Rizzetta & Company

Glen St. Johns
Community Development District

Board of Supervisors' Regular Meeting
September 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	Chairman
	Mabel Perez	Vice Chairman
	Skip Thompson	Assistant Secretary
	Jamie Williams	Assistant Secretary
	Bliss Carley	Assistant Secretary
District Manager	Ben Pfuhl	Rizzetta & Company, Inc.
District Counsel	Katie Buchanan	Kutak Rock, LLP
District Engineer	Joseph Schofield	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

September 9, 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 **September 16, 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 August 19, 2026 .... Tab 1
   - B. Ratification of the Operation and Maintenance Expenditure for May through August 2026........ Tab 2
4. **STAFF REPORTS**
   - A. District Counsel
   - B. District Engineer
   - C. Landscape Reports .... Tab 3
     1. Consideration of Bermuda Aeration & Granular Fertilization Proposal
   - D. Amenity Manager Reports........ Tab 4
     1. Estate Management Service Reports
   - E. District Manager
5. **BUSINESS ITEMS**
   - A. Consideration of Resolution 2026-08; Setting Date, Time and Location for Fiscal Year 2026-2027 Meetings .... Tab 5
   - B. Acceptance of Addendum to Contract for Professional District services – Rizzetta & Company .... Tab 6
   - C. Consideration of Camera Surveillance System Proposals*

***Note: In accordance with Sections 119.071(3)(a) and 286.0113(1), Florida Statutes, a portion of the meeting will be closed to the public, as it relates to details of the District's security system plan. The closed session may occur at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier or extend longer.**

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

District Manager

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 **August 19, 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**
Mabel Perez	**Board Supervisor, Vice Chair**
Jamie Williams	**Board Supervisor, Assistant Secretary**
Skip Thompson	**Board Supervisor, Assistant Secretary**

Also present were:

Ben Pfuhl	**District Manager, Rizzetta & Company, Inc.**
Hunter Hurley	**District Counsel, Kutak Rock** *(via speakerphone)*
Joe Schofield	**District Engineer, Alliant** *(via speakerphone)*

No audience members were present.

FIRST ORDER OF BUSINESS **CALL TO ORDER**

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

The Board Moved to Agenda Item 5-B: Public Hearing on Fiscal Year 2026-2027 Budget

SECOND ORDER OF BUSINESS **PUBLIC HEARING ON FISCAL YEAR 2026-2027 BUDGET**

> On a motion by Mr. Thompson, seconded by Mr. Romero, with all in favor, the Board opened the Public Hearing on the Fiscal Year 2026-2027 Budget, for Glen St. Johns Community Development District.

There were no public comments at this time.

> On a motion by Mr. Thompson, seconded by Mr. Williams, with all in favor, the Board closed the Public Hearing on the Fiscal Year 2026-2027 Budget, for Glen St. Johns Community Development District.

1. Consideration of Resolution 2026-06; Adopting Fiscal Year 2026-2027 Budget

On a motion by Mr. Romero, seconded by Mr. Thompason, with all in favor, the Board adopted Resolution 2026-06; Adopting Fiscal Year 2026-2027 Budget, for Glen St. Johns Community Development District.

2. Consideration of Resolution 2026-07; Imposing Special Assessments

On a motion by Ms. Perez, seconded by Mr. Romero, with all in favor, the Board adopted Resolution 2026-07; Imposing Special Assessments, for Glen St. Johns Community Development District.

The Board Moved to Agenda Item 5-A: Public Hearing on Revised Rules of Procedure

THIRD ORDER OF BUSINESS — PUBLIC HEARING ON REVISED RULES OF PROCEDURE

On a motion by Mr. Thompson, seconded by Ms. Perez, with all in favor, the Board opened the Public Hearing on the Revised Rules of Procedure, for Glen St. Johns Community Development District.

Mr. Hurley reviewed the revisions with the Board.

There were no public comments at this time.

On a motion by Mr. Romero, seconded by Ms. Perez, with all in favor, the Board closed the Public Hearing on the Revised Rules of Procedure, for Glen St. Johns Community Development District.

1. Consideration of Resolution 2026-05; Adopting Revised Rules of Procedure

On a motion by Mr. Romero, seconded by Mr. Williams, with all in favor, the Board adopted Resolution 2026-05; Adopting Revised Rules of Procedure, for Glen St. Johns Community Development District.

The Board Moved to Agenda Item 4-A: Staff Reports-District Counsel

FOURTH ORDER OF BUSINESS — STAFF REPORTS

A. District Counsel

Mr. Hurley reviewed his report with the Board, explaining the different options the Board could pursue with regard to the recently approved cell phone tower project.

On a motion by Ms. Perez, seconded by Mr. Romero, with all in favor, the Board directed District Counsel to file an appeal of the cell tower approval with St. Johns County, setting a not to exceed amount of $1,500 for legal expenses, for Glen St. Johns Community Development District.

On a motion by Ms. Perez, seconded by Mr. Williams, with all in favor, the Board directed the District Engineer to review cell tower approval and assist District Counsel with the appeal, setting a not to exceed amount of $2,000 for engineering expenses, for Glen St. Johns Community Development District.

Mr. Pfuhl reviewed a resident request for the District to replace a damaged trampoline, the Board denied this request.

The Board Moved to Agenda Item 3-A: Consideration of the Board of Supervisors' Meeting held on June 17, 2026

FIFTH ORDER OF BUSINESS **STAFF REPORTS**

A. District Counsel

B. District Engineer

C. Landscape Report

D. Amenity Manager Report

1. Estate Management Service Report

E. District Manager

SIXTH ORDER OF BUSINESS **PUBLIC HEARING ON REVISED RULES OF PROCEDURE**

1. Consideration of Resolution 2026-05; Adopting Revised Rules of Procedure

On a motion by _____, seconded by ______, with all in favor, the Board adopted Resolution 2026-05; Adopting Revised Rules of Procedure, for Glen St. Johns Community Development District.

SEVENTH ORDER OF BUSINESS **PRESENTATION OF FISCAL YEAR 2026-2027 BUDGET**

1. Consideration of Resolution 2026-06; Adopting Fiscal Year 2026-2027 Budget

On a motion by ______, seconded by ______, with all in favor, the Board adopted Resolution 2026-06; Adopting Fiscal Year 2026-2027 Budget, for Glen St. Johns Community Development District.

EIGHTH ORDER OF BUSINESS **CONSIDERATION OF RESOLUTION 2026-07; IMPOSING SPECIAL ASSESSMENTS**

On a motion by _____, seconded by _______, with all in favor, the Board adopted Resolution 2026-07; imposing special assessments, for Glen St. Johns Community Development District.

NINETH ORDER OF BUSINESS **CONSIDERATION OF RESOLUTION 2026-08; SETTING DATE, TIME AND LOCATION FOR FISCAL YEAR 2026-2027 MEETINGS**

On a motion by _____, seconded by _______, with all in favor, the Board adopted Resolution 2026-08; setting date, time and location for fiscal year 2026-2027 meetings, for Glen St. Johns Community Development District.

TENTH ORDER OF BUSINESS **CONSIDERATION OF CAMERA SURVEILLANCE SYSTEM PROPOSAL**

On a motion by _____, seconded by _______, with all in favor, the Board accepted camera surveillance system proposal, for Glen St. Johns Community Development District.

ELEVENTH ORDER OF BUSINESS **SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

Supervisor:

Audience:

TWELFTH ORDER OF BUSINESS **ADJOURNMENT**

On a motion by _______, seconded by ________, with all in favor, the Board adjourned the meeting at ____ a.m., for Glen St. Johns Community Development District.

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
May 2026
For Board Approval

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

The total items being presented: **$31,511.87**

Approval of Expenditures:

____

______ Chairperson

______ Vice Chairperson

______ Assistant Secretary

Glen St. Johns Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
AT&T	20260504-1	132474430 040826	Phone & Internet 04/26	$ 116.82
Dobson Electric, Inc.	300265	26135	Installed Fiber Light Pole 05/26	$ 3,350.62
First Place Fitness Equipment, Inc	300268	680-051826	Fitness Equipment Preventative Maintenance 05/26	$ 149.95
Florida Power & Light Company	20260527-1	06579-01070-050626	1415 St. Thomas Island Pkwy # Irr 04/26	$ 204.22
Florida Power & Light Company	20260527-1	13336-20134-050626	1430 St Thomas Island Pkwy # Amenity 04/26	$ 983.32
Florida Power & Light Company	20260527-1	59363-49496-050626	40 W Teague Bay Dr # Well 04/26	$ 62.40
Florida Power & Light Company	20260527-1	95954-47310-050626	000 Leo Maguire Pkwy Street Lights 04/26	$ 4,044.14
Hancock Whitney Bank - CD	300266	44786	Trustee Fees Series 04/26	$ 2,725.00
Hawkins, Inc	300269	7419838	Chemicals 05/26	$ 434.70
JEA	20260507-1	1608024175-041526	Sewer Irrigation & Wate 04/26	$ 498.10
Rizzetta & Company, Inc.	300263	INV0000109198	Accounting Services 05/26	$ 4,254.75
VerdeGo, LLC	300267	28447	Monthly Landscape Contract 05/26	$ 10,301.61

Glen St. Johns Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Vesta Property Services, Inc.	300264	432075	Amenity Facility Janitorial Services 05/26	$ 4,168.29
Waste Pro - Flagler	20260505-1	0000504680	1430 Saint Thomas Island Parkway 05/26	$ 217.95
Total Report				**$ 31,511.87**

Glen St. Johns Community Development District

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Operations and Maintenance Expenditures
June 2026
For Board Approval

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

The total items being presented: **$32,445.19**

Approval of Expenditures:

____

______ Chairperson

______ Vice Chairperson

______ Assistant Secretary

Glen St. Johns Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
AllWater Aquatic Management	300274	8372	Monthly Pond Management Services 10 Ponds 05/26	$ 1,008.30
AllWater Aquatic Management	300274	20170	Monthly Pond Management Services 10 Ponds 06/26	$ 1,008.30
AT&T	20260601-1	132474430-050826	Phone & Internet 05/26	$ 116.82
Darren H. Romero	300277	DR061726	Board of Supervisor Meeting 06/17/2026	$ 200.00
Florida Power & Light Company	20260626-2	06579-01070-060526	1415 St. Thomas Island Pkwy # Irr 05/26	$ 167.30
Florida Power & Light Company	20260626-2	13336-20134-060526	1430 St Thomas Island Pkwy # Amenity 05/26	$ 978.51
Florida Power & Light Company	20260626-2	59363-49496-060526	40 W Teague Bay Dr # Well 05/26	$ 60.46
Florida Power & Light Company	20260626-2	95954-47310-060526	000 Leo Maguire Pkwy Street Lights 05/26	$ 4,019.84
Gilbert F Thompson	300278	ST061726	Board of Supervisor Meeting 06/17/2026	$ 200.00
Hancock Whitney Bank - CD	300283	44786-1	Trustee Fees Series 04/26	$ 2,725.00
Hawkins, Inc	300270	7436515	Chemicals 05/26	$ 108.00
Hawkins, Inc	300284	7450615	Chemicals 06/26	$ 338.70
Hawkins, Inc	300284	7468016	Chemicals 06/26	$ 338.70
James D Williams	300279	JW061726	Board of Supervisor Meeting 06/17/2026	$ 200.00

Glen St. Johns Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
JEA	20260605-1	1608024175-051426	Sewer Irrigation & Wate 05/26	$ 664.48
Mabel Perez	300280	MP061726	Board of Supervisor Meeting 06/17/2026	$ 200.00
Protection Group USA, Inc.	300275	10398-M	Quarterly Monitoring Service 06/26	$ 135.00
Rizzetta & Company, Inc.	300273	INV0000109986	Administrative Services 06/26	$ 4,254.75
St. Johns County Airport Authority	300276	680-060226	CDD Meeting Room Fee BOS Meeting 06/02/26	$ 100.00
Sunbelt Gated Access Systems of Florida, LLC	300271	176253	Service call for Gate repair 05/26	$ 225.00
Turner Pest Control, LLC	300272	680-052726	Commercial Termite Service Renewal 06/26	$ 312.17
Valley National Bank	20260626-1	053126CC	Amenity Maint. & Repairs 05/26	$ 202.88
VerdeGo, LLC	300281	29015	Monthly Landscape Contract 06/26	$ 10,301.61
Vesta Property Services, Inc.	300282	432534	Amenity Facility Janitorial Services 06/26	$ 4,168.29
Vesta Property Services, Inc.	300282	432870	Billable Expenses - 05/26	$ 30.95
Vesta Property Services, Inc.	300285	433079	Maintenance Services, Biohazard Clean up 06/26	$ 162.50
Waste Pro - Flagler	20260602-1	0000515713	1430 Saint Thomas Island Parkway 06/26	$ 217.63
Total Report				**$ 32,445.19**

Glen St. Johns Community Development District

District Office · St. Augustine, Florida 32084
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www.glenstjohnscdd.org

Operations and Maintenance Expenditures
July 2026
For Board Approval

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

The total items being presented: **$32,368.94**

Approval of Expenditures:

____

______ Chairperson

______ Vice Chairperson

______ Assistant Secretary

Glen St. Johns Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Alliant Engineering, Inc.	300289	85739	Engineering Services 06/26	$ 235.00
Alliant Engineering, Inc.	300295	85982	Engineering Services 07/26	$ 122.50
AT&T	20260707-1	132474430-060826	Phone & Internet 06/26	$ 116.82
AT&T	20260730-1	132474430-070826	Phone & Internet 07/26	$ 117.20
First Place Fitness Equipment, Inc	300296	WO-50143	Service Call for Cable Replacement 07/26	$ 201.50
Florida Department of Health in St. Johns County	20260701-1	55-BID-8523405	Pool Permit # 55-60-1514450	$ 350.35
Florida Power & Light Company	20260728-2	06579-01070-070726	1415 St. Thomas Island Pkwy # Irr 06/26	$ 212.53
Florida Power & Light Company	20260728-2	13336-20134-070726	1430 St Thomas Island Pkwy # Amenity 06/26	$ 1,029.19
Florida Power & Light Company	20260728-2	59363-49496-070726	40 W Teague Bay Dr # Well 06/26	$ 76.17
Florida Power & Light Company	20260728-2	95954-47310-070726	000 Leo Maguire Pkwy Street Lights 06/26	$ 4,044.14
Hawkins, Inc	300294	7483479	Chemicals 07/26	$ 530.88
Hawkins, Inc	300297	7498421	Chemicals 07/26	$ 338.70
JEA	20260708-1	1608024175-061526	Sewer Irrigation & Wate 06/26	$ 743.89
Kutak Rock, LLP	300287	3763757	Legal Services 03/26	$ 2,084.00

Glen St. Johns Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	300286	INV0000110660	Administrative Services 07/26	$ 4,254.75
School Now	300292	INV-SN-1499	School Now CDD ADA-PDF 07/26	$ 384.38
St. Johns County Airport Authority	300300	680-072226	CDD Meeting Room Fee BOS Meeting 08/19/26 07/22/26	$ 100.00
Sunbelt Gated Access Systems of Florida, LLC	300290	176458	Service Call 06/26	$ 160.00
USA TODAY Media Corp	0007691716-043026	7734490	Legal Advertising 05/26	$ 152.24
USA TODAY Media Corp	300288	7778715	Legal Advertising 06/26	$ 94.48
Valley National Bank	20260728-1	CC063026-680	Amenity Maint. & Repairs 06/26	$ 790.47
VerdeGo, LLC	300291	29458	Tree Removal 06/26	$ 750.00
VerdeGo, LLC	300291	29735	Monthly Landscape Maintenance 07/26	$ 10,301.61
Vesta Property Services, Inc.	300293	433093	Amenity Facility Janitorial Services 07/26	$ 4,168.29
Vesta Property Services, Inc.	300298	433465	Billable Expenses 06/26	$ 808.11
Waste Pro - Flagler	20260713-1	335801	1430 Saint Thomas Island Parkway 07/26	$ 201.74
Total Report				**$ 32,368.94**

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
August 2026
For Board Approval

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

The total items being presented: **$34,618.38**

Approval of Expenditures:

____

______ Chairperson

______ Vice Chairperson

______ Assistant Secretary

Glen St. Johns Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
AllWater Aquatic Management	300307	103711	Monthly Pond Management Services 10 Ponds 07/26	$ 1,028.47
AllWater Aquatic Management	300303	1802-922	Monthly Pond Management Services 10 Ponds 08/26	$ 1,008.30
AT&T	20260831-1	132474430-080826	Phone & Internet 08/26	$ 118.00
Darren H. Romero	300310	DR081926	Board of Supervisor Meeting 08/19/26	$ 200.00
Florida Power & Light Company	20260827-1	06579-01070-080626	1415 St. Thomas Island Pkwy # Irr 07/26	$ 211.74
Florida Power & Light Company	20260827-1	13336-20134-080626	1430 St Thomas Island Pkwy # Amenity 07/26	$ 1,080.03
Florida Power & Light Company	20260827-1	59363-49496-080626	40 W Teague Bay Dr # Well 07/26	$ 71.13
Florida Power & Light Company	20260827-1	95954-47310-080626	000 Leo Maguire Pkwy Street Lights 07/26	$ 4,044.14
Gilbert F Thompson	300311	ST081926	Board of Supervisor Meeting 08/19/26	$ 200.00
Hawkins, Inc	300304	7518243	Chemicals 07/26	$ 837.60
Hawkins, Inc	300315	7530863	Chemicals 08/26	$ 279.30
James D Williams	300312	JW081926	Board of Supervisor Meeting 08/19/26	$ 200.00
JEA	20260807-1	1608024175-071626	Sewer Irrigation & Wate 07/26	$ 659.71
Mabel Perez	300313	MP081926	Board of Supervisor Meeting 08/19/26	$ 200.00

Glen St. Johns Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	300302	INV0000111375	Administrative Services 08/26	$ 4,254.75
St. Johns County Airport Authority	300314	680-081926	CDD Meeting Room Fee BOS Meeting September 16,2026	$ 50.00
USA TODAY Media Corp	300308	0007822468	Legal Advertising 07/26	$ 521.44
Valley National Bank	20260826-1	CC073126	Amenity Maint. & Repairs 07/26	$ 77.01
VerdeGo, LLC	300305	30221	Monthly Landscape Maintenance 08/26	$ 10,301.61
Vesta Property Services, Inc.	300301	433398	Pool monitor June 06/26	$ 2,410.70
Vesta Property Services, Inc.	300306	433717	Amenity Facility Janitorial Services 08/26	$ 4,168.29
Vesta Property Services, Inc.	300306	433724	Maintenance Services, Biohazard Clean up 07/26	$ 130.00
Vesta Property Services, Inc.	300309	433954	Pool monitor July 07/26	$ 2,303.30
Vesta Property Services, Inc.	300309	434054	Billable Expenses 07/26	$ 54.47
Waste Pro - Flagler	20260805-01	372360	1430 Saint Thomas Island Parkway 08/26	$ 208.39
Total Report				**$ 34,618.38**

Tab 3

VERDEGO LANDSCAPE

LANDSCAPE STATUS REPORT

GLEN ST JOHNS CDD

REPORTING PERIOD	PREPARED BY	REPORT DATE
July-August 2026	Scott Settlemires	August 11, 2026

EXECUTIVE SUMMARY

Landscape conditions remain in strong overall standing through the July-August reporting period. Turf, trees and shrubs are performing well despite sustained summer heat and heavy rainfall. No current irrigation issues have been identified.

MAINTENANCE COMPLETED

Weekly mowing | Edging | Line trimming | Blowing | Spraying | Detailing

TURF CONDITIONS

GREAT SHAPE

Turf is performing at seasonal expectations. A couple of localized hotspots are being monitored and addressed as needed.

TREES & SHRUBS

GOOD STANDING

Tree and shrub health remains in good standing with no widespread or overall concerns observed.

SEASONAL CONDITIONS

EXPECTED

High heat and periods of heavy rainfall continue. Current landscape conditions remain consistent with normal summer expectations.

IRRIGATION

OPERATIONAL

No current irrigation issues have been identified during this reporting period.

PROJECT UPDATES

SUMMER FLOWER ROTATION

Completed August 3, 2026.

COMPLETED

PENDING ENHANCEMENTS

Approved enhancement work is scheduled for completion before the end of August.

ON TRACK

Prepared for Glen St Johns CDD | Landscape status through August 11, 2026

ssettlemires@verdego.com Cell (904) 495-9100

VERDEGO LANDSCAPE

LANDSCAPE STATUS REPORT

GLEN ST JOHNS CDD

REPORTING PERIOD	PREPARED BY	REPORT DATE
August-September 2026	Scott Settlemires	September 8, 2026

EXECUTIVE SUMMARY

Landscape conditions remain in strong overall standing through the August-September reporting period. Turf, trees and shrubs continue to perform well despite sustained summer heat and periods of heavy rainfall. No current irrigation issues have been identified.

MAINTENANCE COMPLETED

Weekly mowing | Edging | Line trimming | Blowing | Spraying | Detailing

TURF CONDITIONS — GREAT SHAPE

Turf is performing at seasonal expectations. A couple of localized hotspots continue to be monitored and addressed as needed.

TREES & SHRUBS — GOOD STANDING

Tree and shrub health remains in good standing with no widespread or overall concerns observed.

SEASONAL CONDITIONS — EXPECTED

High heat and periods of heavy rainfall continue. Current landscape conditions remain consistent with normal summer expectations.

IRRIGATION — OPERATIONAL

No current irrigation issues have been identified during this reporting period.

PROJECT UPDATES

SUMMER FLOWER ROTATION Completed August 3, 2026.	COMPLETED
APPROVED ENHANCEMENTS Approved enhancement work is currently on hold due to staffing issues.	ON HOLD
BERMUDA TURF PROPOSAL A proposal for Bermuda grass aeration and granular fertilization will be submitted with this report.	SUBMITTED WITH REPORT

Prepared for Glen St Johns CDD | Landscape status through September 8, 2026

ssettlemires@verdego.com Cell (904) 495-9100

PROPOSAL

Mailing Address

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

Job Address

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

Date: September 08, 2026

Phone:

Opportunity#: 30363

Job Summary:

Proposal for core aeration and granular fertilization of the Bermuda fields next to the amenity and the disk golf course.

Landscape Enhancement

Quantity	Description	Unit	Unit Price	Ext Price
1.00	Aeration & Granular Fert	Flat	$2,500.00	$2,500.00
		Landscape Enhancement Total		**$2,500.00**

Proposal Total: **$2,500.00**

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

Payment due 30 days after receipt of invoice.

All plant material 15g and under 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	**By**	
Date	9/8/2026	**Date**	
	VerdeGo		**Rizzetta**

Tab 4

Glen St. Johns
Field Operations Report

Meeting Date: August 19, 2026
Submitted by: Winslow Wheeler

Board considerations:

- Please see attached for consideration of new cameras.
  PROJECT SCOPE Summary: CAMERA SURVEILLANCE SYSTEM FOR CLUBHOUSE/POOL/PARKING LOT

Vendor	Scope (of cameras and anything else relevant)	Warranty	Deposit	Price	Lead time
Sunbelt	4 cameras- please see attached report for details	1 year on materials and 30 days on labor	50%	$6028.22	2-3 weeks for materials and 3 days for instillation
Web Watchdogs	4 cameras- please see attached report for details	1 year on materials and labor- extended warranty available after the first year.	25%	$6055.00	2-3 weeks for materials and 3 days for instillation
Integrated Access Systems	4 cameras- please see attached report for details	1 year on materials and labor- extended warranty available after the first year.	25%	$8180.71	2-3 weeks for materials and 3 days for instillation

Projects in Progress

- The installation for the light pole has been completed.

- 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:

- Pressure washing the white fencing across the street from the amenity center, the stone caps on the signage, the monument sign on Leo Maguire.

- Complete the parking lot striping at the clubhouse.

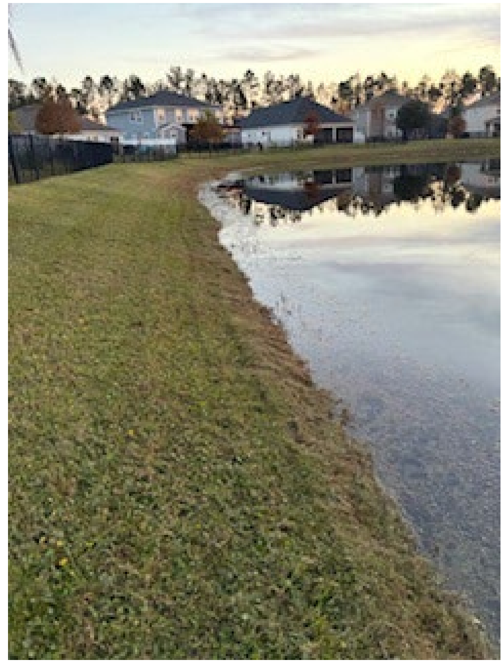
Completed Projects: Continued

- 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.



Glen St. Johns
Field Operations Report

Meeting Date: September 16, 2026
Submitted by: Winslow Wheeler

Board considerations:

- Please see attached for consideration of new cameras.
  PROJECT SCOPE Summary: CAMERA SURVEILLANCE SYSTEM FOR CLUBHOUSE/POOL/PARKING LOT

Vendor	Scope (of cameras and anything else relevant)	Warranty	Deposit	Price	Lead time
Sunbelt	4 cameras- please see attached report for details	1 year on materials and 30 days on labor	0%	$6028.22	2-3 weeks for materials and 3 days for instillation
Web Watchdogs	4 cameras- please see attached report for details	1 year on materials and labor- extended warranty available after the first year.	25%	$3674.25	2-3 weeks for materials and 3 days for instillation
Integrated Access Systems	5 cameras- please see attached report for details	1 year on materials and labor- extended warranty available after the first year.	50%	$7233.48	2-3 weeks for materials and 3 days for instillation

Projects in Progress

- The installation for the light pole has been completed.

- 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:

- Pressure washing the white fencing across the street from the amenity center, the stone caps on the signage, the monument sign on Leo Maguire.

- Complete the parking lot striping at the clubhouse.

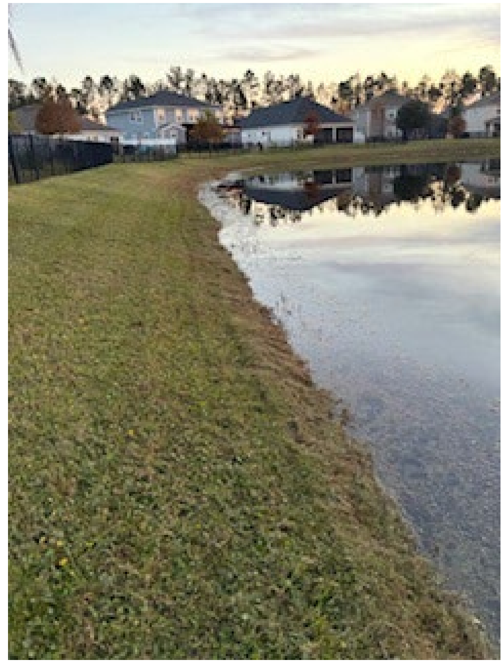
Completed Projects: Continued

- 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

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: __07/29/2026____

Aquatic Tech: ____Evan Weaver, George Ortiz________

Client: _____Glen St. John_________ ____

ALL WATER

Pond 1: Pond was in overall good shape. Some algae and vegetation present. There was some trash in a few spots around the banks.

Pond 2: Pond has some filamentous algae present. Some borderline growth present.

ALL WATER

Pond 3: Pond was in overall good shape. The banks are clean, but there is a decent amount of algae present.

Pond 4: Pond was in overall good condition upon inspection. Some filamentous algae present.

Pond 5: Pond was in overall good shape. Some submerged vegetation growth present. Border vegetation is dead and decaying.

Pond 6: Pond was in overall good shape. A little bit of border vegetation present. A bit of submerged vegetation present. Water level normal. No issues monitored.

Pond 7: Pond was in overall good shape. Water level and clarity were both good. Some border vegetation present. Some submerged vegetation present. No issues monitored.

Pond 8: Pond was in good overall shape. Some submerged vegetation present in shallow areas. No issues monitored.

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

Pond 11: Pond was in overall good shape. Not much growth present. Water level normal. Removed some trash and debris. No issues monitored.

The ponds in Glen St. Johns are in overall good condition, aside from some vegetation growth as shown in a few ponds. Trash pickup is continuing to improve, and the ponds have been much more clear of debris than previously.

Our field technician, George, informed me that a resident of Trellis Bay Drive was unhappy that he operated his UTV between the resident's property to access the lake (Pond #9). While we try to operate our equipment sparingly through yards in neighborhoods and subdivisions, it is sometimes necessary to get an effective treatment. While it is understandable for the resident to be upset, we are always cautious to avoid leaving any track marks and we do not drive through wet yards. To avoid any potential problems or concerns in the future, I'd like to advise the residents of these circumstances.

There are no other concerns at this time. If you have any questions, please do not hesitate to reach out to me.

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: __08/19/2026____

Aquatic Tech: ____Evan Weaver, George Ortiz________

Client: _____Glen St. John_________ _____

Pond 1: A good amount of algae and vegetation present. There was some trash in a few spots around the banks.

Pond 2: Pond has some filamentous algae present, especially in back corner built up. A bit of borderline growth present.

Pond 3: Pond was in overall good shape. There is some filamentous algae present.

Pond 4: Pond has a good amount of filamentous algae present. Water is exceptionally clear.

ALL WATER

Pond 5: Pond has a lot of algae and submerged vegetation present, mostly in the corners of pond.

Pond 6: Pond was in overall good shape. Some submerged vegetation present. Water level normal. No issues monitored.

Pond 7: Pond has a good amount of algae and vegetation. Some borderline emergent vegetation present.

Pond 8: Pond has a decent amount of growth present. Shoreline emergent vegetation and algae.

Pond 9: Pond was in overall good shape upon inspection. Water level normal. A bit of borderline and submerged vegetation present. Water clarity is good.

Pond 11: Pond has a good amount of shoreline vegetation and filamentous algae present. Not much trash and debris present compared to previous visits.

The ponds in Glen St. Johns have a considerable amount of algae and vegetation growth present. While at the site this month, George was utilizing the boat to get a thorough treatment in some otherwise unreachable areas. While he was unable to fully treat every pond with the boat, he treated the remaining ponds with a backpack sprayer. Next month's visit will be another full land rig treatment to catch up on the heavy growth that has started showing up.

Trash cleanup has become much less of an issue than before. There were a few spots in some ponds with some debris here and there, but trash is far less prevalent this time around.

Aside from the algae and vegetation growth, the ponds are in healthy condition. Wildlife is present around all the ponds. If there are any questions or concerns, please don't hesitate to reach out.

Sincerely,

Evan Weaver
ALL WATER
Lead Aquatic Technician

o: (866) 812-6588

c: (912) 506-5433

e: e.weaver@all-water.com

Tab 5

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GLEN ST JOHNS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, FOR FISCAL YEAR 2026/2027, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District's Board of Supervisors (hereinafter the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority or authorities a schedule of its regular meetings; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District's meetings.

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

1. The Fiscal Year 2026/2027 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with Section 189.015(1), Florida Statutes.

2. This Resolution shall become effective immediately upon its

adoption. **PASSED AND ADOPTED THIS 16th DAY OF SEPTEMBER, 2026.**

GLEN ST JOHNS COMMUNITY DEVELOPMENT DISTRICT

____

CHAIRMAN / VICE CHAIRMAN

ATTEST:

____

SECRETARY / ASST. SECRETARY

EXHIBIT “A”
BOARD OF SUPERVISORS MEETING DATES
GLEN ST JOHNS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027

October __, 2026

December __, 2026

February 17, 2027

March 17, 2027

April 21, 2027

June 16, 2027

August 18, 2027

September 15, 2027

All meetings will convene at 10:00 a.m.,
and will be held at the St. Johns County Airport Authority,
4730 Casa Cola way, St. Augustine FL 32095.

Tab 6

SECOND ADDENDUM TO THE CONTRACT FOR PROFESSIONAL DISTRICT MANAGEMENT SERVICES

This Second Addendum to the Contract for Professional District Management Services (this **"Addendum"),** is made and entered into as of the 1st day of October, 2026 (the "**Effective Date**"), by and between **Glen St. Johns CDD Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in St. Johns County, Florida (the "**District**"), and **Rizzetta & Company, Inc.**, a Florida corporation (the "**District Manager**").

RECITALS

WHEREAS, the District and the District Manager entered into the Contract for Professional District Management Services dated October 1, 2024 (the "**Contract**"), incorporated by reference herein; and

WHEREAS, the District and the District Manager desire to amend **Exhibit B -** Schedule of Fees section of the Contract as further described in this Addendum; and

WHEREAS, the District and the District Manager each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the District Manager agree to the changes to amend the Schedule of Fees attached.

The amended Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

(Remainder of this page is left blank intentionally)

Therefore, the District Manager and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: ______________________________

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: ______________________________

GLEN ST. JOHNS COMMUNITY DEVELOPMENT DISTRICT

BY: ______________________________

PRINTED NAME: ______________________________

TITLE: Chairman/Vice Chairman

DATE: ______________________________

ATTEST:

____
Vice Chairman/Assistant Secretary
Board of Supervisors

____
Print Name

Exhibit B – Schedule of Fees

Exhibit B
Schedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

-

	MONTHLY	ANNUALLY
Management:	$1,566.17	$18,794
Administrative:	$493.33	$5,920
Accounting:	$1,378.33	$16,540
Financial Services & Revenue Collections:	$507.17	$6,086
Assessment Roll: (1)		$6,579
Total Standard On-Going Services:	$3,945.00	$53,919

(1) Assessment Roll is to be billed in one lump-sum upon completion.

ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings	Hourly	$ 400
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	$ 400
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	$ 125
Two+ Lots (on tax roll)	Per Occurrence	$ 150
One Lot (direct billed by the District)	Per Occurrence	$ 150
Two–Five Lots (direct billed by the District)	Per Occurrence	$ 200
Six-Ten Lots (direct billed by the District)	Per Occurrence	$ 250
Elevent+ Lots (direct billed by the District)	Per Occurrence	$ 300
Long Term Bond Debt Payoff Requests	Per Occurrence	$ 150/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests & Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	$ 150
Two – Five Lots	Per Occurrence	$ 200
Six – Ten Lots	Per Occurrence	$ 300
Eleven – Fifteen Lots	Per Occurrence	$ 400
Sixteen+ Lots	Per Occurrence	$ 500
Bond Amortization Schedules	Per Occurrence	$ 600
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Regional Manager	$ 52.00
District Manager	$ 40.00
Accounting & Finance Staff	$ 28.00
Administrative Support Staff	$ 21.00

LITIGATION SUPPORT SERVICES:

Litigation Support Services shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
President	$ 500.00
Chief Financial Officer	$ 450.00
Vice President	$ 400.00
Controller	$ 350.00
Regional District Manager	$ 300.00
Accounting Director	$ 300.00
Finance Manager	$ 300.00
Senior District Manager	$ 275.00
District Manager	$ 250.00
Amenity Services Manager	$ 250.00
Business Development Manager	$ 250.00
Landscape Inspection Services Manager	$ 250.00
Financial Analyst	$ 250.00
Senior Accountant	$ 225.00
Landscape Specialist	$ 200.00
Administrative Support Manager	$ 200.00
Senior Financial Associate	$ 200.00
Senior Administrative Assistant	$ 200.00
Staff Accountant II	$ 200.00
District Coordinator	$ 175.00
Administrative Assistant II	$ 150.00
District Compliance Associate	$ 150.00
Staff Accountant	$ 150.00
Financial Associate	$ 150.00
Administrative Assistant	$ 100.00
Accounting Clerk	$ 100.00
Client Relations Specialist	$ 100.00