Rizzetta & Company

# Glen St. Johns
# Community Development District

## Board of Supervisors' Special Meeting
## October 28, 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** | Hunter Hurley | 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**

**October 21, 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 **October 28, 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 September 16, 2026 ..... Tab 1
   - B. Ratification of the Operation and Maintenance Expenditure for September 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 Report
   - E. District Manager
     1. Update on Fiscal Year 2026 Goals and Objectives
5. **BUSINESS ITEMS**
   - A. Ratification of District's Insurance Renewal Fiscal Year 2026/2027 ..... Tab 5
   - B. Consideration of Holiday Lighting Proposal ..... Tab 6
   - C. Acceptance of School Now Price Increase for ADA Website Services ..... Tab 7
   - D. Consideration of Camera Surveillance System Proposal(s)*

***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 **September 16, 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** |

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.

**SECOND ORDER OF BUSINESS** **CONSIDERATION OF THE MINUTES OF THE BOARD OF SUPERVISORS' MEETING HELD ON AUGUST 19, 2026**

On a motion by Mr. Romero, seconded by Mr. Williams, with all in favor, the Board approved the minutes of the board of supervisors' meeting held on August 19, 2026, for Glen St. Johns Community Development District.

**THIRD ORDER OF BUSINESS** **RATIFICATION OF THE OPERATION AND MAINTENANCE EXPENDITURE FOR MAY THROUGH AUGUST 2026**

DRAFT

On a motion by Mr. Romero, seconded by Mr. Thompson, with all in favor, the Board approved the operation and maintenance expenditure for May 2026 in the amount of $31,511.87, June 2026 in the amount $32,445.19, July 2026 in the amount of $32,368.94, August 2026 in the amount $34,618.38, for Glen St. Johns Community Development District.

**FOURTH ORDER OF BUSINESS STAFF REPORTS**

**A. District Counsel**

Mr. Hurley reviewed the submission of the Cell Tower Appeal, informing the Board that it was received by the County and if the District wanted to move forward with the appeal the District would have to present its case at a County Board of Commissioners Meeting.

The Board directed staff to withdraw the appeal.

**B. District Engineer**

Mr. Schofield reviewed his report with the Board, informing them that the water levels in the ponds do appear to be high.

The Board requested a proposal to complete a wetlands survey for the District.

**C. Landscape Report**

Mr. Settlemires reviewed his report with the Board.

Mr. Romero raised a concern about the cutting around the pond. Mr. Settlemires explained that because of the recent rains the landscaping crews need to wait for the ground to dry to be able to safely cut around the ponds.

**1. Consideration of Bermuda Aeration & Granular Fertilization Proposal**

Mr. Settlemires reviewed the Aeration and Ferritization proposal with the Board but recommended they wait until spring to get the best results.

The Board tabled this item until Spring of 2027.

**D. Amenity Manager Report**

Mr. Wheeler reviewed his report with the Board.

Mr. Romero raised concern from residents that there were not enough chairs in the pool area. Mr. Wheeler was requested to check how many chairs there are and provide a proposal at the next meeting to purchase additional chairs if needed.

Mr. Romero questioned the condition of the bike racks throughout the community and asked Mr. Wheeler to check them.

DRAFT

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

> On a motion by Mr. Thompson, seconded by Mr. Williams, 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.

**SIXTH ORDER OF BUSINESS** **ACCEPTANCE OF ADDENDUM TO CONTRACT FOR PROFESSIONAL DISTRICT SERVICES – RIZZETTA & COMPANY**

> On a motion by Mr. Willaims, seconded by Mr. Thompson, with all in favor, the Board accepted the Addendum to contract for professional District Services – Rizzetta & Company, for Glen St. Johns Community Development District.

**SEVENTH ORDER OF BUSINESS** **CONSIDERATION OF WATER FOUNTAIN REPLACEMENT PROPOSALS**

Mr. Wheeler presented the Board with four proposals to replace the water fountains at the Amenity Center.

> On a motion by Mr. Romero, seconded by Mr. Thompson, with all in favor, the Board approved the AMG proposal to replace the water fountains, without the bottle filler option, in the amount of $2,228.60, for Glen St. Johns Community Development District.

**EIGHTH ORDER OF BUSINESS** **CONSIDERATION OF CAMERA SURVEILLANCE SYSTEM PROPOSALS**

The Board entered a closed security session to discuss the surveillance system of the District.

The Board ended the closed security session and reopened the public meeting.

**TENTH ORDER OF BUSINESS** **SUPERVISOR REQUESTS AND**

DRAFT

**AUDIENCE COMMENTS**

**Supervisor:**

There were no Supervisor Requests at this time.

**Audience:**

There were no audience members present at this time.

**ELEVENTH ORDER OF BUSINESS** **ADJOURNMENT**

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

DRAFT

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**
**September 2026**
**For Board Approval**

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

The total items being presented: **$51,457.30**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

# Glen St. Johns Community Development District

## Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

| Vendor Name | Check Number | Invoice Number | Invoice Description | Invoice Amount |
|---|---|---|---|---|
| Alliant Engineering, Inc. | 300317 | 86338 | Engineering Services 07/26 | $ 210.00 |
| Alliant Engineering, Inc. | 300330 | 86879 | Engineering Services 08/26 | $ 1,238.75 |
| Egis Insurance Advisors, LLC | 300331 | 34612 | Policy #100126660 10/01/2026-10/01/2027 | $ 20,316.00 |
| Electrical Workers | 300327 | 091626 -Workers | Service Call Lights and Pool 01/26 | $ 750.00 |
| First Place Fitness Equipment, Inc | 300322 | 680-081026 | Fitness Equipment Preventative Maintenance 08/26 | $ 149.95 |
| Florida Power & Light Company | 20260925-1 | 0657901070-090426 | 1415 St. Thomas Island Pkwy # Irr 08/26 | $ 139.96 |
| Florida Power & Light Company | 20260925-1 | 1333620134-090426 | 1430 St Thomas Island Pkwy # Amenity 08/26 | $ 971.35 |
| Florida Power & Light Company | 20260925-1 | 5936349496-090426 | 40 W Teague Bay Dr # Well 08/26 | $ 64.48 |
| Florida Power & Light Company | 20260925-1 | 9595447310-090426 | 000 Leo Maguire Pkwy Street Lights 08/26 | $ 3,937.45 |
| Hawkins, Inc | 300319 | 7548926 | Chemicals 08/26 | $ 353.55 |
| Hawkins, Inc | 300328 | 7561729 | Chemicals 09/26 | $ 606.30 |
| JEA | 20260904-1 | 1608024175-081326 | Sewer Irrigation & Wate 08/26 | $ 596.93 |
| Protection Group USA, Inc. | 300318 | 10471-M | Quarterly Monitoring Service 09/26 | $ 135.00 |
| Rizzetta & Company, Inc. | 300316 | INV0000112186 | Administrative Services 09/26 | $ 4,254.75 |

# Glen St. Johns Community Development District

## Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

| Vendor Name | Check Number | Invoice Number | Invoice Description | Invoice Amount |
|---|---|---|---|---|
| School Now | 300323 | INV-SN-1702 | School Now CDD ADA-PDF 09/26 | $ 384.38 |
| Sunbelt Gated Access Systems of Florida, LLC | 300324 | 176654 | Service Call 07/26 | $ 604.30 |
| USA TODAY Media Corp | 300325 | 0007866099 | Legal Advertising 08/26 | $ 93.12 |
| Valley National Bank | 20260928-1 | CC08312026 | Amenity Maintenance and Repairs 08/26 | $ 445.93 |
| VerdeGo, LLC | 300320 | 30770 | Monthly Landscape Maintenance 09/26 | $ 10,301.61 |
| VerdeGo, LLC | 300329 | 30908 | Irrigation Repair 09/26 | $ 320.00 |
| Vesta Property Services, Inc. | 300321 | 434295 | Amenity Facility Janitorial Services 09/26 | $ 4,168.29 |
| Vesta Property Services, Inc. | 300326 | 434639 | Pool monitor Augus 08/26 | $ 1,205.81 |
| Waste Pro - Flagler | 20260903-1 | 429673 | 1430 Saint Thomas Island Parkway 09/26 | $ 209.39 |
| Total Report | | | | **$ 51,457.30** |

# Tab 3

# 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

# Tab 4

# Glen St. Johns
# Field Operations Report

Meeting Date: October 28, 2026
Submitted by: Winslow Wheeler

**For Board Consideration:**

Please see attached for a proposal summary of the cameras and DVR for consideration of new cameras.

**Projects**

- Continue to work with FPL on refurbishing the transformer box. Invoice has been sent to Rizetta for processing.
- Meeting Estate Management on site to discuss pond issues on 10/14/26.
- Hammered in railroad spikes on mat at bottom of slide at amenity center playground has been completed.
- Playground inspections completed.
- Installed picnic bench at park.
- Assisted residents with the removal of trees in the preserve at 32 Reef Bay Court.
- Quarterly 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.
- Completed the parking lot striping at the clubhouse.





**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:** __09/24/2026____

**Aquatic Tech:** ____Evan Weaver, George Ortiz_____

**Client:** _____Glen St. John_____

**Pond 1:** Large amount of algae present in this pond that will likely need a boat treatment next visit. Shoreline vegetation in good shape.



**Pond 2:** Pond has some filamentous algae present in shallow areas around pond banks. Some borderline growth present.



**Pond 3:** Pond was in overall good shape. There is some filamentous algae and shoreline vegetation present.



**Pond 4:** Pond has a good amount of filamentous algae present. Shoreline vegetation present in a few spots.



**Pond 5:** Pond has a good amount of algae and vegetation present. Some shoreline vegetation present in a few spots.



**Pond 6:** Pond has a good amount of vegetation built up in end corner of pond that will likely need a boat treatment next visit. Some shoreline vegetation in a few spots.



**Pond 7:** Pond has some algae and vegetation. Borderline vegetation has died off some from previous treatment.



**Pond 8:** Pond has a decent amount of shoreline grass present. Some algae and submerged vegetation also present.



**Pond 9:** Pond was in overall good shape. A bit of borderline and submerged vegetation present. Some algae present as well.



**Pond 11:** Pond has some algae present. Some borderline vegetation present as well, but has died back a bit from previous treatments.



ALLWATER

**Areas of shoreline grass**

**Pond 5**:



**Pond 9**:



The ponds at Glen St Johns have a good amount of algae and vegetation present in them. Since we've treated the shoreline growth a good amount this time, our next plan of action will be to start utilizing heavy boat and land rig treatments on the ponds with heavy algae/submerged vegetation buildup. Follow-ups will be provided as necessary.

Regarding the shoreline grass; there are a couple spots in some ponds where the landscaping hasn't cut down to the shoreline. While we can treat it, I don't recommend us treating turf grass as to not burn up the shoreline.

We will continue to monitor and treat the ponds in Glen St Johns as needed. If you have any questions or concerns about any of the ponds, please feel free 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

FLORIDA INSURANCE ALLIANCE

Egis Insurance & Risk Advisors

# Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

# Glen St. Johns Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

## About FIA

Florida Insurance Alliance ("FIA"), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.
Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

**Competitive Advantage**
FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for "alleged" public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

**How are FIA Members Protected?**
FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA's primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of $2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

**What Are Members Responsible For?**
As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

**Additional information regarding FIA and our member services can be found at www.fia360.org**.

Quotation being provided for:

**Glen St. Johns Community Development District**
**c/o Rizzetta & Company**
**3434 Colwell Ave, Suite 200**
**Tampa, FL 33614**

**Term**: **October 1, 2026 to October 1, 2027**

**Quote Number:** 100126660

## PROPERTY COVERAGE

**SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE**

| **COVERED PROPERTY** | |
|---|---|
| Total Insured Values –Building and Contents – Per Schedule on file totalling | $1,342,444 |
| Loss of Business Income | $1,000,000 |
| Additional Expense | $1,000,000 |
| **Inland Marine** | |
| Scheduled Inland Marine | $82,325 |

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

| | **Valuation** | **Coinsurance** |
|---|---|---|
| Property | Replacement Cost | None |
| Inland Marine | Actual Cash Value | None |

| | | |
|---|---|---|
| **DEDUCTIBLES:** | $2,500 | Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage. |
| | 5 % | Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of $10,000 per occurrence, per Named Insured. |
| | Per Attached Schedule | Inland Marine |
| | Not Applicable | Golf Course Tees and Greens Deductible on all covered Perils if scheduled. |

| **Special Property Coverages** | | |
|---|---|---|
| **Coverage** | **Deductibles** | **Limit** |
| Earth Movement | $2,500 | Included |
| Flood | $2,500 * | Included |
| Boiler & Machinery | $2,500 | Included |
| TRIA | | Included |

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

**TOTAL PROPERTY PREMIUM** **$10,293**

## Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

| (X) | Code | Extension of Coverage | Limit of Liability |
|---|---|---|---|
| X | A | Accounts Receivable | $500,000 in any one occurrence |
| X | B | Animals | $1,000 any one Animal<br>$5,000 Annual Aggregate in any one agreement period |
| X | C | Buildings Under Construction | As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to $250,000 estimated final contract value any one construction project. |
| X | D | Debris Removal Expense | $250,000 per insured or 25% of loss, whichever is greater |
| X | E | Demolition Cost,<br>Operation of Building Laws and Increased Cost of Construction | $1,250,000 in any one occurrrence |
| X | F | Duty to Defend | $100,000 any one occurrence |
| X | G | Errors and Omissions | $250,000 in any one occurrence |
| X | H | Expediting Expenses | $250,000 in any one occurrence |
| X | I | Fire Department Charges | $50,000 in any one occurrence |
| X | J | Fungus Cleanup Expense | $50,000 in the annual aggregate in any one occurrence |
| X | K | Lawns, Plants, Trees and Shrubs | $50,000 in any one occurrence |
| X | L | Leasehold Interest | Included |
| X | M | Air Conditioning Systems | Included |
| X | N | New locations of current Insureds | $1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only |
| X | O | Personal property of Employees | $500,000 in any one occurrence |
| X | P | Pollution Cleanup Expense | $50,000 in any one occurrence |
| X | Q | Professional Fees | $50,000 in any one occurrence |
| X | R | Recertification of Equipment | Included |
| X | S | Service Interruption Coverage | $500,000 in any one occurrence |
| X | T | Transit | $1,000,000 in any one occurrence |
| X | U | Vehicles as Scheduled Property | Included |
| X | V | Preservation of Property | $250,000 in any one occurrence |
| X | W | Property at Miscellaneous Unnamed Locations | $250,000 in any one occurrence |
| X | X | Piers, docs and wharves as Scheduled Property | Included on a prior submit basis only |

| | | | |
|---|---|---|---|
| X | Y | Glass and Sanitary Fittings Extension | $25,000 any one occurrence |
| X | Z | Ingress / Egress | 45 Consecutive Days |
| X | AA | Glass and Sanitary Fittings Extension | $25,000 in any one occurrence |
| X | BB | Awnings, Gutters and Downspouts | Included |
| X | CC | Lock and Key Replacement | $2,500 any one occurrence |
| X | DD | Tracks and fields (except Lawns, Plants, Trees and Srubs covered under code K) | $250,000 any one occurrence and $500,000 in the annual aggregate in any one coverage period.<br>or<br>Up to the declared value if it is specifically listed as "Tracks and Fields" in the schedule of values. |
| X | EE | Awnings, Gutters and Downspouts | Included |
| X | FF | Civil or Military Authority | 45 consecutive days and one mile. |

## CRIME COVERAGE

| Description | Limit | Deductible |
|---|---|---|
| Forgery and Alteration | $100,000 | $1,000 |
| Theft, Disappearance or Destruction | $100,000 | $1,000 |
| Computer Fraud including Funds Transfer Fraud | $100,000 | $1,000 |
| Employee Dishonesty, including faithful performance, per loss | $100,000 | $1,000 |

### Deadly Weapon Protection Coverage

| Coverage | Limit | Deductible |
|---|---|---|
| Third Party Liability | $1,000,000 | $0 |
| Property Damage | $1,000,000 | $0 |
| Crisis Management Services | $250,000 | $0 |

## AUTOMOBILE COVERAGE

| Coverages | Covered Autos | Limit | Premium |
|---|---|---|---|
| **Covered Autos Liability** | **8,9** | **$1,000,000** | **Included** |
| **Personal Injury Protection** | **N/A** | | **Not Included** |
| **Auto Medical Payments** | **N/A** | | **Not Included** |
| **Uninsured Motorists including Underinsured Motorists** | **N/A** | | **Not Included** |
| **Physical Damage Comprehensive Coverage** | **N/A** | **Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning.**<br><br>See item Four for Hired or Borrowed Autos. | **Not Included** |
| **Physical Damage Specified Causes of Loss Coverage** | **N/A** | **Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism**<br><br>See item Four for Hired or Borrowed Autos. | **Not Included** |
| **Physical Damage Collision Coverage** | **N/A** | **Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto**<br><br>See item Four for Hired or Borrowed Autos. | **Not Included** |
| **Physical Damage Towing And Labor** | **N/A** | **$0 For Each Disablement Of A Private Passenger Auto** | **Not Included** |

**GENERAL LIABILITY COVERAGE (Occurrence Basis)**

| | |
|---|---|
| Bodily Injury and Property Damage Limit | $1,000,000 |
| Personal Injury and Advertising Injury | Included |
| Products & Completed Operations Aggregate Limit | Included |
| Employee Benefits Liability Limit, per person | $1,000,000 |
| Abuse and Molestation Limit (Added by Claims Made Endorsement) | Not Included |
| Abuse and Molestation Aggregate Limit (Added by Claims Made Endorsement) | Not Included |
| Abuse and Molestation Retroactive Date | Not Included |
| Herbicide & Pesticide Aggregate Limit | $1,000,000 |
| Medical Payments Limit | $5,000 |
| Fire Damage Limit | Included |
| No fault Sewer Backup Limit | $25,000/$250,000 |
| General Liability Deductible | $0 |

**PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)**

| | | |
|---|---|---|
| Public Officials and Employment Practices Liability Limit | Per Claim | $1,000,000 |
| | Aggregate | $2,000,000 |
| Public Officials and Employment Practices Liability Deductible | | $0 |

Retroactive Date:

Supplemental Payments: Pre-termination $2,500 per employee - $5,000 annual aggregate.
Non-Monetary $100,000 aggregate.

<u>Cyber Liability sublimit included under POL/EPLI</u>

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: $100,000 each claim/annual aggregate
Fraudulent Instruction: $25,000

FLORIDA INSURANCE ALLIANCE

## PREMIUM SUMMARY

**Glen St. Johns Community Development District**
**c/o Rizzetta & Company**
**3434 Colwell Ave, Suite 200**
**Tampa, FL 33614**

**Term**: **October 1, 2026 to October 1, 2027**

**Quote Number:** 100126660

### PREMIUM BREAKDOWN

| | |
|---|---|
| Property (Including Scheduled Inland Marine) | $10,293 |
| Crime | $500 |
| Automobile Liability | Not Included |
| Hired Non-Owned Auto | Included |
| Auto Physical Damage | Not Included |
| General Liability | $5,690 |
| Public Officials and Employment Practices Liability | $3,833 |
| Deadly Weapon Protection Coverage | Included |
| **TOTAL PREMIUM DUE** | **$20,316** |

IMPORTANT NOTE
Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)

**PARTICIPATION AGREEMENT**
**Application for Membership in the Florida Insurance Alliance**

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2026, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

(a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;

(b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;

(c) To abide by the rules and regulations adopted by the Board of Directors;

(d) That should the Applicant desire to cancel coverage; it will give not less than ninety (90) days prior written notice of cancellation;

(e) That if the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;

(f) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Glen St. Johns Community Development District

_____
(Name of Local Governmental Entity)

By: _____ _____
Signature Print Name

Witness By: _____ _____
Signature Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2026

By: _____
Administrator

FLORIDA INSURANCE ALLIANCE

## PROPERTY VALUATION AUTHORIZATION

**Glen St. Johns Community Development District**
**c/o Rizzetta & Company**
**3434 Colwell Ave, Suite 200**
**Tampa, FL 33614**

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QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

| | | | |
|---|---|---|---|
| ☑ | Building and Content TIV | $1,342,444 | As per schedule attached |
| ☑ | Inland Marine | $82,325 | As per schedule attached |
| ☐ | Auto Physical Damage | Not Included | |

Signature: _____ Date: _____

Name: _____

Title: _____

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Property Schedule

## *Glen St. Johns Community Development District*

**Policy No.:** 100126660
**Agent:** Egis Insurance Advisors LLC (Boca Raton, FL)

| Unit # | Description / Address | Roof Shape | Roof Pitch | Year Built / Const Type | Eff. Date / Term Date | Building Value / Contents Value | Roof Covering | Covering Replaced | Roof Yr Blt | Total Insured Value |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | Outdoor Signs (Rules)<br>1430 ST Thomas Island Pkwy<br>St Augustine FL 32092 | | | 2014<br>Frame | 10/01/2026<br>10/01/2027 | $8,116 | | | | $8,116 |
| 2 | Playground Equipment<br>St. Croix Island Drive and W. Teague Bay Dr.<br>St Augustine FL 32092 | | | 2014<br>Non combustible | 10/01/2026<br>10/01/2027 | $44,575 | | | | $44,575 |
| 3 | Irrigation Well Pumps & Equipment<br>Across from 1439 St. Thomas Island pkwy at athletic field<br>Leo Maguire Pkwy<br>St Augustine FL 32092 | | | 2014<br>Pump / lift station | 10/01/2026<br>10/01/2027 | $16,232 | | | | $16,232 |
| 4 | Pool, Pumps & Equipment<br>1430 ST Thomas Island Pkwy<br>St Augustine FL 32092 | | | 2014<br>Below ground liquid storage tank / pool | 10/01/2026<br>10/01/2027 | $305,705 | | | | $305,705 |
| 5 | Pool Fence (Metal)<br>1430 ST Thomas Island Pkwy<br>St Augustine FL 32092 | | | 2014<br>Non combustible | 10/01/2026<br>10/01/2027 | $13,025 | | | | $13,025 |
| 6 | Pool Furniture in Open<br>1430 ST Thomas Island Pkwy<br>St Augustine FL 32092 | | | 2014<br>Property in the Open | 10/01/2026<br>10/01/2027 | $23,695 | | | | $23,695 |
| 7 | Irrigation Well Pumps & Equipment<br>Across from 25 West Teague Bay Dr.<br>St Augustine FL 32092 | | | 2014<br>Pump / lift station | 10/01/2026<br>10/01/2027 | $16,232 | | | | $16,232 |

Sign: _____ Print Name: _____ Date: _____

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Property Schedule

## *Glen St. Johns Community Development District*

**Policy No.:** 100126660
**Agent:** Egis Insurance Advisors LLC (Boca Raton, FL)

| Unit # | Description / Address | Roof Shape | Roof Pitch | Year Built / Const Type | Eff. Date / Term Date | Building Value / Contents Value | Roof Covering | Covering Replaced | Roof Yr Blt | Total Insured Value |
|---|---|---|---|---|---|---|---|---|---|---|
| 8 | Playground Equipment<br>1430 ST Thomas Island Pkwy<br>St Augustine FL 32092 | | | 2014<br>Non combustib;e | 10/01/2026<br>10/01/2027 | $41,122 | | | | $41,122 |
| 9 | Amenity Center<br>1430 ST Thomas Island Pkwy<br>St Augustine FL 32092 | Simple hip | | 2014<br>Frame | 10/01/2026<br>10/01/2027 | $682,725<br>$73,477 | Asphalt shingles | | | $756,202 |
| 10 | One large monument<br>Leo Maguire PKWY & St. Thomas Island PKWY<br>St Augustine FL 32092 | | | 2014<br>Frame | 10/01/2026<br>10/01/2027 | $43,286 | | | | $43,286 |
| 11 | One large sign<br>St. Thomas Island on the West side<br>St Augustine FL 32092 | | | 2014<br>Frame | 10/01/2026<br>10/01/2027 | $27,054 | | | | $27,054 |
| 12 | 3 columns with PVC fence attached<br>St. Thomas Island on the West side<br>St Augustine FL 32092 | | | 2014<br>Non combustible | 10/01/2026<br>10/01/2027 | $18,397 | | | | $18,397 |
| 13 | Two little signs<br>Trellis Bay Drive and Little Harbor Way<br>St Augustine FL 32092 | | | 2014<br>Frame | 10/01/2026<br>10/01/2027 | $10,822 | | | | $10,822 |
| 14 | Shade Pavilion (metal frame w/canvas)<br>1430 St Thomas Island Pkwy<br>St Augustine FL 32092 | | | 2014<br>Property in the Open | 10/01/2026<br>10/01/2027 | $17,981 | | | | $17,981 |

| **Total:** | Building Value | Contents Value | Insured Value |
|---|---|---|---|
| | $1,245,272 | $97,172 | $1,342,444 |

Sign: _____ Print Name: _____ Date: _____

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Inland Marine Schedule

***Glen St. Johns Community Development District***

**Policy No.:** 100126660
**Agent:** Egis Insurance Advisors LLC (Boca Raton, FL)

| Item # | Department / Description | Serial Number | Classification Code | Eff. date / Term Date | Value | Deductible |
|---|---|---|---|---|---|---|
| 1 | Security System | | Other inland marine | 10/01/2026 / 10/01/2027 | $2,346 | $1,000 |
| 2 | Controlled Access System | | Other inland marine | 10/01/2026 / 10/01/2027 | $18,338 | $1,000 |
| 3 | Fitness Equipment | | Other inland marine | 10/01/2026 / 10/01/2027 | $41,016 | $1,000 |
| 4 | Pool Chair Lift | | Other inland marine | 10/01/2026 / 10/01/2027 | $8,000 | $1,000 |
| 5 | Amenity Center Light Poles | | Other inland marine | 10/01/2026 / 10/01/2027 | $12,625 | $1,000 |
| | | | | **Total** | **$82,325** | |

Sign: _____ Print Name: _____ Date: _____

# Tab 6

# ESTIMATE

**A Beautiful Life Enterprises LLC**
52 Tuscan Way Ste 202-349
Saint Augustine, FL 32092

holidayandeventlights@gmail.com
+1 (904) 679-1150

## Glen St. Johns CDD

**Bill to**
Winslow Wheeler
Glen St. Johns
1430 St. Thomas Island Pkwy
St. Augustine, Fl 32092

wwheeler@vestapropertyservices.com

**Ship to**
Winslow Wheeler
Glen St. Johns
1430 St. Thomas Island Pkwy
St. Augustine, Fl 32092

**Estimate details**
Estimate no.: 1102
Estimate date: 08/23/2026

| # | Date | Product or service | Description | Qty | Rate | Amount |
|---|---|---|---|---|---|---|
| 1. | | **Holiday Lighting Reinstall** | Reinstall C7 Warm White to main building (full wrap) | 1 | $1,170.00 | $1,170.00 |
| 2. | | **Holiday Lighting Reinstall** | Reinstall 2, 36" pre-lit wreaths with bows to building | 1 | $150.00 | $150.00 |
| 3. | | **Holiday Lighting Reinstall** | Reinstall 2, 36" pre-lit wreaths with bows to main monument columns across the street from clubhouse | 1 | $150.00 | $150.00 |
| 4. | | **Holiday Lighting Reinstall** | Wrap 3 palms in front of building with Warm White mini lights | 1 | $450.00 | $450.00 |
| 5. | | **Holiday Lighting Reinstall** | Reinstall 4, 36" unlit wreaths with bows to street light neighborhood specified posts | 1 | $450.00 | $450.00 |
| 6. | | **Holiday Lighting Reinstall** | Install 2 pre-lit wreaths with bows to entrance monument sign | 1 | $150.00 | $150.00 |
| 7. | | **Holiday Lighting Reinstall** | Reinstall pre-lit garland to top of white fence line | 1 | $225.00 | $225.00 |
| 8. | | **Miscellaneous Wire, Plugs, Supplies, Etc** | Misc materials needed for installation | 1 | $75.00 | $75.00 |
| 9. | | **Take Down** | Takedown of lights and decor at end of season | 1 | $500.00 | $500.00 |

| | | | | | |
|---|---|---|---|---|---|
| 10. | **Storage** | Storage of lights and decor until 2027 season | 1 | $275.00 | $275.00 |

**Total** **$3,595.00**

**Accepted date** **Accepted by**

# Tab 7

Since 2019, we have been able to keep SchoolNow pricing the same.  Due to increased costs, we must increase our prices by 3% on your next renewal.

We value your business and are committed to providing you with the best service possible. If you have any questions, please reach out to me.

Thank you for your understanding.