	0.00	0.00	0.00	0.00
1 / 2 / 2025	DEBT SERVICE RESERVE FUND	171.44	0.00	0.00	0.00	0.00
2 / 3 / 2025	DEBT SERVICE RESERVE FUND	164.87	0.00	0.00	0.00	0.00
3 / 3 / 2025	DEBT SERVICE RESERVE FUND	148.60	0.00	0.00	0.00	0.00
4 / 1 / 2025	DEBT SERVICE RESERVE FUND	163.69	0.00	0.00	0.00	0.00
5 / 1 / 2025	DEBT SERVICE RESERVE FUND	158.37	0.00	0.00	0.00	0.00
6 / 2 / 2025	DEBT SERVICE RESERVE FUND	162.92	0.00	0.00	0.00	0.00
7 / 1 / 2025	DEBT SERVICE RESERVE FUND	157.38	0.00	0.00	0.00	0.00
8 / 1 / 2025	DEBT SERVICE RESERVE FUND	163.31	0.00	0.00	0.00	0.00
9 / 2 / 2025	DEBT SERVICE RESERVE FUND	163.10	0.00	0.00	0.00	0.00
10 / 1 / 2025	DEBT SERVICE RESERVE FUND	155.19	0.00	0.00	0.00	0.00
11 / 3 / 2025	DEBT SERVICE RESERVE FUND	158.33	0.00	0.00	0.00	0.00
11 / 30 / 2025	INTEREST ACCRUAL	134.32	0.00	0.00	0.00	0.00
		50,004.98	7,317.84	42,687.14	53,950.37	11,263.23
ACTUAL EARNINGS			7,317.84			
ALLOWABLE EARNINGS			11,263.23			
REBATE REQUIREMENT				(3,945.39)		
FUTURE VALUE OF 11/30/2021 CUMULATIVE REBATE REQUIREMENT				(389,028.85)		
FUTURE VALUE OF 11/30/2022 COMPUTATION DATE CREDIT				(2,138.49)		
FUTURE VALUE OF 11/30/2023 COMPUTATION DATE CREDIT				(2,174.50)		
FUTURE VALUE OF 11/30/2024 COMPUTATION DATE CREDIT				(2,180.33)		
COMPUTATION DATE CREDIT				(2,120.00)		
CUMULATIVE REBATE REQUIREMENT				(401,587.56)		

TAB 15



LLS Tax Solutions Inc.
1645 Sun City Center Plz.,
#5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

February 5, 2026

Glen St. Johns Community Development District
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

Thank you for choosing LLS Tax Solutions Inc. (“LLS Tax”) to provide arbitrage services to Glen St. Johns Community Development District (“Client”) for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- \$9,080,000 Glen St. Johns Community Development District (St. Johns County, Florida) Special Assessment Bonds, Series 2006

SCOPE OF SERVICES

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service (“IRS”) forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

TAX POSITIONS AND REPORTABLE TRANSACTIONS

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that

the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

PROFESSIONAL FEES AND EXPENSES

Our professional fees for the services listed above for the three annual bond years beginning December 1, 2025, through the period ending November 30, 2028, is \$1,500, which is \$500 each year. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

The Client (District) has the option to terminate this Agreement within ninety days of providing notice to LLS Tax Solutions Inc. of its intent.

ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:
Glen St. Johns Community Development District

By: *Linda L. Scott*
Linda L. Scott, CPA

By: _____
Print Name _____
Title _____
Date: _____