

Entrada Community Development District

Board of Supervisors' Meeting October 22, 2025

District Office: 2806 N. Fifth Street, Uni 403 St. Augustine, Florida 32708

www.entradacdd.org

Entrada Amenity Center, 460 Rio San Juan Rd, St. Augustine, FL 32084 www.entradacdd.org

Board of Supervisors Robert Porter Chairman

Mark Dearing Vice Chairman
Lars Johansson Assistant Secretary

James Teagle Assistant Secretary
John Gislason Assistant Secretary
Assistant Secretary

District Manager Lesley Gallagher Rizzetta & Company, Inc.

Danielle Wasilewski

District Counsel Katie Buchanan Kutak Rock LLP

District Engineer David Taylor Live Oak Engineering, Inc.

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.

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

Board of Supervisors Entrada Community Development District October 14, 2025

FINAL AGENDA

Dear Board Members:

6. 7.

ADJOURNMENT

The **regular** meeting of the Board of Supervisors of the Entrada Community Development District will be held on, **October 22, 2025,** at **10:30 am.** to be held at the Entrada Amenity Center, 460 Rio San Juan Rd, St Augustine, FL 32084.

1. 2.	_	LL TO ORDER/ROLL CALL DIENCE COMMENTS ON AGENDA ITEMS
3.	BUS	SINESS ADMINISTRATION
	A.	Consideration of the Minutes of the Board of Supervisors' Regular
		Meeting held on August 19, 2025Tab 1
	B.	Ratification of Operation & Maintenance Expenditures for August 2025Tab 2
	C.	Ratification of FY25-26 District Insurance ProposalTab 3
4.	STAF	F REPORTS
	A.	District Counsel
	B.	District Engineer
	C.	Landscape and Irrigation Report – Prestige LandscapeTab 4
		Annual Replacement Rendering
		Entry Rear Landscape Bed Annual Replacement Rendering
	D.	Amenity Manager Report – First Coast CMSTab 5
		1. Pond & Fountain Maintenance Reports
	E.	District Manager
		1. Acceptance of Goals & Objectives Report (under separate cover)
		Update of Traffic Enforcement Agreement
		3. Consideration of Rio San Juan Road - Exit Modifications RequestTab 6
5.	BUS	SINESS ITEMS
	A.	Ratification of Decoder Replacement ProposalTab 7
	B.	Consideration of Termite Bond Proposals for 460 Rio San Juan AmenityTab 8
	C.	Consideration of Entrance Paver Repair/Replacement Proposals (under separate cover)
	D.	Consideration of Amenity Center Landscape Enhancement ProposalTab 9
	E.	Consideration of Preserved Tree Pruning and Trimming ProposalsTab 10
	F.	Consideration of Tree Injection/Enhancement Proposals (under separate cover)
	G.	Discussion of Irrigation Along Quesada RoadTab 11

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (904) 436-6270.

SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

Very truly yours, Lesley Gallagher

District Manager

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

Board of Supervisors Entrada Community Development District October 14, 2025

FINAL AGENDA

Dear Board Members:

7.

ADJOURNMENT

The **regular** meeting of the Board of Supervisors of the Entrada Community Development District will be held on, **October 22, 2025**, at **10:30 am.** to be held at the Entrada Amenity Center, 460 Rio San Juan Rd, St Augustine, FL 32084.

3. BUSINESS ADMINISTRATION A. Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on August 19, 2025
Meeting held on August 19, 2025
B. Ratification of Operation & Maintenance Expenditures for August 2025
C. Ratification of FY25-26 District Insurance Proposal
 4. STAFF REPORTS A. District Counsel B. District Engineer C. Landscape and Irrigation Report – Prestige Landscape
 A. District Counsel B. District Engineer C. Landscape and Irrigation Report – Prestige Landscape
 B. District Engineer C. Landscape and Irrigation Report – Prestige Landscape
 C. Landscape and Irrigation Report – Prestige Landscape
Annual Replacement Rendering Entry Rear Landscape Bed Annual Replacement Rendering Amenity Manager Report – First Coast CMSTab 5 1. Pond & Fountain Maintenance Reports E. District Manager 1. Acceptance of Goals & Objectives Report (under separate cover)
Entry Rear Landscape Bed Annual Replacement Rendering Amenity Manager Report – First Coast CMS
 D. Amenity Manager Report – First Coast CMS
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F. Consideration of Tree Injection/Enhancement
Proposals (under separate cover)
G. Discussion of Irrigation Along Quesada RoadTab 1

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (904) 436-6270.

Very truly yours,

Lesley Gallagher

District Manager

Tab 1

MINUTES OF MEETING 1 2 3 Each person who decides to appeal any decision made by the Board with respect to any 4 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 5 6 which such appeal is to be based. 7 ENTRADA COMMUNITY DEVELOPMENT DISTRICT 8 9 The **special** meeting of the Board of Supervisors of the Entrada Community Development 10 District was held on August 19, 2025, at 10:30 a.m. at the Entrada Amenity Center – 460 11 Rio San Juan Rd, St. Augustine, Florida 32084. 12 13 **Board Supervisor, Vice Chairman** 14 Mark Dearing Lars Johansson **Board Supervisor, Assistant Secretary** 15 James Teagle **Board Supervisor, Assistant Secretary** 16 17 Also present were: 18 19 20 Lesley Gallagher District Manager, Rizzetta & Company Danielle Wasilewski Associate District Manager, Rizzetta & Company 21 Katie Buchanan District Counsel, Kutak Rock, LLP (via phone) 22 David Taylor **Dunn & Associates** 23 Tony Shiver **First Coast CMS** 24 Liz Giacobbi **First Coast CMS** 25 Marty Czako **First Coast CMS** 26 Amy Murphy **Prestige Landscape** 27 Chris Kenny **Prestige Landscape** 28 29 Audience members present 30 31 FIRST ORDER OF BUSINESS Call to Order/Roll Call 32 33 34 Ms. Wasilewski called the meeting to order at 10:32 a.m. 35 SECOND ORDER OF BUSINESS 36 **Audience Comments on Agenda Items** 37 Audience members inquired about the entrance pavers and about the irrigation system 38 39 at the Dorado entrance. 40 THIRD ORDER OF BUSINESS Consideration of the Minutes of the 41 42 **Board of Supervisors' Regular** Meeting held May 27, 2025 43 44 On a motion by Mr. Dearing, seconded by Mr. Teagle, with all in favor, the Board approved the Minutes of the Board of Supervisors regular meeting held on May 27, 2025,

for Entrada Community Development District.

FOURTH ORDER OF BUSINESS

Ratification of Operation & Maintenance Expenditures for May 2025 through July 2025

Ms. Wasilewski highlighted non-recurring expenses.

On a motion by Mr. Dearing, seconded by Mr. Teagle, with all in favor, the Board ratified the Operation & Maintenance Expenditures for May 2025 in the amount of \$60,976.67, June 2025 in the amount of \$49,172.45, and July 2025 in the amount of \$67,878.21, for Entrada Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

1. Memorandum – Regulations Regarding Registered Offenders

Ms. Buchannan explained registered sex offender regulations and actions staff can take to work with law enforcement, and noted, the CDD does not have criminal authority to enforce these matters.

Ms. Buchanan stated 6A & 6B can be transferred to the CDD and the District Engineer will file. Ms. Buchanan stated the areas around the Amenity Center need further review.

1. Discussion Regarding Drainage Recommendations

B. District Engineer

submitted plans for approval to the SJRWMD.

Mr. Taylor stated the ponds in the 6A & 6B are in the process of being transferred and

Mr. Taylor reported the drainage issues near the Amenity Center and will reach out to the original engineer for solutions to drain the areas.

Mr. Taylor reviewed the drainage issues behind Ardilla Circle and requested additional quotes for drainage solutions.

Mr. Dearing expressed urgency in addressing these issues and requested transferring parcels without issues to the CDD as soon as possible. He recommended any parcels without issues begin the transfer process while the other areas are corrected. Mr. Taylor will verify all parcels without issues and proceed.

Board discussion ensued regarding parcels ownership and corrective actions needed.

On a motion by Mr. Dearing, seconded by Mr. Johansson, with all in favor, the Board approved, subject to verification, transfer the non-impacted parcels to the District and DR Horton to work with District Engineer on impacted parcels, for the Entrada Community Development District.

Further discussion on the drainage behind Ardilla Circle ensued.

C. Landscape & Irrigation Report – Prestige Landscape 88 89 90 Ms. Wasilewski requested monthly reports be submitted on time. 91 92 1. Consideration of Landscape Proposals 93 Ms. Wasilewski summarized the proposals received by Yellowstone and Prestige. 94 95 Board discussion ensued. Mr. Johansson inquired about DR Horton covering the cost 96 97 of tree removal should the source be directly related to the drainage issues. 98 99 Prestige stated they would match Yellowstone's price of \$675.00 suggested by Mr. Johansson. 100 101 On a motion by Mr. Dearing, seconded by Mr. Johansson, with all in favor, the Board approved Prestige's proposal at the adjusted amount of \$675.00, for the Entrada Community Development District. 102 103 The Board tabled the Amenity Center Enhancement proposal and requested an 104 updated proposal with a rendering at the next meeting. 105 106 The proposal for the front entrance, rear landscape bed was discussed. Ms. Wasilewski highlighted the total number of annual plants to be reduced by 600 and Prestige 107 charges \$1.71 per plant, which would reduce the cost by half with less rotations needed. 108 109 110 Mr. Johansson requested to wait until the annuals start dying before replacing them. 111 Ms. Wasilewski requested a rendering from Prestige before any replacement work 112 started. 113 On a motion by Mr. Johansson, seconded by Mr. Teagle, with all in favor, the Board approved Prestige's proposal for the rear entry bed landscape proposal in the amount of \$3,509.58, for the Entrada Community Development District. 114 115 Ms. Gallagher recommended changing out Amenity Center annuals to perennials to further reduce number of rotations and expenditures. 116 117 118 2. Consideration of Irrigation Proposals 119 120 Ms. Wasilewski explained the irrigation proposals regarding the irrigation pressure along 121 Quesada Road leading to Dorado entrance. 122 123 Mr. Poor reviewed Yellowstone's findings from the investigation and reviewed 124 Yellowstone's proposals. A discussion ensued with staff and the Board. 125 126 Ms. Gallagher stated Dorado HOA submitted a proposal to install an irrigation pond 127 pump to irrigate the Dorado entrance and requested the CDD consideration to cost share. Further discussion ensued regarding installation details, areas of coverage by 128 129 proposed pond, effect on ponds, insurance coverage, and responsible entity of the

maintenance.

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The Board tabled the proposals and requested District Management contact the Dorado HOA and request additional proposals to be brought back to the next CDD meeting for consideration. Ms. Wasilewski summarized the dog park irrigation proposal requested by the Board at the prior meeting. The Board did not approve the irrigation proposal but approved First Coast to purchase and leave shovels and rakes at the dog park to fill holes. D. Amenity Manager Report - First Coast CMS Mr. Shiver updated the Board on effects of the lightning strike and summarized his report highlighting special signage was installed at directed locations and the new message board was ordered.

Mr. Shiver reported residents' requests to raise the canopy of the trees on the open field. Mr. Taylor and Mr. Teagle stated the trees are specimen trees and are protected, and Mr. Taylor will contact the County Environmental Engineer for more information.

Mr. Shiver inquired on behalf of the St. Augustine High School Swim Team for permission to use the lap pool for practices. The Board discussed and did not approve the St. Augustine High School Swim Team permission.

Residents inquired about removing the marketing signs at the District's entrance since the community has been built.

Further discussion about sex offenders and the signage purposes ensued.

The Board approved First Coast to purchase two (2) additional gates and paint to match the color of the gate.

A. District Manager

1. Ratification of Lightning Strike Repairs/Insurance Claim

Ms. Wasilewski reviewed the District Manager report. Ms. Gallagher updated the Board of current lightning strike damages totaling \$13,098.85.

Ms. Gallagher announced in the future Board seats will be open and if residents are interested to please email a letter of interest. These are landowner's seats and explained the process the Board takes to appoint a new supervisor.

On a motion by Mr. Dearing, seconded by Mr. Teagle, with all in favor, the Board ratified Donavon's invoice in the amount of \$9,983.51, for the Entrada Community Development District.

SIXTH ORDER OF BUSINESS **Presentation of Yellowstone Arborist** 177 178 Report 179 180 Mr. Poor with Yellowstone gave an overview of the arborist report and proposals that accompanied the report. 181 182 Ms. Gallagher reminded the Board previous proposals from Prestige to remove tree ring 183 184 mulch and tree injections were received. The Board directed District Management to request proposals from Prestige and other vendors to be brought back to the next meeting 185 186 for consideration. 187 **SEVENTH ORDER OF BUSINESS** 188 Consideration of Splash Pad Shading 189 **Proposals** 190 Mr. Shiver reviewed the splash pad shade proposals, and the Board took no action at 191 192 this time. 193 194 Mr. Shiver stated the splash pad paver proposal would cover 20x10 ft. paver pad in the amount of \$2,400.00 which would allow for tables and chairs. Board discussion ensued. 195 196 On a motion by Mr. Johansson, seconded by Mr. Teagle, with all in favor, the Board approved St. Augustine proposal to add a 20x10 ft. paver pad to the splash pad in the amount of \$2,400, for the Entrada Community Development District. 197 The Board moved to 5C, #2, Consideration of Amenity Center Paver Repair Proposals 198 199 200 **EIGHTH ORDER OF BUSINESS Consideration of Paver Repair** 201 **Proposals** 1. Main Entrance 202 203 204 Mr. Shiver explained the entrance paver concerns and clarified work in each proposal. Discussion ensued about the reason the pavers are sinking and alternate options to 205 206 pavers at the entrance. 207 208 Mr. Taylor stated he would reach out to FDOT and County for traffic control requirements. 209 210 The Board approved the trenching and re-directing water not to exceed \$1,000.00. 211 212 The Board requested alternate proposals for repairs and replacing the entrance pavers. Mr. Shiver inquired about adding sand to the pavers to help prevent cracking and further 213 214 damage for short-term resolution. Polymetric sand was suggested as an alternate. Board 215 discussion ensued. 216

On a motion by Mr. Dearing, seconded by Mr. Johansson, with all in favor, the Board approved not to exceed the amount of \$1,000.00 to trench and re-direct water, for the Entrada Community Development District.

2. Amenity Center	
	al to repair the sinking pavers at both pools in d the Board that in February repairs were made ight be related.
Ms. Gallagher stated the pavers are listed damage is due to water damage, the cost	in the insurance policy and if the source of the might be covered.
approved St. Augustine Pavers proposa	by Mr. Johansson, with all in favor, the Board al in the amount of \$5,500 to repair the sinking ntrada Community Development District.
The Board moved back to 5C, #1, Consider Proposals	eration of Main Entrance Paver Repair
NINETH ORDER OF BUSINESS	Discussion Regarding Street Parking
discussions with the HOA enforcing p	oncerns and reminded the Board of previous earking policies. She noted the HOA has ed over in November and will follow up with the
	h speeding and parking issues within Entrada. to bring Traffic Enforcement proposals and
TENTH ORDER OF BUSINESS	Ratification of 2 nd and 3 rd Amendments to Prestige's Agreement
	ge's current contract and amendments for new tige's contractual base price is \$110,398.49
Ms. Gallagher explained the initial contract other proposals were collected.	contained pricing for 3 years, which is why no
	ed by Mr. Teagle, with all in favor, the Board in the amount of \$110,398.49, for the Entrada
ELEVENTH ORDER OF BUSINESS	Public Hearing on Fiscal Year 2025-2026 Final Budget and Assessments
	y Mr. Teagle, with all in favor, the Board opened ne Entrada Community Development District.

No comments were made. 258 259 Both public hearings were opened at 12:26 pm. Ms. Gallagher reviewed the budget, and 260 261 projections show slightly under budget and the operations and maintenance expenditures 262 increasing by \$240.22. 263 On a motion by Mr. Teagle, seconded by Mr. Gislason, with all in favor, the Board closed the Public Hearing, for the Entrada Community Development District. 264 265 266 TWELFTH ORDER OF BUSINESS Consideration of Resolution 2025-08; 267 Approving FY25-26 Proposed Budget 268 On a motion by Mr. Dearing, seconded by Mr. Teagle, with all in favor, the Board adopted Resolution 2025-08, Approving FY25-26 Proposed Budget as presented, for the Entrada Community Development District. 269 270 271 THIRTEENTH ORDER OF BUSINESS Consideration of Resolution 2025-09; **Imposing Special Assessments** 272 273 On a motion by Mr. Dearing, seconded by Mr. Teagle, with all in favor, the Board adopted Resolution 2025-09, Imposing Special Assessments, for the Entrada Community Development District. 274 FOURTEENTH ORDER OF BUSINESS 275 Acceptance of First Addendum to Management Services 276 District 277 Agreement 278 On a motion by Mr. Dearing, seconded by Mr. Teagle, with all in favor, the Board accepted the First Addendum to District Management Services Agreement, for the Entrada Community Development District. 279 FIFTHTEENTH ORDER OF BUSINESS Acceptance of First Addendum to 280 **Technology Services Agreement** 281 282 283 Ms. Gallagher gave an overview of the current technology service agreement. 284 On a motion by Mr. Dearing, seconded by Mr. Teagle, with all in favor, the Board accepted First Addendum to Technology Services Agreement, for the Entrada Community Development District. 285 SIXTEENTH ORDER OF BUSINESS 286 Consideration of Resolution 2025-10; 287 Fiscal Year 2025-2026 Meeting Dates,

288 289 Times & Location

Ms. Gallagher updated the Board of the changes being proposed and Mr. Johansson requested changing October 8th to October 22nd. On a motion by Mr. Dearing, seconded by Mr. Teagle, with all in favor, the Board adopted Resolution 2025-10, Meeting Dates, Times and Locations as amended changing October 8th to October 22nd, for the Entrada Community Development District. (Exhibit A) SEVENTEENTH ORDER OF BUSINESS **Supervisors Requests & Audience** Comments No Supervisor requests or comments. An audience member requested the pool tiles be cleaned. An audience member requested the fitness center to be restocked with wipes, repair the broken equipment, and clean the facility. Audience members inquired about the pond's normal water level, removing the debris, the County noise ordinance, and the turnover process and inspection process. EIGHTEENTH ORDER OF BUSINESS Adjournment On a motion by Mr. Dearing, seconded by Mr. Teagle, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 12:42 p.m., for Entrada Community Development District. Remainder of page intentionally left blank

ENTRADA COMMUNITY DEVELOPMENT DISTRICT August 19, 2025, Minutes of Meeting Page 9

44 Secretary / Assistant Secretary	Chairman / Vice Chairman
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RESOLUTION 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ENTRADA COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, FOR FISCAL YEAR 2025/2026, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Entrada 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 ENTRADA COMMUNITY DEVELOPMENT DISTRICT:

- 1. The Fiscal Year 2025/2026 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.

ENTRADA COMMUNITY

PASSED AND ADOPTED THIS 19th DAY OF AUGUST, 2025.

SECRETARY / ASST. SECRETARY

	DEVELOPMENT DISTRICT
ATTEST:	CHAIRMAN / VICE CHAIRMAN

EXHIBIT "A"

BOARD OF SUPERVISORS MEETING DATES ENTRADA COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026

October 22, 2025

December 10, 2025

February 11, 2026

April 8, 2026 *

June 10, 2026

August 12, 2026 *

All meetings will convene at 10:30 a.m. with the exception of those marked with an * which will convene at 6:00 p.m.and will be held at the Entrada Amenity Center, 460 Rio San Juan Road, St. Augustine Florida 32084.

Tab 2

<u>District Office · St Augustine, Fl 32084</u> <u>Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614</u> www.entradacdd.com

Operation and Maintenance Expenditures August 2025 For Board Approval

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

The total items b	eing presented:	\$41,089.01
Approval of Expe	enditures:	
Chairp	person	
Vice C	Chairperson	
Assist	ant Secretary	

Entrada Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoi	ce Amount
AT&T	20250826-1	321649284 08/25 ACH	Internet Services 08/25	\$	171.20
Donovan Acquisition, LLC	300127	419027409	AC Repairs due to Lightning Strike 07/25	\$	89.00
Donovan Acquisition, LLC	300127	419230797	AC Repairs 07/25	\$	442.65
Donovan Acquisition, LLC	300125	420272056	AC Repairs - Power Surge 07/25	\$	604.00
First Coast Contract Maintenance Service, LLC	300130	9719	Reimbursable Expenses 07/25	\$	1,896.43
Florida Janitor & Paper Supply	300134	384142	Janitorial Supplies 08/25	\$	239.85
Florida Power & Light Company	20250804-1	04904-35146 07/25 ACH	101 Rio San Juan Rd 07/25	\$	4,372.72
Florida Power & Light Company	20250804-1	17661-02493 07/25 ACH	32 RIO San Juan Rd # Entrance 07/25	\$	932.11
Florida Power & Light Company	20250819-1	54233-59248 07/25 ACH	44 Orellana Rd #IRR 07/25	\$	102.56
Florida Power & Light Company	20250826-2	Monthly Summary 07/25 ACH 566	Monthly Summary 07/25	\$	2,988.51

Entrada Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invo	ice Amount
Gannett Florida LocaliQ	300132	0007249095	Account# 761537 Legal Advertising 07/25	\$	1,270.06
Hi-Tech System Associates	300133	428086	Access Control 08/25	\$	424.98
James Teagle	300135	JT081925	Board of Supervisor Meeting 08/19/25	\$	200.00
Live Oak Engineering	300136	2010-478.CDD-3	Engineering Services 07/25	\$	3,882.45
Mark Dearing	300137	MD081925	Board of Supervisor Meeting 08/19/25	\$	200.00
Prestige Landscapes of North Florida, Inc.	300131	12546	Landscape Maintenance - Second Amendment 07/25	\$	1,727.98
Prestige Landscapes of North	300128	12563	Monthly Maintenance 08/25	\$	12,339.97
Florida, Inc. Republic Services	20250821-1	0687-001552976 ACH	Waste Disposal Services 08/25	\$	495.62
Rizzetta & Company, Inc.	300126	INV0000101235	District Management Fees 08/25	\$	5,182.33
St Johns Utility Department	20250811-1	589849-141683 06/25 ACH	460 Rio San Juan Rd 06/25	\$	902.29

Entrada Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Inve	oice Amount
St Johns Utility Department	20250811-1	589849-142230 06/25 ACH	32-1 Rio San Juan Rd 06/25	\$	452.30
TLD-Southeast, Inc.	300129	295009B	Water Management -Monthly 08/25	_\$	2,172.00
Report Total				\$	41,089.01

Tab 3





Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Entrada 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:

Entrada Community Development District c/o Rizzetta & Company 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125500

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY				
Total Insured Values –Building and Contents – Per Schedule on file totalling \$6,097,				
Loss of Business Income \$1,000				
Additional Expense	\$1,000,000			
Inland Marine				
Scheduled Inland Marine \$270				

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

	<u>Valuation</u>	<u>Coinsurance</u>
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

Special Property Coverages				
<u>Coverage</u>	<u>Deductibles</u>	<u>Limit</u>		
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

\$47,127

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
Х	Α	Accounts Receivable	\$500,000 in any one occurrence
х	В	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
Х	С	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.
Х	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
Х	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
Х	F	Duty to Defend	\$100,000 any one occurrence
Х	G	Errors and Omissions	\$250,000 in any one occurrence
Х	Н	Expediting Expenses	\$250,000 in any one occurrence
Х	ı	Fire Department Charges	\$50,000 in any one occurrence
Х	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
Х	К	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
Х	L	Leasehold Interest	Included
Х	М	Air Conditioning Systems	Included
х	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
х	0	Personal property of Employees	\$500,000 in any one occurrence
Х	Р	Pollution Cleanup Expense	\$50,000 in any one occurrence
Х	Q	Professional Fees	\$50,000 in any one occurrence
Х	R	Recertification of Equipment	Included
Х	S	Service Interruption Coverage	\$500,000 in any one occurrence
Х	Т	Transit	\$1,000,000 in any one occurrence
Х	U	Vehicles as Scheduled Property	Included
Х	V	Preservation of Property	\$250,000 in any one occurrence
Х	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
Х	Х	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

Х	Υ	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence	
Х	Z	Ingress / Egress	45 Consecutive Days	
Х	AA	Lock and Key Replacement	\$2,500 any one occurrence	
Х	BB	Awnings, Gutters and Downspouts	Included	
Х	СС	Civil or Military Authority	45 Consecutive days and one mile	

CRIME COVERAGE

<u>Description</u> Forgery and Alteration	<u>Limit</u> \$100,000	Deductible \$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. 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 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 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

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 \$3,000,000

Public Officials and Employment Practices Liability Deductible \$0

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

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption

Limit: \$2,000,000 each claim/annual aggregate

Fraudulent Instruction: \$500,000

Deductible: \$15,000



PREMIUM SUMMARY

Entrada Community Development District c/o Rizzetta & Company 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125500

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$47,127
Crime	\$500
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$3,645
Public Officials and Employment Practices Liability	\$2,982
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$54,254

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., 10/01/2025, 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 either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) 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.

Entrada Community Development District

y:		Robert Porter, Chairman
	Signature	Print Name
tness By:		Lesley Gallagher
	Signature	Print Name
REBY APPROVED F	OR MEMBERSHIP IN THIS FUND, AND	COVERAGE IS EFFECTIVE October 1, 2025
	E	Зу:
		1. Umi-1-4-stor



PROPERTY VALUATION AUTHORIZATION

Entrada Community Development District c/o Rizzetta & Company 3434 Colwell Ave, Suite 200 Tampa, FL 33614

QUOTATIONS TERMS & CONDITIONS

and terms listed below.

- 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

☑ Bu	ilding and Content TIV	\$6,097,975	As per schedule attached
☑ Inla	and Marine	\$270,057	As per schedule attached
☐ Au	to Physical Damage	Not Included	
			0/25/25
Signature	е.	Date:	9/25/25
Name:	Robert Porter		
Title:	Chairman		



Entrada Community Development District

100125500

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

Unit#	Description	Year Built	Eff. Date	Building Value	Total Inc	Total Insured Value	
	Address	Const Type	Term Date	Contents Value	iotaiins	oureu value	
	Roof Shape Roof Pitch		Roof Cov		g Replaced	Roof Yr Blt	
	Mailbox Clusters	2021	10/01/2025	\$52,788	.]		
1	Rio San Juan St Augustine FL 32084	Non combustible	10/01/2026			\$52,788	
					1		
Unit#	Description	Year Built	Eff. Date	Building Value	Total Ins	ured Value	
	Address	Const Type	Term Date	Contents Value			
	Roof Shape Roof Pitch		Roof Cov		g Replaced	Roof Yr Blt	
	Vinyl Fence	2021	10/01/2025	\$42,230			
2	Rio San Juan St Augustine FL 32084	Non combustible	10/01/2026			\$42,230	
Unit#	Description	Year Built	Eff. Date	Building Value		<u> </u>	
OIIIL#	Address				Total Ins	ured Value	
		Const Type	Term Date	Contents Value	- Davidsond	Doof Va Die	
	Roof Shape Roof Pitch Entry Monument walls (2)	2021	Roof Cov 10/01/2025	\$105,575	g Replaced	Roof Yr Blt	
	Entry Monument wans (2)	2021	10/01/2025	3103,575			
3	Rio San Juan & SR207 St Augustine FL 32084	Masonry non combustible	10/01/2026			\$105,575	
Unit #	Description	Year Built	Eff. Date	Building Value	Total Ins	ured Value	
	Address	Const Type	Term Date	Contents Value			
	Roof Shape Roof Pitch		Roof Cov		g Replaced	Roof Yr Blt	
	Fountain	2021	10/01/2025	\$211,150			
4	Rio San Juan St Augustine FL 32084	Non combustible	10/01/2026			\$211,150	
		V 5 ''		5 11 11			
Unit #	Description	Year Built	Eff. Date	Building Value	Total Ins	ured Value	
	Address	Const Type	Term Date	Contents Value	1	1	
	Roof Shape Roof Pitch	2021	Roof Cov		g Replaced	Roof Yr Blt	
	Fountain, Tower & Monument Wall Lighting	2021	10/01/2025	\$68,624			
5	Rio San Juan St Augustine FL 32084	Non combustible	10/01/2026			\$68,624	
					1		
Unit#	Description	Year Built	Eff. Date	Building Value	Total Ins	ured Value	
	Address	Const Type	Term Date	Contents Value	Total III	arca value	
	Roof Shape Roof Pitch		Roof Cov		g Replaced	Roof Yr Blt	
	Tower	2021	10/01/2025	\$233,849			
6	Rio San Juan & SR 207 St Augustine FL 32084	Non combustible	10/01/2026			\$233,849	
						<u> </u>	
	Description Address	Year Built	Eff. Date	Building Value	Total Ins	ured Value	
Unit #		Const Type	Term Date	Contents Value		1	
Unit #			Poof Cov	ering Coverin	g Replaced	Roof Yr Blt	
Unit #	Roof Shape Roof Pitch	2022	Roof Cov		Ĭ		
Unit #		2022 Below ground	10/01/2025	\$413,854		\$413,854	

Sign:	Print Name:	Date:	



Entrada Community Development District

100125500

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

Unit #	Des	cription	Year Built	Eff. Date	Building Value	Totalina	sured Value
	Ac	Address		Term Date	Contents Value	Totalilis	sureu value
	Roof Shape	Roof Pitch		Roof Cove		g Replaced	Roof Yr Blt
	Splash Pad, Pumps & Equipment		2022	10/01/2025	\$184,500		
8	460 Rio San Juan Rd St Augustine FL 32084		Below ground liquid storage tank / pool	10/01/2026	_		\$184,500
			talik / pool				
Unit #	Des	cription	Year Built	Eff. Date	Building Value		
	Ac	ldress	Const Type	Term Date	Contents Value	lotalins	sured Value
	Roof Shape	Roof Pitch		Roof Cove	ering Coverin	g Replaced	Roof Yr Blt
	Playground Equipment		2022	10/01/2025	\$52,788	J	
9	460 Rio San Juan Rd St Augustine FL 32084		Non combustible	10/01/2026	1		\$52,788
Unit#	Doc	rintion	Year Built	Eff. Date	Puilding Value		1
Unit #		cription Idress			Building Value	Total Ins	sured Value
	!	II.	Const Type	Term Date	Contents Value	·	
	Roof Shape Pool Furniture	Roof Pitch	2022	Roof Cove 10/01/2025	ering Coverin \$15,836	g Replaced	Roof Yr Blt
	Pool Furniture		2022	10/01/2025	\$15,630		
10	460 Rio San Juan Rd St Augustine FL 32084		Property in the Open	10/01/2026			\$15,836
Unit #	Des	cription	Year Built	Eff. Date	Building Value	Total Inc	sured Value
	Ad	ldress	Const Type	Term Date	Contents Value	Total ilis	sureu value
	Roof Shape	Roof Pitch		Roof Cove	ering Coverin	g Replaced	Roof Yr Blt
	Fence		2022	10/01/2025	\$36,951		
11	460 Rio San Juan Rd St Augustine FL 32084		Non combustible	10/01/2026			\$36,951
Unit #	Des	cription	Year Built	Eff. Date	Building Value	Total Inc	sured Value
	Ac	ldress	Const Type	Term Date	Contents Value	Total IIIs	sureu value
	Roof Shape	Roof Pitch		Roof Cove	ering Coverin	g Replaced	Roof Yr Blt
	Amenity Center Building		2022	10/01/2025	\$1,986,288		
12	460 Rio San Juan Rd St Augustine FL 32084		Joisted masonry	10/01/2026	\$192,463		\$2,178,751
					- " "		
Unit#	:	cription	Year Built	Eff. Date	Building Value	Total Ins	sured Value
		ldress	Const Type	Term Date	Contents Value		1 -
	Roof Shape	Roof Pitch		Roof Cove		g Replaced	Roof Yr Blt
	Irrigation System (lines, motors,	pumps, controllers)	2022	10/01/2025	\$53,843		
13	In all common areas St Augustine FL 32084		Pump / lift station	10/01/2026			\$53,843
		<u> </u>			5 11 11 11 11		I .
		cription	Year Built	Eff. Date	Building Value	Total Ins	ured Value
Unit #		ldress	Const Type	Term Date	Contents Value		1
Unit #						g Replaced	Roof Yr Blt
Unit #	Roof Shape	Roof Pitch		Roof Cove	ering Coverin	ів керіасец	HOO! II DIC
Unit #		Roof Pitch	2023	10/01/2025	\$19,004		1 HOOF IT DIC

iign:	Print Name:	Date:	



Entrada Community Development District

100125500

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

Unit #	Description	Year Built	Eff. Date	Building Value	Total I	urad Valua
	Address	Const Type	Term Date	Contents Value	Totalins	ured Value
	Roof Shape Roof Pitch		Roof Cov	ering Coverin	g Replaced	Roof Yr Blt
	Lap Pool Restroom Building	2024	10/01/2025	\$863,722	.]	
15	490 Rio San Juan Rd St Augustine FL 32084	Joisted masonry	10/01/2026			\$863,722
Unit#	Description	Year Built	Eff. Date	Building Value	Tatalias	
	Address	Const Type	Term Date	Contents Value	Iotaiins	ured Value
	Roof Shape Roof Pitch		Roof Cov	ering Coverin	g Replaced	Roof Yr Blt
	Lap Pool Shade Canopies (4)	2024	10/01/2025	\$105,165	.]	
16	490 Rio San Juan Rd St Augustine FL 32084	Property in the Open	10/01/2026			\$105,165
	2	V 5 "		5 11 11	1	<u> </u>
Unit#	Description	Year Built	Eff. Date	Building Value	Total Ins	ured Value
	Address	Const Type	Term Date	Contents Value		
	Roof Shape Roof Pitch		Roof Cov		g Replaced	Roof Yr Blt
	Pavers	2024	10/01/2025	\$87,125		
17	490 Rio San Juan Rd St Augustine FL 32084	Non combustible	10/01/2026			\$87,125
					_	
Unit #	Description	Year Built	Eff. Date	Building Value	Total Inc	ured Value
	Address	Const Type	Term Date	Contents Value	Totaliis	ureu value
	Roof Shape Roof Pitch		Roof Cov		g Replaced	Roof Yr Blt
	Amenity Fence (477 LF)	2024	10/01/2025	\$61,992		
18	490 Rio San Juan Rd St Augustine FL 32084	Non combustible	10/01/2026			\$61,992
					-	
Unit #	Description	Year Built	Eff. Date	Building Value	Total Inc	ured Value
	Address	Const Type	Term Date	Contents Value	Totalilis	ureu value
	Roof Shape Roof Pitch		Roof Cov		g Replaced	Roof Yr Blt
	Pickleball Courts	2024	10/01/2025	\$155,486		
19	490 Rio San Juan Rd St Augustine FL 32084	Non combustible	10/01/2026			\$155,486
11	Barataka a	V P- 11	F((D-1-	D. Hall and Araban	I	ı
Unit #	Description Address	Year Built	Eff. Date	Building Value	Total Ins	ured Value
		Const Type	Term Date	Contents Value		1
	Roof Shape Roof Pitch	2024	Roof Cov		g Replaced	Roof Yr Blt
	Basketball Court	2024	10/01/2025	\$102,500		
	490 Rio San Juan Rd	Non combustible	10/01/2026			\$102,500
20	St Augustine FL 32084					
20	St Augustine FL 32084					
20 Unit #	St Augustine FL 32084 Description	Year Built	Eff. Date	Building Value	Totaline	ured Value
	St Augustine FL 32084		Eff. Date Term Date	Building Value Contents Value	Total Ins	ured Value
	Description Address Roof Shape Roof Pitch	Year Built Const Type	Term Date Roof Cov	Contents Value ering Coverin	Total Ins	ured Value
	St Augustine FL 32084 Description Address	Year Built	Term Date	Contents Value		

iign:	Print Name:	Date:	



Entrada Community Development District

Policy No.: Agent: 100125500

Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Descri	ption	Year	Built -	Eff. Date	Building	Value	Total Inc	ured Value	
	Addi	ress	Cons	t Type	Term Date	Content	s Value	Totalilis	ureu value	
	Roof Shape	Roof Pitch			Roof Co	vering	Coverin	g Replaced	Roof Yr Blt	
	Lap Pool and Equipment		20)24	10/01/2025	\$885,	600			
22	490 Rio San Juan Rd St Augustine FL 32084		liquid	ground storage / pool	10/01/2026				\$885,600	
Unit #	Descri	ntion	Von	Built	Eff. Date	Building	Value			
Oill #	Add				·	T I		Total Ins	ured Value	
			Cons	t Type	Term Date	Content				
	Roof Shape	Roof Pitch			Roof Co			g Replaced	Roof Yr Blt	
	Playground Shade Structure		20)23	10/01/2025	\$14,1	.45			
23	460 Rio San Juan Rd St Augustine FL 32084			ty in the oen	10/01/2026		T		\$14,145	
	5			. 5. 11.	F# D.1.	D. 11.11	1/-1		<u> </u>	
Unit #	Description			r Built	Eff. Date	Building		Total Insured Value		
	Add	ress	Cons	t Type	Term Date	Content	s Value			
	Roof Shape	Roof Pitch			Roof Co			g Replaced	Roof Yr Blt	
	Pool Shade Structures (6)		20)22	10/01/2025	\$64,5	75	n		
24	460 Rio San Juan Rd St Augustine FL 32084			ty in the oen	10/01/2026		ı		\$64,575	
							<u> </u>			
Unit #		Description		Built	Eff. Date	Building		Total Ins	ured Value	
	Add	ress	Cons	t Type	Term Date	Content	s Value	100011113	area value	
	Roof Shape	Roof Pitch			Roof Co			g Replaced	Roof Yr Blt	
	Umbrella Shade Structures (2)		20)22	10/01/2025	\$14,2	268			
25	460 Rio San Juan Rd St Augustine FL 32084			ty in the sen	10/01/2026				\$14,268	
Unit#	Descri	ption	Year	Built	Eff. Date	Building	Value			
	Address			Const Type		Content		Total Ins	ured Value	
	Roof Shape Roof Pitch		Cons					ing Replaced Roof Yr Blt		
	Dog Park & Fencing	תטטו דוננוו	20	024	10/01/2025	syering \$37,7		g nepiaced	VOOI 11 BIT	
	Dog raik & relicing			<i>1</i> 24	10/01/2025	33 <i>7,1</i>	13			
26	490 & 460 Rio Sa Juan Rd St Augustine FL 32084			ty in the oen	10/01/2026		T		\$37,779	
					<u> </u>				L	
			Total:	Building \$5,905,5		Contents Valu \$192,463	е	Insured Va \$6,097,97		

Sign:	Print Name:	Date:	



Inland Marine Schedule

Entrada Community Development District

Policy No.: Agent: 100125500 Egis Insurance Advisors LLC (Boca Raton, FL)

14.0.00 #	Department	Carial Namehan	Obsertitional and a	Eff. date	Value	Deductible
Item #	Description	Serial Number	Classification Code	Term Date	Value	
1			Other inland marine	10/01/2025	\$23,124	\$1,000
	2HP Fountains (2 @ \$11,562 each)			10/01/2026	7-0/	7-,555
2			Other inland marine	10/01/2025	\$73,333	\$1,000
	(11) Parking Lot Site Lighting @ \$6666.66 each		Other illiand marine	10/01/2026	373,333	\$1,000
				10/01/2025		
3	(24) Courts Site Lighting @ \$3333.33 each		Other inland marine	10/01/2026	\$80,000	\$1,000
	1		1			
4	(4) Pool Site Lighting @ \$5k each		Other inland marine	10/01/2025	\$20,000	\$1,000
	(4) FOOI SILE LIGHTING & 33K Each		1	10/01/2020		
5			Electronic data processing equipment	10/01/2025	\$54,000	\$1,000
	Cameras - Expanded Amenities		Electronic data processing equipment	10/01/2026	43 1,000	71,000
				10/01/2025		
6	(2) Pool Chair Lift (\$9,800 Each)		Other inland marine	10/01/2026	\$19,600	\$1,000

Total \$270,057

Sign:	Print Name:	Date:	
			_



September 2025

Maintenance Report

Entrada CDD

PRESTIGE LANDSCAPES OF NORTH FLORIDA CHRIS KENNY - OWNER 904-315-8041 ST. JOHNS, FLORIDA 32260 chris@pliflorida.com



Chris Kenny—Owner 904-315-8041 P.O. Box 600061 St. Johns, Florida 32260 chris@pliflorida.com

September, 2025

Lesley Gallagher , Community Director Rizzetta & Company 62 Nervion Way St. Augustine, FL 32092

Re: Landscape Maintenance Service Report

Below is the landscape maintenance report for Entrada CDD.

Weekly Maintenance

Our maintenance team has completed weekly services during the month of Sept2025. During the scheduled services we have been controlling weed pressure within the plant beds, concrete cracks, and curb lines. PLI's crew has also taken on the addition mowing areas within ph3 with no repercussions to the quality on the original phases.

With a full growing season under the PLI maintenance program, the Bahia grass within Entrada CDD has become the dominant turf along the roadsides due to our team maintaining a 4" HOC and fertilization applications. The quality of the Bahia will continue to improve with our maintenance practices.

Irrigation

Our irrigation team completed the monthly inspection, which included nozzle cleaning and head/nozzle adjustments as needed throughout the property. The irrigation system is now running 3x per week on turf and 2x per week on plant bed areas.

Within the Rainbird system at the Amenity there were 17 decoders that were found not responding to the clock due to lightning damage back in August. These decoders have been removed and a replacement proposal has been provided for replacement. Standing by for approval on proposal for decoder replacement.

Agronomics

PLI has completed all contractual turf and shrub application ytd. We are still working on recovering the Amenity turf areas. Weed control has been applied and fertilizer applications have been completed on the turf. We are on schedule with all Fert/Chem applications.

If you have any questions after reviewing our report, please contact us.

Sincerely, Chris Kenny Owner/President chris@pliflorida.com

PI	RE	ST	İC	E	W. O. #	<u> </u>	<u>-</u>	-
OF	VORTH	FLOR	RIDA,	ING.	Name		Entrada CDI)
	Irrigation I	nsnection F	Renort		Address	63 Nervion way St. Augustine Fl		igustine Fl.
	Irrigation Inspection Report				Date	9/5/2025	pg1_	_of1
START	TIME(S)	9pm	Α		Water Sou	ırce	Red	claim
START	TIME(S)		В		Clock Type	9	Hunte	er ACC2
START	TIME(S)		С		Rain/Freez	ze Switch	\	'es
START	TIME(S)		D					
Program				Run Day	5			
А	S	М	T	W	TH	F	S	
В	S	М	T	W	TH	F	S	
С	S	М	T	W	TH	F	S	
D	S	М	Т	W	TH	F	S	
	NE # S,R,B,D)	1, 2, 3, 4, S, R, D	5, 6, 7, 8,	9, 10, 11				
	TIME	5.5 hr						
	GRAM	Α						
ADJUST	TMENTS	Х						
PARTIL	. CLOGS	Х						
STRAIG	HTENED	Х						
BROKE	EN PIPE							
	N HEADS							
	NOZZLES OGGED NOZ-							
ZI	LE							
	E TO 6"							
CHENGE TO 12"								
CHANGE POP UP TO RIS- ER								
RAISE HEADS (COVERAGE)								
MISSING	G HEADS							
NON TURNING HEADS								
VALVE FAILUER								
ZONE	GOOD	Х						
Comments	5:	Syster	m running	good, no	major issue	s as of now		

PI	RE	ST	IG	E	W. O. #	_	_	_
	NORTH				Name		Entrada CDD	
			_		Address	63 Nervion way St Augustine Fl.		
Irrigation Inspection Report					Date	9/5/2025	pg1	of1
START	TIME(S)	9pm	Α		Water Sou	irce	Recl	aim
	TIME(S)		В		Clock Type		Rain	
	TIME(S)		С		Rain/Freez		Ye	
	TIME(S)		D		,			
Program	, ,			Run Days				
А	S	М	Т	W	TH	F	S]
В	S	М	Т	W	TH	F	S	
С	S	М	Т	W	TH	F	S	
D	S	М	Т	W	TH	F	S	
ZON	NE#	1, 2, 3, 4,	5, 6, 7, 8,	9, 10, 11,1	2,13,14,15,	16,17,18,19	,20,21,22,2	3,24-26
TYPE (S	S,R,B,D)	S,R,D,B						
	TIME	5.5 hr						
PROG	GRAM	Α						
ADJUST	TMENTS	Х						
PARTIL	. CLOGS	Х						
STRAIG	HTENED	Х						
T				T	.		T	T
BROKE	N PIPE							
BROKEN HEADS								
BROKEN NOZZLES								
SEVERLY CLOGGED NOZ- ZLE								
CHANG	E TO 6"							
CHENGE	E TO 12"							
	P UP TO RIS- R							
RAISE HEADS (COVERAGE)								

Comments:	System running good, Adjustments made as
	Necessary insuring full coverage
70nes 6 7 12	13 14 15 16 17 18 19 20 21 22 23 24 25 26 down due to decoder failure

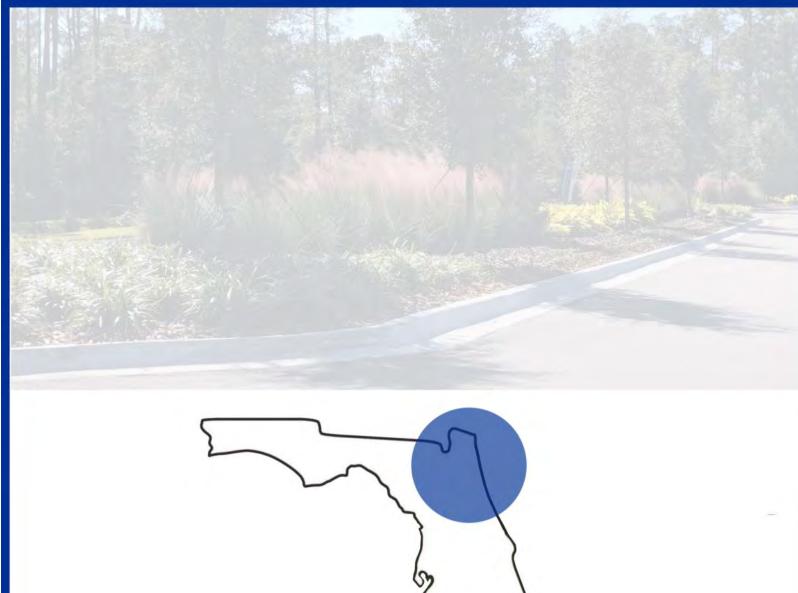
MISSING HEADS

NON TURNING HEADS

VALVE FAILUER

ZONE GOOD

Χ





OF NORTH FLORIDA, INC.

PRESTIGE LANDSCAPES OF NORTH FLORIDA CHRIS KENNY - OWNER 904-315-8041 St. Johns, Florida 32260 chris@pliflorida.com



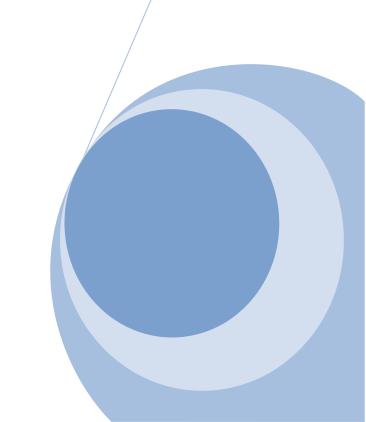




Entrada Community Development District

Field Report Oct 2025

First Coast CMS LLC 10/14/2025



Pool



At this time, there are no mechanical issues related to the pools or splash pad.

There is a drainage issue between the main pool and lap pool areas that is allowing water to enter the lap pool equipment pack. This needs to be corrected before heavy rains damage the lap pool

Facility Maintenance

- The beginning of September one of the gym equipment cables found to be broken. This repair was made by resident while waiting on First Place Fitness
- The Paver repairs at the main pool deck and splash pad area are scheduled for 10/21.

- An irrigation pipe with shut off valve was sticking straight up from ground in field near amenity center. This was from original construction of the site. Prestige to lower valve by placing it in a valve box. Making it level with surrounding grass level. Per approved estimate.
- Replaced all original rusted and leaking metal hand soap dispensers in all areas of the amenity center. Dispenser were provided at no cost and installed by staff
- 17 irrigation decoders reported by Prestige as malfunctioning. Prestige will replace all
 of them, per approved estimate. This may have been due to the lightning strike which
 occurred in August.
- Staff Purchased a gas powered pressure washer to allow in house pressure washing to moving forward.
- Weekend staff reduced at end of September per contract.
- Termite inspection completed at 490 Rio San Juan by Turner Pest. Turner pest will be sending and estimate for 460 building. Staff also obtaining second estimate for both buildings from Massey Services.
- Community Awareness signs were placed at amenity center, playground and school bus stops as requested by District Chairman
- Community room a/c found to be malfunctioning 9/28 and 10/5 during room rental by resident. FCCMS was able to reset the a/c and got it running. Called Donovan for service 10/6/25. Scheduled for 10/07/25.
- Shovels were placed at the dog park. Maintenance checks for and fills holes on a weekly bases.
- Alternative court security surrounding gates to be completed this week 10/6/25.
- While inspecting backflows to insure they are insulated. Maintenance found the backflow that is associated with the front fountain was leaking. Bob's Backflow was scheduled and made the repair. One of the 90's elbows had a crack in it.

- A vehicle accident the weekend of 10/06/2025 caused damage to the flower bed at the front entrance to community
- Staff will begin working on installing holiday lights in the next few weeks but will not turn them on until 3rd week of November.
- Staff has reached out to Duval Asphalt for quotes on moved standard asphalt and decorative asphalt options from front entrance. We are still waiting on those proposals.
- o Staff is working on obtaining proposals for amenity center remulching.



The Lake Doctors, Inc. is committed to the stewardship of waterways as well as the health & safety of our Customers and Team Members. All materials selected for use on your property are registered by the United States Environmental Protection Agency. All of our Team Members are state-certified applicators and ensure that any materials used pass our quality assurance evaluations. To further promote safety, please comply with all instructions and recommendations.

Completed Work Order Information

727984 **ENTRADA CDD** Account #:

Site Information: Rio San Juan Rd, , St. Augustine, FL 32084-Customer Billing Information: 3434 Colwell Ave SUITE 200, Tampa FL 33614-

Service Branch Information: 11621 Columbia Park Dr W

(904) 262-5500

Lake Doctors Corporate HQ: 4651 Salisbury Rd. Suite 155 Jacksonville, FL 32256

> AR@lakedoctors.com www.lakedoctors.com

Water Management - Zone 1 **Event Name:**

Work Order Number: 2078801 **Service Date:** 9/22/2025

Target Pests (if applicable):

Service Notes & Observations

#4 treated for algae and shoreline weeds

#8 treated for algae and underwater weeds

#9 treated for algae

#10 treated for algae and shoreline weeds

#11 treated for algae and shoreline weeds

#12 treated for algae

Things seem to be improving.

Thanks Garrett

Environmental Conditions

Thank you for

your business!

Weather: Overcast 72.28 Temperature:

Wind Direction: North-West

Wind Speed: 4.61

Humidity: 94.0000

Treated Shoreline Weeds, Treated for Algae, Treated for Algae & Invasive Aquatic Weeds, Inspected Pond(s)

Services Completed by:

Customer Signature (if needed):



American Owned & Operated



The Lake Doctors, Inc. is committed to the stewardship of waterways as well as the health & safety of our Customers and Team Members. All materials selected for use on your property are registered by the United States Environmental Protection Agency. All of our Team Members are state-certified applicators and ensure that any materials used pass our quality assurance evaluations. To further promote safety, please comply with all instructions and recommendations.

Completed Work Order Information

Account #: 727984 ENTRADA CDD

Site Information: Rio San Juan Rd, St. Augustine, FL 32084 **Customer Billing Information** 3434 Colwell Ave SUITE 200 Tampa, FL 33614

Service Branch Information: 11621 Columbia Park Dr W Jacksonville, FL 32258

(904) 262-5500

Lake Doctors Corporate HQ: 4651 Salisbury Rd. Suite 155 Jacksonville, FL 32256

AR@lakedoctors.com www.lakedoctors.com

Event Name: Fountain Cleaning Service - Quarterl

Work Order Number: 2068231
Service Date: 10/9/2025
Target Pests (if applicable): Aeration

Thank you for your business!

Service Notes & Observations

Completed a quarterly fountain cleaning service. Cleaned off the fountain floats and intake screens. Checked and adjusted fountain timers as necessary.

Environmental Conditions

Weather: Overcast
Temperature: 80.15
Wind Direction: North
Wind Speed: 8.99
Humidity: 87.0000

Cleaned Fountain(s)

Services Completed by:

Customer Signature (if needed):





From: Michael Likley <mlikley@sjcfl.us>

Sent: Thursday, October 9, 2025 9:30 AM

To: Danielle Wasilewski

Subject: [EXTERNAL]RE: Roadway Inspections and Traffic Enforcement Agreements

Categories: Entrada, Bridgewater North

Hi Danielle,

I hope you're doing well.

Separate Matter – Entrada Traffic Pattern Request

Regarding Michael Grunewald's email requesting permission to modify the traffic pattern at Entrada and Wildwood Drive: we would like the Entrada Board to formally respond to this request to allow St. Johns County to chang the striping. The proposed changes will require adjustments to the existing striping, some of which fall outside the County's right-of-way on your private road.

Ultimately, we will need a signed legal document granting the County permission to perform work on your property. However, for now, an email confirmation from the Board will allow us to begin planning the project.

Additionally, if the Board is considering repairs or modifications to the section of roadway surfaced with pavers, it may be beneficial to coordinate efforts. This would allow us to complete the striping work immediately following any roadway repairs, ensuring consistency and minimizing disruption.

Thank you for your consideration, and we look forward to working with you on both items.

Michael Likley

Project Manager

Traffic & Transportation Department

St. Johns County Board of County Commissioners

2750 Industry Center Rd., St. Augustine FL 32084



Irrigation Proposal

10Jx1076.110

September 3, 2025

Proposal #

Date:

Job Name:

Decoder replacement - Amenity Center

Property Name: Client:

Entrada CDD Lesley Gallagher

Address: City/State/Zip:

Phone:

Prestige Landscapes of NF, Inc. will complete the work described below:

Description

Prestige Landscapes proposes to replace RainBird Decoders at Entrada CDD. This proposal is for RainBird decoder replacement at Amenity. Decoder replacement at the amenity center for 17 Rainbird Field decoder. Faulty decoders cuase communication issues that will impact Irrigation from properly functioning.

Irrigation prices are subject to change due to manufacture demands.

Materials & Services	Quantity	Unit Price	Total
Decoders	17 \$	275.00 \$	4,675.00
Irrigation Tech	17 \$	95.00 \$	1,615.00
TOTAL PRICE		\$	6,290.00

ACCEPTANCE OF TERMS

Signature below authorizes Prestige Landscapes of NF to perform work as described above and verifies that the prices and specifications are hereby accepted.

Payment terms: Net 30 days. All overdue balances will be a charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Prestige Landscapes control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Client:	Prepared	d by:
	Presti	ige Landscapes of North Florida, Inc.
Date:	Date:	September 3, 2025
<u>-</u>		

dsCorporate Office- 8400 Baymeadows Way Suite 12, Jacksonville, FL 32256

Orlando office-3701 N. John Young Pkwy, Suite 105 Orlando, FL 32804, Tampa Office-3904 Corporex Park Drive, Suite 100 A Tampa, FL 33619, Ocala Office- 1721 Northwest Pine Ave. Ocala, FL 34476, Daytona Office- 745 South Nova Road Ormond Beach, FL 32174 Treasure/Space Cost- 360 Thor Ave. SE Suite 6 Palm Bay, FL 32909 St. Mary's- 1721 Osborn Road, Suite B, St. Mary's, GA 31558 Toll Free: 800-225-5305 — www.turnerpest.com

Turner Pest Control, LLC

SUBTERRANEAN TERMITE RETREATMENT ONLY SERVICING AGREEMENT

This Agreement provides for the retreatment of a structure but does not provide for the repair of damages caused by wood destroying organisms.

PART 1 - GENERAL INFORMATION

Property Owner's Name	Entrada CDD	Chemical Use	Termidor HE
Covered Premises Address	460 Rio San Juan Rd	Initial Treatment Date	10/2025
City, State, Zip Code	St Augustine, FL 32084	Sticker Location	
Billing Address (if different):		Contract Commencement Date	10/2025
City, State, Zip Code		Contract Anniversary Date	10/2026
Primary Telephone	904-436-6270	Contract Expiration Date	10/2032
Type of Structure	Commercial	Defined Treatment	
Detached Structures Included		Preventative	X
600 LF		Corrective	

INITIAL TREATMENT PRICE: \$2,400+Tax if applicable

The obligations of Turner Pest Control, LLC (herein "Turner") under this Subterranean Termite Retreatment Only Servicing Agreement (the "Agreement") to the Structure and Detached Structures listed at the above Covered Premises Address ("Covered Premises") on behalf of the Property Owner's Name ("Owner") listed above, shall not become effective until full payment for the Initial Treatment is received and either clears Turner's account in the case of a check or confirmation is received of authorization from the credit card purveyor.

ANNUAL RENEWAL FEE: \$480+Tax if applicable

Upon receipt of payment of the Annual Renewal Fee, which is due on or before the annual Contract Anniversary Date, Turner Pest Control will perform an inspection of the interior and exterior of all the Covered Structures. This coverage is renewable from year-to-year. Either party may cancel this Agreement by providing written notice of its intent to do so to the other party within 30 days prior to the Contract Anniversary Date without cause. Moreover, Turner shall have the right to cancel the Agreement immediately should the annual renewal fee ("Renewal Fee") not be received prior to the annual Contract Anniversary Date.

RIGHT TO RE-INSPECT AND ADJUST RENEWAL FEE:

Turner will inspect the covered premises each year during the month of the Contract Anniversary. Turner reserves the right to re-inspect the covered premises at any time including prior to the Contract Anniversary date. Subsequent to such inspection and prior to the commencement of a new year Turner shall have the right to adjust the annual renewal fee as of the 1st renewal year, or any year thereafter, with the adjustment not to exceed 10% per year. Following expiration of the 9th year renewal, Turner reserves the right to require the covered premises to be completely retreated, at a rate to be determined by Turner, subject to Turner and owner entering into a new Termite Service Agreement.

SCOPE OF INSPECTIONS:

The Owner acknowledges that during the annual inspections performed by Turner that recommendations or conditions conducive to a termite infestation may be identified. While the corrections of such conditions are an important part of properly protecting the structure(s) from termite damage, it does not ensure that an infestation will not occur. The annual inspections are not intended to identify all existing conducive conditions that may exist. The Owner acknowledges that Turner is not a certified contractor and that the scope of the annual inspections is not intended to include a complete assessment of the integrity of the structures.

LIMITATION OF LIABILITY:

If a Subterranean or Formosan termite ("Covered Termites") infestation occurs to the Covered Premises while this Agreement is in effect, Turner shall for as long as this Agreement remains in effect, perform any further re-treatment it finds necessary, free of charge, subject to the terms and conditions of this Agreement. By signing this Agreement, it is understood that there is no repair or replacement of damage to the structure or contents due to subterranean termites.

DISCOVERY OF INFESTATION:

In the event that the Owner believes that a termite infestation exists, Owner agrees to notify Turner of such infestation within 48 hours of discovery of such infestation. To the extent Owner fails to notify Turner and Turner is prejudiced by such delay, such delay will act to decrease the Limitation of Liability in an amount to be determined.

By my execution below, I, as an authorized representative of Property Owner, authorize Turner to provide the treatment for the prevention and control of subterranean termites subject to the terms and conditions of all three (3) parts of this Agreement.

1.000	1 (111110)
Name:	Name:
Date:	Date:
Name of Signatory:	Turner Representative:
AUTHORIZED REPRESENTATIVE OF PROPERTY OWI	NER AUTHORIZED REPRESENTATIVE OF TURNER

PART 2- SPECIFIC QUESTIONS REGARDING THE COVERED PREMISES AND PRIOR CONDITIONS

SPECIFIC QUESTIONS

1)	In what year was the Covered Premises built?					
2)	Type of Construction					
	a. Slab type Monolithic Supported Floating Crawl Other					
	b. Construction type Wood Frame Block Metal Other					
	c. Exterior Siding Brick Wood Stucco Other					
3)	List all repairs that exceeded \$1,000 that have been made to the Covered Premises in the past 10 years including.					
4)	List any know construction defects (repaired or not) to the Covered Premises that have been discovered in the past 10 years. Construction defects should include, but not be limited to; roof leaks, window leaks, slab cracks, and structural instability.					
5)	List any known issues with water leaks, moisture, mold or mildew as well as issues due to the accumulation of water from rain in the past 5 years. State when, where and if any steps were taken to remedy the situation.					
6)	List the date and chemical used of the last termite treatment along with the company that performed the treatment.					
7)	List the dates of any termite activity discovered and location within the past 10 years. Also include costs and steps taken to repair damage or to eradicate infestations.					
Agreemenull and based on The unde belief, af	we answers to the questions in this section of the application are material to Turner accepting responsibility as set forth in this sent. To the extent any of these answers are found to be knowingly false any and all obligations of Turner under this contract are void and Turner reserves the right to cancel the Agreement forthwith which shall be effective immediately. Any such cancellation knowing false or misleading statements shall serve to excuse any and all obligations of Turner under the Agreement. ersigned, as authorized representative of the Owner of the Covered Premises, declares that, to the best of his/her knowledge and fiter reasonable inquiry, the statements and responses in Part 2 of this application, as submitted, are true and complete and nds that Turner is relying upon the truthfulness of these responses to enter into this Agreement.					
signature						
NI						
ivaine of	Signatory:					

GENERAL TERMS AND CONDITIONS

- This Agreement provides for Turner to perform an initial treatment and any subsequent treatments as deemed necessary by Turner to the structure(s) at
 the Covered Premises if a live infestation of the Covered Termites is found in the structure during the effective period of the Agreement. Turner will
 perform such treatments as necessary, subject to the Limitations of Liability set forth in Part 1 of the Agreement above.
- This agreement does not cover, and Turner will not be responsible for re-treatment to any of the following: Wood decks, wood steps, wood fences, wooden walk-ways, or other wooden structures outside the foundation perimeter of the covered premises, or any area(s) of the structure where wood members are in direct contact with the ground.
- Area(s) where stucco, coquina, styrofoam and any other material is applied in a manner conducive to infestation or is in direct contact with the ground.
- Area(s) where moisture conditions conducive to infestation exist, such as but not limited to faulty plumbing, roof leaks, elevations above slab levels such
 as planter boxes or any other conditions that supply water to termites allowing them to survive above ground.
- · Infestations resulting from moisture conditions including but not limited to fungus.
- · Damage to plants, trees, flowers, and/or shrubs adjacent to the structure.

Turner Pest Control, LLC.

- Personal expenses incurred by the Owner including but not limited to lodging, meals, transportation, loss of use incurred as a result of treatment, and/or re-treatment,
- · Any indirect expenses or consequential damages relating to the existence of termites or termite damage, whether Covered Termites or not.
- Damages or losses caused by war, fire, earthquake, floods, acts of god or force majeure or other natural or catastrophic causes beyond the control of Turner.
- 2. Customer warrants full cooperation with Turner during the term of this Agreement and any renewal period and agrees to maintain the structure free from any factors or conditions contributing to re-infestation by specified termites. It is the customer's responsibility to correct any conditions that may inhibit proper inspection and/or treatment deemed necessary by Turner. The customer agrees to pay all expenses to make all non-accessible areas accessible for treatment and/or inspection as deemed necessary by Turner. A failure to do so shall void any obligation that Turner may otherwise have for such area.
- 3. Property Owner acknowledges the existence of moisture has a significant negative effect on treatment of Covered Termites and may make the standard treatments for termites, which are contemplated by this Agreement, ineffective. Consequently, any warranty or representation as to the efficacious nature of treatment for Covered Termites otherwise contained in this Agreement is void should moisture conditions be found to exist in the area where termites are found and preexisted the presence of the termites.
- 4. Property Owner agrees to notify Turner (as set forth in Part 2 of the Agreement) of any known construction defects either at the commencement of the Contract, should it have prior knowledge of the condition, or within 30 days of becoming aware of the defect. A failure to notify Turner of any pre-existing construction defects known by Owner shall void any obligation of Turner under this Agreement.
- With respect to all ground floor units that exist in the Covered Structure(s), Property Owner agrees to make all such units available for inspection once a vear, upon the request of Turner.
- 6. In the event the Covered Property is sold, Turner agrees to transfer the Agreement to the New Owner, subject to all the remaining terms and conditions of this Agreement. Turner reserves the right to charge a transfer fee in the event the New Owner requests the Agreement to be transferred.
- 7. In the event of non-payment of the Initial Treatment, annual Renewal Fee, or any other fees due to Turner under this Agreement, Turner has the right to terminate this Agreement effective the due date of the unpaid fees.
- 8. In the event of a change in the existing law that has the effect of increasing the liability or responsibility of Turner as covered under this Agreement, Turner reserves the right to adjust the Renewal Fee amend the terms of this Agreement and/or terminate this Agreement. The State listed in Part 1 as the Covered Premise Address controls operation of this Agreement and the application of this section.
- 9. Any claim or complaint of dissatisfaction under the terms of this Agreement must be made in writing to Turner. Turner is only obligated to perform under this Agreement provided the Owner provides Turner access to the Covered Premises for any purposes contemplated by this Agreement, including but not limited to re-inspection, whether the inspection was requested by the Owner or deemed necessary by Turner.
- 10. Property Owner acknowledges that this Agreement only covers the items specifically set forth in this Agreement and does not cover those either not specifically included or those that are specifically excluded. This Agreement is not a guarantee that Covered Termites do not exist or will not exist during the term of this Agreement. Moreover, this Agreement is not and shall not act as an insurance policy or facsimile thereof for the Property Owner to insure or cover all incidences of termite infestation at the Covered Premises that result from the presence of termites, covered or not.
- 11. To the extent that any provision contained within this Agreement is found to be void, voidable or against public policy that provision shall have no effect but the remainder of the Agreement shall survive and be fully enforceable.
- 12. The Owner and Turner agree that any controversy or claim between them arising out of, or relating to, the interpretation, performance, or breach of any provisions if this agreement, shall be settled exclusively by arbitration administered by American Arbitration Association, under its commercial arbitration rules, and judgment on the award rendered by the arbitrator(s) may be entered into any court having jurisdiction. In no event shall either party be liable to the other for indirect, special, or consequential damages or loss of anticipated profits. Moreover, any claim by Owner shall be subject to the Limitations of Liability in Part 1 of this Agreement and accuracy of the representations in Part 2 and all applicable provisions of Part 3.
- 13. Turner and the Owner agree that all reasonable attorney's fees and costs at all levels of the dispute through the highest appellate level, as applicable shall be awarded to the prevailing party and against the other party in any dispute arising out of this Agreement, whether the forum is in arbitration or otherwise.
- 14. The Georgia Structural Pest Control Act requires all pest control companies to maintain insurance coverage. Information about this coverage is available from the pest control company upon request.
- 15. All governmental licensing and insurance information is available to Owner upon written request from Turner. Requests for such information do not extend or delay any party's responsibility for payment of any amounts due under this Agreement or any other provisions of this Agreement.
- 16. Written notice of any cancellation. To the extent that either party to this Agreement wishes to cancel for any reason other than non-payment, as provided for under the terms of this Agreement, such cancellation can only be effective by written notification to the Owner at the Covered Premises address or to Turner, at its Jacksonville address contained on the first page of this Agreement. Such notice may be transmitted by facsimile or overnight mail. In the event that cancellation occurs due to non-payment, as defined in this Agreement, the cancellation is automatic and no written notice is required.
- 17. This Agreement contains all the terms and conditions of the understanding and agreement between Turner and the Property Owner. No other representations, warranties or statements that are not explicitly contained within this Agreement shall be binding on either party to this Agreement. All prior statements, writings or agreements are subsumed by this Agreement. No alterations of or additions to this Agreement (other than information to fill in the blanks contained in Part 1 and Part 2 of this Agreement) are effective or enforceable unless the alteration or addition are in writing and signed by a corporate officer of Turner and Property Owner.

RIGHT TO CANCEL: You, the customer, have the right to cancel this Agreement at any time prior to midnight of the third business day after the date of the execution of this Agreement transaction. Please read this Agreement thoroughly before signing. Customer acknowledges receipt of a signed copy of this Agreement.

I HEREBY ACKNOWLEDGE THE GENERAL TERMS AND CONDITIONS TO THIS AGREEMENT AND THAT THEY FORM AN INTEGRAL PARTOF THE AGREEMENT WHICH I HAVE EXECUTED.
PROPERTY OWNER OR AUTHORIZED REPRESENTATIVE OF PROPERTY OWNER SIGNATURE DATE

DATE



COMMISSIONER

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

CONSUMER NOTICE FORM

Bureau of Inspection and Incident Response 3125 Conner Blvd, Suite N, Tallahassee, FL 32399-1650 biircomplaints@freshfromflorida.com

Rule 5E-14.105, F.A.C. Telephone: (850) 617-7996; Fax: (850) 617-7968

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

BASIC REQUIREMENTS FOR CONTRACTS

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

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

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

Examples of this are:

- Cracks in concrete slabs
- Wood or wall siding in contact with ground
- Plumbing leaks

Print Name of Pest Control Representative

- · Leaks in the roof
- Water accumulating against side of house

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

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

I understand that I am entering into a contract with provide wood-destroying organism(s) treatment, and I have r	(fill in company name) to ead and understood the terms of the contract.
	Date:
Print Name of Consumer	
	Title: Property Owner or authorized agent
Signature of Consumer	
	Data

	Company:	
Signature of Pest Control Representative	• • •	
FDACS-13692 Rev. 10/15		

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497			MARTY (ZAKO
Treated Property	KIO SAY	MAUL	Customer's Agent
	St Hugust	County	3718 Mailing Address
90 State, Zip	(157)	Grid	2084
Home Phone	730()	Ond	City, State, Zip
	Business Phone	E-mail Address	Phone
BAITIN	TREATMENT WILL BE	PROVIDED BY:	Effective Date
MASSEY IS AUTH	ORIZED TO TREAT TO	ENT FUMIGATION E STRUCTURE IDENTIFI	REPAIR AND RETREATMENT DRETDEATMENT CRETCHE AT COMMERCE COMMERCE CRETCHE AT COMMERCE CRETCHE CRETCHE AT COMMERCE CRETCHE CRE
ABOVE FOR THE	: CONTROL OF	E STRUCTURE IDENTIFI	
Subterranean Termit	es De-	- TON OF	Subterranean Termites (Reticulity
☐ Drywood Termites	Formosan Ter Powderpost B	Beetles Old House Bo	Tolling (Conformer on)
WDI Treatment Sticker I	ocation:	AND THE RESERVE THE PROPERTY OF THE PARTY OF	Drywood Termites (Kalotermes sp. Incinit
		troo sol mando tem soon for con-	□ Powderpost Beetles (Anobiidae sp., Lyctidae sp., Bostrichidae sp.) □ Old House Borers (Caramballi Little Sp., Lyctidae sp., Bostrichidae sp.)
liste	ed on the reverse side hereof	arantee(s), see the reverse side	hereof. All Guarantees are specification of the specific time of time of the specific time of the specific time of time
1. INITIAL TREATME. This will confirm that the	NT above-referenced T	THE RESERVE THE PARTY OF THE PA	Old House Borers (Cerambycidae sp., Lyctidae sp., Bostrichidae sp.) hereof. All Guarantees are specifically subject to the General Terms and Conditions
Florida.	nstalled on the Property complies	with the manufacture Specific Wood	Destroying Insects checked at
2. RENEWABLE PROT	ECTION	manuracturer's label and wi	th current regulations as approved by the United States Environment IP. MASSEY does hereby guarant
Guarantee each	The aument for a	period of 6-6	o state (
Customer Advance	fifth year for customers NOT	enrolling in Auto- for the second	th current regulations as approved by the United States Environmental Protection Agency and the state of fective Date referenced above. MASSEY will offer the Customer an option of renewing the dyear through fifth year for customers enrolling in Automatic Bill Pay, or \$\square\$ for \$\text{MASSEY}\$ reserves the right to adjust the annual renewal fee each year thereafter by giving month (anniversary of the Effective Date).
B. The Customer must	pay the annual renewal fee on	tials indicate Customer Preference	MASSEY reserves the right to adjust the annual renewal fee each year thereafter by giving nonth (anniversary of the Effective Date) or this Guarantee will be automatically terminated. In the MASSEY access to the Treated Property to retrieve any Baiting System Components.
IMPODTANTENIO	TO CHICCICU INF ANY FRANCE	al a	nonth (one:
PROPERTY OF MASSI	EX AND/OR THE SUPPLY	TING SYSTEM COMPONENTS T	Customer initials) nonth (anniversary of the Effective Date) or this Guarantee will be automatically terminated. In the DROVIDED TO CONTROL TERMITED A STATE OF THE PROVIDED TO CONTROL TERMINED TO CONTROL TE
3. REINCDECTIONS	THE IKEAIED PROPERTY	COMPONENTS AND	FAIL LIDE TO DAY THE LEWITES AS GUARANTEED LIEB
A. During the effective No failure on the par	period of this Guarantee, MASS	SEY will reinspect the T	THE SOLE WILL RESULT IN REMOVAL OF THES
B The Cost	Customer in request rain	Treated Sill	CITIFE(s) appreciation
and all applicable state	ollowing the Effective Date and le laws.	thereafter, as long as annual renev	val fees are sure of this Guarantee.
E. Customer agrees to m	are found with active Termites,	MASSEY will return as necessary	ne Customer's rights under this Guarantee. val fees are current, MASSEY will monitor the Treated Property according to the product label until the infestation has been controlled and/or eliminated.
F. MASSEY guarantees use alternative method	to perform any retreatment deer	MASSEY will return as necessary ble for MASSEY's monitoring and med necessary at no additional continuational continuation co	baiting activities.
The type of C. REPAI	R OF FUTURE DAMAGE AN	TO I IN STER A TOTAL COS	to the Customer as long as the Guarantee is in effect. Custom
and man-i	detail and are subject to the Co-	- 1 m	al regiment
this Guarantee at no addition	st new damage to the structure and cost to the Customer Old	d contents up to \$50,000 per occur	Y ial Treatment and payment in full. The "Repair and Retreatment" and "Retreatment Only" erse side hereof. In summary, the "Repair and Retreatment" Guarantee provides for retreatment ence with a maximum aggregate amount of \$250,000 per structure over the renewable life.
TRANCEED OF COST	y at no additional cost to the C.	b (the Effective Data : amount of \$250 000 per et-
pays the transfer fee within	this Guarantee to the new Owr	ner of the Treated Property	Guarantee provides only for any
the right to adjust the annua	renewal fee upon transfer of the	ge of ownership. Otherwise, this G	yment of a \$95.00 transfer fee, provided that the new Own
A. In the event the Treated	NS AND/OR ALTERATIONS Structure is modified altered	S Guarantee.	terminate automatically as of the date of change of ownership. MASSEY reserves
B. MASSEY may exclude	he changes made. Failure to not	ify MASSEY in writing will termi	immediately notify MASSEY in writing for proper instruction(s) and/or any additional actural additions and/or alterations. In Victorial
ALLERGIES AND SENSE	vice charges, and/or an adjustme	ent in the annual renewal for	immediately notify MASSEY in writing for proper instruction(s) and/or any additional actural additions and/or alterations. In lieu of such exclusion, MASSEY may require additional
If you, or any occupants, are before any service is perfect	prone to allergic reactions or sen	sitivities to due u	may require additional
nsideration 6	on your property.	Ponen, odors, ene	micals, solvents, etc., or suffer from any respiratory illnesses
ent as follows:	erse side of this agreement, the	subject to the General Terms undersigned agrees to make	micals, solvents, etc., or suffer from any respiratory illnesses, you should consult your physician
AL TREATMENT	\$1000.00	andersigned agrees to make	NOTICE
R SERVICES	\$ 100.00	CASH CHECK #	ving written notice of core II is agreement within seventy-two (72) hours of
AMOUNT DUE	\$	VISA A	wing written notice of cancellation by registered mail to MASSEY. Do not sign this Service greement if black. You are entitled to a copy of the Service Agreement at the time you sign.
DOWN PAYMENT	\$	MASTERCARD	section at the time you sign.
NCE DUE UPON COMPLETIC		DISCOVER	ning Office 904-808-1828
wal Autopay (if checked)	(Customer Initial)	□ AM EX	761 C () Thon)#

_ (Customer Initials)

_Authorization #:

ACCOUNT #_

Expiration Date _

Customer/Agent

AUTO BILL PAY*

(For annual renewal charged as indicated on the payment options form.)

Address of Issuing Office

MASSEY Inspector

State

Date

GM Review MS-207C 09/13



Customer/Agent

Date

SUBTERRANEAN TERMITE/ WOOD DESTROYING INSECTS BAITING SERVICE AGREEMENT - FLORIDA COMMERCIAL & MULTI-FAMILY STRUCTURES

GM Review MS-207C 09/13

E-mail Address: customercare@masseyservices.com	SERVICE AGREEMENT - FLORIDES
Website: MasseyServices.com Phone: 1-888-2MASSEY (262-7739)	COMMERCIAL & MULTI-FAMILY STRUCTURES
ENTRADA	MARty CZAKO
Customer Dia Sant	Customer's Agent
Treated Property Augustine The County 208	Mailing Address
City, State, Zip 1 1/2 Grid	City, State, Zip Phone
904681-4159	tempora metrici programma basebile managasii and metrici and metrici and an analysis and analysis and an lysis and an analysis and an analysis and an analysis and an analysis
Home Phone Business Phone E-mail Address	Effective Date OTTA DANGER WILL DE ICCLIED AS CHECKED RELOW:
TREATMENT WILL BE PROVIDED BY: BAITING	GUARANTEE WILL BE ISSUED AS CHECKED BELOW: REPAIR AND RETREATMENT RETREATMENT ONLY NO GUARANTEE
MASSEY IS AUTHORIZED TO TREAT THE STRUCTURE IDENTIFIED	Specific Wood Destroying Insects Included in Coverage: Subterranean Termites (Reticulitermes sp., Heterotermes sp.)
ABOVE FOR THE: CONTROL OF PREVENTION OF	Formosan Termites (Coptotermes sp.)
□ Subterranean Termites □ Formosan Termites □ Old House Borers □ Drywood Termites □ Powderpost Beetles	☐ Drywood Termites (Kalotermes sp., Incisitermes sp., Cryptotermes sp.) ☐ Powderpost Beetles (Anobiidae sp., Lyctidae sp., Bostrichidae sp.)
WDI Treatment Sticker Location:	□ Old House Borers (Cerambycidae sp.)
IMPORTANT: For detailed explanation of Guarantee(s), see the reverse side hered listed on the reverse side hereof.	of. All Guarantees are specifically subject to the General Terms and Conditions
that the Baiting System installed on the Property complies with the manufacturer's label and with curr	oying Insects checked above on the Effective Date indicated above. MASSEY does hereby guarantee tent regulations as approved by the United States Environmental Protection Agency and the state of
Florida. 2. RENEWABLE PROTECTION A. MASSEY guarantees the Initial Treatment for a period of one (1) year from the Effective	
A. MASSEY guarantees the Initial Treatment for a period of one (1) year from the Effective Guarantee each year. The annual renewal fee will be \(\Box\) \(\beta \) for the second year.	ve Date referenced above. MASSEY will offer the Customer an option of renewing the rethrough fifth year for customers enrolling in Automatic Bill Pay, or \(\square\$ \) for
	SEY reserves the right to adjust the annual renewal fee each year thereafter by giving
	(anniversary of the Effective Date) or this Guarantee will be automatically terminated. In the
IMPORTANT NOTICE: THE CUSTOMER UNDERSTANDS THAT ANY BAITING SYSTEM COMPONENTS PROV	VIDED TO CONTROL TERMITES AS GUARANTEED HEREIN ARE THE SOLE
PROPERTY OF MASSEY AND/OR THE SUPPLIERS OF THESE COMPONENTS AND FA. COMPONENTS FROM THE TREATED PROPERTY. 3. REINSPECTIONS AND MONITORING	ILURE TO PAY THE ANNUAL RENEWAL FEE WILL RESULT IN REMOVAL OF THESE
	e(s) annually upon Customer's request, or at such intervals as MASSEY may deem necessary. Sustomer's rights under this Guarantee.
 B. The Customer agrees to make the Treated Structure(s) available for reinspection. C. During the first year following the Effective Date and thereafter, as long as annual renewal for the second /li>	THE RESIDENCE OF THE PARTY OF T
and all applicable state laws. D. If any baiting stations are found with active Termites, MASSEY will return as necessary un E. Customer agrees to make the Treated Property available for MASSEY's monitoring and baiting an	
F. MASSEY guarantees to perform any retreatment deemed necessary at no additional cost to use alternative methods in providing retreatment.	the Customer as long as the Guarantee is in effect. Customer understands that MASSEY may
4. RETREATMENT, REPAIR OF FUTURE DAMAGE, AND LIMITATIONS OF LIABILITY The type of Guarantee checked above will be issued to the Customer upon completion of the Initial	Treatment and payment in full. The "Repair and Retreatment" and "Retreatment Only"
and repair protection against new damage to the structure and contents up to \$50.000 per occurrent	se side hereof. In summary, the "Repair and Retreatment" Guarantee provides for retreatment are with a maximum aggregate amount of \$250,000 per structure over the remarkle life of
this Guarantee at no additional cost to the Customer. Old damage (damage occurring prior to the retreatment deemed necessary at no additional cost to the Customer. 5. TRANSFER OF OWNERSHIP	e Effective Date) is not covered. The "Retreatment Only" Guarantee provides only for any
MASSEY agrees to transfer this Guarantee to the new Owner of the Treated Property upon payr	ment of a \$95.00 transfer fee, provided that the new Owner requests transfer in writing and arantee will terminate automatically as of the date of change of ownership. MASSEY reserves
6. STRUCTURAL ADDITIONS AND/OR ALTERATIONS	and the proposition of the propo
A. In the event the Treated Structure is modified, altered or otherwise changed, Customer will it treatments required by the changes made. Failure to notify MASSEY in writing will termine B. MASSEY may exclude damage repair coverage from average are conditions.	are this Cinarantee automatically
treatment, additional service charges, and/or an adjustment in the annual renewal fee. 7. ALLERGIES AND SENSITIVITIES	ctural additions and/or alterations. In lieu of such exclusion, MASSEY may require additional
If you, or any occupants, are prone to allergic reactions or sensitivities to dust, pollen, odors, cher before any service is performed on your property.	micals, solvents, etc., or suffer from any respiratory illnesses, you should consult your physician
In consideration for work to be performed as itemized above and subject to the General Terms and Conditions recorded on the reverse side of this agreement, the undersigned agrees to make	NOTICE TO BUYER
payment as follows:	You, the Buyer, may cancel this agreement within seventy-two (72) hours of execution by
OTHER SERVICES \$ CHECK #	riving written notice of cancellation by registered mail to MASSEY. Do not sign this Service agreement if blank. You are entitled to a copy of the Service Agreement at the time you sign.
TAX% TOTAL AMOUNT DUE \$ MASTERCARD	Luguetine and war
T POOL DOUBLE DATE OF THE PARTY	suing Office Phone # 800 108
BALANCE DUE UPON COMPLETION \$	1/6/ 1/2 Kn
(For annual renewal charged as indicated on the payment	String office 2708 The 2708 of
Ontions form	State Zip



Landscape Proposal

Job#

Date:

10jx1076.106

September 16, 2025

Job Name:	
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Entrada CDD

Property Name:

Amenity Entrance Landscape

Client: Rizzetta & Company

Address: City/State/Zip:

Phone:

Prestige Landscapes of NF, Inc. will complete the work described below:

Description

Prestige Landscapes proposes to install landscape at Entrada CDD. This proposal is for design rendering Amenity Entry Island. All plant material will be FL #1.

Fine grading is to be preformed our install crews to ensure proper grade before plant material is installed. Will also remove debris that would impact the install process.

Materials & Services	Quantity	Unit Price	Total
European Fan Palm 15 gal.	4	\$ 198.71	\$ 794.86
Drift Rose "Red" 3 gal.	150	\$ 41.91	\$ 6,286.45
Blue Daze 1 gal.	150	\$ 14.04	\$ 2,105.75
Duranta 3 gal.	25	\$ 22.65	\$ 566.24
Lugustrum "Jack Frost" 3 gal.	18	\$ 22.65	\$ 407.69
Podocarpus 7 gal.	25	\$ 69.05	\$ 1,726.33
Seasonal Annuals	400	\$ 1.93	\$ 772.00
Labor Prep	60	\$ 42.50	\$ 2,550.00
Irrigation Tech	8	\$ 95.00	\$ 760.00

TOTAL PRICE \$ 15,969.33

ACCEPTANCE OF TERMS

Signature below authorizes Prestige Landscapes of NF to perform work as described above and verifies that the prices and specifications are hereby accepted.

Payment terms: Net 30 days. All overdue balances will be a charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Prestige Landscapes control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Client:	Prepared by:		
	Prestíg	e Landscapes of North Florida, Inc.	
Date:	Date:	September 16, 2025	





Arborist Report Proposal

10jx1076.101

October 9, 2025

Job#

Date:

Job	Name	e:
D		

Protected Tree Arborist Report

Property Name:

Entrada CDD Rizzetta & Company

Client: Address:

City/State/Zip: Phone:

Prestige Landscapes of NF, Inc. will complete the work described below:

Description

Prestige Landscapes proposes to provide an arborist report for the protected field trees within Entrada CDD. This proposal comes at the request of the CDD board and report will reflect requested items (size, location, species, health, pictures, and mitigation options).

Arborist report will be provided by Shaw's Land Clearing, LLC.

Materials & Services	Quantity	Unit Price	Total
Arborist report	1 \$	1,050.00 \$	1,050.00
TOTAL PRICE		\$	1,050.00

ACCEPTANCE OF TERMS

Signature below authorizes Prestige Landscapes of NF to perform work as described above and verifies that the prices and specifications are hereby accepted.

Payment terms: Net 30 days. All overdue balances will be a charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Prestige Landscapes control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Client:	Prepared by: Prestige Landscapes of North Florida, Inc.	
Date:	Date:	October 9, 2025



Proposal #: 618183 Date: 10/10/2025

From: Rae Roberts

Proposal for Entrada CDD

Danielle Wasilewski Rizzetta & Company 3434 Colewell Ave ste 200 Tampa, 33614 dwasilewski@rizzetta.com

LOCATION OF PROPERTY

Rio San Juan Rd St. Augustine, FL 32084

DESCRIPTION

Arborist site audits and Arborist letters for 3 large specimen Southern Live Oaks

Completion of site audits and Arborist letters for 3 large Southern Live Oak specimen trees located in the field by the pond past the roundabout in the Entrada community. \$200 per tree for Arborist letters and site audits for each to determine the health and pruning recommendations.

Total cost for all 3 trees \$600.00

Terms and Conditions: Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

	AUTHORIZATION TO PERFORM WORK:	Subtotal	\$600.00
Ву		Sales Tax	\$0.00
		Proposal Total	\$600.00
	Print Name/Title		
		THIS IS NO	T AN INVOICE
Date			
	Entrada CDD		

2663 Robert St Jacksonville, Fl 32207 Yellowstonelandscape.com



Arborist letter for

To whom it may concern,

My name is Rae Roberts, and I am an ISA Certified Arborist with Yellowstone Landscape. On October 7th 2025 I completed a full Arborist assessment of a large specimen Southern Live Oak 62 diameter inches. This Live Oak is located on the far side of the pond past the roundabout closest to the forest line. This is a heathy tree with much competition from brush, palms and trees recommended for removal to relieve competition for sunlight, food and water, also allow the beautiful structure of this Live Oak to be more visible. The right side of the tree when looking at the site audit photo attached is very low and the smaller low branches should be pruned to start balancing the canopy, it will take more than one pruning to accomplish this. Removing too much wood at one time will cause the tree to become stressed.

A yearly inspection for decline and pruning needs is recommended, also a yearly 4-point root injection to combat insects, fungus and fertilize the tree. This is a healthy specimen tree and will be beautiful after it is cleaned up.

A site audit of this tree has been provided with pictures and explanations.

Please feel free to contact me with any questions or concerns.

Sincerely,

Rae Roberts
O-904-268-2626 C-904-607-8745
ISA Certified Arborist-License # FL-10280A
Yellowstone Landscape
2663 Robert St.
Jacksonville FI 32207

PROJECT 10/7/25, 2:11 PM

Tuesday, October 7, 2025

Prepared For Entrada, Southern Live Oak Closest To The Forest Line And

Houses

4 Issues Identified



This southern Live Oak is located farthest from the road and the closest to the forest line. This is a multi trunk Southern Live Oak. The canopy looks healthy, but it is unbalanced and should be pruned to correct this. The south side is much heavier than the north side of the tree.



ISSUE 2

This multi trunk tree is joined at the base, but has four trunks. This makes the structure of the tree more susceptible to storm damage, but I do not see any inclusions in the trunk it has remained very strong.



ISSUE 3

This is a picture of the joining of the trunks with no inclusions.



Recommendations are balancing the canopy as much as possible without removing any large branches. The south side is much heavier than the north side. This may need to be done in two separate prunings branches to the south are very low. Balancing the weight, and the structure of the canopy is the objective.. also removal of all brush trees from underneath the canopy for beautification and competition. Being that no disease is present I recommend four point root injections to boost this tree combat any fungus and insects. This is done with a long rod pushed into the ground into the roots and a mixture of insecticide, fungicide and potassium are injected directly into the roots of the tree. This along with structural pruning and removal of competing palms and trees is recommended.

This tree is 62 diameter inches.

2663 Robert St Jacksonville, Fl 32207 Yellowstonelandscape.com



Arborist letter for

To whom it may concern,

My name is Rae Roberts, and I am an ISA Certified Arborist with Yellowstone Landscape. On October 7th 2025 I completed a full Arborist assessment of a large specimen Southern Live Oak is 92 diameter inches located on the left side of the pond past the roundabout. This is a heathy tree with much competition from brush, many palms and trees recommended for removal to relieve competition for sunlight, food and water. The smaller low branches should be pruned to start balancing the canopy, it will take more than one pruning to accomplish this. Removing too much wood at one time will cause the tree to become stressed. There is a lot of Spanish moss but that is part of the charm with Live Oak trees and recommend leaving the moss alone as long as it is not hindering photosynthesis which it is not at this time.

A yearly inspection for decline and pruning needs is recommended, also a yearly 4-point root injection to combat insects, fungus and fertilize the tree.

A site audit of this tree has been provided with pictures and explanations.

Please feel free to contact me with any questions or concerns.

Sincerely,

Rae Roberts
O-904-268-2626 C-904-607-8745
ISA Certified Arborist-License # FL-10280A
Yellowstone Landscape
2663 Robert St.
Jacksonville Fl 32207

PROJECT 10/7/25, 1:51 PM

Tuesday, October 7, 2025

Prepared For The Southern Live Oak Is About 3/4 Of The Way To The

Left Side Of The Pond By A Bench

8 Issues Identified



This specimen Southern Live Oak to the left side of the pond. The canopy looks to be well filled in but the tree looks crowded by encroaching trees.



ISSUE 2

I would remove any encroaching trees as this Chinese tallow. It is not an unhealthy tree, but it is encroaching upon the oak trees photosynthesis and takes away from the beautiful structure of this Southern Live Oak tree.



ISSUE 3

I do recommend structural pruning on this tree. There are some smaller branches that are almost reaching the ground, but by lightning these it will take some stress off of the tree and reduce storm damage. I don't recommend taking any large limbs, but some of the damaged and low hanging limbs would relieve some stress and help balance the tree.



ISSUE 4

Branches like the bottom branch at this Y it is stretching to the ground. This would be the type of limb to be removed.



All of the brush underneath this Oak tree is recommended for removal. There are many palms that are growing directly into the tree. This isn't healthy for the tree or for the palm neither one will thrive in this situation.



ISSUE 6

There is a cluster of palms with low hanging branches to the pond side of this tree. The palms are encroaching upon the oak, which is not hindering the growth at this time, but will if they continue to grow into the tree, competing for photosynthesis and food. You may be able to replant some of the palms that are smaller in size, but they definitely do not belong here. The branches that are laying on the ground can be pruned a bit as long as the diameter of the branch itself is not too large. Selective pruning is recommended on this tree.



ISSUE 7

The Spanish moss is a little bit heavy, but will lighten up if sunlight is allowed to come through by removing the palms also, Spanish Moss is one of the beauties of a Southern Live Oak and they are meant to have some. If we find in the future, the moss is out of control and is hindering photosynthesis, there is a spray treatment that can be used. This treatment is only recommended if the moss is becoming a health problem to the tree and at this point it is not.



There is a small spot of damage on the trunk but it has healed over and the trunk is healthy. My recommendation is removing all competing trees and palms, balancing the canopy without removing any large wood, yearly four point root injections and yearly monitoring of the tree for new damage and pruning needs. 4 point root injections are completed by inserting a rod into the ground in the root system and injecting, insecticide, fungicide and Potassium. This Southern Live Oak is 92 diameter inches.

2663 Robert St Jacksonville, Fl 32207 Yellowstonelandscape.com



Arborist letter for

To whom it may concern,

My name is Rae Roberts, and I am an ISA Certified Arborist with Yellowstone Landscape. On October 7th, 2025, I completed a full Arborist assessment of a large specimen Southern Live Oak 72 diameter inches. This tree is located on the Right side of the pond past the roundabout. This is basically a heathy tree with much competition from brush, palms and trees recommended for removal to relieve competition for sunlight, food and water. There is a large area of damage in the trunk of this tree with some fungal activity, but the canopy is not showing any sign of decline currently. This tree may decline in the future due to the large trunk damage, but it is still a viable tree and recommended for retention at this time. There are very large branches that touch the ground then growing upward, I do not recommend pruning any of these branches, they are large in diameter are supporting heavier branches and supporting this tree. The only pruning recommended is any broken or damaged branches. Although the tree is a bit unbalanced, pruning larger diameter branches will cause extra stress and may cause the tree to become unbalanced.

A yearly inspection for decline and pruning needs is recommended, also a yearly 4-point root injection to combat insects, fungus and fertilize the tree.

A site audit of this tree has been provided with pictures and explanations.

Please feel free to contact me with any questions or concerns.

Sincerely,

Rae Roberts
O-904-268-2626 C-904-607-8745
ISA Certified Arborist-License # FL-10280A
Yellowstone Landscape
2663 Robert St.
Jacksonville FI 32207

PROJECT 10/7/25, 1:30 PM

Tuesday, October 7, 2025

Prepared For Entrada Arborist Report For The Large Southern Live Oak

Located To The Right Of The Pond Just Passed The Roundabout

8 Issues Identified



This is a very large specimen, Southern Live Oak tree. This tree is located at the far right of the pond.. most of the branch tips are filled in, which means the energy is moving well through the vascular system of the tree.



ISSUE 2

In many situations when a branch is reaching the ground, the recommendation would be to prune the branch. Being that this is a large specimen tree away from any structures and the size of the branches is very large my recommendation on this tree would be to leave this branch alone. It is supporting a lot of the weight of the heavier areas of the branch. There is no damage to these branches and should be left intact if possible but monitoring is recommended.



ISSUE 3

I do recommend removing the brush trees from underneath this large live oak. They are zapping energy from the tree and are unappealing to the beautiful structure of this specimen Live Oak tree.



ISSUE 4

There are three camper trees, approximately this size to be removed from underneath this oak tree.



The palms could stay but will eventually become a problem as they get larger also you will be able to appreciate more of the Oaks structure without other plant material.



ISSUE 6

This sugar berry tree is to the south east side of this large oak and should be removed. It is encroaching upon and competing with the Oak tree.



ISSUE 7

There is a lot of damage to the trunk. There is some fungal activity and carpenter ants have started working around the base of the root flare. This tree is holding up nicely, the canopy is filled in to the tips. This is a good sign that the vascular system is still working well. Although there is major damage to the trunk I do not recommend removing this tree it is still viable although it will most likely decline in the future the tree still has a lot of life left. I would recommend four point root injections with fungicide, insecticide and potash.. This mixture would be injected directly into the ground into the root system of the tree. This will control any pest and help to relieve the fungus in the tree. The tree is sound at this time and it is not a safety hazard, but could become one in the future so monitoring is important. This tree is 72 diameter inches.

Summery of recommendations:

1-Remove encroaching trees and brush from under and around the Oak tree.

2-prune ware needed for balance and structure also dead wood but do not remove large diameter branches that touch the ground if not necessary.

3-monitor once a month by anyone to check for noticeable decline or damage and assess by a notable tree care person once a year to check the health of the tree and note any decline.

4-treat with 4 point root injections consisting of, insecticide, fungicide, iron and potassium/potash

One a year.

Tab 11



Irrigation Proposal

Proposal #

Date:

10jx1076.108

August 7, 2025

Job Name:

Dorado Entry Irrigation

Property Name: Client:

Entrada CDD Lesley Gallagher

Address: City/State/Zip:

Phone:

Prestige Landscapes of NF, Inc. will complete the work described below:

Description

Prestige Landscapes proposes to install an addition irrigation zone to the Entrada CDD roadway irrigation system. New zone will require the materials listed below

- 1. 2" main line (1,400ft)
- 2. additional 2wire (1,400ft)
- 3. 2" valve w/valve box
- 4. 2 4" road bores (100ft total 2 crossings)
- 5. Dorado irrigation retro fit

Irrigation prices are subject to change due to manufacture demands.

Materials & Services	Quanti	ity	Unit Price		Total 26,750.00	
Additional Irrigation Zone (Dorado Entry Irrigation)		1 \$ 26,750.00		\$		
TOTAL PRICE				\$	26,750.00	
ACCEPTANCE OF TERMS						
				-		
Signature below authorizes Prestige Landscapes of NF to perform work as described at hereby accepted	ove and veri	fies tha	at the prices ar	nd spe	ecifications are	
Signature below authorizes Prestige Landscapes of NF to perform work as described at hereby accepted. Payment terms: Net 30 days. All overdue balances will be a charged a 1.5% a month, 1 Limited Warranty: All plant material is under a limited warranty for one year. Transplant conditions out of Prestige Landscapes control (i.e. Acts of God, vandalism, inadequate included in the warranty.	8% annual p ed plant mate	ercenta erial an	age rate. d/or plant mate	· erial th	nat dies due to	
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COMPLETED WORK

W. O. #	
NAME	Entrada
ADDRESS	
DATE	6/18/2025

#						EX	TENTION
1	Hunter EZ-1 Single Station Decoder		\$	151.05		\$	151.05
6	DBR/Y Wire Splice Kit		\$	5.50		\$	33.00
2	VP 10 Valve Box		\$	35.00		\$	70.00
1500	14 awg 2-Wire Jacketed		\$	1.29		\$	1,935.00
1500	2" PVC Pipe		\$	2.12		\$	3,180.00
1	Misc. Drip Fitting		\$	35.00		\$	35.00
1	Misc. PVC Fittings		\$	160.00		\$	160.00
1	1 1/2" Rain Bird 150 PGA		\$	178.94		\$	178.94
8	1/2" Air Relief Valve		\$	31.94		\$	255.52
8	Drip Indicator		\$	22.94		\$	183.52
						\$	-
						\$	-
						\$	-
						\$	-
						\$	-
						\$	-
						\$	-
						\$	-
1	3" Bore		\$	3,800.00		\$	3,800.00
	PARTS TOTAL					\$	9,982.03

DATE	DESCRIPTION	HOURS	RATE	TOTAL	
	LABOR	36	\$ 93.00	\$	3,348.00
				\$	-
				\$	-
				\$	-
				\$	3,348.00

				\$ 3,348.00
COMMENTS:			_	
			_	
			_	
			1	
			MATERIALS	\$ 9,982.03
			LABOR & RENTAL	\$ 3,348.00
			TOTAL	\$ 13,330.03
DATE COMPLETED:	6/18/2025	TECHNICIAN: Jack	CLIENT	



