



Rizzetta & Company

Glen St. Johns Community Development District

**Board of Supervisors' Special
Meeting
April 16, 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	David R. Landing	Alliant Engineering

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

April 8, 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 **April 15, 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 February 18, 2026..... Tab 1
 - B. Ratification of the Operation and Maintenance Expenditure for February and March 2026..... Tab 2
4. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Landscape Report Tab 3
 - D. Amenity Manager Report..... Tab 4
 1. All Weather Pond Service Reports
 - E. District Manager
5. **BUSINESS ITEMS**
 - A. Consideration of Pressure Washing Proposals..... Tab 5
 - B. Consideration of the Gym Painting Proposal Tab 6
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,



Benjamin 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 February 18, 2026, 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	District Manager, Rizzetta & Company, Inc.
Hunter Hurley	District Counsel, Kutak Rock (via speakerphone)
Winslow Wheeler	Field Operations Manager, Vesta Property Services

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 DECEMBER
10,2025

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 December 10, 2025, for Glen St. Johns Community Development District.

THIRD ORDER OF BUSINESS

RATIFICATION OF THE OPERATION
AND MAINTENANCE EXPENDITURES
FOR NOVEMBER 2025 THROUGH
JANUARY 2026

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On a motion by Mr. Romero, seconded by Ms. Carley with all in favor, the Board ratified the operation and maintenance expenditures for November 2025, in the amount of \$12,384.39, December 2025, in the amount of \$24,621.46 and January 2026, in the amount of \$56,102.81, for Glen St. Johns Community Development District.

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50 **FOURTH ORDER OF BUSINESS**

STAFF REPORTS

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52 **A. District Counsel**

53

54 Mr. Hurley reviewed his report with the Board, reminding the Supervisors to reach
55 out to his office if they would like to receive their "Capitol Conversations" newsletter
56 about legislation effecting Special Districts.

57

58 Ms. Perez questioned the proposal to install a cell phone tower adjacent to District
59 Property. Mr. Hurley advised that the proposed cell phone tower would be on
60 private property and outside the boundaries of the District but encouraged residents
61 to attend the public hearing to voice any concerns.

62

63 **C. Landscape Report**

64

65 Mr. Settlemires reviewed his report with the Board and highlighted the damage to
66 plant material from the recent cold weather.

67

68 Ms. Perez informed Mr. Settlemires of a bubbling sprinkler head outside of the
69 amenity center.

70

71 Ms. Carley requested the Board consider budgeting for landscaping changes to the
72 bus stops in the community for next fiscal year.

73

74 **D. Amenity Manager Report**

75

76 Mr. Wheeler reviewed his report with the Board, highlighting the recent vandalism
77 that has been occurring.

78

79 The Board discussed changing the access time for the gate into the Amenity
80 Center and requested it be locked from 10:00 p.m. until 4:00 a.m.

81

82 The Board discussed a concern about children riding e-bikes on District property.

83

On a motion by Mr. Romero seconded by Ms. Carley, with all in favor, the Board approved the installation of "No e-bike" signs in the community, setting a not to exceed amount of \$500 and appointing Ms. Perez to work with staff outside of a meeting for the specific verbiage and location of the signs, for Glen St. Johns Community Development District.

84

85 **FIFTH ORDER OF BUSINESS**

**CONSIDERATION OF VERDEGO
RENEWAL**

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Mr. Pfuhl reviewed VerdeGo's renewal proposal with the Board, highlighting the 3%

89 increase in cost of services.

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On a motion by Mr. Williams, seconded by Ms. Carley, with all in favor, the Board approved Verdego Renewal Agreement, for Glen St. Johns Community Development District.

91

SIXTH ORDER OF BUSINESS

CONSIDERATION OF PALM TREE TRIMMING PROPOSAL

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On a motion by Ms. Perez, seconded by Ms. Carley, with all in favor, the Board approved the VerdeGo proposal for Palm Tree Trimming in the amount of \$935, for Glen St. Johns Community Development District.

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SEVENTH ORDER OF BUSINESS

CONSIDERATION OF SOD REPLACEMENT PROPOSAL

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On a motion by Mr. Thompson, seconded by Ms. Carley, with all in favor, the Board approved the VerdeGo proposal for Sod Replacement in the amount of \$3,375, for Glen St. Johns Community Development District.

99

EIGHTH ORDER OF BUSINESS

CONSIDERATION OF ISLAND ON SABA ROCK & TRELIS BAY REFRESHING PROPOSAL

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Mr. Settlemires reviewed the proposal with the Board.

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Discussion ensued as to whether this area was irrigated and/or if it could be irrigated.

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The Board asked VerdeGo to review further and report back at the next meeting.

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NINETH ORDER OF BUSINESS

CONSIDERATION OF FIRE ANT TREATMENT PROPOSAL

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Mr. Settlemire reviewed the proposal and agreed to lower the cost to the District's budgeted amount of \$3,350.

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115

On a motion by Ms. Perez seconded by Ms. Carley with all in favor, the Board approved the VerdeGo's proposal for Fire Ant Treatment in the amount of \$3,350, for Glen St. Johns Community Development District.

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TENTH ORDER OF BUSINESS

CONSIDERATION OF PRESSURE WASHING PROPOSALS

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The Board tabled this item until the next meeting.

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ELEVENTH ORDER OF BUSINESS

CONSIDERATION OF POOL PUMP/MOTORS PROPOSALS

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125

126 Mr. Wheeler reviewed the proposals with the Board.
127

On a motion by Mr. Romero seconded by Ms. Carley with all in favor, the Board approved the proposal from Big Z Pool Service for Pump/Motor Replacement in the amount of \$4,301.60, and approved an additional \$2,000 for additional repairs required to reopen the pool, for Glen St. Johns Community Development District.

128
129 **TWELFTH ORDER OF BUSINESS** **CONSIDERATION OF PAINTING**
130 **PROPOSAL**
131

132 The Board tabled this item until the next meeting.
133

134 **THIRTEENTH ORDER OF BUSINESS** **CONSIDERATION OF STREET LIGHT**
135 **PROPOSAL**
136

137 Mr. Pfuhl reviewed the proposal to replace the streetlight that was damaged by a school
138 bus and informed the Board that the School Board’s insurance company has accepted
139 liability and will reimburse the District for the replacement.
140

On a motion by Ms. Carley, seconded by Mr. Romero, with all in favor, the Board approved the Dobson Electric proposal to replace the street light in the amount of \$3,250 , for Glen St. Johns Community Development District.

141
142 **FOURTEENTH ORDER OF BUSINESS** **Consideration of Resolution 2026-01;**
143 **General Election**
144

On a motion by Mr. Romero, seconded by Ms. Carley, with all in favor, the Board adopted Resolution 2026-01; General Election, for Glen St. Johns Community Development District.

145
146 **FIFTEENTH ORDER OF BUSINESS** **ACCEPTANCE OF ARBITRAGE**
147 **REBATE REPORT**
148

On a motion by Mr. Thompson, seconded by Mr. Romero, with all in favor, the Board accepted the Arbitrage Rebate Report, for Glen St. Johns Community Development District.

149
150 **SIXTEENTH ORDER OF BUSINESS** **CONSIDERATION OF ARBITRAGE**
151 **REBATE ENGAGEMENT LETTER**
152

On a motion by Ms. Perez, seconded by Mr. Thompson, with all in favor, the Board accepted the Arbitrage Engagement Letter with LIS Tax Solution for three years at a rate of \$500 per year, for Glen St. Johns Community Development District.

153
154 **SEVENTEENTH ORDER OF BUSINESS** **CONSIDERATION OF**
155 **ESTABLISHMENT OF AUDIT**
156 **COMMITTEE**
157

On a motion by Mr. Romero, seconded by Mr. Thompson, with all in favor, the Board appointed Darren Romero, Mabel Perez, Jamie Williams, Bliss Carley, and Skip Thompson to the Audit Committee, and set the First Audit Committee Meeting for March 25th at 10:00 a.m. at the St. John's County Airport Authority, for Glen St. Johns Community Development District.

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EIGHTEENTH ORDER OF BUSINESS

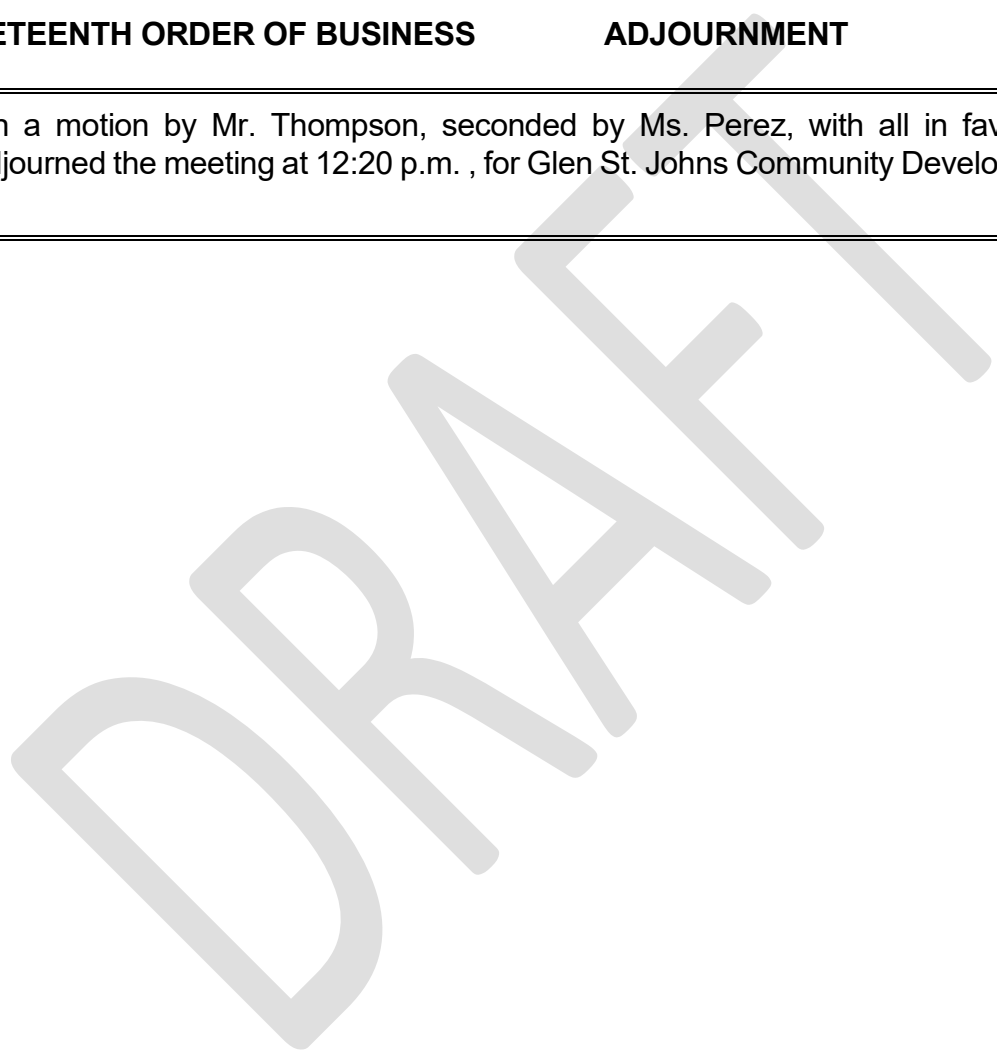
**SUPERVISOR REQUESTS AND
AUDIENCE COMMENTS**

There were no audience comments or supervisor requests at this time.

NINETEENTH ORDER OF BUSINESS

ADJOURNMENT

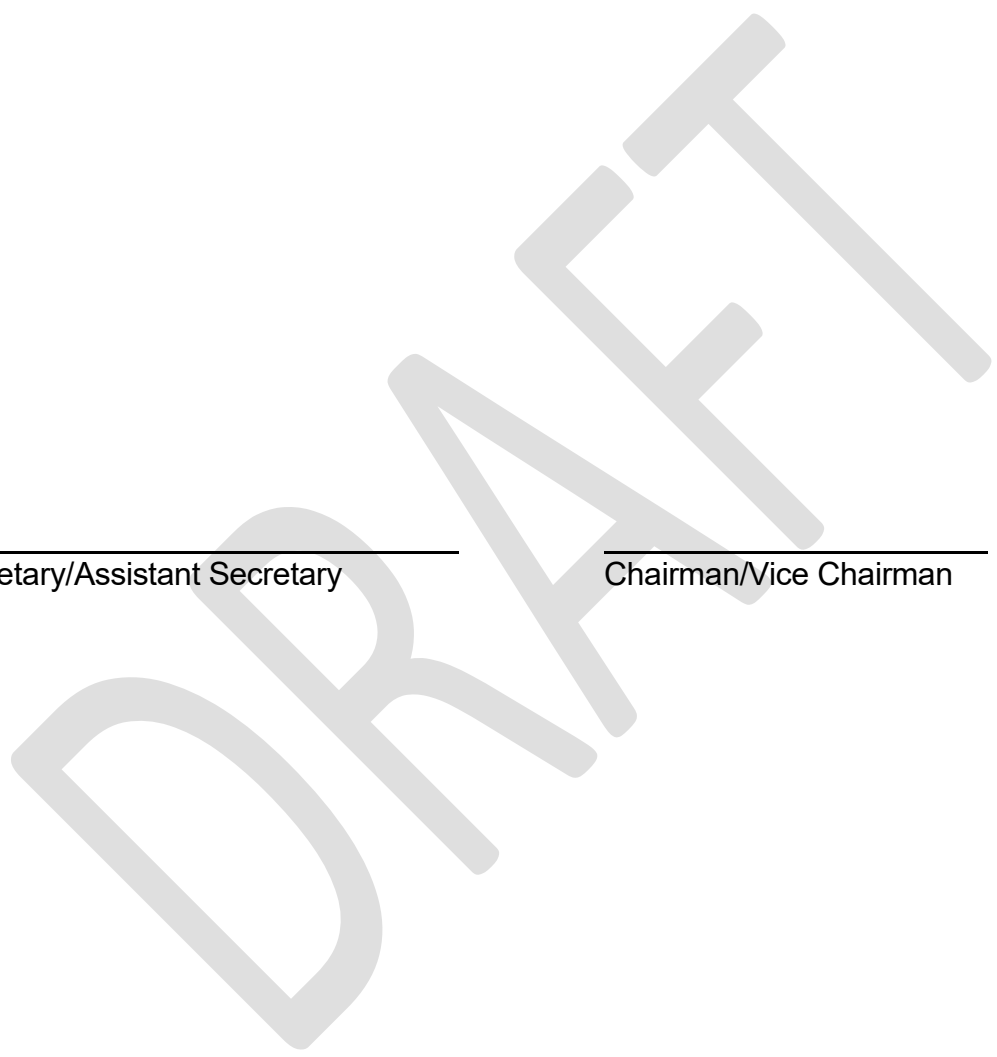
On a motion by Mr. Thompson, seconded by Ms. Perez, with all in favor, the Board adjourned the meeting at 12:20 p.m. , for Glen St. Johns Community Development District.



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Secretary/Assistant Secretary

Chairman/Vice Chairman



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 February 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2026 through February 28, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$27,792.40**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Glen St. Johns Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
AT&T	20260203-1	132474430-010826	Phone & Internet 01/26	\$ 111.96
AT&T	20260203-1	132474430-120825 ACH	Phone & Internet 12/25	\$ 127.03
Florida Power & Light Company	20260226-2	06579-01070-020526	1415 St. Thomas Island Pkwy # Irr 01/26	\$ 216.82
Florida Power & Light Company	20260226-2	13336-20134-020526	1430 St Thomas Island Pkwy # Amenity 01/26	\$ 599.73
Florida Power & Light Company	20260226-2	59363-49496-020526	40 W Teague Bay Dr # Well 01/26	\$ 59.28
Florida Power & Light Company	20260226-2	95954-47310-020526	000 Leo Maguire Pkwy Street Lights 01/26	\$ 4,044.14
Hawkins, Inc	300208	7323271	Chemicals 02/26	\$ 228.00
Hawkins, Inc	300212	7337199	Chemicals 02/26	\$ 190.20
JEA	20260206-1	1608024175-011526	Sewer Irrigation & Wate 01/25	\$ 532.82
Kutak Rock, LLP	300205	3690219 8923-1	Legal Services 12/25	\$ 1,234.50
LLS Tax Solutions, Inc.	300209	004055	Arbitrage Services Series 2006 02/26	\$ 500.00
Rizzetta & Company, Inc.	300204	INV0000106694	Accounting Services 02/26	\$ 4,254.75
School Now	300217	INV-SN-1218	School Now CDD ADA-PD 01/26	\$ 384.38

Glen St. Johns Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
St. Johns County Airport Authority	300206	01282026 SJCCAA	CDD Meeting Room Fee BOS Meeting 02/18/2026	\$ 100.00
USA TODAY Media Corp	300218	0007550300	Legal Advertising 01/26	\$ 84.96
Valley National Bank	20260226-1	CC01312026 680	Amenity Maint. & Repairs 01/26	\$ 739.74
VerdeGo, LLC	300210	26712	Monthly Landscape Contract 02/26	\$ 10,001.80
VerdeGo, LLC	300219	26819	Irrigation Repairs 02/26	\$ 99.00
Vesta Property Services, Inc.	300211	430506	Amenity Facility Janitorial Services 02/26	\$ 4,168.29
Weather Engineers, Inc.	300216	C53799	HVAC Equipment Inspection 02/26	\$ <u>115.00</u>
Total Report				<u>\$ 27,792.40</u>

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 March 2026 For Board Approval

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

The total items being presented: **\$40,742.45**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Glen St. Johns Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
AllWater Aquatic Management	300228	1060-387	Monthly Pond Management Services 02/26	\$ 1,008.30
AllWater Aquatic Management	300229	2079-357	Monthly Pond Management Services 03/26	\$ 1,008.30
AT&T	20260331-1	132474430	Phone & Internet 03/26	\$ 116.96
BIG Z Pool DBA Zachary Sullivan	300237	6991-U6	Pool Repair 03/26	\$ 4,301.60
BIG Z Pool DBA Zachary Sullivan	300237	6991-U7	Pol Repair 03/26	\$ 2,870.00
BIG Z Pool DBA Zachary Sullivan	300240	6991-V9	Service Call for Gravity Valve 03/26	\$ 175.00
Bliss Carley	300222	BC021826	Board of Supervisor Meeting 02/18/26	\$ 200.00
CX3, Inc. dba Sundancer Sign Graphics	300241	15807	Signs 03/26	\$ 1,050.00
Darren H. Romero	300223	DR02182026	Board of Supervisor Meeting 02/18/26	\$ 200.00
Estate Management Services, Inc.	300230	1802-336	Monthly Pond Management Services 01/26	\$ 1,008.30
First Place Fitness Equipment, Inc	300238	WO-48133	Fitness Equipment Preventative Maintenance 01/26	\$ 164.95
First Place Fitness Equipment, Inc	300238	WO-48145	Service Call for Bottom Seat on the Inspire Bench 01/26	\$ 149.95
Florida Power & Light Company	20260327-1	06579-01070-030626	1415 St. Thomas Island Pkwy # Irr 02/26	\$ 181.20

Glen St. Johns Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Power & Light Company	20260327-1	13336-20134-030626	1430 St Thomas Island Pkwy # Amenity 02/26	\$ 148.06
Florida Power & Light Company	20260327-1	59363-49496-030626	40 W Teague Bay Dr # Well 02/26	\$ 37.25
Florida Power & Light Company	20260327-1	95954-47310-030626	000 Leo Maguire Pkwy Street Lights 02/26	\$ 4,044.14
Gilbert F Thompson	300224	ST021826	Board of Supervisor Meeting 02/18/26	\$ 200.00
Grau & Associates, P.A.	300235	28788	Audit FYE 09/30/2025 03/26	\$ 1,500.00
James D Williams	300225	JW021826	Board of Supervisor Meeting 02/18/26	\$ 200.00
JEA	20260309-1	1608024175-021326	Sewer Irrigation & Wate 02/26	\$ 531.09
Mabel Perez	300226	MP021826	Board of Supervisor Meeting 02/18/26	\$ 200.00
Protection Group USA, Inc.	300231	10322-M	Quarterly Monitoring Service 03/26	\$ 135.00
Rizzetta & Company, Inc.	300227	INV0000107511	Management Services 03/26	\$ 4,254.75
St. Johns County Airport Authority	300236	680-031926	CDD Meeting Room Fee BOS Meeting 04/15/2026	\$ 100.00
VerdeGo, LLC	300232	27035	Washingtonia Palm Pruning 02/26	\$ 935.00
VerdeGo, LLC	300234	27195	Monthly Landscape Contract 03/26	\$ 10,301.61

Glen St. Johns Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
VerdeGo, LLC	300239	27373	Irrigation Repair 03/26	\$ 950.00
Vesta Property Services, Inc.	300233	431042	Amenity Facility Janitorial Services 03/26	\$ 4,168.29
Waste Pro - Flagler	20260302-1	460950	1430 Saint Thomas Island Parkway 01/26	\$ 203.47
Waste Pro - Flagler	20260302-1	471897	1430 Saint Thomas Island Parkway 02/26	\$ 198.92
Waste Pro - Flagler	20260304-1	482878	1430 Saint Thomas Island Parkway 03/26	<u>\$ 200.31</u>
Total Report				<u><u>\$ 40,742.45</u></u>

Tab 3

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



Verdego Monthly Landscape Summary

Community Name: _____ Prepared by: _____
Month / Year: _____ Service Frequency This Month: Weekly Bi-Weekly (Seasonal)

Service Overview

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

Routine Services Performed:
 Mowing Edging Blowing

Summary of Routine Maintenance:

Irrigation Summary

Irrigation inspection(s) completed Date(s) of inspection or service: _____
 Irrigation adjustments: _____

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:

 **Issues, Observations & Seasonal Notes**

 **Looking Ahead**

Planned Focus for Next Month:

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

Tab 4

Glen St. Johns Field Operations Report

Meeting Date: March 25, 2026
Submitted by: Winslow Wheeler

Board considerations:

1. 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.

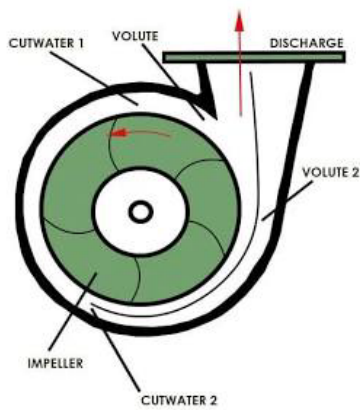
➤ **Projects in Progress**

- The installation for the light pole was done incorrectly and is being completed again. In the installation the pole was placed laterally to the current location instead of moving the pole back towards the wooded area. This is being completed at no cost to the CDD.



➤ **Projects in Progress: Continued**

- Amenity center pressure washing.
- The filter grids in the pool pit area have not been replaced for about 3 years. At this point they need replacement. I am seeking bids for their replacement.
- The pool motor has a device called a poll volute which is the fan housing, or volute. It is the outer casing that surrounds the impeller in a centrifugal fan. Its primary role is to capture and direct the air expelled from the rotating impeller and guide it toward the outlet efficiently. At this time, the vendor has installed the previous volute on the new motor which he described as not ideal for functionality, and a current volute should be in place for optimal functioning.



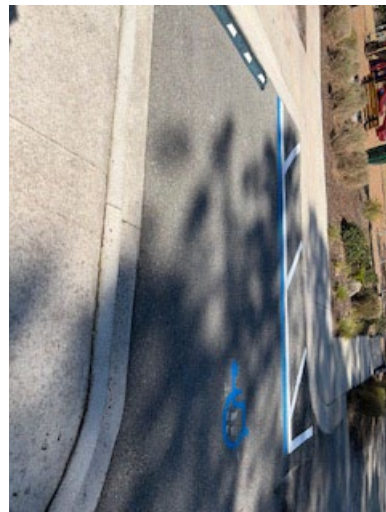
- I have continued to work with FPL on refurbishing the transformer box and the invoice was received so the invoice has been sent to Rizetta for processing.

➤ **Completed 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.



- Complete the parking lot striping at the clubhouse.

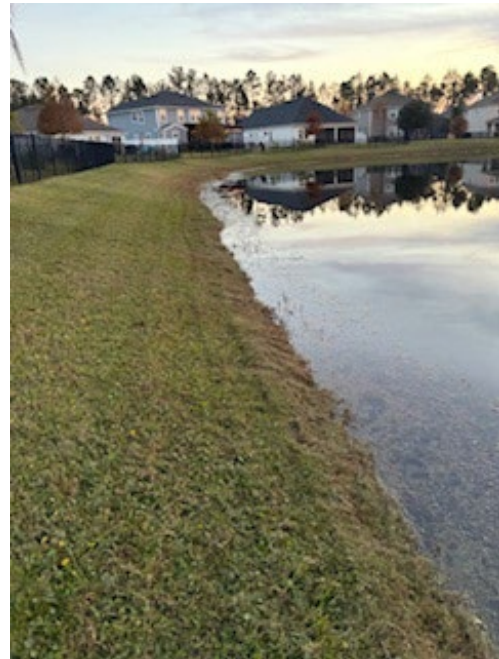


➤ **Completed Projects: Continued**

- Pool motor has been replaced.
- Hammer-in railroad spikes on mat at bottom of slide at amenity center playground has been completed.
- Monthly maintenance of the gym has been completed.
- 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.

➤ **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.
- This writer has been regularly monitoring 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.





ALL-WATER

ALL-WATER

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: 02/25/2026

Aquatic Tech: Evan Weaver

Client: Glen St. John



ALL WATER

Pond 1: Pond was in overall good shape Torpedo Grass was dead upon inspection, and has almost decayed fully. 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, has improved drastically. Water level and clarity were both good. Pond in good condition.





ALL WATER

Pond 3: Pond was in overall good shape. Water level and clarity were both good. No issues monitored.



Pond 4: Pond was in good shape upon inspection. Not much active growth present. Shoreline vegetation dead from previous treatments. No issues monitored.





ALL WATER

Pond 5: Pond was in overall good shape. Water level and clarity were both good. Sprayed torpedo grass around shoreline. A little bit of algae present in shallow corners. No issues monitored.



Pond 6: Pond was in overall good shape. Water level and clarity were both good. No active growth present, submerged vegetation dead from previous treatments. No issues monitored.





ALL WATER

Pond 7: Pond was in overall good shape. Water level and clarity were both good. Removed trash noticed during inspection. A little bit of submerged vegetation present in some spots. No issues monitored.



Pond 8: Pond was in good overall shape with some submerged vegetation and algae. Water level and clarity were both good. Removed some trash noticed during inspection. No issues monitored.





ALL WATER

Pond 9: Pond was in good shape upon inspection. Water level was good. A little bit of submerged vegetation present. No issues monitored.



Pond 11: Pond was in overall good shape with with some filamentous algae present in shallow corners where torpedo grass has decayed. Most torpedo grass is dead. Water level and clarity were both good. Pond had the most trash present out of all other ponds in subdivision. No issues monitored.





ALL WATER

The ponds in Glen St. Johns are in largely good condition, most of the torpedo grass and shoreline vegetation has died and is decaying. I would expect an algae bloom soon, especially from all the decayed vegetation. As we head into growing season and the weather heats up, we will take a more aggressive approach to the remaining vegetation and algae to prevent any excess growth.

The biggest issue we currently face is the trash pickup. Most other ponds have some light trash in a few spots, but Pond 11 has the most trash present of all. There are alcohol cans, trash bags, plastic cups, etc. around almost the entirety of Pond 11. Each monthly visit results in about the same amount of trash pickup from 11, and it hasn't seemed to slow down much.

Overall the ponds have been progressing smoothly without any major hiccups, and we will continue to keep the ponds in satisfactory condition. Please don't hesitate to reach out if you have any questions.

Sincerely,

Evan Weaver

ALL WATER

Lead Aquatic Technician

o: (866) 812-6588

c: (912) 506-5433

e: e.weaver@all-water.com



ALL-WATER

ALL-WATER

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: 03/26/2026

Aquatic Tech: Evan Weaver, George Ortiz

Client: Glen St. John



ALL WATER

Pond 1: Pond was in overall good shape. Torpedo Grass was dead and decayed almost entirely. There was some trash in a few spots around the banks.



Pond 2: Pond was in overall good shape upon inspection. Torpedo grass is dead and decayed entirely. No new growth present.





ALL WATER

Pond 3: Pond was in overall good shape. Some filamentous algae present in the end corner of pond. Water level is a little lower than normal.



Pond 4: Pond was in good condition upon inspection. Not much growth present. Shoreline vegetation dead from previous treatments. Water level a little lower than usual.





ALL WATER

Pond 5: Pond was in overall good shape. Torpedo grass dead and decaying from previous treatment. A little bit of algae present due to vegetation decay. No issues monitored.



Pond 6: Pond was in overall good shape. A little submerged vegetation and algae in shallow end. Water level normal. No issues monitored.





ALL WATER

Pond 7: Pond was in overall good shape. Water level and clarity were both good. Torpedo grass dead and decaying. No issues monitored.



Pond 8: Pond was in good overall shape. There was some submerged vegetation and algae as noted in picture. Treated the entire perimeter of pond. No issues monitored.





ALL WATER

Pond 9: Pond was in good shape upon inspection. Water level was good. A little bit of submerged vegetation present. No issues monitored.



Pond 11: Pond was in overall good shape with some filamentous algae present in shallow corners where torpedo grass has decayed. Water level and clarity were both good. Pond had the most trash present out of all other ponds in subdivision. No issues monitored.





ALL WATER

The ponds in Glen St. Johns are in good condition, most of the growth present is algae from decayed shoreline vegetation, with some submerged growth (mostly in pond 8) in a few spots. Nothing in the ponds are out of the ordinary, especially with the warmer weather as of late.

Again, the biggest issue we consistently face is the amount of trash cleanup. There was much less trash on this visit than previously, however. Pond 1 had some trash in a few spots, but Pond 11 is still the largest source of trash cleanup.

Overall, the ponds in Glen St. Johns are in good condition and continuing to improve. As we progress into spring, we will continue to monitor any growth or trash buildup and maintain the ponds to keep them in satisfactory condition. As always, please feel free to reach out to me if you have any questions or concerns.

Sincerely,

Evan Weaver

ALL WATER

Lead Aquatic Technician

o: (866) 812-6588

c: (912) 506-5433

e: e.weaver@all-water.com

Tab 5



Investment Painting of North FL

Shaun MacDonell
 16 Reef Bay Court
 St. Augustine, FL 32092

(813) 382-1226
 Smacd854@yahoo.com

ESTIMATE	#15197
ESTIMATE DATE	Jan 24, 2026
EXPIRATION DATE	Apr 26, 2026
TOTAL	\$11,280.00

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
Commercial Pressure Washing -Estimate Apply chem to kill organic matter and Pressure wash and clean curbs, sidewalks on both sides of st Thomas island pkwy. Apply chemical to remove organic material and Pressure wash white fence Pressure wash neighborhood sign by clubhouse and the stone caps adjacent to club house and Price includes labor materials and taxes. Equipment used will be top of the line industrial equipment Excludes parking lot and mailboxes	1.0	\$11,280.00	\$11,280.00

Services subtotal: \$11,280.00

Total **\$11,280.00**

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 than 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!



CUSTOMER QUOTE NO. 270

Glen St. Johns
3434 Coldwell Avenue
Tampa, Fl. 33614

Order No: 2426
Valid For: 90 Days 02/04/2026

Description:

Thank you for the opportunity to collaborate with you on this project.

AMG will provide all labor and materials for the successful completion of this project.

This proposal will include pressure washing 2.8 miles of sidewalks and curbing on St. Thomas Island drive. All areas will be pre-treated with a chemical wash and completed with a scrubbing and post-chemical rinse of all areas.

There is a 90-day warranty on workmanship.

All pricing is final, and any additional labor or materials will be billed separately.

Thank you for your business!

Total \$20,986.00

APPROVAL: _____

DATE: _____

Tab 6



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 than 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!