



Rizzetta & Company

Rookery Community Development District

**Board of Supervisors'
Meeting
April 14, 2026**

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

www.rookerycdd.org

ROOKERY COMMUNITY DEVELOPMENT DISTRICT

City of Green Cove Springs City Hall
321 Walnut Street
Green Cove Springs, FL 32043

Board of Supervisors	Bob Porter John Gislason Anthony Sharp Mark Dearing Greg Matovina	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Danielle Wasilewski Lesley Gallagher	Rizzetta & Company, Inc. Rizzetta & Company, Inc.
District Counsel	Katie Buchanan	Kutak Rock, LLP
District Engineer	Glen Wieger	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.

ROOKERY COMMUNITY DEVELOPMENT DISTRICT

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

**Board of Supervisors
Rookery Community
Development District**

April 06, 2026

FINAL AGENDA

Dear Board Members:

The **regular** meeting of the Board of Supervisors of the Rookery Community Development District will be held on **April 14, 2026 at 2:00 p.m.** at the City of Green Cove Springs City Hall, 321 Walnut Street, Green Cove Springs, FL 32043.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Regular Meeting held March 10, 2026 Tab 1
 - B. Ratification of Operation and Maintenance Expenditures for February 2026..... Tab 2
 - C. Ratification of Dog Park Water Meter Acceptance
- 4. Staff Reports**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. Landscape - BrightView Landscape Report..... Tab 3
 - E. Pond Maintenance - Florida Waterways Report..... Tab 4
- 5. Business Items**
 - A. Consideration of Resolution 2026-03; Redesignating Assistant Secretary Tab 5
 - B. Consideration of First Coast CMS Proposal for Limited Services Tab 6
 - C. Consideration of Doody Daddy Proposal Tab 7
 - D. Consideration of Acquisition of Amenity Center and Other Improvements (*Under Separate Cover*)
- 6. Supervisor Requests and Audience Comments**
- 7. Adjournment**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at 904-436-6270.

Very truly yours,
Danielle Wasilewski
District Manager

Tab 1

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**ROOKERY
COMMUNITY DEVELOPMENT DISTRICT**

The meeting of the Board of Supervisors of Rookery Community Development District was held on **March 10, 2026 at 2:00 p.m.** at City of Green Cove Springs City Hall, 321 Walnut Street, Green Cove Springs, FL 32043.

Present and constituting a quorum:

Bob Porter	Board Member, Chairman
John Gislason	Board Member, Vice Chairman
Mark Dearing	Board Member, Assistant Secretary
Anthony Sharp	Board Member, Assistant Secretary

Also present were:

Lesley Gallagher	District Manager, Rizzetta & Company, Inc.
Danielle Wasilewski	District Manager, Rizzetta & Company, Inc.
Katie Buchanan	District Counsel, Kutak Rock (via phone)
Hunter Hurley	District Counsel, Kutak Rock (via phone)
Tony Shiver	Amenity Manager, First Coast CMS
Royce Peaden	Associate Branch Manager, BrightView Landscape
Cameron Ganim	Biologist, Florida Waterways Inc.

Audience members were present.

FIRST ORDER OF BUSINESS

CALL TO ORDER

Mr. Porter opened the Board of Supervisors' meeting at 2:01 p.m.

SECOND ORDER OF BUSINESS

AUDIENCE COMMENTS ON AGENDA ITEMS

There were audience members present but no comments were made.

THIRD ORDER OF BUSINESS

**CONSIDERATION OF THE MINUTES OF THE
BOARD OF SUPERVISORS' MEETING HELD
FEBRUARY 10, 2026**

On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board approved the Minutes of Supervisors' meeting held February 10, 2026, for Rookery Community Development District.

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FOURTH ORDER OF BUSINESS

STAFF REPORTS

A. DISTRICT COUNSEL

Ms. Buchanan did not have a report but was available for any questions.

B. DISTRICT ENGINEER

Not requested to attend.

C. DISTRICT MANAGER

Ms. Wasilewski did not have a report but will discuss items later the agenda.

Moved to Staff Reports, E. - Pond Maintenance Report – Florida Waterways

E. Pond Maintenance Report – Florida Waterways

Mr. Ganim explained maintenance has increased every 2 weeks due to concerns about ponds 2-6. Ms. Wasilewski reviewed the two (2) proposals received, Alum and Flock & Lock. Board discussed and requested to wait on additional treatments.

FIFTH ORDER OF BUSINESS

**CONSIDERATION OF BRIGHTVIEW
LANDSCAPE ENHANCEMENT PROPOSALS**

1. Spring Annuals
2. Revised Proposals for Freeze Damaged Plants

Ms. Wasilewski updated the Board on the pricing of replacing dead plant material due to the freeze and spring annual rotation.

On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board approved the BrightView's Dead Plant Replacement Proposal in the amount of \$6,315.71 and Spring Annuals in the amount of \$4,859.84, for Rookery Community Development District.

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Moved to Business Items, D. - Consideration of Water Feature Maintenance Proposal

SIXTH ORDER OF BUSINESS

**CONSIDERATION OF WATER FEATURE
MAINTENANCE PROPOSAL**

Mr. Shiver reviewed the scope of service and proposal from Innovative Fountain.

On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board approved Innovative Fountain proposal for twice a month service in the amount of \$1,138.00 per month, for Rookery Community Development District. (Exhibit A)

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Moved to Business Items, C. - Consideration of Florida Waterways Additional Area Proposals

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SEVENTH ORDER OF BUSINESS

**CONSIDERATION OF FLORIDA WATERWAYS
ADDITIONAL AREA PROPOSALS**

Ms. Wasilewski updated the Board pond #7 & pond #8 are ready to be turned over to the District pending inspection from District Engineer and District Counsel.

On a motion by Mr. Gislason, seconded by Mr. Dearing, with all in favor, the Board approved Florida Waterways pond maintenance proposal for pond #7 in the monthly amount of \$135.00 & pond #8 in the monthly amount of \$205.00, subject to District Counsel and the District Engineer signing off on, for Rookery Community Development District. (Exhibit B)

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The board moved back to Business Items, B. - Consideration of BrightView Proposal for Additional Services.

EIGHTH ORDER OF BUSINESS

**CONSIDERATION OF BRIGHTVIEW
PROPOSAL FOR ADDITIONAL SERVICES**

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Ms. Wasilewski reviewed the additional areas ready to be turned over and maintained by the District. Mr. Porter gave a brief update to the Amenity Center opening, roadway opening and future areas to be developed.

On a motion by Mr. Gislason, seconded by Mr. Dearing, with all in favor, the Board approved BrightView's proposal for additional services including US 17 and Amenity Center areas, for Rookery Community Development District. (Exhibit C)

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NINTH ORDER OF BUSINESS

**DISCUSION OF SETTING UP DISTRICT
ACCOUNTS**

Ms. Wasilewski reviewed accounts that will be needed to get the amenity center ready for opening and discussed the AT&T proposal for internet services.

On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board approved AT&T's proposal in the amount of \$353.00 for, for Rookery Community Development District. (Exhibit D)

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SUPERVISOR REQUESTS

Mr. Porter addressed the audience members in attendance regarding meetings, access cards, website notices, etc.

Moved back to Staff Reports, D. – Landscape Report – BrightView

Mr. Peaden updated the Board on plant replacements.

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AUDIENCE REQUESTS

An audience member inquired about the playground signage, policies and incident.

TENTH ORDER OF BUSINESS

ADJOURNMENT

On a motion by Mr. Dearing, seconded by Mr. Gislason, with all in favor, the Board adjourned the meeting at 2:20 pm, for Rookery Community Development District.

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DRAFT

Secretary/Assistant Secretary

Chairman/Vice Chairman

Exhibit A



STATIONARY FOUNTAIN MAINTENANCE CONTRACT

Effective on: March 6, 2026

Prepared by: Innovative Fountain Services
11637 Columbia Park Drive East
Suite 4
Jacksonville, FL 32258
Phone: (904) 551-1017
Website: www.innovativefountainservices.com

Prepared for: Tony Shiver
The Rookery
Pearce Blvd, Green Cove Springs, FL 32043

We are pleased to offer you the following proposal for the above stated project. Please do not hesitate to contact us if you have any questions.

GENERAL SCOPE OF WORK:

Innovative Fountain and Lake Services proposes to furnish all labor, materials, tools, and travel costs to complete the scope of work for two stationary fountains as described below on a twice-a-month basis. The following is a general list of specific inclusions and exclusions.

Inclusions:

- Clean surface
- Vacuum interior
- Clean suction strainer basket
- Adjust display valves as needed
- Wash down pump pit
- Test pump circuits
- Tighten electrical connections in control panel
- Inspect and test auto-fill
- Clean cartridge filter
- Clean lights
- Test light circuit
- Calcium treatment as needed
- Reset timers as needed

EXCLUSIONS:

- Add chemicals as needed
- Labor or parts other than those described in the inclusions.

All the above procedures meet and or exceed all fountain manufacturers' recommended maintenance programs, ensuring proper maintenance during the manufacturer's warranty period.

COST AND TERMS

The above provided services are based on a \$1,138 per month fee.

Work will be billed monthly with the balance due net 30. This agreement will automatically renew on a month-to-month basis unless either party provides written notice of cancellation at least 30 days prior to the renewal date.

Thank you for allowing our TEAM the opportunity of EARNING YOUR BUSINESS!

Sincerely,

Ronald Benson

Customer Name: _____

Signature: _____

Date: _____



Exhibit B

6900 Philips Hwy #23
 Jacksonville, FL 32216
 Phone: 904.801.5253
 Website: www.FloridaLake.com

DATE	1/30/2026
GOOD FOR	90 days

SUBMITTED TO

Rookery Community Development District
 c/o Rizzetta & Company
 Attn: Lesley Gallagher, Senior District Manager
 3434 Colwell Ave. Suite 200
 Tampa, FL 33614

DESCRIPTION	AMOUNT
<p>Rookery CDD -Pond 7 Monthly treatment and/or inspections for additional pond - approximately 1.82±-acres</p>	<p>\$135.00</p>
<div style="display: flex; justify-content: space-around;">   </div>	

Subtotal	\$135.00
Tax	-
TOTAL	\$135.00

OTHER COMMENTS

Services and terms as specified in:
 The Pond Maintenance Contract ("Agreement") effective June 27,
 2025 - between FWI and Rookery CDD

If you have any questions about this quote, please contact
 Jim Schwartz at Jim@FloridaPond.com or 904.801.LAKE (5253), Ext. 1


Thank You For Your Business!

6900 Philips Hwy #23
 Jacksonville, FL 32216
 Phone: 904.801.5253
 Website: www.FloridaLake.com

DATE	1/30/2026
GOOD FOR	90 days

SUBMITTED TO

Rookery Community Development District
 c/o Rizzetta & Company
 Attn: Lesley Gallagher, Senior District Manager
 3434 Colwell Ave. Suite 200
 Tampa, FL 33614

DESCRIPTION	AMOUNT
<p>Rookery CDD -Pond 8 Monthly treatment and/or inspections for additional pond - approximately 10.10±-acres</p>  	\$205.00

Subtotal	\$205.00
Tax	-
TOTAL	\$205.00

OTHER COMMENTS

Services and terms as specified in:
 The Pond Maintenance Contract ("Agreement") effective June 27,
 2025 - between FWI and Rookery CDD

If you have any questions about this quote, please contact
 Jim Schwartz at Jim@FloridaPond.com or 904.801.LAKE (5253), Ext. 1

Thank You For Your Business!

Exhibit C



ADDENDUM 'B' TO MASTER AGREEMENT
FOR INCLUSION OF ADDITIONAL MAINTENANCE AREAS TO SERVICE AGREEMENT
BETWEEN ROOKERY CDD AND
BRIGHTVIEW LANDSCAPE SERVICES INC.

Re: **MAINTENANCE ADDENDUM TO ADD NEW MAINTENANCE AREAS**

The provisions set forth on this page of this addendum 'A' shall hereby become an integral part of the contract to which it is attached with the same force and effect as if these changes had been entered directly on the original contract. Addendum to go into effect February 1, 2026.

Only the provisions of the original contract noted hereon are modified by these provisions and then only to the extent noted. All provisions or portions of provisions in the original contract which are not expressly modified by this addendum shall remain in full force and effect.

CHANGES: addendum to include maintenance of new maintenance areas brought online, including new entrance.

Date added	Additional Service	Cost per Month	Cost per Year
	Base Maintenance	\$	\$36,200.00
	Agronomics	\$	\$ 4,200.00
	Irrigation	\$	\$ 3,060.00
	Subtotal	\$	\$43,460.00
	Us 17 Entrance Sign Water Feature		\$ 10,900.00
	Amenity Center		\$ 13,200.00
	Total		67,560.00

Agreed:
Client

BrightView

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

Exhibit D

Proposal for:
AT&T Fiber & Wi-Fi Solutions

Presented to:

Rookery CDD



AT&T
 Business

Pricing-At-A-Glance		Service Address
Service Offer: Fiber & Wi-Fi		1725 Pearce Blvd Green Cove Springs, FL 32043
Business Fiber Installation (On-Site Assistance Team):	Waived	
Meraki Equipment Installation (On-Site Assistance Team):	Waived	
Monthly Cost (As designed)		
Business Fiber 500MBPS & Meraki Wi-Fi Equipment :	\$353.00	
Contract Term (Months):	36	
Quote Valid Until:	4/30/2026	

Description	Quantity	Unit Price	Totals
AT&T Business Fiber 500MBPS (Symmetrical)	1	\$110.00	\$110.00
Meraki MX75 Router	1	\$107.00	\$107.00
Meraki MS130 8-PORT SWITCH	1	\$52.00	\$52.00
Meraki Access Points	2	\$42.00	\$84.00
Total Budgetary Price Per Month			\$353.00

To ask questions or place an order, contact:

Malik J Hunter

AT&T Client Solutions Executive

M (469) 662-9788

MH546a@att.com

This information is provided to you 'as is' and for informational purposes only. The rate(s) quoted above are estimates of the monthly charges for the identified plans (which may include, subject to availability/eligibility, certain contractual discounts - see applicable business agreement for details) and are based on information provided by the customer. Actual savings, if any, and costs may vary. AT&T disclaims all warranties including, but not limited to, implied warranties of merchantability or fitness for a particular purpose. In no event shall AT&T be liable for any damages relating to the use or results of the calculator. Rates are for the identified plans only, and do not include additional devices, features or services. Rates may change and do not include taxes, fees, overage charges and surcharges. Activation fee, additional deposits and other restrictions may apply. Mobile Share plan unlimited talk and text for phones only.

Installment Plans require qualifying credit & wireless service plan (voice & data for smartphones, data for tablets). Tax due at sale. If service cancelled, device balance is due.

Tab 2

ROOKERY COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · St. Augustine, Florida 32084
MAILING ADDRESS · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614
www.rookerycdd.org

Operation and Maintenance Expenditures
February 2026
For Board Approval

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

The total items being presented: **\$12,674.58**

Approval of Expenditures:

_____ Chairperson
_____ Vice Chairperson
_____ Assistant Secretary

Rookery Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Anthony K. Sharp	300091	ASharp011326-651	Board of Supervisors Meeting 01/13/26	\$ 200.00
Anthony K. Sharp	300100	AS021026-651	Board of Supervisors Meeting 02/10/26	\$ 200.00
BrightView Landscape Services, Inc.	300088	9650180	Landscape Maintenance 02/26	\$ 2,980.00
BrightView Landscape Services, Inc.	300099	9662152	Irrigation Repair 01/26	\$ 340.00
City of Green Cove Springs	20260217-10	2800010-012926	Electric Services 01/26	\$ 151.23
City of Green Cove Springs	20260217-8	2800035-012926	Water Services 01/26	\$ 63.38
City of Green Cove Springs	20260217-9	2800070-012926	Electric Services 01/26	\$ 112.99
Clay County Utility Authority	20260217-7	A00111233-020226	Water Services 01/26	\$ 230.92
Clay County Utility Authority	20260217-6	A00111235-020226	Water Services 01/26	\$ 290.72
Clay County Utility Authority	20260217-4	A00111240-020226	Water Services 01/26	\$ 210.40
Clay County Utility Authority	20260217-1	A00113300-020226	Water Services 01/26	\$ 273.99

Rookery Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Clay County Utility Authority	20260217-5	A00114270-020226	Water Services 01/26	\$ 80.92
Clay County Utility Authority	20260217-2	A00114272-020226	Water Services 01/26	\$ 654.15
Clay County Utility Authority	20260217-3	A00114836-020226	Water Services 01/26	\$ 400.49
Clay Today	300089	2026-311557	Legal Advertising 01/26	\$ 66.15
Florida Waterways, Inc.	300097	203905	Aquatic Maintenance 02/26	\$ 475.00
John Gislason	300092	JGislason011326-651	Board of Supervisors Meeting 01/13/26	\$ 200.00
John Gislason	300101	JG021026-651	Board of Supervisors Meeting 02/10/26	\$ 200.00
Mark Dearing	300093	MDearing011326-651	Board of Supervisors Meeting 01/13/26	\$ 200.00
Mark Dearing	300102	MD021026-651	Board of Supervisors Meeting 02/10/26	\$ 200.00
Office Dynamics	300090	00041778	CDD Book Copies 01/26	\$ 39.50
Office Dynamics	300098	00041925	CDD Book Copies 02/26	\$ 28.07

Rookery Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	300087	INV0000106689	Accounting Services 02/26	\$ 4,676.67
Robert Porter	300094	BPorter011326-651	Board of Supervisors Meeting 01/13/26	\$ 200.00
Robert Porter	300103	BP021026-651	Board of Supervisors Meeting 02/10/26	<u>\$ 200.00</u>
Report Total				<u>\$ 12,674.58</u>

Tab 3



Quality Site Assessment

Prepared for: Rookery CDD

General Information

DATE: Friday, Apr 03, 2026
NEXT QSA DATE: Friday, Apr 10, 2026
CLIENT ATTENDEES:
BRIGHTVIEW ATTENDEES: Royce Peaden

Customer Focus Areas

Entrance, Dog Park, Road Frontage, Lake behind Models

Quality you can count on.

<h1>7</h1> <p>Seven Standards of Excellence</p>	 <p>1 Site Cleanliness</p>	 <p>2 Weed Free</p>	 <p>3 Green Turf</p>
	 <p>4 Crisp Edges</p>	 <p>5 Spectacular Flowers</p>	 <p>6 Uniformly Mulched Beds</p>

Maintenance Items



- 1** Spring annuals + yearly soil amendment installed throughout community. Color and size of plant material is great.
- 2** Cold damaged blue daze were replaced with Liriope at main entrance monument.
- 3** Original cold damage proposal was amended to remove Blue Daze at entrance to dog park. Plants were cut back and are filling in nicely.
- 4** Dwarf Oleander at entrance to dog park pruned following cold damage. Plants are pushing out healthy new growth.

Maintenance Items



- 5** Plumbago on dog park parking islands were replaced with dwarf firebush. Plants are doing well.
- 6** Turf throughout site is waking up and showing good color. Team is maintenance weekly.
- 7** One additional declined tree noted behind entrance monument.
- 8** Team is maintaining lakes weekly, including checking for trash and debris.

Maintenance Items



- 9** Beds throughout site are clean and weed free. Annual mulching is recommended. Proposal submitted along with report.

Tab 4



Customer Service Report

Customer: Rookery
 Field Biologist: Brandon Sixto

Date of Visit: 3/19/2026
 Weather: 65 °F High
20% ☁

Waterway and Ditch Treatments

Site	1	2	3	4	5	6									
Algae		X		X		X									
Submersed Weeds															
Shoreline Grasses & Brush	X		X	X	X										
Floating Weeds															
Mosquito Larvicide															
Pond Dye															
Inspection															
Debris Removal		X			X										

Comments: Ponds were treated for algae, grasses, and debris.

- Carp Program**
- Carp Observed
 - Barriers Inspected

- Flow**
- None
 - Slight
 - Visible

- Water Clarity**
- < 1'
 - 1-2'
 - 2-4'
 - >4'

- Water Levels**
- High
 - Normal
 - Low

Fish/Wildlife Observations

- | | | | | |
|-----------------------------------|------------------------------------|------------------------------------|---|---|
| <input type="checkbox"/> Bass | <input type="checkbox"/> Anhinga | <input type="checkbox"/> Woodstork | <input checked="" type="checkbox"/> Turtles | <input type="checkbox"/> Other Species: _____ |
| <input type="checkbox"/> Bream | <input type="checkbox"/> Cormorant | <input type="checkbox"/> Ducks | <input type="checkbox"/> Snakes | _____ |
| <input type="checkbox"/> Catfish | <input type="checkbox"/> Egrets | <input type="checkbox"/> Osprey | <input checked="" type="checkbox"/> Alligator | _____ |
| <input type="checkbox"/> Gambusia | <input type="checkbox"/> Herons | <input type="checkbox"/> Ibis | <input type="checkbox"/> Frogs | _____ |

Native/Beneficial Vegetation Noted

- | | | | |
|--|---------------------------------------|-----------------------------------|--|
| <input type="checkbox"/> Arrowhead | <input type="checkbox"/> Bulrush | <input type="checkbox"/> Lotus | <input type="checkbox"/> Slender Spikerush |
| <input type="checkbox"/> Cordgrass | <input type="checkbox"/> Lily | <input type="checkbox"/> Chara | <input type="checkbox"/> Blue Flag Iris |
| <input checked="" type="checkbox"/> Bacopa | <input type="checkbox"/> Golden Canna | <input type="checkbox"/> Naiad | <input type="checkbox"/> Bladderwort |
| <input type="checkbox"/> Pickerelweed | <input type="checkbox"/> Spadderdock | <input type="checkbox"/> Eelgrass | <input type="checkbox"/> Pondweed |

Did you know? The manatee is Florida's official marine mammal. Fossils indicate they have been in Florida waters for millions of years.



Customer Service Report

Customer: Rookery
Field Biologist: Brandon Sixto

Date of Visit: 3/19/2026
Weather: 65 °F High
20% ☁



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6

Did you know? The manatee is Florida's official marine mammal. Fossils indicate they have been in Florida waters for millions of years.

Tab 5

RESOLUTION 2026-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
ROOKERY COMMUNITY DEVELOPMENT DISTRICT
REDESIGNATING AN ASSISTANT SECRETARY OF THE DISTRICT,
AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Rookery 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 Clay County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) previously designated Ben Pfuhl as an Assistant Secretary pursuant to Resolution 2024-35; and

WHEREAS, the Board now desires to re-designate the Assistant Secretary.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS
OF THE ROOKERY COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. Danielle Wasilewski is hereby appointed as Assistant Secretary.

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 14th DAY OF APRIL 2026.

**THE ROOKERY COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

ASSISTANT SECRETARY

Tab 6

First Coast Contract Maintenance Service LLC.
352 Perdido St
St Johns, FL 32259

(PH) 904-537-9034
(FX) 904-900-3393



March 23, 2026

**Prepared For: District Manager
The Rookery CDD**

**Prepared By: Tony Shiver
President First Coast CMS, LLC**

Proposal: Onsite Management and Coordination Services

First Coast CMS, LLC proposes to temporarily provide services to the District to assist in setup up District Accounts, meeting/monitoring current vendors, and other services as needed in anticipation of the new Amenity Center.

The amount proposed is \$550 per month and will remain in effect until new Amenity Center is conveyed over to the CDD.

Thank you for your consideration.

Tony Shiver
President
First Coast CMS LLC.

Tab 7



Prepared Date
March 25, 2026

PROPOSAL

Prepared for Silver Landing

DESCRIPTION OF WORK	VISITS	RATE PER VISIT	MONTHLY TOTAL
<p>Pet Waste Station Maintenance</p> <ul style="list-style-type: none"> Weekly service includes restocking all pick-up bags. <u>Doody Daddy will purchase and provide ALL bags for each pet waste station.</u> Doody Daddy will purchase any additional pet waste stations for the community with a renewed 2 year contract of service. 	1 x/ Week	<p>\$32</p> <p>(Based on 2 station(s) @ \$16 per station per week)</p>	<p>\$138</p> <p>(Based on the weekly rate X 4.3 weeks per month. This keeps the payment the same regardless of 4 or 5 services each month.)</p>
<p>Trash Can Servicing</p> <ul style="list-style-type: none"> Weekly service includes restocking all liner bags and removal of trash at each can. 	1 x/ Week	<p>\$20</p> <p>(Based on 2 trashcan(s) @ \$10 per can per week)</p>	\$86
<p>Additional Clean-up Services (optional)</p> <ul style="list-style-type: none"> We will walk a specific pattern removing dog waste from property grounds, common areas, dog parks, residential homes and anywhere in between. Pricing is based on the size of each service area. 	N/A	N/A	N/A
		TOTAL	\$224