



Turtle Run
Community Development District

www.turtleruncdd.com

Barry Winfree, Chairman

Eugene “Skip” Carney, Vice Chairman

Kenneth P. Murray, Assistant Secretary

Virginia “Ginny” Tropea, Assistant Secretary

James “Rob” Shipe, Assistant Secretary

July 27, 2026



Turtle Run

Community Development District

Revised Agenda

Seat 5: Barry Winfree – (C.)	
Seat 4: Eugene “Skip” Carney – (V.C.)	
Seat 3: Kenneth P. Murray – (A.S.)	
Seat 2: Virginia “Ginny” Tropea – (A.S.)	
Seat 1: James “Rob” Shipe – (A.S.)	

Monday
July 27, 2026
6:00p.m.

Coral Bay Recreation Center
3101 South Bay Dr., Margate, FL.
<https://us02web.zoom.us/j/87134441344>
1-305-224-1968 or 1-309-205-3325
Meeting ID: 871 3444 1344

1. Roll Call
2. Moment of Silence
3. Pledge of Allegiance
4. Good News
5. Discussion of Current Holiday Lighting Services Agreement with Holiday Outdoor Décor – **Page 3**
6. Approval of the Minutes for the June 29, 2026 Meeting – **Page 53**
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - 1) Engineer’s Report – **Page 82**
 - 2) Technical Memo & Phase 1 Lake Side Slope Repair Plans with Landshore Enterprises, LLC – **Page 85**
 - C. Field Manager – Annual Maintenance Plan – **Page 121**
 - D. Manager
 - 1) Progress Report – **Page 122**
 - 2) Settlement of Entrance Fountain Feature Litigation
8. Financial Reports
 - A. Approval of Check Register – **Page 124**
 - B. Approval of Unaudited Financials – **Page 130**
9. Public Comments
10. Supervisors Requests
11. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.turtleruncdd.com>

**AMENDED AND RESTATED SERVICES AGREEMENT
(Holiday Landscape Lighting)**

THIS AMENDED AND RESTATED SERVICES AGREEMENT (the "Amended and Restated Agreement" or the "Agreement") is made and entered into this 21 day of November, 2024 (the "Effective Date"), by and between:

TURTLE RUN COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Coral Springs, Broward County, Florida, and whose address is 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the "District"), and

RILEIGHS OUTDOOR, LLC, a Delaware limited liability company authorized to do business in the State of Florida, whose principal address is 1053 N. Plymouth Street, Allentown, Pennsylvania 18109, and whose local address is 3124 NW 16th Terrace, Pompano Beach, Florida 33064 (the "Contractor").

RECITALS

WHEREAS, the District is responsible for certain landscaping improvements and facilities located on properties owned by the District or on properties for which the District is responsible to maintain; and

WHEREAS, the District desires to utilize Contractor under a contractual arrangement to improve the landscaping and streetscaping during the holiday season with holiday lighting and displays in accordance with the scope of work described in the Contractor's Proposal consisting of (a) Quote No. 00019797, dated October 4, 2024 with Proposal for Areas 1 through 10 (b) Quote No. 00019783, dated September 26, 2024 with Proposal for Cypress Pointe, (c) Quote No. 00019784, dated September 26, 2024 with Proposal for Harbor Island; and (d) Quote No. 00020856, dated November 20, 2024 with Proposal for Hidden Lake, attached hereto and incorporated herein as Composite Exhibit A ("Scope of Work" or "Proposal"); and

WHEREAS, the District and the Contractor are parties to a Services Agreement for similar services, dated January 6, 2021 (the "2020 Agreement"); and

WHEREAS, the District and the Contractor have agreed to terminate the 2020 Agreement and replace it with this Amended and Restated Agreement; and

WHEREAS, Contractor represents that it is qualified to serve as a contractor under this Agreement, represents that it has the requisite expertise and experience to provide the services set forth in the Scope of Work and has agreed to provide such services to the District upon the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the recitals, agreements and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

Section 1. Recitals. The recitals stated herein are true and correct and by this reference are incorporated into and form a material part of this Agreement.

Section 2. Duties. The duties, obligations and responsibilities of Contractor are more particularly described herein and in the Scope of Work, attached hereto and incorporated herein

as Composite Exhibit A. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. Included as part of the services to be provided by Contractor, but not limited to, are the following:

- a. Provide all labor and materials necessary to complete the Scope of Work except as specifically stated in the Scope of Work.
- b. Provide District with the labor and materials set forth in the Scope of Work.
- c. Clean, store, and secure materials when not in use.
- d. All lights and materials shall be installed by November 1st of each year and shall be lit and operating on or before 5:00 PM on November 14 of each year. Should all lights and materials not be lit and operating by said date, the District shall be entitled to a credit on the final payment of \$2,000 for each day that goes by without all lighting and materials operating as designed and as provided for in this Agreement.
- e. Contractor shall complete removal of all lighting and materials by the end of the first week in February of each year of the Agreement. If Contractor is unable to remove or retake possession of the materials, District may assemble and deliver all the materials to Contractor in good working order and good condition, excepting only ordinary wear and tear, at the cost and expense of Contractor, which cost and expense may be withheld and retained by the District from any final payment due the Contractor.
- f. Provide daily service to lights and materials while displayed.
- g. Provide the services as described in Composite Exhibit A and such other necessary services as are standard in the industry in order to perform under this Agreement.
- h. The Scope of Services may be amended on an annual basis in accordance with this Agreement.

All personnel provided by Contractor pursuant to this Agreement shall perform the Services hereunder in a professional manner, consistent with all state, local, and federal laws, rules, and ordinances. District may adjust the Scope of Services to be provided under this Agreement. In the event such adjustment in the Scope of Services results in additional labor or materials, Contractor shall first furnish District with a proposal for such additional work, which, if accepted by the District Board of Supervisors, shall become an amendment to this Agreement.

Section 3. Compensation. District shall pay to the Contractor the annual amounts set forth below, minus deductions for work/services removed from the Scope of Work for a particular year, due on the stated days and upon completion of the Scope of Work on an annual basis:

Contract Year	Annual Amount	Payable to Contractor
2024	\$77,071.00*	50% when all lighting subject to the Scope of Work is in working order for at least five (5) days, 30% by 01/15/25, and 20% after all materials and equipment installed pursuant to this Agreement have been removed and the District has been reimbursed for any costs and expenses incurred to repair or remedy any damages caused by Contractor in connection with providing the services required by this Agreement ^
2025	\$77,071.00*	50% when all lighting subject to the Scope of Work is in working order for at least five (5) days, 30% by 01/15/26, and 20% after all materials and equipment installed pursuant to this Agreement have been removed and the District has been reimbursed for any costs and expenses

		incurred to repair or remedy any damages caused by Contractor in connection with providing the services required by this Agreement ^
2026	\$77,071.00*	50% when all lighting subject to the Scope of Work is in working order for at least five (5) days, 30% by 01/15/27, and 20% after all materials and equipment installed pursuant to this Agreement have been removed and the District has been reimbursed for any costs and expenses incurred to repair or remedy any damages caused by Contractor in connection with providing the services required by this Agreement ^
2027	\$77,071.00*	50% when all lighting subject to the Scope of Work is in working order for at least five (5) days, 30% by 01/15/28, and 20% after all materials and equipment installed pursuant to this Agreement have been removed and the District has been reimbursed for any costs and expenses incurred to repair or remedy any damages caused by Contractor in connection with providing the services required by this Agreement ^

* unless program otherwise modified or reduced pursuant to Section 15.

^ final payment is conditioned on all installations, lighting, equipment, and decorations having been removed from Contractor and the District having been reimbursed for any and all damages to any property or improvements arising out of or in any way connected to or with the services provided by Contractor pursuant to this Agreement. Should the Contractor fail to reimburse the District for such damages within thirty (30) days of notice thereof to Contractor, the District is hereby authorized to retain the amounts due District for such damages from the 20% balance. Thereafter, District shall pay Contractor any remaining amount of the 20% balance, or, if the damages incurred exceed the 20%, submit a detailed invoice to Contractor which invoice shall be payable within thirty (30) days.

Contractor shall provide the District with an invoice upon completion of the Scope of Work for a particular year. All invoices are due and payable upon receipt. Provided Contractor has otherwise complied with all other terms of this Agreement, charges remaining unpaid forty-five (45) days after receipt of the invoice shall bear interest at the rate of one percent (1%) per month. District, as a local government entity, is exempt from sales tax on this transaction.

Section 4. Contractor's Acceptance of Conditions. The Contractor has carefully examined the areas and properties within the District upon which Contractor will perform Scope of Work pursuant to this Agreement and has made sufficient tests and other investigations to be fully satisfied as to site conditions.

Section 5. Waiver. It is understood and agreed that the approval or acceptance by the District of any part of the work performed by Contractor under this Agreement as being in compliance with terms of this Agreement and related Scope of Work, shall not operate as a waiver by District of the strict compliance with any other terms and conditions of the Agreement and related work.

Section 6. Indemnification.

A. Contractor agrees to so conduct its activities upon the premises as not to endanger any person lawfully thereon and agrees to indemnify and hold harmless the District and the City of Coral Springs, Florida (the "City") and their respective officers, its officers, agents and

employees from and against all claims, suits, actions, damages, liabilities, expenditures or causes of action of any kind arising out or in any way connected to activity or inactivity of Contractor and resulting or occurring from any negligent act, omission or error of Contractor, its agents, members or guests, resulting in or relating to injuries to body, life, limb or property sustained in, about, or upon the permitted premises or improvements thereto, or arising from the use of said premises.

B. The execution of this Agreement by Contractor shall obligate Contractor to comply with the foregoing indemnification provision, as well as the insurance provisions which are set forth in Section 7 of this Agreement. However, the indemnification provision, and the insurance provision are not interdependent of each other, but rather each one is separate and distinct from the other.

Section 7. Insurance.

A. The Contractor shall maintain at its own cost and expense the following insurance coverages during the execution and performance of the Work under this Agreement:

- i. Worker's Compensation Insurance for statutory obligations imposed by Worker's Compensation or Occupational Disease Laws, including, where applicable, the United States Longshoreman's and Harbor Worker's Act, the Federal Employers' Liability Act and the Jones Act. Employer's Liability Insurance shall be provided with a minimum of one hundred thousand and xx/100 dollars (\$100,000.00) per accident. Contractor shall agree to be responsible for the employment, conduct and control of its employees and for any injury sustained by such employees in the course of their employment.

- ii. Comprehensive General Liability (occurrence form), with the following minimum limits of liability, with no restrictive endorsements:

\$500,000 Combined Single Limit, per occurrence, Bodily Injury & Property Damage Coverage shall specifically include the following with minimum limits not less than those required for Bodily Injury Liability and Property Damage Liability:

1. Premises and Operations;
2. Independent Contractors;
3. Product and Completed Operations Liability;
4. Broad Form Property Damage; and
5. Broad Form Contractual Coverage applicable to the Agreement and specifically insuring the indemnification and hold harmless agreement provided herein.

- iii. Comprehensive Automobile Liability, covering owned, non-owned, or rented automotive equipment to be used in performance of the Work, with minimum limits of \$500,000, with no restrictive endorsements.

B. X If checked here, the Work or a portion thereof is to be performed within the right-of-way or property of the City of Coral Springs (the "City"), in which case the Contractor is required to comply with certain contractual provisions regarding insurance and indemnification as required by separate Agreement between the District and the City (the "ROW Agreement"). Copies of said ROW Agreement are available to Contractor upon Contractor's request to the District Manager of the District.

C. District and City (if Section 11.B is checked) shall be Additional Named Insureds under the policies of insurance required pursuant to this Agreement.

D. District does not in any way represent that the types and amounts of insurance required hereunder are sufficient or adequate to protect Contractor's interest or liabilities, but are merely minimum requirements established by the District. District reserves the right to reasonably require other insurance coverages that District deems necessary depending upon the risk of loss and exposure to liability.

E. Insurance companies selected must be acceptable to District and City (if Section 11.B is checked). All of the policies of insurance so required to be purchased and maintained shall contain a provision or endorsement that the coverage afforded shall not be canceled, materially changed or renewal refused until at least thirty (30) calendar days written notice has been given to District and the City (if Section 11.B is checked) by certified mail.

F. The required insurance coverage shall be issued by an insurance company authorized and licensed to do business in the state of Florida, with a minimum rating of B+ to A+, in accordance with the latest edition of A.M. Best's Insurance Guide.

G. All required insurance policies shall preclude any underwriter's rights of recovery or subrogation against District and City (if Section 7.B is checked) with the express intention of the parties being that the required insurance coverage protects both parties as the primary coverage for any and all losses covered by the above-described insurance.

H. Contractor shall ensure that any company issuing insurance to cover the requirements contained in this Agreement agrees that they shall have no recourse against the District or City for payment or assessments in any form on any policy of insurance.

I. The clauses, "Other Insurance Provisions" and "Insured Duties in the Event of an Occurrence, Claim or Suit" as it appears in any policy of insurance in which the City is named as an additional insured shall not be applicable to City.

J. Contractor shall furnish District with a Certificate of Insurance evidencing compliance with the requirements of this Section 7 prior to performing Work hereunder. In the event the Certificate of Insurance provided indicates that the insurance shall terminate and lapse during the period of this Agreement, then, in that event, Contractor shall furnish, at least thirty (30) calendar days prior to expiration of the date of such insurance, a renewed Certificate of Insurance as proof that equal and like coverage for the balance of that period of the Agreement and extension there

under is in effect. Contractor shall not continue to complete the improvements required by this Agreement unless all required insurance remains in full force and effect.

K. Violation of the terms of this Section 7 and its sub-parts shall constitute a breach of the Agreement, and District, in its sole discretion, may cancel the Agreement, and all rights, title and interest of the Contractor in this Agreement shall thereupon cease and terminate.

Section 8. Independent Contractor. Neither the Contractor nor any of its employees, agents, officers, directors, contractors, or representatives shall be deemed employees of the District, nor shall any such persons receive or be entitled to receive employee or other benefits from the District.

Section 9. District Manager. The foreman for Contractor shall communicate with the District Manager on a regular basis for matters relating to the Scope of Work under this Agreement.

Section 10. Term. The performance of services under this Agreement shall commence upon the execution of this Agreement. The term of this Agreement shall be to cover five (5) years (five consecutive holiday seasons) through the fifth holiday season, unless sooner terminated in accordance with this Agreement. This Agreement is subject to the annual appropriation of funds by the District in accordance with the requirements of Chapter 190, Florida Statutes, and Florida law.

Section 11. Agreement. This instrument, together with its Exhibit(s), shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement.

Section 12. Electric. District shall provide all necessary and suitable electrical connections and outlets required by Contractor for the installation of decorations as provided in the Scope of Work, at District's expense.

Section 13. Amendments. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both the District and Contractor. Additional work may be added to the Agreement upon the mutual agreement of the parties which additional work shall be in the form of an Amendment to the Agreement.

Section 14. Assignment. This Agreement, or any portion thereof, shall not be assigned in any way by either party without the express written consent of the other party.

Section 15. Termination. District may terminate this Agreement for convenience and without any liability or cancellation fees therefor by providing written notice to Contractor prior to October 1st of the contract year in which termination is to be effective. In addition, without terminating the Agreement, District may reduce the total program provided under this Agreement for any particular contract year by up to fifty (50%) percent, provided that District provide written notice of such intention to Contractor prior to October 1st of any contract year in which the reduced program will be effective. District may also terminate this Agreement in the event of a default (including any lighting not in operation) lasting longer than forty-eight (48) hours without being cured by Contractor, in which case the amount due Contractor for such contract year shall be prorated based on the lighting in this Agreement being fully operational for a minimum of forty-five (45) days per year.

Section 16. Notices. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by U.S. Certified Mail, Return Receipt Requested, postage prepaid, by overnight delivery service, or by email, to the parties, as follows:

A. If to the District: Turtle Run Community Development District
5385 N. Nob Hill Road
Sunrise, Florida 33351
Attn: Julio Padilla, District Manager
Email: jpadilla@gmssf.com

With a copy to: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
515 East Las Olas Boulevard, Suite 600
Fort Lauderdale, Florida 33301
Attn: Michael J. Pawelczyk, Esq.

B. If to Contractor: Rileighs Outdoor, LLC
1053 N. Plymouth Street
Allentown, Pennsylvania 18109
Attn: Manager

With a copy to: Rileighs Outdoor, LLC
3124 NW 16th Terrace
Pompano Beach, Florida 33064
Attn: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth in this Agreement.

Section 17. Authorization. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this instrument.

Section 18. Enforcement of Agreement. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution or appellate proceedings.

Section 19. Controlling Law and Venue. This Agreement and the provisions contained in this Agreement shall be construed, interpreted and controlled according to the laws

of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Broward County, Florida.

Section 20. Sovereign Immunity. The parties agree that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other statutes or law.

Section 21. Public Records.

A. Contractor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Contractor does not transfer the records to the District; and
4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Contractor transfers all public records to the District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

B. Contractor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Contractor, the Contractor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Contractor acknowledges that

should Contractor fail to provide the public records to the District within a reasonable time, Contractor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

C. IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE CONTRACTOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road
Sunrise, Florida 33351
TELEPHONE: (954) 721-8681
EMAIL: records@gmssf.com**

Section 22. E-Verify. The Contractor, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The Contractor further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, Florida Statutes, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. Notwithstanding the provisions of Section 4.0 above, if the District has a good faith belief that the Contractor has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. If the District has a good faith belief that a subcontractor of the Contractor performing work under this Agreement has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District promptly notify the Contractor and order the Contractor to immediately terminate its subcontract with the subcontractor. The Contractor shall be liable for any additional costs incurred by the District as a result of the termination of any contract, including this Agreement, based on Contractor's failure to comply with the E-Verify requirements referenced in this subsection.

Section 23. Definitions. Terms used in this Agreement that are defined in the Request for Proposal shall have the meanings indicated therein.

Section 24. Severability. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

Section 25. Arm's Length Transaction. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. All parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party hereto.

Section 26. Headings for Convenience Only. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

Section 27. Conflict. To the extent that there is a conflict with respect to any provisions of this Agreement or Contractor's Proposal, the provision in the main body of the Agreement shall govern over that which is stated in the Contractor's Proposal.

Section 28. Counterparts. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

Section 29. Emergency Response. Contractor shall immediately respond and take necessary reasonable action in the event of an impending hurricane or other weather-related event or a declared state of emergency. Immediate response shall mean that Contractor shall provide sufficient staff, equipment, vehicles, and supplies necessary to provide protection to District property and the public from any damages or injury. It is not the intent of this section to require Contractor to remove all lights in the event of an impending hurricane or weather-related event.

Section 30. Acts of God. In the event of any strike or similar action, union picketing, labor disputes, disturbance, Acts of God, or other circumstances over which Contractor has no control and which causes the prevention of or the interference with the provision of Security Services under this Agreement, Contractor in its sole discretion reserves the right to suspend this Agreement until the cessation of such matters. During such period of cessation, District shall be relieved of any payment obligations to Contractor. This also includes but is not limited to hurricane warnings, mandatory evacuations, advisory evacuations or acts of terrorism. Nothing herein shall prohibit District from exercising its right to terminate the Agreement for convenience.

Section 31. Responsibility for Losses. Contractor shall not be responsible for any losses to District as a result of burglary, theft, fire or any other causes, except in the case of negligence or the part of Contractor or its employees. District shall orally notify Contractor of any loss or intended claim against Contractor's insurance carriers within three (3) business days of such loss occurring or having been discovered by District, whichever is later, and shall notify Contractor in writing within ten (10) days of such loss occurring or having been discovered by District.

Section 32. Prior Agreements. Upon full execution by the parties, this Agreement shall replace any and all prior agreements, contracts, proposals, and purchase orders between the parties, including, but not limited to, the 2020 Agreement, and all such prior agreements, contracts, proposals, and purchase orders shall be canceled and terminated and, with the exception of the indemnification and insurance provisions, of no further effect upon the Effective Date of this Agreement.

Section 33. Responsible Vendor Determination. Contractor is hereby notified that Section 287.05701, Florida Statutes, requires that the District may not request documentation of or consider a contractor's, vendor's, or service provider's social, political, or ideological interests when determining if the contractor, vendor, or service provider is a responsible contractor, vendor, or service provider.

Section 34. Scrutinized Company Certification. Contractor hereby certifies that as of the date below Contractor is not listed on a Scrutinized Companies list created pursuant to Sections 215.4725, 215.473, or 287.135, Florida Statutes. Pursuant to Section 287.135, Florida Statutes, Contractor further certifies that:

A. Contractor is not on the Scrutinized Company that Boycott Israel List and is not participating in a boycott of Israel such that is not refusing to deal, terminating business activities, or taking other actions to limit commercial relations with Israel, or persons or entities doing business in Israel or in Israeli-controlled territories, in a discriminatory manner. Furthermore, Contractor was not on the Scrutinized Companies that Boycott Israel List and was not participating in a boycott of Israel at the time of bidding on or submitting a proposal for this Agreement.

B. For agreements of one million dollars or more, at the time of bidding on, submitting a proposal for, or entering into this Agreement:

1. Contractor does not appear on the Scrutinized Companies with Activities in Sudan List where the State Board of Administration has established the following criteria:
 - a. Have a material business relationship with the government of Sudan or a government-created project involving oil related, mineral extraction, or power generation activities, or
 - b. Have a material business relationship involving the supply of military equipment, or
 - c. Impart minimal benefit to disadvantaged citizens that are typically located in the geographic periphery of Sudan, or
 - d. Have been complicit in the genocidal campaign in Darfur.
2. Contractor does not appear on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List where the State Board of Administration has established the following criteria:
 - a. Have a material business relationship with the government of Iran or a government-created project involving oil related or mineral extraction activities, or

- b. Have made material investments with the effect of significantly enhancing Iran's petroleum sector.
- 3. Contractor is not engaged in business operations in Cuba or Syria.

Contractor understands that this Agreement may be terminated at the option of the District if Contractor is found to have been placed on the Scrutinized Companies that Boycott Israel List or is engaged in a boycott of Israel, or, if this Agreement is for one million dollars or more, been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, been engaged in business operations in Cuba or Syria, or found to have submitted a false certification pursuant to this paragraph herein or Section 287.135(5), Florida Statutes.

Section 35. Convicted Vendor List. Contractor hereby certifies that neither Contractor nor any of its affiliates are currently on the Convicted Vendor List maintained pursuant to Section 287.133, Florida Statutes. Pursuant to Section 287.133(2)(a), Florida Statutes, a person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of thirty-six (36) months following the date of being placed on the convicted vendor list.

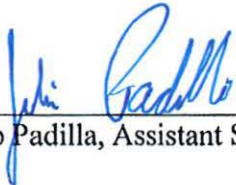
Section 36. Anti-Human Trafficking Affidavit. Contractor shall provide the District with an affidavit executed by an officer or representative of the Contractor under penalty of perjury attesting that the Contractor does not use coercion for labor or services as defined in Section 787.06(13), Florida Statutes.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

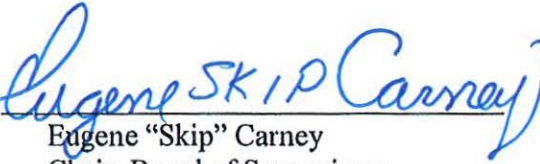
IN WITNESS WHEREOF, the parties execute this Agreement and further agree that it shall take effect as of the Effective Date first above written.

Attest:

**TURTLE RUN COMMUNITY
DEVELOPMENT DISTRICT**



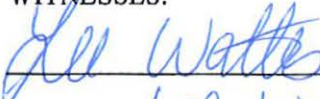
Julio Padilla, Assistant Secretary

By: 

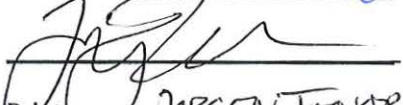
Eugene "Skip" Carney
Chair, Board of Supervisors

21 day of November, 2024

WITNESSES:



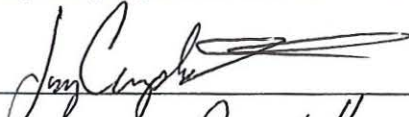
Print name: Lee Walters



Print name: JORGEN TENOR

(CORPORATE SEAL)

**RILEIGHS OUTDOOR, LLC, a Delaware limited
liability company, d/b/a CHRISTMAS DESIGNERS**

By: 

Print name: Joe Campbell

Title: VP of SALES FLORIDA

21 day of November, 2024

COMPOSITE EXHIBIT A
SCOPE OF WORK - PROPOSAL



Remit to Christmas Designers Florida
c/o Holiday Outdoor Decor
PO Box 4365
Bethlehem, PA 18018

Created Date 10/4/2024
Quote Number 00019797

Bill To Name Turtle Run CDD
Bill To 5385 N Nobb Hill Road
Sunrise, Florida 33351
United States

Ship To Name Turtle Run Community
Ship To W Sample Rd & Turtle Creek Dr
Coral Springs, Florida 33063
United States

Comments CDFL HOLIDAY PROGRAM If accepted, deposit
invoice of \$31,438.00 will be sent out.

Subtotal \$62,876.00
Not including Sales Tax

Deposit Amount \$31,438.00

If Approved, Sign here
or reply to the email stating "Proposal Approved".

Deposit due within 30 days

We will not be able to schedule your project before receiving
your down-payment - our schedule fills up fast, don't wait!

Product Line Description	Line Item Description	Price	Quantity	Total Price
18" Red Velvet w/Gold Bow		\$35.00	10.00	\$350.00
24" Red Velvet w/Gold Bow		\$48.00	24.00	\$1,152.00
4'6"x14" Garland - Oregon Fir - LED Warm White	COTH - used UNLIT - Directory Sign	\$106.25	4.00	\$425.00
44" Spray - Oregon Fir - LED Warm White		\$145.00	18.00	\$2,610.00
48" Wreath w/18" Bow - Oregon Fir - Double lit LED Warm White	w/Green and Red LED added	\$375.00	22.00	\$8,250.00
50L 6" - Green	Added to Wreaths	\$0.00	22.00	\$0.00
50L 6" - Red	Added to Wreaths	\$0.00	22.00	\$0.00
50L 6" - Warm White	Hedges	\$18.00	180.00	\$3,240.00
70L 4" - CC - Green	Fronds	\$28.00	280.00	\$7,840.00
70L 4" - CC - Multi	Scatter	\$25.00	48.00	\$1,200.00
70L 4" - CC - Red	Wrap	\$32.00	33.00	\$1,056.00
70L 4" - CC - Warm White	Wrap	\$32.00	275.00	\$8,800.00
9'x14" Garland - Oregon Fir - Unlit	(12) 18ft	\$125.00	24.00	\$3,000.00
9'x14" Garland - Oregon Fir - LED Warm White	(2) 27ft	\$155.00	6.00	\$930.00
C7 6" spacing green cord light line with LED bulbs - 1ft	Green Bulb	\$6.00	943.00	\$5,658.00
C7 6" spacing green cord light line with LED bulbs - 1ft	Red Bilbs	\$6.00	480.00	\$2,880.00
C7 6" spacing green cord light line with LED bulbs - 1ft	Warm White	\$6.00	60.00	\$360.00
C9 36" spacing green cord LED G50 bulbs & every 5th Twinkle - 1ft	Warm White	\$2.50	5,890.00	\$14,725.00
Trucks or Equipment Rental fees		\$2,800.00	1.00	\$2,800.00
	Preferred Customer Discount	(\$2,400.00)	1.00	(\$2,400.00)



Contract terms - Commencing August 15th to December 15th

2024 Lease

Terms and Conditions

PAYMENTS: Deposit payments of 50% due prior to September 1st, to be placed on installation schedule, final 50% payment due upon completion of installation of each season under contract. Any product purchases will be invoiced when product is shipped from vendor, regardless of delivery location.

Balances over 30 days will incur a 1.5% finance charge per month. 4% Credit Card payments fee.

Sales Tax and County Tax will be applied on Final Invoice unless a **Tax-Exempt Certificate** is provided beforehand.

ACCEPTANCE: All material is guaranteed to be as specified. All work to be completed in a workman like manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above this contract. All agreements contingent upon strikes, accidents, any acts of God or delays beyond our control. Property Owner will carry fire, tornado, hurricane (wind) and other necessary insurance.

Our workers are fully covered by Worker's Compensation.

The above prices, specifications, terms and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Once this Agreement is signed by both parties it becomes a contract. This proposal may be withdrawn if not accepted within 30 days. To lock in current pricing, please ask for a multi-year proposal.

Customer Awareness Information Sheet -

<https://christmasdesigners-fl.com/wp-content/uploads/2020/05/Customer-Awareness-Information-Sheet.pdf>

General Terms and Conditions - <https://holidayoutdoordecor.com/terms-conditions/>

LEGEND

Explanation of symbols
on General Terms page

PROPOSAL

TURTLE RUN

Installation Address: Turtle Run Blvd and Sample Rd, Coral Springs, FL 33067



AREA 1 – ENTRANCE & EXIT MONUMENT SIGNS

Total 6.91 Amps



PHOTO IS AN EXAMPLE LIGHTS SHOW ABOVE WILL BE IN COLORS DESCRIPED BELOW

For each of the two (2) Monument Signs, we will outline the upper and lower part of the sign with 125' of C7 6" spacing green cord light line with Green LED bulbs and for each of the two (2) Columns at each Sign, we will outline each with 12' of C7 6" spacing green cord light line with Red LED bulbs.

250'	C7 6" spacing green cord light line w/Green LED bulbs	\$ 1,500.00
48'	C7 6" spacing green cord light line w/Red LED bulbs	\$ 288.00

For each of the two (2) Monument Signs, we will install two (2) 48" Double WW LED lit Wreath, we will also add one (1) Red and one (1) Green LED light set to the Wreaths, decorated in Colors of the Holiday with an 18" Red Velvet with Gold Trim Bow.

We will install one (1) 27' x 14" LED lit Garland, swaged across the top center of the sign with five (5) 18" Red Velvet with Gold Trim Bows, one at each catch point.

4	48" Double lit LED Wreath - COTH w/18" Red Velvet Bow	\$ 1,500.00
4	LED light set added to Wreath – Red	
4	LED light set added to Wreath – Green	
2	27' x 14" LED Garland – <i>no décor</i>	\$ 930.00
10	18" Red Velvet with Gold Trim Bows	\$ 350.00

The material contained herein is the property of Holiday Outdoor Decor.
Reproduction, copying, or use without prior consent is strictly prohibited.

TURTLE RUN

Page 1 of 12



For each of the eighteen (18) Columns, fourteen on the Entrance monument side and four on the Exit monument side, we will install one (1) 30" LED lit Spray with a 12" Red Velvet with Gold Trim Bow.

18	30" LED Spray w/12" Red Velvet Gold Trim Bow	\$ 2,610.00
----	--	-------------

END AREA 1		\$ 7,178.00
-------------------	--	--------------------

AREA 2 – TURTLE RUN BLVD CENTER MEDIAN

Total 15.26 Amps



For each of the first three (3) various Trees, we will wrap up into the foliage with ten (10) Warm White Commercial-grade LED light sets and scatter throughout the foliage with 50' of C9 36" spacing green cord Warm White LED G50 bulbs & every 5th Twinkle.

30	Commercial-grade LED light sets Warm White	\$ 960.00
150'	C9 36" spacing green cord WW LED G50 bulbs & 5th Twinkle	\$ 375.00

For each of the three (3) Small Oak Trees, after the various Trees, we will wrap up into the foliage with seven (7) Warm White Commercial-grade LED light sets and scatter throughout the foliage with 480' of C9 36" spacing green cord Warm White LED G50 bulbs & every 5th Twinkle.

21	Commercial-grade LED light sets Warm White	\$ 672.00
1,440'	C9 36" spacing green cord WW LED G50 bulbs & 5th Twinkle	\$ 3,600.00

For each of the two (2) Medium Oak Trees, after the Small Oak Trees, we will wrap up into the foliage with twenty (20) Warm White Commercial-grade LED light sets and scatter throughout the foliage with 750' of C9 36" spacing green cord Warm White LED G50 bulbs & every 5th Twinkle.

40	Commercial-grade LED light sets Warm White	\$ 1,280.00
1,500'	C9 36" spacing green cord WW LED G50 bulbs & 5th Twinkle	\$ 3,750.00

We will light the first one (1) of the 3 Large Oak Trees, after the Medium Oak Trees with forty (40) Warm White Commercial-grade LED light sets and scatter throughout the foliage with 1,000' of C9 36" spacing green cord Warm White LED G50 bulbs & every 5th Twinkle.

40	Commercial-grade LED light sets Warm White	\$ 1,280.00
1,000'	C9 36" spacing green cord WW LED G50 bulbs & 5th Twinkle	\$ 2,500.00

For each of the two (2) Light Poles, located in the Center Median, we will install one (1) 18' x 14" lit Garland with two (2) 24" Red Velvet with Gold Trim Bows on top.

2	18' x 14" <i>unlit</i> Garland – no décor	\$ 500.00
4	24" Red Velvet with Gold Trim Bow	\$ 192.00

END AREA 2	\$ 15,109.00
-------------------	---------------------

AREA 3 – 3589 TURTLE RUN BLVD

Total 3.05 Amps



Picture is alternated to show example of Warm White perimeter.

For the one (1) Monument Sign, we will outline the top, the two columns and around the verbiage, with a total 60' of C7 6" spacing green cord light line with Warm White LED bulbs.

60'	C7 6" spacing green cord w/Warm White LED bulbs	\$ 360.00
-----	---	-----------

For each of the six (6) Italian Cypress Trees, we will scatter throughout with eight (8) LED Multicolor Scatter Sets.

48	LED Scatter Sets Multicolor	\$ 1,200.00
----	-----------------------------	-------------

END AREA 3		\$ 1,560.00
-------------------	--	--------------------

AREA 4 – ROUNDABOUT

Total 8.77 Amps



We will outline the one (1) Directory Sign with one (1) 22.5' x 14" unlit Garland decorated in Colors of the Holiday.

For each of the five (5) Light Poles, we will install one (1) 18' x 14" unlit Garland with two (2) 24" Red Velvet with Gold Trim Bows on top.

1	22.5' x 14" <i>unlit</i> Garland decorated in COTH	\$ 425.00
5	18' x 14" <i>unlit</i> Garland – no décor	\$ 1,250.00
10	24" Red Velvet with Gold Trim Bow	\$ 480.00



For each of the seven (7) Sylvester Palms, we will wrap the trunks up to the boot with eight (8) Warm White Commercial-grade LED light sets and at the top do a 12" Color Band using three (3) Red Commercial-grade LED light sets.

We will also light up the fronds with twenty (20) Green LED Frond Sets.

56	Commercial-grade LED light sets Warm White	\$ 1,792.00
21	Commercial-grade LED light sets Red	\$ 672.00
140	LED Frond Sets Green	\$ 3,920.00
	Equipment Charge	\$ 1,400.00

END AREA 4

\$ 9,939.00

AREA 5 – TURTLE CREEK RD & STATE RD 7

Total 15.56 Amps



For each of the two (2) Monument Signs, we will outline the top of the monument with 77' of C7 6" spacing green cord light line with Green LED bulbs and for each of the two (2) columns at each sign, we will outline each with 12' of C7 6" spacing green cord light line with Red LED bulbs.

For each of the two (2) Hedges, one at each monument sign, we will scatter throughout with twenty (20) Warm White LED Hedge Sets.

For each of the four (4) Medjool Date Palms, two by each monument sign, we will wrap the trunks with twelve (12) Warm White Commercial-grade LED light sets and at the top do a 15" Color Band using three (3) Red Commercial-grade LED light sets.

We will light up the fronds with thirty-five (35) Green LED Frond Sets.

154'	C7 6" spacing green cord w/ Green LED bulbs	\$ 924.00
96'	C7 6" spacing green cord w/Red LED bulbs	\$ 576.00
40	LED Hedge Sets Warm White	\$ 720.00
48	Commercial-grade LED light sets Warm White	\$ 1,536.00
12	Commercial-grade LED light sets Red	\$ 384.00
140	LED Frond Sets Green	\$ 3,920.00
	Equipment Charge	\$ 1,400.00

For each of the two (2) Monument Signs, we will install two (2) 48" Double WW LED lit Wreaths, we will also add one (1) Red and one (1) Green LED light set to the Wreaths decorated in Colors of the Holiday with an 18" Red Velvet with Gold Trim Bow.

For the one (1) Light Pole, the first one located in the center median, we will install one (1) 18' x 14" unlit Garland with two (2) 24" Red Velvet with Gold Trim Bows on top.

4	48" LED Double lit Wreath - COTH w/18" Red Velvet Bow	\$ 1,500.00
4	LED light set added to Wreath – Red	
4	LED light set added to Wreath – Green	
1	18' x 14" <i>unlit</i> Garland – no décor	\$ 250.00
2	24" Red Velvet with Gold Trim Bow	\$ 96.00

END AREA 5

\$ 11,306.00

The material contained herein is the property of Holiday Outdoor Decor.
Reproduction, copying, or use without prior consent is strictly prohibited.

TURTLE RUN

Page 7 of 12

AREA 6 – TERRAPIN LN & SAMPLE RD

Total 7.20 Amps



For each of the two (2) Monument Signs, we will outline the top of the monument with 77' of C7 6" spacing green cord light line with Green LED bulbs and for each of the two (2) columns at each sign, we will outline each with 12' of C7 6" spacing green cord light line with Red LED bulbs.

For each of the two (2) Hedges, one at each monument sign, we will scatter throughout with twenty (20) Warm White LED Hedge Sets.

154'	C7 6" spacing green cord w/ Green LED bulbs	\$ 924.00
96'	C7 6" spacing green cord w/Red LED bulbs	\$ 576.00
40	LED Hedge Sets Warm White	\$ 720.00

For each of the two (2) Monument Signs, we will install two (2) 48" Double WW LED lit Wreaths, we will also add one (1) Red and one (1) Green LED light set to the Wreaths decorated in Colors of the Holiday with an 18" Red Velvet with Gold Trim Bow.

For the one (1) Light Pole, the first one located in the center median, we will install one (1) 18' x 14" unlit Garland with two (2) 24" Red Velvet with Gold Trim Bows on top.

4	48" LED Double lit Wreath - COTH w/18" Red Velvet Bow	\$ 1,500.00
4	LED light set added to Wreath – Red	
4	LED light set added to Wreath – Green	
1	18' x 14" <i>unlit</i> Garland – no décor	\$ 250.00
2	24" Red Velvet with Gold Trim Bow	\$ 96.00

END AREA 6 **\$ 4,066.00**

AREA 7 – WILES RD & TORTOISE WAY

Total 6.02 Amps



For each of the two (2) Monument Signs, we will outline the top of the monument with 77' of C7 6" spacing green cord light line with Green LED bulbs and for each of the two (2) columns at each sign, we will outline each with 12' of C7 6" spacing green cord light line with Red LED bulbs.

For each of the two (2) Hedges, one at each monument sign, we will scatter throughout with twenty (20) Warm White LED Hedge Sets.

154'	C7 6" spacing green cord w/Green LED bulbs	\$ 924.00
96'	C7 6" spacing green cord w/Red LED bulbs	\$ 576.00
40	LED Hedge Sets Warm White	\$ 720.00

For each of the two (2) Monument Signs, we will install two (2) 48" Double WW LED lit Wreaths, we will also add one (1) Red and one (1) Green LED light set to the Wreaths decorated in Colors of the Holiday with an 18" Red Velvet with Gold Trim Bow.

For the one (1) Light Pole, the first one located in the center median, we will install one (1) 18' x 14" unlit Garland with two (2) 24" Red Velvet with Gold Trim Bows.

4	48" LED Double lit Wreath - COTH w/18" Red Velvet Bow	\$ 1,500.00
4	LED light set added to Wreath – Red	
4	LED light set added to Wreath – Green	
1	18' x 14" <i>unlit</i> Garland – no décor	\$ 250.00
2	24" Red Velvet with Gold Trim Bow	\$ 96.00

END AREA 7

\$ 4,066.00

AREA 8 – WILES RD & CREEKSIDE DR

Total 6.02 Amps



For each of the two (2) Monument Signs, we will outline the top of the monument with 77' of C7 6" spacing green cord light line with Green LED bulbs and for each of the two (2) columns at each sign, we will outline each with 12' of C7 6" spacing green cord light line with Red LED bulbs.

For each of the two (2) Hedges, one at each monument sign, we will scatter throughout with twenty (20) Warm White LED Hedge Sets

154'	C7 6" spacing green cord w/Green LED bulbs	\$ 924.00
96'	C7 6" spacing green cord w/Red LED bulbs	\$ 576.00
40	LED Hedge Sets Warm White	\$ 720.00

For each of the two (2) Monument Signs, we will install two (2) 48" Double WW LED lit Wreaths, we will also add one (1) Red and one (1) Green LED light set to the Wreaths decorated in Colors of the Holiday with an 18" Red Velvet with Gold Trim Bow.

For the one (1) Light Pole, the first one located in the center median, we will install one (1) 18' x 14" unlit Garland with two (2) 24" Red Velvet with Gold Trim Bows.

4	48" LED Double lit Wreath - COTH w/18" Red Velvet Bow	\$ 1,500.00
4	LED light set added to Wreath – Red	
4	LED light set added to Wreath – Green	
1	18' x 14" <i>unlit</i> Garland – no décor	\$ 250.00
2	24" Red Velvet with Gold Trim Bow	\$ 96.00

END AREA 8

\$ 4,066.00

AREA 9 – SAMPLE RD & TURTLE CREEK DR

Total 3.01 Amps



For the one (1) Monument Sign, we will outline the top of the monument with 77' of C7 6" spacing green cord light line with Green LED bulbs and for each of the two (2) columns, we will outline each with 12' of C7 6" spacing green cord light line with Red LED bulbs.

For the one (1) Hedge, one at each monument sign, we will scatter throughout with twenty (20) Warm White LED Hedge Sets.

77'	C7 6" spacing green cord w/Green LED bulbs	\$ 462.00
48'	C7 6" spacing green cord w/Red LED bulbs	\$ 288.00
20	LED Hedge Sets Warm White	\$ 360.00

For the one (1) Monument Sign, we will install two (2) 48" Double WW LED lit Wreaths, we will also add one (1) Red and one (1) Green LED light set to the Wreaths decorated in Colors of the Holiday with an 18" Red Velvet with Gold Trim Bow.

For the one (1) Light Pole, the first in the center median, we will install one (1) 18' x 14" unlit Garland with two (2) 24" Red Velvet with Gold Trim Bows.

2	48" LED Double lit Wreath - COTH w/18" Red Velvet Bow	\$ 750.00
2	LED light set added to Wreath – Red	
2	LED light set added to Wreath – Green	
1	18' x 14" <i>unlit</i> Garland – no décor	\$ 250.00
2	24" Red Velvet with Gold Trim Bow	\$ 96.00

END AREA 9

\$ 2,206.00

AREA 10 – SAMPLE RD OAK TREES

Total 15.24 Amps



For each of the four (4) Oak Trees, two on the East Side and two on the West Side, we will wrap up into the foliage with ten (10) Warm White Commercial-grade LED light sets and scatter throughout the canopy with 450' of C9 36" spacing green cord Warm White LED G50 bulbs & every 5th Twinkle.

40	Commercial-grade LED light sets Warm White	\$ 1,280.00
1,800'	C9 36" spacing green cord WW LED G50 bulbs & 5th Twinkle	\$ 4,500.00

END AREA 10	\$ 5,780.00
--------------------	--------------------

SUBTOTAL	\$ 65,276.00
CUSTOMER PREFERRED DISCOUNT	(\$2,400.00)
TOTAL	\$ 62,876.00



Remit to Christmas Designers Florida
c/o Holiday Outdoor Decor
PO Box 4365
Bethlehem, PA 18018

Created Date 9/26/2024
Quote Number 00019783

Bill To Name Turtle Run CDD
Bill To 5385 N Nobb Hill Road
Sunrise, Florida 33351
United States

Ship To Name Cypress Pointe
Ship To 6600 West Sample Road
Coral Springs, Florida 33067
United States

Comments CDFL HOLIDAY PROGRAM If accepted, deposit
invoice of \$2,489.00 will be sent out.

Subtotal \$4,978.00
Not including Sales Tax

Deposit due within 30 days

*If Approved, Sign here
or reply to the email stating "Proposal Approved".*

*We will not be able to schedule your project before receiving
your down-payment - our schedule fills up fast, don't wait!*

Product Line Description	Line Item Description	Price	Quantity	Total Price
24" Red Velvet w/Gold Bow		\$48.00	2.00	\$96.00
50L 6" - Warm White	Hedges	\$18.00	30.00	\$540.00
70L 4" - CC - Green	3 Medjool 20 frond each	\$28.00	60.00	\$1,680.00
70L 4" - CC - Red	3 Medjool 3 wrap each	\$32.00	9.00	\$288.00
70L 4" - CC - Warm White	3 Medjool 14 wrap each	\$32.00	42.00	\$1,344.00
9'x14" Garland - Oregon Fir - Unlit		\$125.00	2.00	\$250.00
C7 12" spacing white cord light line with LED bulbs - 1ft		\$6.00	40.00	\$240.00
Trucks or Equipment Rental fees		\$540.00	1.00	\$540.00

Contract terms - Commencing August 15th to December 15th

2024 Lease

Terms and Conditions

PAYMENTS: Deposit payments of 50% due prior to September 1st, to be placed on installation schedule, final 50% payment due upon completion of installation of each season under contract. Any product purchases will be invoiced when product is shipped from vendor, regardless of delivery location.

Balances over 30 days will incur a 1.5% finance charge per month. 4% Credit Card payments fee.

Sales Tax and County Tax will be applied on Final Invoice unless a **Tax-Exempt Certificate** is provided beforehand.

ACCEPTANCE: All material is guaranteed to be as specified. All work to be completed in a workman like manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above this contract. All agreements contingent upon strikes, accidents, any acts of God or delays beyond our control. Property Owner will carry fire, tornado, hurricane (wind) and other necessary insurance. Our workers are fully covered by Worker's Compensation.



The above prices, specifications, terms and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Once this Agreement is signed by both parties it becomes a contract. This proposal may be withdrawn if not accepted within 30 days. To lock in current pricing, please ask for a multi-year proposal.

Customer Awareness Information Sheet -

<https://christmasdesigners-fl.com/wp-content/uploads/2020/05/Customer-Awareness-Information-Sheet.pdf>

General Terms and Conditions - <https://holidayoutdoordecor.com/terms-conditions/>

LEGEND

Explanation of symbols
on General Terms page

PROPOSAL

CYPRESS POINTE

Installation Address: 6600 W Sample Rd, Coral Springs, FL 33067



AREA 1 – ENTRANCE & EXIT MONUMENTS



For each of the two (2) Medjool Palms, one at either side, we will wrap the trunks with fourteen (14) Warm White Commercial connect LED 70 light 4" spacing light sets and at the top do sets and at the top do a 15" Color Band using three (3) Red Commercial-grade LED light sets.

We will also light up the fronds with twenty (20) Green LED Frond Sets.

28	LED 70 light 4" spacing light sets CC Warm White	\$ 896.00
6	LED 70 light 4" spacing light sets CC Red	\$ 192.00
40	LED 70 light 4" spacing light sets CC Green	\$ 1,120.00
	Equipment Charge	\$ 360.00

END AREA 1

\$ 2,568.00

AREA 2 – CENTER MEDIAN



For the one (1) Light Pole, the first one located in the Center Median, we will install one (1) 18' x 14" unlit Garland with two (2) 24" Red Velvet with Gold Trim Bows.

1	18' x 14" <i>unlit</i> Garland – no décor	\$ 250.00
2	24" Red Velvet with Gold Trim Bow	\$ 96.00

For the one (1) Monument Sign, we will outline the top with a END 40' of C7 12" spacing white cord light line with Warm White LED bulbs. On each side of the monument, we will install ten (10) hedge sets per side.

40'	C7 12" spacing white cord w/Warm White LED bulbs	\$ 240.00
20	LED hedge sets Warm White	\$ 360.00

For the one (1) Medjool Palm, located in the center median, we will wrap the trunk with fourteen (14) Warm White Commercial connect LED 70 light 4" spacing light sets and at the top do a 15" Color Band using three (3) Red Commercial-grade LED light sets.

We will also light up the fronds with twenty (20) Green LED Frond Sets. Around the Medjool palm we will install ten (10) hedge sets.

14	LED 70 light 4" spacing light sets CC Warm White	\$ 448.00
3	LED 70 light 4" spacing light sets CC Red	\$ 96.00
20	LED 70 light 4" spacing light sets CC Green	\$ 560.00
10	LED hedge sets Warm White	\$ 180.00
	Equipment Charge	\$ 180.00

END AREA 2 **\$ 2,410.00**

TOTAL AREA **\$ 4,978.00**



Remit to Christmas Designers Florida
c/o Holiday Outdoor Decor
PO Box 4365
Bethlehem, PA 18018

Created Date 9/26/2024 - Harbor Island

Quote Number 00019784 - Harbor Island

Bill To Name Turtle Run CDD
Bill To Turtle Run
Sunrise, Florida 33351
United States

Ship To Name Turtle Run Community
Ship To Terrapin Ln and Northwest 38th Drive
Pompano Beach, Florida 33067
United States

Subtotal \$5,719.00

Not including Sales Tax

If Approved, Sign here
or reply to the email stating "Proposal Approved".

Deposit due within 30 days

We will not be able to schedule your project before receiving
your down-payment - our schedule fills up fast, don't wait!

Product Line Description	Line Item Description	Price	Quantity	Total Price
70L 4" - CC - Warm White	3 Sylvester Palm 7 wrap each	\$32.00	21.00	\$672.00
70L 4" - CC - Red	3 Sylvester Palm 2 wrap each	\$32.00	6.00	\$192.00
70L 4" - CC - Green	3 Sylvester Palm 14 frond each	\$28.00	45.00	\$1,260.00
50L 6" - Warm White		\$18.00	30.00	\$540.00
50L 6" - Warm White		\$26.00	80.00	\$2,080.00
Trucks or Equipment Rental fees		\$405.00	1.00	\$405.00
C7 12" spacing white cord light line with LED bulbs - 1ft	Warm White	\$6.00	45.00	\$270.00
C7 12" spacing white cord light line with LED bulbs - 1ft	Warm White	\$6.00	50.00	\$300.00

Contract terms - Commencing August 15th to December 15th

2024 Lease

Terms and Conditions

PAYMENTS: Deposit payments of 50% due prior to September 1st, to be placed on installation schedule, final 50% payment due upon completion of installation of each season under contract. Any product purchases will be invoiced when product is shipped from vendor, regardless of delivery location.

Balances over 30 days will incur a 1.5% finance charge per month. 4% Credit Card payments fee.

Sales Tax and County Tax will be applied on Final Invoice unless a Tax-Exempt Certificate is provided beforehand.

ACCEPTANCE: All material is guaranteed to be as specified. All work to be completed in a workman like manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above this contract. All agreements contingent upon strikes, accidents, any acts of God or delays beyond our control. Property Owner will carry fire, tornado, hurricane (wind) and other necessary insurance. Our workers are fully covered by Worker's Compensation.

LEGEND

Explanation of symbols
on General Terms page

PROPOSAL

TURTLE RUN

HARBOR ISLAND

Installation Address: TERRAPINE LN AND NW 38 DR, CORAL SPRINGS, FL 33067



AREA 1 – CENTER MEDIAN

Total 3.04 Amps



For the one (1) Monument Sign, we will outline around both sides with a total 45' of C7 12" spacing white cord light line with Warm White LED bulbs.

For the one (1) Sylvester Palm, we will wrap the trunk with seven (7) Warm White Commercial-grade LED light sets and at the top do a 12" Color Band using two (2) Red Commercial-grade LED light sets. We will also light up the fronds with fifteen (15) Green Frond Sets.

45'	C7 12" spacing white cord light line w/Warm White LED bulbs	\$ 270.00
7	Commercial-grade LED light sets Warm White	\$ 224.00
2	Commercial-grade LED light sets Red	\$ 64.00
15	Frond Sets Green	\$ 420.00
	Equipment Charge	\$ 135.00

For the one (1) Lower Hedge, we will scatter throughout with thirty (30) Warm White LED Hedge Sets.

30	LED Hedge Sets Warm White	\$ 540.00
----	---------------------------	-----------

END AREA 1

\$ 1,653.00

The material contained herein is the property of Holiday Outdoor Decor.
Reproduction, copying, or use without prior consent is strictly prohibited.
HARBOR ISLAND

AREA 2 – ENTRANCE & EXIT SIDES

Total 5.34 Amps



For each of the two (2) Sylvester Palms, one located on either side, we will wrap the trunks with seven (7) Warm White Commercial-grade LED light sets and at the top do a 12" Color Band using two (2) Red Commercial-grade LED light sets. We will also light up the fronds with fifteen (15) Green Frond Sets.

14	Commercial-grade LED light sets Warm White	\$ 448.00
4	Commercial-grade LED light sets Red	\$ 128.00
30	Frond Sets Green	\$ 840.00
	Equipment Charge	\$ 270.00

For each of the eight (8) Jatropha Trees, four located on either side, we will scatter throughout the foliage with ten (10) Warm White LED Scatter Sets.

80	LED Scatter Sets Warm White	\$ 2,080.00
----	-----------------------------	-------------

END AREA 2	\$ 3,766.00
-------------------	--------------------

AREA 3 – GUARDHOUSE

Total 1.74 Amps

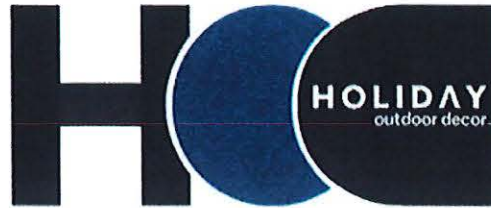


We will outline the entire fascia of the guardhouse with a total 50' of C7 12" spacing white cord light line with Warm White LED bulbs.

50'	C7 12" spacing white cord light line w/Warm White LED bulbs	\$ 300.00
-----	---	-----------

END AREA 3		\$ 300.00
-------------------	--	------------------

Total		\$ 5,719.00
--------------	--	--------------------



From Moments to Memories
American Craftsmanship in Every Space

Remit to Christmas Designers Florida
c/o Holiday Outdoor Decor
PO Box 4365
Bethlehem, PA 18018

Created Date 11/20/2024
Quote Number 00020856

Bill To Name Turtle Run CDD
Bill To 5358 North Nob Hill Road
Sunrise, Florida 33351
United States

Ship To Name Hidden Lake At Turtle Run
Ship To 5358 North Nob Hill Road
Sunrise, Florida 33351
United States

Subtotal \$3,498.00
Not including Sales Tax

If Approved, **Sign here**
or reply to the email stating "Proposal Approved".

Deposit due within 30 days

**We will not be able to schedule your project before receiving
your down-payment - our schedule fills up fast, don't wait!**

Product Line Description	Line Item Description	Price	Quantity	Total Price
50L 6" - Multi		\$18.00	50.00	\$900.00
70L 4" - CC - Green	2 Sylvester Palm 18 frond each	\$28.00	36.00	\$1,008.00
70L 4" - CC - Red	2 Sylvester Palm 2 wrap each	\$32.00	4.00	\$128.00
70L 4" - CC - Warm White	2 Sylvester Palm 7 wrap each	\$32.00	14.00	\$448.00
C7 12" spacing white cord light line with LED bulbs - 1ft	Warm white on Monument Sign	\$6.00	30.00	\$180.00
C7 12" spacing white cord light line with LED bulbs - 1ft	Warm White - Guardhouse	\$6.00	85.00	\$510.00
Trucks or Equipment Rental fees		\$324.00	1.00	\$324.00

Contract terms - Commencing August 15th to December 15th

2024 Lease

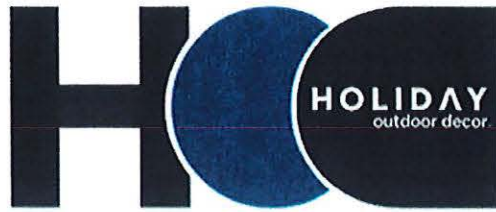
Terms and Conditions

PAYMENTS: Deposit payments of 50% due prior to September 1st, to be placed on installation schedule, final 50% payment due upon completion of installation of each season under contract. Any product purchases will be invoiced when product is shipped from vendor, regardless of delivery location.

Balances over 30 days will incur a 1.5% finance charge per month. 4% Credit Card payments fee.

Sales Tax and County Tax will be applied on Final Invoice unless a **Tax-Exempt Certificate** is provided beforehand.

ACCEPTANCE: All material is guaranteed to be as specified. All work to be completed in a workman like manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above this contract. All agreements contingent upon strikes, accidents, any acts of God or delays beyond our control. Property Owner will carry fire, tornado, hurricane (wind) and other necessary insurance. Our workers are fully covered by Worker's Compensation.



From Moments to Memories -
American Craftsmanship in Every Space

The above prices, specifications, terms and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Once this Agreement is signed by both parties it becomes a contract. This proposal may be withdrawn if not accepted within 30 days. To lock in current pricing, please ask for a multi-year proposal.

Customer Awareness Information Sheet -

<https://christmasdesigners-fl.com/wp-content/uploads/2020/05/Customer-Awareness-Information-Sheet.pdf>

General Terms and Conditions - <https://holidayoutdoordecor.com/terms-conditions/>

LEGEND

Explanation of symbols
on General Terms page

PROPOSAL

TURTLE RUN HIDDEN LAKE

Installation Address: 4371 NW 62nd Terrace, Coral Springs, FL 33067



AREA 1 – ENTRANCE/EXIT

Total 4.26 Amps

For each of the two (2) side hedges, we will scatter throughout with twenty (20) Multicolor LED Hedge Sets.

40	LED Hedge Sets Multicolor	\$ 720.00
----	---------------------------	-----------

END AREA 1	\$ 720.00
-------------------	------------------

The material contained herein is the property of Holiday Outdoor Decor.
Reproduction, copying, or use without prior consent is strictly prohibited.
HIDDEN LAKE

Page 1 of 2

AREA 2 – CENTER MEDIAN

Total 4.63 Amps

For each of the two (2) Sylvester Palms, we will wrap the trunks with seven (7) Warm White Commercial-grade LED light sets and at the top do a 12" Color Band using two (2) Red Commercial-grade LED light sets. We will light up the fronds with thirty-five (18) Green LED Frond Sets.

14	Commercial-grade LED light sets warm white	\$ 448.00
4	Commercial-grade LED light sets Red	\$ 128.00
36	LED Frond Sets Green	\$ 1,008.00
	Equipment Charge	\$ 324.00

For each of the two (2) Hedges, surrounding the Sylvester Palms, we will scatter throughout with five (5) Multi hedge sets.

10	LED Hedge Sets Multicolor	\$ 180.00
----	---------------------------	-----------

For the Monument sign, we will outline the top and the columns with a total of 30' C7 12" spacing white cord light line with Warm White LED bulbs

30'	C7 12" spacing white cord w/Warm White LED bulbs	\$ 180.00
-----	--	-----------

For the Guardhouse, we will outline the lower fascia with a total 85' of C7 12" spacing white cord light line with Warm White LED bulbs.

85'	C7 12" spacing white cord w/Warm White LED bulbs	\$ 510.00
-----	--	-----------

END AREA 2	\$ 2,778.00
-------------------	--------------------

TOTAL	\$ 3,498.00
--------------	--------------------

**FIRST AMENDMENT TO AMENDED AND RESTATED SERVICES AGREEMENT
(Holiday Landscape Lighting)**

THIS FIRST AMENDMENT TO AMENDED AND RESTATED SERVICES AGREEMENT (the “First Amendment”) is made and entered into on the 28th day of August, 2025 (“Effective Date”), by and between:

TURTLE RUN COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Coral Springs, Broward County, Florida, and whose address is 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the “District”), and

RILEIGHS OUTDOOR, LLC, a Delaware limited liability company authorized to do business in the State of Florida, d/b/a **HOLIDAY OUTDOOR DÉCOR**, whose principal address is 1053 N. Plymouth Street, Allentown, Pennsylvania 18109, and whose local address is 3124 NW 16th Terrace, Pompano Beach, Florida 33064 (the “Contractor”).

Recitals

WHEREAS, the District is responsible for certain landscaping improvements and facilities located on District properties; and

WHEREAS, the District has utilized Contractor pursuant to a contractual arrangement to improve the landscaping and streetscaping during the holiday seasons with holiday lighting, banners, and displays and entered into such contractual arrangement with Contractor to provide such services for those certain lands and areas within the boundaries of the District, said Amended and Restated Services Agreement being between the parties and dated November 21, 2024 (the “Agreement”); and

WHEREAS, the desire to revise the dates set forth in the Agreement pertaining to when lights and materials must be installed and removed; and

WHEREAS, Contractor represents that it is qualified to serve as a contractor and continue to provide the Scope of Work, and has agreed to provide such services to the District upon the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the recitals, agreements and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

Section 1. **Recitals.** The recitals stated herein are true and correct and by this reference are incorporated into and form a material part of this First Amendment.

Section 2. **Installation and Removal Deadlines.** Subsections d. and e. of Section 2 of the Agreement, entitled “Duties” is hereby amended as follows:

- d. All lights and materials shall be installed by **November 1st 7, 2025, November 6, 2026, and November 5, 2027** of each year and shall be lit and operating on or before 5:00 PM on ~~November 14 of each year~~ **November 14, 2025, November 13, 2026, and November 12, 2027** for each year of this Agreement. Should all lights and materials not be lit and operating by said date, the District shall be

entitled to a credit on the final payment of \$2,000 for each day that goes by without all lighting and materials operating as designed and as provided for in this Agreement. All lighting shall remain lit and operating though **January 6, 2026, January 6, 2027, and January 6, 2028** of each year of this Agreement, and shall be turned off the next day (January 7 of each year).

- e. The Contractor shall complete the removal of all lighting and other appurtenant materials by the end of the ~~first week in February~~ **January 30, 2026, January 29, 2027, and January 26, 2028** of each year of the Agreement. If Contractor is unable to remove or retake possession of the materials, District may assemble and deliver all the materials to Contractor in good working order and good condition, excepting only ordinary wear and tear, at the cost and expense of Contractor, which cost and expense may be withheld and retained by the District from any final payment due the Contractor.

Section 3. In all other respects the Amended and Restated Services Agreement, dated November 21, 2024, and all prior amendments thereto are hereby ratified, reaffirmed and shall remain in full force and effect as provided by their terms.

IN WITNESS WHEREOF, the parties execute this First Amendment to Amended and Restated Services Agreement and further agree that it shall take effect as of the Effective Date first above written.

Attest:

TURTLE RUN COMMUNITY DEVELOPMENT DISTRICT

Signed by:
Patrick Burgess
DDC0B1DB12A54B7...

Print name: Patrick Burgess
Secretary/Assistant Secretary

Signed by:
Barry W. Winfree
By: 5659227E4C0146A...

Print name: Barry W. Winfree
Chairman, Board of Supervisors

28 day of August, 2025

RILEIGHS OUTDOOR, LLC, a Delaware limited liability company, d/b/a HOLIDAY OUTDOOR DECOR

WITNESSES:

Print name: _____

Print name: _____

(CORPORATE SEAL)

Signed by:
Joe Campbell
By: 9333ACFDDE4E4D9...

Print name: Joe Campbell

Title: VP Sales Florida

28 day of August, 2025

**SECOND AMENDMENT TO AMENDED AND RESTATED SERVICES AGREEMENT
(Holiday Landscape Lighting)**

THIS SECOND AMENDMENT TO AMENDED AND RESTATED SERVICES AGREEMENT (the “Second Amendment”) is made and entered into on the 22nd day of July, 2026, by and between:

TURTLE RUN COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Coral Springs, Broward County, Florida, and whose address is 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the “District”), and

RILEIGHS OUTDOOR, LLC, a Delaware limited liability company authorized to do business in the State of Florida, d/b/a **HOLIDAY OUTDOOR DÉCOR**, whose principal address is 1053 N. Plymouth Street, Allentown, Pennsylvania 18109, and whose local address is 3124 NW 16th Terrace, Pompano Beach, Florida 33064 (the “Contractor”).

Recitals

WHEREAS, the District is responsible for certain landscaping improvements and facilities located on District properties; and

WHEREAS, the District has utilized Contractor pursuant to a contractual arrangement to improve the landscaping and streetscaping during the holiday seasons with holiday lighting, banners, and displays and entered into such contractual arrangement with Contractor to provide such services for those certain lands and areas within the boundaries of the District, said Amended and Restated Services Agreement being between the parties and dated November 21, 2024, as amended by the First Amendment to Amended and Restated Services Agreement dated August 28, 2025 (collectively, the “Agreement”); and

WHEREAS, the District desires to supplement the Scope of Work described in the Agreement and in Composite Exhibit A thereto, by adding the three (3) subdivision entrances at Turtle Run Estates, which additional services are more particularly described in the Proposal for Turtle Run Estates, dated October 1, 2025 (collectively, the “Turtle Run Estates Scope of Work”), which Turtle Run Estates Scope of Work is attached hereto and made a part hereof as Composite Exhibit A-1; and

WHEREAS, the Board of Supervisors of the District, at its public meeting on September 29, 2025, approved the revised Scope of Work as reflected in the Turtle Run Estates Scope of Work and authorized an amendment to the Agreement to reflect such revised Scope of Work; and

WHEREAS, Contractor performed the Turtle Run Estates Scope of Work for the 2025 holiday season and was compensated therefor, in accordance with the provisions of this Second Amendment; and

WHEREAS, Contractor represents that it is qualified to serve as a contractor and continue to provide the revised Scope of Work, including the Turtle Run Estates Scope of Work, and has agreed to provide such services to the District upon the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the recitals, agreements and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

Section 1. Recitals. The recitals stated herein are true and correct and by this reference are incorporated into and form a material part of this Second Amendment.

Section 2. Scope of Work. The Scope of Work under the Agreement is supplemented, revised, and amended to add the Turtle Run Estates Scope of Work for the 2025 through 2027 Holiday Seasons, which Turtle Run Estates Scope of Work shall be included, along with the Scope of Work described in Composite Exhibit A to the Agreement, as part of the “Scope of Work” defined in the Agreement, as amended.

Section 3. Compensation. The Compensation Table set forth in Section 3 of the Agreement, entitled “Compensation,” is hereby amended and replaced with the following table to adjust the annual contract amount to add \$7,560.00 for the Turtle Run Estates Scope of Work to be provided for the 2025 through 2027 Holiday Seasons, while the remainder of Section 3 of the Agreement remains unchanged:

Contract Year	Annual Amount	Payable to Contractor
2024	\$77,071.00*	50% when all lighting subject to the Scope of Work is in working order for at least five (5) days, 30% by 01/15/25, and 20% after all materials and equipment installed pursuant to this Agreement have been removed and the District has been reimbursed for any costs and expenses incurred to repair or remedy any damages caused by Contractor in connection with providing the services required by this Agreement ^
2025	\$84,631.00*	50% when all lighting subject to the Scope of Work is in working order for at least five (5) days, 30% by 01/15/26, and 20% after all materials and equipment installed pursuant to this Agreement have been removed and the District has been reimbursed for any costs and expenses incurred to repair or remedy any damages caused by Contractor in connection with providing the services required by this Agreement ^
2026	\$84,631.00*	50% when all lighting subject to the Scope of Work is in working order for at least five (5) days, 30% by 01/15/27, and 20% after all materials and equipment installed pursuant to this Agreement have been removed and the District has been reimbursed for any costs and expenses incurred to repair or remedy any damages caused by Contractor in connection with providing the services required by this Agreement ^
2027	\$84,631.00*	50% when all lighting subject to the Scope of Work is in working order for at least five (5) days, 30% by 01/15/28, and 20% after all materials and equipment installed pursuant to this Agreement have been removed and the District has been reimbursed for any costs and expenses incurred to repair or remedy any damages caused by Contractor in connection with providing the services required by this Agreement ^

* unless program otherwise modified or reduced pursuant to Section 15.

^ final payment is conditioned on all installations, lighting, equipment, and decorations having been removed from Contractor and the District having been reimbursed for any and all damages to any property or improvements arising out of or in any way connected to or with the services provided by Contractor pursuant to this Agreement.

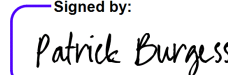
Should the Contractor fail to reimburse the District for such damages within thirty (30) days of notice thereof to Contractor, the District is hereby authorized to retain the amounts due District for such damages from the 20% balance. Thereafter, District shall pay Contractor any remaining amount of the 20% balance, or, if the damages incurred exceed the 20%, submit a detailed invoice to Contractor which invoice shall be payable within thirty (30) days.

Section 4. In all other respects the Amended and Restated Services Agreement, dated November 21, 2024, and all prior amendments thereto are hereby ratified, reaffirmed and shall remain in full force and effect as provided by their terms.

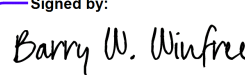
Section 5. The parties agree that this Second Amendment will apply retroactively, *nunc pro tunc*, as of September 29, 2025 (the "Effective Date").

IN WITNESS WHEREOF, the parties execute this Second Amendment to Amended and Restated Services Agreement and further agree that it shall take effect, retroactively, as of the Effective Date stated above.

Attest:

Signed by:

 DDC0B1DB12A54B7...
 Print name: Patrick Burgess
 Secretary/Assistant Secretary

TURTLE RUN COMMUNITY DEVELOPMENT DISTRICT

Signed by:

 By: 5659227E4C0146A...
 Print name: Barry W. Winfree
 Chairman, Board of Supervisors

22 day of July, 2026

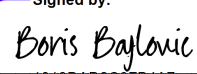
WITNESSES:

 Print name: _____

 Print name: _____

(CORPORATE SEAL)

RILEIGHS OUTDOOR, LLC, a Delaware limited liability company, d/b/a HOLIDAY OUTDOOR DECOR

Signed by:

 By: 1913DAD2C6FB4A7...
 Print name: Boris Bajlovic
 Title: CEO

22 day of July, 2026

Composite Exhibit A-1

Turtle Run Estates Scope of Work

PROPOSAL

TURTLE RUN

TURTLE RUN ESTATES

Installation Address: Turtle Run Blvd, Coral Springs, FL 33067



AREA 1 – NW 41ST STREET

Total 6 Amps

For the four (4) triple Palm, two on each side of the street, we will wrap the trunks with two (2) Warm White Commercial-grade LED light sets and at the top do a Color Band using one (1) Red Commercial-grade LED light sets. We will also light up the fronds with six (6) Green Frond Sets.

For the two (2) hedges, one on each side of the road, we will scatter throughout with ten (10) Warm White LED Hedge Sets.

24	Commercial-grade LED light sets Warm White	\$ 786.00
12	Commercial-grade LED light sets Red	\$ 384.00
36	Frond Sets Green	\$ 1,008.00
20	LED Hedge Sets Warm White	\$ 360.00

END AREA 1 **\$ 2,538.00**

AREA 2 – NW 43RD PLACE

Total 6 Amps

For the four (4) triple Palm, two on each side of the street, we will wrap the trunks with two (2) Warm White Commercial-grade LED light sets and at the top do a Color Band using one (1) Red Commercial-grade LED light sets. We will also light up the fronds with six (6) Green Frond Sets.

For the two (2), hedge, one on each side of the road, we will scatter throughout with ten (10) Warm White LED Hedge Sets.

24	Commercial-grade LED light sets Warm White	\$ 786.00
12	Commercial-grade LED light sets Red	\$ 384.00
36	Frond Sets Green	\$ 1,008.00
20	LED Hedge Sets Warm White	\$ 360.00

END AREA 2 **\$ 2,538.00**

AREA 3 – NW 65TH AVENUE

Total 6 Amps

For the four (4) triple Palm, two on each side of the street, we will wrap the trunks with two (2) Warm White Commercial-grade LED light sets and at the top do a Color Band using one (1) Red Commercial-grade LED light sets. We will also light up the fronds with six (6) Green Frond Sets.

For the two (2), hedge, one on each side of the road, we will scatter throughout with ten (10) Warm White LED Hedge Sets.

24	Commercial-grade LED light sets Warm White	\$ 786.00
12	Commercial-grade LED light sets Red	\$ 384.00
36	Frond Sets Green	\$ 1,008.00
20	LED Hedge Sets Warm White	\$ 360.00

END AREA 3	\$ 2,538.00
-------------------	--------------------

TOTAL AREA	\$ 7,560.00
-------------------	--------------------



From Moments to Memories -
American Craftsmanship in Every Space

Remit to
Holiday Outdoor Decor
PO Box 4365
Bethlehem, PA 18018

Created Date 10/1/2025
Quote Number 00024487

Bill To Name Turtle Run CDD
Bill To 5385 N Nobb Hill Road
Sunrise, Florida 33351
United States

Ship To Name Turtle Run Community
Ship To W Sample Rd & Turtle Creek Dr
Coral Springs, Florida 33063
United States

Comments If order approved, an invoice of \$3,780.00.00 will
be sent due after install.

Subtotal \$7,560.00
Not including Sales Tax

If Approved, **Sign here**
or reply to the email stating "Proposal Approved".

Deposit Amount \$3,780.00

**We will not be able to schedule your project before receiving
your down-payment - our schedule fills up fast, don't wait!**

Product Line Description	Line Item Description	Area	Price	Quantity	Total Price
70L 4" - CC - Green	4 Triple Palm 6 frond each	3.00	\$28.00	36.00	\$1,008.00
70L 4" - CC - Green	4 Triple Palm 6 frond each	1.00	\$28.00	36.00	\$1,008.00
70L 4" - CC - Green	4 Triple Palm 6 frond each	2.00	\$28.00	36.00	\$1,008.00
70L 4" - CC - Red	4 Triple Palm 1 wrap each	3.00	\$32.00	12.00	\$384.00
70L 4" - CC - Red	4 Triple Palm 1 wrap each	1.00	\$32.00	12.00	\$384.00
70L 4" - CC - Red	4 Triple Palm 1 wrap each	2.00	\$32.00	12.00	\$384.00
70L 4" - CC - Warm White	4 Triple Palm 2 wrap each	3.00	\$32.00	24.00	\$768.00
70L 4" - CC - Warm White	10 hedge set each	2.00	\$18.00	20.00	\$360.00
70L 4" - CC - Warm White	4 Triple Palm 2 wrap each	1.00	\$32.00	24.00	\$768.00
70L 4" - CC - Warm White	10 hedge set each	1.00	\$18.00	20.00	\$360.00
70L 4" - CC - Warm White	4 Triple Palm 2 wrap each	2.00	\$32.00	24.00	\$768.00
70L 4" - CC - Warm White	10 hedge set each	3.00	\$18.00	20.00	\$360.00

Contract terms - Commencing August 15th to December 15th

Turtle Run Estates - 2025 Lease

Terms and Conditions

PAYMENTS: Deposit payments of 50% due prior to September 1st, to be placed on installation schedule, final 50% payment due upon completion of installation of each season under contract. Any product purchases will be invoiced when product is shipped from vendor, regardless of delivery location.



From Moments to Memories -
American Craftsmanship in Every Space

Balances over 30 days will incur a 1.5% finance charge per month. 4% Credit Card payments fee.
Sales Tax and County Tax will be applied on Final Invoice unless a **Tax-Exempt Certificate** is provided beforehand.

ACCEPTANCE: All material is guaranteed to be as specified. All work to be completed in a workman like manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above this contract. All agreements contingent upon strikes, accidents, any acts of God or delays beyond our control. Property Owner will carry fire, tornado, hurricane (wind) and other necessary insurance. Our workers are fully covered by Worker's Compensation.

The above prices, specifications, terms and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Once this Agreement is signed by both parties it becomes a contract. This proposal may be withdrawn if not accepted within 30 days. To lock in current pricing, please ask for a multi-year proposal.

Customer Awareness Information Sheet -

<https://christmasdesigners-fl.com/wp-content/uploads/2020/05/Customer-Awareness-Information-Sheet.pdf>

General Terms and Conditions - <https://holidayoutdoordecor.com/terms-conditions/>

**MINUTES OF MEETING
TURTLE RUN
COMMUNITY DEVELOPMENT DISTRICT**

A regular meeting of the Board of Supervisors of the Turtle Run Community Development District was held on Monday, June 29, 2026 at 6:00 p.m. at the Coral Bay Recreation Center, 3101 South Bay Drive, Margate, Florida, 33063

Present and constituting a quorum:

Barry Winfree	Chairman
Skip Carney	Vice Chairman
Virginia Tropea	Assistant Secretary
Kenneth Murray	Assistant Secretary
Rob Shipe	Assistant Secretary

Also present were:

Patrick Burgess	District Manager
Jason Gitel	GMS
Scott Cochran	District Counsel
Jonathan Geiger	District Engineer
Several residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Burgess called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Moment of Silence

Mr. Winfree led a moment of silence.

THIRD ORDER OF BUSINESS

Pledge of Allegiance

Mr. Winfree led the Pledge of Allegiance.

FOURTH ORDER OF BUSINESS

Good News

Mr. Winfree: Does anybody have any good news?

Mr. Carney: It is all good, thank you.

Mr. Winfree: I am good, Ken?

Mr. Murray: I woke up this morning.

Mr. Winfree: That is a good thing, on the right side of the bed to, right?

Mr. Shipe: The neighborhood is nice and green, looking good.

Mr. Winfree: Ginny?

Ms. Tropea: Nope, I am good.

FIFTH ORDER OF BUSINESS

Approval of the Minutes of the May 18, 2026 Meeting

Mr. Winfree: The first item on the agenda is the approval of the May 18, 2025 meeting minutes. Does anybody have any questions or concern? If not, a motion to approve.

On MOTION by Mr. Murray seconded by Mr. Carney with all in favor, the Minutes of the May 18, 2026 Meeting were approved.

SIXTH ORDER OF BUSINESS

Acceptance of Audit for Fiscal Year Ending in September 30, 2025

Mr. Winfree: The next item is the acceptance of the audit for the fiscal year ending September 30, 2025. Once again any questions on that. Basically if you look at the last page we were good last year, we are good again this year. No findings, no recommendations. Everything seems to be fine according to the audit. Is there anything anybody else found that was different?

Mr. Carney: Looks good to me.

Mr. Winfree: Can I get a motion to accept that?

On MOTION by Mr. Carney seconded by Mr. Murray with all in favor, the acceptance of the Audit for Fiscal Year Ending September 30, 2025 was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney – Memorandum – 2026 Legislative Update

Mr. Cochran: If you look at your agendas on page 58 we have our annual legislative update. It was a busy session of the legislature this year as far as laws that touch on CDDs and other special districts. I am not going to go over all of them, but I will go over the ones that pertain particularly to this District. I should mention as of the time that we sent this out not all of them had yet been approved by the Governor. They were all approved by both houses of the legislature. Since we sent it out they are all approved with the exception of the first one. It was sent to the Governor on June 15th, and we are still waiting on his action on it. With that caveat I will go into it. The first deals with sovereign immunity caps. For a long time now the caps that are applicable to claims against government entities including the District have been capped at \$200,000 per person and \$300,000 in an aggregate per incident. Those are getting a bump up to \$350,000 per person and \$500,000 per incident. The other thing that this legislation does it now authorizes state agencies to settle claims even above those caps as long as there are insurance proceeds to cover it up to available insurance limits those claims can be settled without having to go through a formal claims bill process. The other thing this legislation does is it effects the pre-suit process. Anytime someone is going to file most types of negligence claims against the District they are required to provide a pre-suit notice. Up until now they have had three years from the date from the action accrues to provide that notice, which has been cut in half. Now it is going to be 18 months as opposed to three years. It is also reducing the statute of limitations on most claims to two years. As far as the pre-suit process after the agency received the notice before the agency had six months to investigate and decide whether to accept or deny the claim that process has been shortened to four months. It has kind of streamlines the pre-suit process but increasing the caps. Assuming the Governor signs this into law it will take effect on October 1st so the beginning of the next fiscal year. That is kind of biggy. The next one I wanted to cover is on number 4 on page 3 of the memo it deals with cyber security services. The state has set up a system that allows certain local governments including Districts to get money to help fund cyber security services. The other thing they have done they are engaging certain agreements at a state level for the provision of those services and they allowing local government units to piggyback onto those state level contracts. This is really something for District management to consider as to whether this

is something that would be of interest. Either way you go you can apply for the grants but if you don't do that you go through the contracts, local government is still responsible to pay for it, but it might be something that could help improve the quality of that or reduce the costs. That is there. Number 5 beginning at the bottom of page 3 another biggy for CDDs. Up until this point the only way that a sitting Supervisor could be removed from office was either by resigning voluntarily or having the Governor remove that individual. Now the legislature has approved a recall process that allows residents that are registered qualified electors within the District to try to initiate a recall process. There are very specific grounds that have to be the basis of a recall effort. Those are malfeasance, misfeasance, neglect of duty, incompetence, drunkenness, permanent inability to perform duties or conviction of certain felonies. What this legislation does it sets up a multi-step process for recall. The first thing that someone would have to do is get at least 10% of eligible voters within the District to sign a petition. The signatures on the petition are subject to verification processes. If that part gets accomplished then they have to prepare a formal recall proceedings. If that continues proceeding there is a second petition where they have to get at least 15% of the registered voters within the District. If they meet all of those thresholds that triggers a referendum. Referendums like a one issue election, you see it in the general election with the constitutional issues things like that. It would just be a referendum on recalling a Board member. If that process goes through it requires a majority vote. It is a multi-step process, requires different percentages for different steps. The other thing it does is it does impose campaign finance requirements on recall efforts. It establishes certain timelines and it provides for penalties for fraud or misconduct in the recall petition process. It is an interesting thing but has a ton of steps to it. It is the first time that something like this has been the case for CDDs. The next one I was going to cover is on number 7 on the back page. This deals with electronic payments. It basically provides that for Districts that are collecting any kind of it is not talking about assessment collection, but if you are collecting other types of fees or payments it is requiring government units including Districts to make available electronic payment options. It is also requiring if you are going to collect electronically you also have to make that payment option available online on the website. I am not sure if we collect fees or anything like that. I don't think so but if it was ever the case if there are fees for permits

or other things like that if it ever comes about you would have to set this up and make it payable on the website. That is it for this year. You can read the rest of them. If you guys have any questions you can always ask us if you want to see the actual legislation. That is it for that. I don't have anything else to report unless anybody has any questions.

Mr. Winfree: Alright.

B. Engineer – Updates on:

1) Avana Apartments Lake Side Slope Repair

2) Lake Side Slope Remediation Phase 1 through 6 Engineering Studies with Landshore

Mr. Geiger: Good evening. I don't know Miguel do you want to take this together. Just real quick with Avana just to get that out of the way that is going to be a lot simpler than lakeside slope. At the last meeting or the meeting before the Board did approve the plans that Landshore developed for the Avana area. We sent those over to South Florida because that was a caveat of the approval was to make sure South Florida was onboard. They told us no. They do not like these plans. There was issues with the slope still. Part of the reason it was prepared this way was to try to keep the cost down, which I think maybe Miguel can explain a little bit more why they were prepared that way. Basically South Florida said no. That makes this project a lot more difficult now to accomplish given that that pipe wasn't installed with the length the as-built said. One of the solutions that they threw out there was a bulkhead or a retaining wall so more of a vertical structure to hold the soil back and everything. There are some exceptions to the 4:1 but this also would be something we would have to permit. This is not something you could just throw in the ground and call it a day. We had a meeting with Landshore about a week ago or late last week to discuss this stuff. South Florida has basically told us that we should probably schedule preapplication meeting with them to discuss the project moving forward because of the complexity. Their email that I got back last week said their first available date was in August. If the Board would like for us to move forward with that we are probably not going to get anywhere until about August with this issue. They gave us two dates.

Mr. Burgess: August 5th and August 12th.

Mr. Geiger: That is the earliest we will be able to sit down and talk to them about the Avana issue. In the meantime we spoke to Landshore about coming up with alternate

solutions to what the cost figure would be and if there was anything that we could accomplish that they are going to approve.

Mr. Miguel: To piggyback on a little bit what Jonathan said there is the original design that was presented to you guys was the cheapest option we could theorize that was the least amount of fill, but you are still stabilizing the shoreline with that armour flex and concrete and providing as a barrier for erosion. Unfortunately that option was not approved. They are sticking to the 4:1 requirement from the top of the bank down the water line. We knew that in the back of our head this would be an option, we were hoping that this would be a cheap alternative. As Jonathan also mentioned a bulkhead is one option. That bulkhead would be place above the waterline and have a railing of some sort protecting people from walking up and falling over that bulkhead. That bulkhead would consist of either a sheet vinyl that is driven down into the ground providing support *Mr. Miguel was inaudible at this time*. Again structural something that has to be designed and permitted by a structural engineer for approval. Then jumping back to the original idea that we had was expanding that pipe out further into the canal *Mr. Miguel was inaudible at this time*. making that a 4:1 slope. Both of those two options are more costly than the original design that we had. Moving forward we have done some brainstorming. Those are the two most logical options on the table. We don't have a price for you guys at the moment for consideration. There is a lot of back and forth. Presenting those line considerations to the South Florida for their review and approval.

Mr. Winfree: Seems like we have wasted a lot of time chasing something that we knew from the beginning wasn't going to be approved. We need to stop kicking the can down the road and pursue an avenue that we believe is going to be approved. As you just said we pretty much they weren't going to approve it, but we spent a lot of time chasing that anyway.

Mr. Miguel: I wouldn't say we knew, I would say it was a possibly. We were hoping that this consideration would be approved. They understood the situation and the conditions that the shoreline is in. A shorter pipe, close to the embankment with steep slopes already there. All we are doing is basically armoring the perfecting that steep slope around that.

Mr. Geiger: And to be fair what they are recommending doesn't have the slope requirements either. What the District is saying maybe you guys can pursue this it is the same gamble as them presenting something that is very similar just not a bulkhead with a handrail on top. It is too different from what the District, this is close to half the price. We are looking from a \$40,000 project to almost \$100,000 to do what South Florida is kind of saying now might be a viable solution. That doesn't include the permit and everything. As they said once you start changing the characteristic and you are putting in what they are going to consider. Forget the rule I think it is like 20% of your shoreline can have the vertical bulkhead work but it changes the permit. There is going to be permit mod. It is just more money to expend to go through that route. It is a much longer process.

Mr. Shipe: Is either one of the options hold up longer and less maintenance? The pipe extension or the bulkhead have less routine maintenance on them.

Mr. Miguel: I would say the extension of the pipe would be less maintenance. They are pretty much the same except you know that you are going to extend the pipe, so you have that assurance. You know that it is properly installed.

Mr. Shipe: Scott do we have to involve Avana? Do they have any say if we are changing the shoreline?

Mr. Cochran: I don't believe so. It is our property.

Mr. Geiger: It is our permit. We are the operating entity. At this point is it the Board's wish for us to pursue setting this meeting with South Florida because there is paperwork involved and like Patrick said either the 5th or the 12th of August. We are looking two months out from now.

Mr. Shipe: Yes.

Mr. Geiger: It is just time and money expended so we like to formally get approval. We just got this information late last week. We haven't been sitting on this since last meeting. This is very recent.

Mr. Burgess: We are constantly chatting with each other and working on this. If the pipe was installed correctly to begin with we wouldn't be dealing with this, but South Florida Water Management District signed off on what it is and now we are dealing with the repercussions of it. We are doing it all the correct way. We are asking for their approval because you guys spend money that could be denied. They are telling us to repair it, and

we are trying to repair it to do what they want done without delaying it anymore. August is their first availability.

Mr. Winfree: The question I have had on all of this actually is what responsibility would Avana have for this at all since they were the permit issuer and then whoever signed off on the permit. From what I understand South Florida doesn't come out and do inspections on finalization of permits.

Mr. Burgess: Not compared to Broward County license.

Mr. Winfree: Do you know how they sign off on permits? Anybody?

Mr. Geiger: I believe as-builts are normally sent to them. All of our South Florida permits for the lake slopes we have as-builts showing the slopes correct. If the as-built prepared says it is 190 feet with only 130 to 160 or whatever South Florida is not going to look underwater. They are going off of a survey or certifying an as-builts and it looks correct on paper.

Mr. Winfree: So who did that?

Mr. Geiger: I would have to look at that old set of plans to see who did that.

Mr. Winfree: Was it an actual engineer, company that signed off on it?

Mr. Geiger: As-builts are prepared by a surveyor, licensed surveyor not an engineer usually.

Mr. Winfree: Not according to their permit. The name of the guy and everything in that permit. Take a look at the permit and see who is responsible for it. That is why I am thinking why are we paying for it. The engineer signed off on it, and it wasn't done correctly where is that engineer. That is what I am concerned about. Why should we spend \$100,000 for something that wasn't built the correct way per the plans in the first place. Maybe I am barking up the wrong tree.

Mr. Carney: I said that from the beginning. How do we find out that is the question?

Mr. Winfree: Can somebody do some investigating on that and see how and why that was signed off that way and what recourse do we have that now it is going to cost \$100,000 to fix?

Mr. Geiger: We can look at the permit. We can pull that permit. I can look at who did the as-builts. See who signed off on it. What we do with that information.

Mr. Winfree: That is the next step. If we can at least look at that and see if the company is around any longer. If the company is not around we are wasting our time right. I certainly think that is something worth looking at. If you read anything that South Florida and I don't think I brought it with me but there is a whole sign off process on who the engineer was and what the company's name was that signed off that said it was built as specked. Something wasn't done correctly there. I agree South Florida just like when you do a five year certification right now. The city doesn't come out, the state doesn't come out, who are they waiting for to tell them that is done correctly. The engineer has to sign off on it. That is the one that I think we have to look at for some responsibility. It just irks the crap out of me that we have to spend \$100,000 because somebody didn't do their job correctly. That is what it looks like to me. Maybe I am looking at this wrong.

Mr. Burgess: As of right now you are not in compliance with South Florida Water Management District, and they are telling us to repair it.

Mr. Winfree: I agree it has to be done.

Mr. Burgess: We will definitely look into that while we wait for this meeting with them. I think we need to continue to show good faith.

Mr. Winfree: I don't think they have done anything wrong either. They took the signoff from the engineer to heart just like everybody does here. If somebody signs off on it knowing it wasn't and the thing also if you look in there, there is no way they had a 4:1 slope that they could sign off on with that pipe where it is. There is no way that could happen. They signed off on two things that weren't done to spec. I would sure like to know who that is and what we can do about it.

Mr. Geiger: We can look into that.

Mr. Winfree: I agree with have to keep moving. We have to get this done. No doubt about that I would certainly hope that somebody is going to be responsible for us rather than us just have our taxpayers throwing out \$100,000 because somebody didn't do their job in the first place. That is my point.

Mr. Geiger: Understood.

Mr. Winfree: Everybody agree.

Mr. Shipe: Do we want to make a motion to allow KCI and Landshore to meet with South Florida Water and go forward with the first available meeting? Is that what you guys were asking?

Mr. Geiger: I don't know if we need a motion.

Mr. Cochran: Direction is fine.

Mr. Winfree: There is no doubt it has to be done. It is in the permit. If you look at the permit there is two things specifically in there, the slope and how long that pipe is supposed to be and they are two things that weren't done. Something is wrong. Sorry.

Mr. Geiger: It is frustrating topic. South Florida Water Management is not one of my favorite people to deal with even though they have been very patient with us on everything. Does anybody have any more questions on Avana, or can we move onto more of the bigger issue here? As the Board knows Landshore has been doing engineering studies for the lake's phases here. I think at this point for Phase 1, which is the two lakes with the geo-tubes we have some preliminary information which I believe was in the agenda. Were there sections in there?

Mr. Burgess: I put in the technical narrative.

Mr. Geiger: Miguel do you want to take this since this is more your forte.

Mr. Miguel: As Jonathan mentioned we have been working with District to evaluate Phase 1, which is lake 11 and lake 12 of the Turtle Run community. We have provided some preliminary surveys. We mobilized two months ago to collect some additional documental data and topographical data. All that information was then taken and analyzed. Did some soil sample testing *Mr. Miguel was inaudible at this time*. We have come up with two designs considerations for the Board. One option is a concrete mat that is trenched in from the top of the bank and runs down the embankment. The our solution for the underwater slope the will continue at a 4:1 slope two feet below the water line meeting South Florida Water Management's 4:1 slope for the continuous two feet below the designed water table. Our solution for protection is the implementation of a geo-tube that will be underneath that sure-flex mat providing protection against erosion and future loss. The largest cause of destabilization of the sure-flex mat is the loss of material *Mr. Miguel was inaudible at this time*. An alternate option that we are also considering is the implementation of a TRM turf reinforcement mat similarly installed trenched up *Mr. Miguel*

was inaudible at this time. and continuing at a 4:1 until it is past the two feet again meeting South Florida Water Management's two foot depth requirement for the 4:1 slope. Our means of installation will have that fabric and that concrete mat secured by either utilizing some anchors or having the turf reinforcement mat placed down prior to a pumping and the weight of that sit on top of the fabric holding it in place. Construction wise and timetable wise the concrete mat is a little bit lengthier. On the other hand the turf reinforcement mat is a little bit wider area that needs to be graded and shaped. The timetable for the turf reinforcement is slightly faster. Price wise do we have any prices yet?

Mr. Geiger: Not yet. I haven't discussed it with them yet. If you want to let them know what the difference is on these.

Mr. Miguel: Sure. We provided some initial prices. We went and looked at those prices again. Tightened them up a little bit. For the Sure-flex our prices are approximately \$200 to \$205 per linear foot and then for the TRM the prices are \$170 to \$175 give or take a dollar or two there per linear foot.

Mr. Burgess: The purpose of Miguel explaining this is you have two options that we need to finalize a set of plans in order to be a part of the bid package when you guys go out to bid for this project. We need direction from the Board.

Ms. Tropea: The more reliable one is the first one right? Even though it is going to be more expensive it is the one that is going to hold up more, better bang for the buck.

Mr. Geiger: Miguel correct me if I am wrong, but you said the concrete mat that was a 50 to 70 year lifespan and the TRM the slightly less expensive that only has a 20 years given maintenance concerns as well. Obviously the concrete mat is going to have less maintenance. It is a heavier product. It is going to hold that shoreline. I think also both these products might get away from us having to plant below the water line which does save the District money and not having to maintain aquatic plants. We spoke with South Florida about that originally, but they said they needed more details then what we were proposing before they relaxed that permit requirement for the naturing and the planting. I do believe both these options would probably satisfy the stability concerns.

Mr. Miguel: With our experience South Florida Water Management they are familiar with these solutions. They have utilized these in their own projects that they have

approved. The example that Skip is currently passing along is not the exact sample. We are proposing the landlock B35, which is very similar to this but has slightly lighter weave on it. Other than that, have any questions?

Mr. Winfree: Do you have any of the concrete one sitting in your pocket?

Mr. Miguel: Unfortunately no.

Mr. Geiger: I believe warranty wise you said the concrete does have a 75 year manufacturer warranty on the product and Landshore I think you said you offer a three year warranty on the workmanship if we get the engineering through you.

Mr. Miguel: Correct. One of the unknowns was the warranty for the fabric and the manufacturer for the fabric has a ten year warranty on the fabric but the lifespan is 50 years.

Mr. Winfree: Rather than the price for linear foot what is the total for each option?

Mr. Geiger: Using his range of \$205 linear foot for the almost 9500 linear feet you are looking at \$1.93 million for the more expensive option or \$1.56 million. That is just two lakes.

Mr. Winfree: That is stage 1.

Mr. Geiger: Keep in mind that these are going to be the more challenging lakes. We are going to have more information as more of these engineering studies get completed. I don't think we are going to have this magnitude of work required at any of the other lakes. Some of the smaller we don't have such adverse conditions that we are dealing with. The next phase is longer than this one.

Mr. Winfree: Phase 2 is considerably larger.

Mr. Miguel: Lakes 11 and 12, Phase 1 unfortunately you have to address 100% of the shoreline. Phase 2 you might not have to restore 100%. There might be some areas that are within compliance and the slopes are reasonable.

Mr. Winfree: Closer to where they should be.

Mr. Miguel: Correct and they might need touching up.

Mr. Shipe: Just out of curiosity above what we considered the existing edge of the lake line now how far up will the construction, 15 foot?

Mr. Miguel: Depends on the solution. The Sure-flex concrete mat technically the trench is four to five feet up the embankment whereas the turf reinforcement mat is up to

ten feet. There is going to be some instances where that is going to be weaving around some trees or irrigation or some hedges. We will work with that design consideration.

Mr. Winfree: Rob if you take a look at this cross section here you can see how much further up option 2 goes. Option 2 goes up higher but all that has to be scrapped off then the mat is put down and then you put the sod on while they get anchored on both ends. Then you put the sod over the top of that down to what the shoreline is going to be. The rest runs down for your 4:1 slope.

Mr. Shipe: Those costs all include the resodding?

Mr. Miguel: Yes. The only thing at this point in time that could be an additional is the use of drainage. If there are any instances where there is a need for a drainage pipe or catch basin to catch runoff between homes and run that water out, digging out a trench and placing some drainage pipes that is not accounted for in that.

Mr. Winfree: It is a possibility but not very high.

Mr. Geiger: It is also work that from what I understand might be on private property that the District wouldn't undertake anyways.

Mr. Winfree: Any other questions. I will give you my two cents worth. You look at the difference in price and multiply that by 20 to 70 years you are going to spend almost three times that amount if you go with option 2 doing it three times. You are almost double by doing that. By doing option 1 it is going to cost a little more, but you are looking at 50 to 70 years and very minimal maintenance versus option 2 that looks like it is going to be you saw what it is. Concrete versus that what do you think is going to happen. That is just my two cents worth. I did the math and figured out how much everything costs and what the difference was. I am sorry to say it is a no brainer. Option 1 seems to be the most economical.

Mr. Carney: What are the two totals?

Mr. Winfree: I have it for what the original one was. The original was \$2,033,000. \$18,041,775 for the low end. This came out a little higher on the low. It came out right about in the middle so like you said \$1.9 million.

Mr. Geiger: \$1.9 versus \$1.6 million.

Mr. Winfree: The difference between the original was only a couple hundred thousand between the high and the low so why would you even try to play that game. It

doesn't make any sense for option 2 unless you try and do something quick and dirty and we are all out of here by then. It is somebody else's problem, but I don't think that is fair to the actual taxpayers that are footing the bill for all of this. That is just my two cents. Do you want cheap to go in that is not going to last or do you want the Cadillac. Which is it that you want to have. Personally I would rather spend the money now rather than have to go back in ten years or twenty years and have to do it three more times because you are talking 20 versus 70. It is more likely with the concrete to be on the higher end then the lower end. Just my two cents more.

Mr. Murray: How soon do we need to make that decision whether it is option 1 or 2?

Mr. Burgess: Today. Again this is to get you plans for us to go out to bid.

Mr. Carney: What do you need from us today?

Mr. Burgess: We need an approval on whether you are going to go with the turf reinforcement mat or the concrete block mat option for Landshore to create plan sets.

Mr. Winfree: That is fine for Phase 1 for lakes 11 and 12. We have five more phases to go through, and I guarantee the same process isn't going to be for all of those if I understand this correctly. For the FPL area we are not going to need all of this.

Mr. Geiger: A lot of those lakes it would just be regrading. We can pump one into the other and plug them.

Mr. Winfree: Lakes 11 and 12 are the biggest ones. They are the ones that most of the water flows through except for the last one and that is a straight shot. Under the FPL lines you don't have a whole lot of movement there. Nothing moves. They all kind of connect and then go into the big one going all the way down to where 14 goes where it goes out to Coral Bay. Those are going to be a little trickier, but you are saying there are some areas that are fairly close. I think right now and correct me if I am wrong we are not going to use these numbers to figure the whole thing out based on our linear footage right?

Mr. Geiger: The plan is to let Landshore complete the engineering studies so then we have a complete picture.

Mr. Winfree: Exactly, so why do we have to approve one or two right now?

Mr. Geiger: Because they need to prepare the plan sets so they can move onto the next phase.

Mr. Burgess: The engineering study that you approved is to produce one set of plans. They are not going to produce two sets of plans because it is a lot of time. It is not what we paid for. The job was for them to do their studies, produce options so they can provide plan sets so we can move on for Phase 1.

Mr. Winfree: I think our direction is option 1. Option 2 just doesn't make sense from a cost standpoint or maintenance standpoint. I don't want to just price it all out based off of just that. We are going to go a little further with their engineering studies to figure out whether we need all of this or how much of this we really need.

Mr. Geiger: This is just for lakes 11 and 12.

Mr. Winfree: Ok. That I am willing to make a decision on.

Mr. Murray: I am going to make a motion that we approve option 1 for lakes 11 and 12.

On MOTION by Mr. Murray seconded by Mr. Shipe with all in favor, a motion to approve Option 1 – Concrete Block Mat for Phase 1 for Lake side slope remediation was approved.

Mr. Geiger: Ok so Miguel now Landshore can now produce the set of the plans, the specs, everything you would have to do and move onto the next phase. Do we have a time frame for the rest of them? Can we expect one phase a month approved at this rate?

Mr. Burgess: And the plans you said are about to be produced?

Mr. Miguel: If the survey is done and the solution is the design down we typically allocate 40 to 80 hours' worth of CAD time, so a week or two weeks.

Mr. Burgess: We have a special meeting before the next meeting so we will bring back any updates as long as that is approved. We will let you get working on it. Does anyone have any more questions for Miguel?

Mr. Winfree: When will we have the information on 2 to 6. I guess what I am trying to get to here is maybe I am jumping the gun here but like you said we need all this information to be able to go out and get a bond. If I have more information on some of these smaller things with the little bit of money that we have in extra reserves we might

be able to start a little sooner on something else. That is why I am questioning that. We already made the determination that we can start and put bonds in and pay back if we want to or need to. We already approved that two meetings ago I believe it was.

Mr. Burgess: I think it is good to see the entire completion of the studies.

Mr. Winfree: What is a good projection for that?

Mr. Miguel: Before that we have a contract to provide Phase 1 for lakes 11 and 12. We presented a contract for Phase 2 and then it was asked to present a contract for 2 through 6.

Mr. Geiger: They have all been approved by the Board.

Mr. Miguel: Ok. Signed and sent back?

Mr. Burgess: I will check. We will execute Phase 2.

Mr. Winfree: I remember Phase 2 signing off on that, but I don't remember signing anything on the other.

Mr. Burgess: We haven't signed Phase 2. As soon as we have the plans we will get it executed and get going on it.

Mr. Miguel: From that point on is mobilizing into the field, conduct initial surveys, supplement the survey that are provided and then *Mr. Miguel was inaudible at this time* and has a set of plans for that.

Mr. Geiger: Essentially everything moves along. It seems like at every meeting we are probably going to have a phase to take a look at and either approve an option if they are presented or approve if there is only one option Landshore wants to present make sure that the Board is good with that. This was to try to tie the dollar figure down a little bit better as well. Hopefully we will have a cost update. \$200 to \$205 is a pretty tight range already.

Mr. Miguel: You will come across, we will send a portion of a plan that has priority areas also, sections that are a high priority and least priority. Would you like just a full shot?

Mr. Geiger: The full picture but if there is a way to provide.

Mr. Miguel: In the past what we have done for communities is we have done survey and we look at the full circumference of the lake we have identified areas where there is a severe need or restoration, a light need and they work with South Florida Water

Management and say we are going to be doing this portion this year because it fits better for our budget. We are going to this portion two years later and they approve that type of restoration efforts, so you are not as bogged down with so much.

Mr. Geiger: That is something we are working with South Florida on. We are going to have to revise that based on once we get the big picture to see where like what Barry said where can we move and start maybe a smaller lake while we get the financing.

Mr. Winfree: Right now we have a little bit of money. If we have something that we can start on that is great and get a jump on it. A bond is going to take us a little while to get. I don't know what order to tell you to do them. I don't think we can make that determination now unless you have a magic ball.

Mr. Geiger: I think the way we phased it out is how South Florida originally approved our action plan. That is the way Landshore is working, Phase 1 and Phase 2 from the greatest most expensive, most high risk to some of the lakes that are way less there. After we get the bigger picture back.

Mr. Winfree: Then we can start making that decision. We can't really tell you right now. Does that make sense? That is why I asked when do you think you are going to have this all done so we can start doing some spending and bond planning.

Mr. Geiger: Landshore and GMS we are constantly talking so if Miguel runs into something and says we are looking at this phase now and this area really needs to be addressed and we think it needs to be addressed first we will take that into consideration. I think it is going to be a mix of what money do we have now, what solutions are we implementing on some of these lakes and South Florida's patience with us to get an actual start on this.

Mr. Winfree: Makes sense to me. Anybody else have anything?

Mr. Shipe: Was there anything in the survey that we did was there any look at what caused these banks to erode or was it just natural over time or whether it was maintenance not performed, whether it was the geo-tubes that were installed in there that made it too steep to start with. Was there a reason why it became like it is if it was correct to begin with?

Mr. Geiger: Any lake bank is going to have erosion. The District did put geo-tubes in to try to help with that on some of these other lakes. You have explained before it is the tidal fluctuation. There is a lot of east west wind on some of these lakes.

Mr. Shipe: So did the geo-tube, but that was installed incorrectly and was never approved and that is why the Water Management District said that wasn't the solution. Did that accelerate the steepness of the banks on 11 and 12.

Mr. Geiger: So those lakes they are not steep because of the erosion. They is the dropoff because of the tubes themselves. That was their biggest complaint.

Mr. Carney: What created the dropoff? The geo-tube right?

Mr. Geiger: The erosion of the soil that should have been placed on top originally.

Mr. Miguel: Based on my initial evaluation and our engineering evaluation the geo-tube that was there fixed a hole. If that geo-tube wasn't there a large dropoff. They tried to fix that original erosion with that geo-tube there. That geo-tube sagged in certain spots. It lost underneath it and sagged more those changing the shape over time.

Mr. Carney: Is that normal erosion?

Mr. Miguel: You experienced significant fluctuation in water level where that water level can start to erode underneath.

Mr. Carney: So that is normal erosion then.

Mr. Miguel: Yes. You also have a really rocky shoreline. The rocks in some spots keep that geo-tube up but based on the design that was approved it was a combination of a geo-tube and then a cut open geo-tube to achieve a 4:1 slope or some slope from that water level down.

Mr. Carney: So you are saying they weren't installed correctly before?

Mr. Miguel: In same opinion I can say that, but I don't want to put it in.

Mr. Carney: They are out of business, don't worry about it.

Mr. Miguel: If you look at the elevation of one spot and then walk over 50 feet and look at the same elevation you will see a difference in some cases 6 inches to 9 inches. That tube is like a sled going along the shoreline.

Mr. Burgess: Keep in mind that the Water Management District didn't go inspect every single shoreline. They just said make it 4:1 and it is up to us to figure that out.

Mr. Carney: This is 11 and 12 we are talking about today. They are the biggest lakes with the geo-tubes. It is pretty consistent what we have to do there. When we get into the FPL lake they are all going to be different because you are going to have simple excavation in some areas and in some areas you may have to do the same thing. Are you going to price those out all separately? You are going to have to take each lake and look at it individually.

Mr. Miguel: *Mr. Miguel was inaudible at this time.* because those lakes are classified under Phase 3.

Mr. Geiger: That is how we originally did the action plan and that is how the proposals that Landshore provided was per phase. Now I believe Skip to your point I think what you are asking is if there are three lakes in one of these phases and they are all three different solutions Landshore can provide a this lake we are going to do this, and it is going to cost this much. They can break the cost out I am sure.

Mr. Carney: Because in those lakes one size doesn't fit all.

Mr. Geiger: These lakes what we are talking about now is the consistent. We have the one solution.

Mr. Carney: They are not the same as the FPL lakes. The lake behind my house they could walk right into the water there is no dropoff.

Mr. Geiger: That is why they are doing the engineering study. Their plan at some of these lakes they might say this 200 foot stretch we don't have to do anything with.

Mr. Carney: We are looking at individually and we are looking at it as a group.

Mr. Miguel: We will survey them as a group but then we will do the cost and solution individually.

Mr. Carney: Ok. That makes more sense.

Mr. Winfree: If you look at the map it actually as which lakes are in each phase and then they will look at each lake individually because they have to look at the entire shore of each one of them.

Mr. Geiger: I think the next phase is the only phase with one lake in it. Phase 2 is just that really big lake. Every other phase they should be looking at the lakes individually and what is the best solution at each location is going to be.

Mr. Winfree: We are down to manager progress report.

Mr. Burgess: Any more questions for Miguel to answer?

Mr. Winfree: I think we are done as far as that is concerned.

Mr. Miguel: Thank you everybody. I will see you guys soon.

Mr. Winfree: Do good work that is all I can say. Quickly but effectively.

C. Field Manager – Annual Maintenance Plan

Mr. Burgess: So Pat is out of town for a little bit. Jason Gitel with our office is going to be helping out with field and checking everything. He has a few updates but otherwise is going smoothly as of now.

Mr. Gitel: So the coleus has started to be put in at all the monuments. By the time they were not fully done so I will take a look tomorrow, drive by and see if also proper irrigation is getting done in those areas. There is sod that is being replaced where there is a lot of the goose grass that was around. That was killed so it was replaced in those major areas. That should be fully done by the end of the day today and then the flags they will be changed to US flags on Thursday and then switch back early next week. That is what I have on my end so far.

Mr. Burgess: I will distribute Jason's number in case you guys need anything. I think Pat is off for two weeks. I think he became a Grandpa today, so he is out of town. He is available as well. He can relay anything to us if we need it.

Mr. Winfree: There is one other item that is on here is the holiday approval that is in July. That is for next month. It is due before the end of the month. Is there anything left to do that or are we done with what we put in last year as the upgrades and that is what we carrying forward? Do we have anything to approve except for what has already been approved.

Mr. Burgess: The only thing that you guys approved most recent was the Estates entrance, the Christmas palms and whatnot to be lit and that increased the annual contract amount which is budgeted for.

Mr. Winfree: Otherwise everything is staying the same as it was.

Mr. Burgess: Unless you guys want to explore changing anything.

Mr. Carney: Patrick why don't you have Joe come to the next meeting? I think that would be a good move.

Mr. Winfree: That is what we are leaning towards right now. Everything we put in extra last year stays. That is all I have for this month.

D. Manager

1) Progress Report

2) Discussion of FY2027 Meeting Schedule

Mr. Burgess: On the progress report, the Estates speed limit signpost has been installed. The most up to date updates I have for the light poles July 3rd is the delivery date but that is to be determined. They will give us an update when those poles are ready to ship and then we will have our installer meet the delivery onsite.

Mr. Winfree: Is that for both of them?

Mr. Burgess: Yes. They are coming the same time. Jason and I plan on driving around the District to check on any encroachments on CDD property. It is mainly Harbor Island I believe where there is the most concerns. At the end of the day no one should be planning or doing anything on CDD property or any property that is not theirs. We will do a quick inspection and provide a report and see how you guys want to move forward with it. We will make it simple and pretty straightforward. We will work on that while Pat is out. Otherwise I don't have any other updates unless you guys have any questions on the progress report.

Mr. Winfree: I am fine.

Mr. Carney: A little update on the park situation. Pat is working on fixing the split rail fence at the entrance.

Mr. Winfree: Do we have park approval to do that?

Mr. Carney: I already had a conversation with them.

Mr. Winfree: Ok.

Mr. Carney: What I told them is we have to keep cars from driving in there. The city will put one of those monument things in the middle so no one can drive through there. I already talked to the city.

Mr. Winfree: Ok so they are onboard with this. Ok.

Mr. Carney: The restroom roof is supposed to be in the 2027 budget along with the basketball court and they are looking at solar lights for the pickleball courts, but they are not sure if they are going to achieve that so we will see.

Mr. Burgess: Moving onto the fiscal year 2027 meeting schedule. I just want to start the discussion. We don't have to approve anything today. It is more so to get your dates lined up especially because November and December meetings are a little tough to schedule. On page 74 of your meeting agenda is the meeting schedule draft. I will put it on the screen as well. As of now everything else with this meeting room is good to go except for December 21st. You can always have a meeting at GMS for free. That is up to you guys. It is up to you guys to discuss and finalize a plan.

Mr. Winfree: We can make that decision when we get closer.

Mr. Burgess: We can always move it to the 14th at GMS, or we can ask for here.

Mr. Winfree: It depends on what we are working on at that time.

Mr. Carney: We can address it when we get closer to the date.

Mr. Winfree: Does anybody have any other exceptions or anything? We will go with this for now. When do we have to post this?

Mr. Burgess: I don't think it is urgent to do that.

Mr. Carney: We can post the dates then we can make the changes later, right?

Mr. Burgess: The best practice is to approve your schedule a year in advance, post it and not have to advertise again. Again there is no rush to do it today. This is just to start the discussion. I can bring it back at the next meeting if you guys want to take a look at in the meantime and go from there. I have a couple more things. Basically more of an admin thing. Our office typically when you elect officers when you have a new Board member like when Ginny was appointed you choose your slate of officers. The motion is acceptable and that is how our office has always dealt with it, but we like to have a document on record, a resolution stating who the officers are. We would like to start doing that moving forward so I have Resolution #2026-02 which would be approving the elected officers. From June 30, 2025 a motion was to appoint Ginny as Assistant Secretary and keep the rest of the slate as is at that time. It would be Barry Winfree as Chairman, Skip Carney as Vice Chair, Ken Murray, Ginny Tropea, and Rob Shipe as Assistant Secretary, Patti Powers are your Treasurer, Sharyn Henninig as Assistant Treasurer, Paul Winkeljohn as Secretary and Assistant Secretary is myself with GMS. It is more so a little bit of housekeeping on the management side. Unless you have any questions or Mike has anything.

Mr. Carney: You need a motion?

Mr. Burgess: Yes.

Mr. Carney: So moved.

On MOTION by Mr. Carney seconded by Mr. Shipe with all in favor, Resolution #2026-02 Electing Officers with Barry Winfree as Chairman, Skip Carney as Vice Chair, Ken Murray, Ginny Tropea, and Rob Shipe as Assistant Secretary, Patti Powers as your Treasurer, Sharyn Henninig as Assistant Treasurer, Paul Winkeljohn as Secretary and Patrick Burgess as Assistant Secretary was approved.

Mr. Burgess: I have one more item. We need to schedule another special meeting in order to have a shade session. We need at least ten days. It is no major rush, but I would like to get it done as soon as possible. Either the week of the 13th or the week of the 20th in July. July 13, or July 20th. Matthew special counsel is open to really anything in July, but we just need to have a special meeting, regular meeting, which we can provide updates on any lake stuff we have at that time. We need to have a special meeting to have a shade session. Does anyone have an objection with Monday, July 20th?

Mr. Shipe: I won't be here.

Mr. Winfree: You are not here the 13th or the 20th?

Mr. Shipe: I am here the 13th but not the 20th.

Mr. Winfree: Any reason we are going out to the 20th? Our ten days should be satisfied for the 13th. The sooner the better probably. I think it is important to have as many as possible. I think that is a good date to get it done as soon as possible.

Mr. Burgess: We can start with the 13th. We should be good.

Mr. Winfree: Everybody agree with that? Do we need a motion or not?

Mr. Burgess: Motion to schedule a special meeting on July 13, 2026.

Mr. Carney: At 6:00 p.m. at Coral Bay?

Mr. Winfree: That might be the other issue.

Mr. Burgess: I will have to check with Julio. I can find out and let you guys know.

Mr. Winfree: As of right now we will plan on the 13th unless you say otherwise.

Mr. Burgess: So July 13th at the Coral Bay Clubhouse at 6:00 p.m.

Mr. Cochran: I think as long as you have direction from the Board and have a consensus.

Mr. Burgess: I will reach out to you guys as it whether it is confirmed or not.

Mr. Winfree: Alright sounds good.

Mr. Burgess: That is all I have.

EIGHTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

B. Approval of Unaudited Financials

Mr. Winfree: The only other thing we have is the approval of the check register.

Anybody see anything on there? Looks good to me.

On MOTION by Mr. Carney seconded by Mr. Murray with all in favor, the Check Register was approved.

Mr. Winfree: Any comments on the unaudited financials? I didn't see anything. That doesn't need a motion.

NINTH ORDER OF BUSINESS

Public Comments

Mr. Winfree: Public comments. Clarence do you have anything?

Mr. Lohman: No.

Mr. Winfree: Chris do you have anything?

Mr. Kapish: Yes last meeting or the meeting before that I brought up the median at the main entrance with trees lifting the curbs and pavers. Did you guys look at that yet?

Mr. Burgess: That was taken care of. Pat has updates on it. That is all I can provide at this time.

Mr. Kapish: Also you have a well that is in the park and we are responsible, the District is responsible for maintaining that well system to keep the staining down. It is staining all the fencing and staining the new park improvements, the play gym. What company do you guys have servicing that well system?

Mr. Shipe: It is not question and answer you know that. Just your piece. Have your three minutes. It is not ask and answer. Do you have a question you would like to submit? Put it in writing and we will get back to you, but this isn't an ask and answer session.

Mr. Kapish: So you don't want to say, or you don't know.

Mr. Winfree: Public comment.

Mr. Kapish: This is a public record. It is not a big deal if you don't want to answer here. Anyway the main entrance fountain which has been stagnant for five years. Nobody has done anything. Taxpayers have the right to know what is going on with that. You guys don't talk about it, keep it a secret. What is going on with that thing? Is anybody looking into the inside of it to see if there is any algae in there? What is the plan?

Mr. Shipe: I guess you weren't listening. We are scheduling another shade session, so we are fixing the problems of the past administration who built this thing through the law system, and we don't discuss that until it is over with and then all the information becomes public.

Mr. Kapish: You mean the past administration that is Skip?

Mr. Carney: Chris, submit your questions and we will answer you if you email.

Mr. Winfree: Chris you darn well that we can't let the public know at this time.

A resident: Excuse me, why not.

Mr. Burgess: The Board adopted a resolution for a three minute public comment. You know this. I understand you have questions but as you submitted your email to me today I will respond to it.

Mr. Shipe: It is a public comment not ask and answer.

Mr. Winfree: Three minutes are up. What is your name?

Ms. Liz: Liz.

Mr. Winfree: Do you have anything?

Ms. Liz: Not at the moment.

TENTH ORDER OF BUSINESS

Supervisors Requests

Mr. Winfree: Supervisor requests. Skip?

Mr. Carney: No.

Mr. Winfree: Ken?

Mr. Murray: Nothing for me.

Mr. Winfree: Rob?

Mr. Shipe: Unfortunately when I was on my way here today I was stopped at the stop light and I was looking at the two light poles that we had installed. I know we just had them pressure cleaned but the top part that actually holds the light are they made out of metal or concrete. The paint is shattering off on the bottom of the poles. I don't know if that is something rusting off and causing the paint to flake off. Is it something we need to do routine maintenance on? Coming down Turtle Run Drive, the flagpoles the last one the bottom portion of the black sections are flaking off on the bottom. I just saw that.

Mr. Burgess: We can take a look at them. I believe they are cast iron.

Mr. Geiger: I would just contact Lightworks about it. They should be able to tell the District if there is a warranty on them. Mainnor is pretty easy to work with.

Mr. Burgess: We will take a look at it.

Mr. Shipe: In the last meeting discussion there was going to be some letters going out. Did that happen? I didn't see anything.

Mr. Carney: Letters for what?

Ms. Tropea: The drains.

Mr. Burgess: Sorry I meant to speak about that. I put together a draft letter that Scott reviewed, Jonathan reviewed I am just recommending to the neighboring property owners to do preventive drain cleaning which is very standard especially in Florida. It is just stating that we have no authority to tell anyone what to do just more so it works as big general system and we recommend cleaning it, so it doesn't have any issues downstream. South Florida Water Management District reviewed it. They don't have any comments. I don't think they will comment on anything but didn't say don't send it out. Barry has seen it and I think as long as the Board is ok with Barry seeing it we can try to find out the proper owners are and mail it out. Essentially we can't tell them what to do. It is more we are doing our part you do your part.

Mr. Shipe: Ok.

Mr. Burgess: I can put it on the special meeting as well if you guys would like to see it.

Mr. Winfree: I thought everybody saw it already.

Mr. Shipe: That is all for me.

Mr. Winfree: Ginny do you have anything?

Ms. Tropea: I am good.

Mr. Winfree: I got two items the irrigation system I hear a lot about the irrigation system. I hear it needs a lot of repair. It probably needs a complete overhaul. One of the things I was thinking about and just for this Board to think about I don't need a decision now or anything in that direction but if we are going to go out and get a bunch of money for the lakes to fix them all up I need to back up to this irrigation where we were originally thinking of doing and get another million dollars to do that then have to go get another bond and go through all the payments and everything for that, that maybe we should look at it right now at least getting some quotes for getting a new irrigation system. We could put that in as one bundle. Just something to think about. I am not asking for a vote right now or anything. When we start figuring out what all this is going to cost I hate to go out there and then two years from now we have to float another bond and pay the \$50,000 minimum to do a bond, and it is only a million. Just think about it. I know we need to see if we can't get something. Along those same lines BrightView has been around for quite a few years. They do somethings they shouldn't be and I think there is things that they could do. I think we need to work with BrightView or maybe we go out for a total rebid or whatever to figure out what we are going to do for our landscaping also, maybe we combine those two. It seems to me that we can do a little better. Sometimes BrightView is right on top of things and other times they seem a little lacking. I don't know if anybody else sees that. Let's see if we can't nail down what exactly they are supposed to be doing. When was the last time we did an amendment to the contract with them?

Mr. Burgess: You have only amended your original agreement from 1990 maybe when they were ValleyCrest.

Mr. Carney: About two years ago.

Mr. Burgess: They are just amendments. I think that you guys should have a clear scope of what they are currently doing. I talked to Scott about this. It is just a lot of time being put into an amended restated agreement but just to understand what they currently doing and making sure they are doing the right scope of work now that it is 20 years later from when they originally started with you guys with multiple account manager changes. I think it goes hand in hand with the irrigation also.

Mr. Carney: The original contract has about fourteen amendments to it.

Mr. Winfree: I think it is kind of hard keeping up with all the amendments to that original contract rather than getting it restated for everything or go out and get an overall bid something along those lines so that we have a little bit better understanding of what it is that BrightView is supposed to be doing. Does that make sense?

Mr. Burgess: Yes. I think you guys could definitely set up an RFP basically, but we need to narrow down exactly what the District does. We know what you guys do there is multi areas that you maintain that are not CDD property. You have license agreements. You have easements to do stuff. So I think it would be smart to get a clear scope of services that you want and expect for the District and then go out to bid based on that but for the amount it would have to be a legal bidding process.

Mr. Winfree: This is just me maybe we already have something like this, but do we have something that clearly states what CDD property is and what other property we are doing at this time. Even if we start with what is CDD. I know we are cutting some grass that is city property with easements like you were saying. How do we mesh all that together? Right now I don't think anybody know what the hell we are supposed to be doing.

Mr. Geiger: Patrick has talked to me about this before. For other Districts I have created maps showing who owns what basically to help landscapers. Patrick did talk to me about starting that process so we can start marking something up so if you go out to bid every company can look at the same thing and say we mow here, we trim here. It is a process though because of the 20 or 30 license agreements with the city. There is a lot of easements and stuff.

Mr. Winfree: Exactly. We are doing a lot of work out there above and beyond what is CDD property because of all of the easements and stuff we are doing.

Mr. Burgess: What the District is supposed to maintain is the service that is being done but as far as going out to bid and getting clear map of what a vendor should be doing we just have to visually show them until we get a map. It wouldn't be a quick process to go out to bid.

Mr. Winfree: I am not saying it is, but I am saying it is something we should be working towards. I can give you a clear example how long have we been talking about

Newport, what are we going to do with that property that is CDD property that we are not maintaining. That just doesn't seem right to me.

Mr. Burgess: That will be an easy discussion with BrightView. I wasn't aware that they weren't maintaining that.

Mr. Winfree: I understand but it is still something that I think if we had a clear here is what we are supposed to be doing would make life a lot easier. It is something we should look at.

Mr. Burgess: We can put something together for you guys to look at with the help of Pat. It is up to you guys if you want us to spend our time doing that.

Mr. Murray: It is something that should have been defined a long time ago.

Mr. Kapish: There is already a booklet prepared with where all the easements are. Keith and Schnars prepared that.

Mr. Geiger: It was updated last year.

Mr. Burgess: It is a simple process. It is not rocket science. It is just going out to bid for landscaping and just getting a vendor that the District deserves. BrightView does well but you guys are definitely a high end community in the area, so you guys deserve the best vendor.

Mr. Winfree: I think we ought to have a clear vision of what we are working on currently. Anything else. Can I get a motion to adjourn?

ELEVENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Carney seconded by Mr. Murray with all in favor, the meeting was adjourned.

Assistant Secretary/Secretary

Chairman/Vice Chairman



Engineer's Report

Prepared by Jonathan Geiger, P.E., ENV SP on July 17th, 2026

Turtle Run Community Development District Board Meeting

July 27th, 2026

Projects in Design

1. Tract Q-2 Lake Side Slope Repair and Pipe Condition Check @ Avana Apartments by Landshore, Inc.:

- Engineering and exploratory work completed – report issued on 11/18/25
 - Pipe outfall was approximately located via dye test conducted
- Lake side slope will be reconstructed once the pipe is confirmed to be stable or is repaired as needed for any damage or dislocation
- Report provided by Landshore on 2/23/26
 - Recommended to CCTV the pipe to confirm and document connectivity and condition
- **Plans provided on 5/6/26 (with conditional Board approval on 5/18/19) were not approved by SFWMD due to the lake side slope 4:1 requirements not being relaxed for site-specific conditions/no exception or variance granted.**
- **A meeting has been set with SFWMD for 8/5/26 @ 1pm to discuss alternative options for the lake side slope repair to meet permit slope requirements or discuss any variances and their requirements for the slope to change from 4:1**
 - **Bulk heads/retaining walls have been suggested**
 - **Landshore is in the process of developing an alternative plan to present to SFWMD**

2. Lake Side Slope Remediation and Restoration – All Phases Engineering Study/Design

- Engineering studies have been approved and are underway for all phases
- Total for all phases = \$84,110
- KCI working with Landshore to provide needed documents and assistance through Eng. Study and plan prep process
- KCI work with GMS & Landshore to develop plans and meet with SFWMD once we have all the information on what is being proposed
- Design plans and specifications to be used to bid out lake projects and to get an accurate cost estimation of the total funds required to complete all lakes
- GMS has recommended that the Board obtain a Bond for the total cost to complete the lakes

- Phase 1 plans and updates to the technical narrative have been submitted to KCI and GMS for review
 - Combination of different configurations of the Concrete Block Mat and Eco-Filter Tubes as discussed and approved at prior Board meetings
 - Total Cost Estimated for Phase 1 = \$2,019,969.61
 1. Lake 11 = \$680,958.20
 2. Lake 12 = \$1,339,011.41
 3. Does not include contingency allowance and is based on current fuel and material rates/cost
 4. Recommended to add an additional 5 to 10 percent to the cost as contingency and for increased fuel and material depending on when the project will be funded and go into construction
 - KCI & GMS to determine the need to meet with SFWMD to discuss the Phase 1 plans
 - May be able to be discussed at the 8/5/26 Avana Apartments meeting but not guaranteed they will be willing to discuss other projects during that allotted time
- Landshore to start the development of the Plans & Specifications for the Phase 2 lake
 - GMS to provide an update on schedule to complete for KCI & District review

Projects in Permitting

None at this time.

Projects in Construction

None at this time.

Projects in Post Construction

None at this time.

Other Considerations

None at this time.

Old Business

1. SFWMD Non-Compliance Notice for CDD Lakes:

- First notice of Noncompliance issues on 3/19/25
- Inspection conducted 2/4/25
- SFWMD Inspection results:
 - Lake Side Slopes need to be 4:1 to a depth of 2 feet below the water control elevation of 9.50 NGVD. Side Slopes need to be planted or nurtured from 2 feet below to 1 foot above elevation 9.50 NGVD.
 - Side slopes that do not meet this condition need to be restored
- Action Plan submitted to SFWMD on 5/6/2025
- Response to Action Plan received on 5/8/2025
 - Start and end date needed for action plan
 - a. Start date 5/6/2025 – initial inspections
 - b. Projected end day 12/31/2031 – Last phase (6-yrs)
 - Color-coded phasing map approved at the 5/19/2025 TRCDD meeting
- Initial visual walkthroughs conducted by KCI between 5/6/2025 and 5/12/2025 – used to prepare preliminary phasing map for approval
 - Some outfalls need to be dredged out due to silt build up and blockage of the flow out of the outfalls
- Restoration Phasing Map and revised Action Plan submitted to SFWMD on 5/23/2025
 - SFWMD confirmed submittal on 5/28/2025
 - No comments from SFWMD on submitted Plans have been received
- SFWMD routinely checks in but is aware of the delay in the current Tract Q-2 work and the anticipated timeline to complete plus start the next Phase of the lake side slope remediation
- **KCI to update Action Plan once all information and Eng. Studies from Landshore have been completed**
 - **Phasing to be updated based on District financials, funding mechanism for lake side slope repairs (loan, bond, etc...), and areas identified as a priority due to safety or other concerns.**



Landshore Enterprises, LLC

*Streambank & Shoreline protection/stabilization/reclamation
Environmental Engineering, Erosion Control, Construction Management
d/b/a Erosion Restoration, LLC*

Turtle Run Community Development District
c/o: Governmental Management Services-South Florida, LLC
Attn: Mr. Patrick Burgess
5385 N. Nob Hill Road,
Sunrise, FL 33351

July 15, 2026

Dear Mr. Burgess,

This letter summarizes the findings and recommended restoration approach presented in the Erosion and Sedimentation Control Plan for Turtle Run Community Development District – Lakes 11 and 12, prepared by Landshore Enterprises, LLC (“Landshore”).

On April 22, 2026, Landshore entered into an agreement with Turtle Run Community Development District to provide engineering services for the preparation of an erosion and sedimentation control plan for Lakes 11 and 12.

As part of these services, Landshore® prepared erosion and sedimentation control plans that include the following:

- Topographic and bathymetric measurement information
- Soil sampling and analysis to support shoreline stability evaluation
- Detailed cross sections illustrating the shoreline profile above and below the waterline
- Product recommendations and proposed shoreline restoration approach, including product specifications, installation methods, and estimated quantities

On April 27 and April 29, 2026, Landshore’s engineering team collected field data along approximately 9,445 linear feet of shoreline within Lakes 11 and 12. This field data was supplemented with analytical and survey information provided by KCI and other available sources.

Using this information, Landshore® evaluated the existing shoreline conditions, reviewed above-water and below-water slope profiles, and assessed potential restoration methods. The recommended restoration approach is presented in the attached plan set, which includes geo-referenced aerial imagery, cross sections, construction details, specifications, and best management practices for stormwater pollution prevention.

The attached documents are intended to support Turtle Run Community Development District’s review of the existing shoreline conditions and the proposed lake bank restoration approach for Lakes 11 and 12.



Landshore Enterprises, LLC

*Streambank & Shoreline protection/stabilization/reclamation
Environmental Engineering, Erosion Control, Construction Management
d/b/a Erosion Restoration, LLC*

Technical Findings:

During Landshore's field inspection and measurement survey of Turtle Run Lakes 11 and 12, the team identified two existing geotextile tubes installed along portions of the shoreline. Based on visual observation, both tubes appear to be in generally serviceable condition, with no observed evidence of significant deformation, fabric tearing, ripping, or loss of functional capacity.

However, the existing tubes appear to have been installed below the water-level control elevation and pumped to an approximate height of 12 to 15 inches. When geotextile tubes are over-pumped beyond their intended geometry, the fabric may experience increased tensile stress, stretching, and reduced long-term performance. It is generally recommended that geotextile tubes not be pumped in excess of approximately 9 to 12 inches in height, as exceeding this range can reduce the tensile strength of the material and introduce potential safety concerns associated with abrupt elevation changes or step-down conditions. While no immediate failure was observed, this condition should be considered when evaluating the long-term effectiveness of the existing shoreline stabilization.

In addition, the existing tubes do not maintain a consistent elevation along the shoreline and were not installed with an appropriate setback between layers to create a gradual step-down configuration. These elevation differences and lack of proper setback create discontinuities in the shoreline profile, introduce potential safety concerns, and prevent the development of a stable, continuous slope along the restored lake bank.

Erosion is also present above the existing tubes. When lake levels rise toward the control elevation, portions of the slope above the tubes remain unprotected and are susceptible to continued erosion from natural lake forces, water-level fluctuation, wind-driven wave action, and surface runoff.

Based on these findings, Landshore® prepared cross sections for each lake to characterize the existing shoreline geometry, identify slope variations, and quantify elevation differences associated with the existing geotextile tubes. This analysis allowed the team to evaluate inconsistencies in both the longitudinal and transverse profiles of the lake banks.

The cross sections attached to this technical memorandum provide shoreline bank heights, water-level elevations, existing and proposed bank profiles, control water level references, and corresponding vertical elevations based on NAVD88.

Each cross section depicts the existing and proposed shoreline condition and the design elevations used to evaluate stabilization needs. Based on this information, Landshore® developed design alternatives intended to address slope inconsistencies, correct elevation differences between the existing tubes, provide stabilization through the active water-level zone, and reduce the potential for continued shoreline erosion.



Landshore Enterprises, LLC

*Streambank & Shoreline protection/stabilization/reclamation
Environmental Engineering, Erosion Control, Construction Management
d/b/a Erosion Restoration, LLC*

The following figures illustrate the shoreline conditions before and after implementation of the recommended slope-stabilization approach:

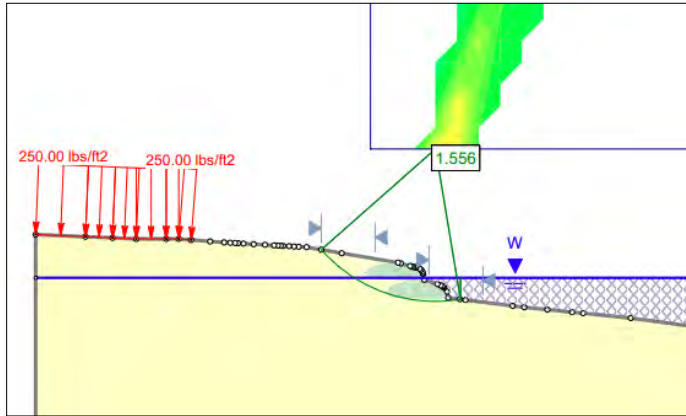


Figure 2. Slope stability of existing conditions

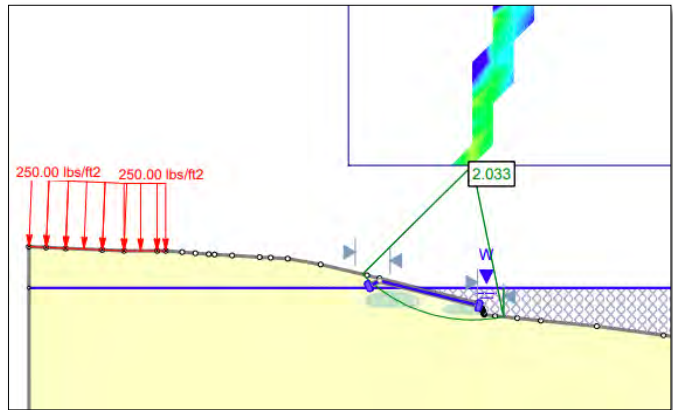


Figure 3. Slope stability with recommended products

Product Alternatives: Evaluation

As part of the design review, Landshore® evaluated several potential erosion control and shoreline stabilization alternatives for Turtle Run Lakes 11 and 12. The alternatives considered included rock riprap, retaining wall systems, fabric-formed concrete, concrete block mat only, Eco-Filter Tubes® only, and a combined Eco-Filter Tube® and HPTRM (High Performance Turf Reinforcement Mat) application. Each option was reviewed in relation to the existing shoreline geometry, underwater shelf conditions, observed water level fluctuations, constructability, and long-term stabilization needs.

Rock Riprap:

Rock riprap was considered because it can provide durable protection against fluctuating water levels, wave action, and wind-driven erosion. However, based on the observed site conditions, riprap is not the preferred solution for this project.

The cross sections show sharp underwater drops, likely associated with hard limerock formations and irregular bottom conditions. Installing riprap along these areas would place a concentrated weight along the underwater shelf. Without significant excavation and reconstruction of a suitable supporting slope, the rock may be prone to movement, settlement, or loss of material over time.

To properly install riprap under these conditions, substantial excavation, slope reconstruction, and imported fill would likely be required. This would increase construction costs and make the option less practical compared to the recommended solution.



Landshore Enterprises, LLC

*Streambank & Shoreline protection/stabilization/reclamation
Environmental Engineering, Erosion Control, Construction Management
d/b/a Erosion Restoration, LLC*

Retaining Wall Systems:

Retaining wall systems, including Prolock sheet piling and FlexMSE, were also considered. These systems can provide base-of-slope stabilization and help retain upland soils where adequate installation conditions exist.

Prolock sheet piling, which consists of PVC sheet piles installed in shorter sections, is not preferred for this project due to the likelihood of limerock obstructions below the waterline. The process of driving sheet piles may be hindered by hard or fractured limerock, making installation difficult, unpredictable, and potentially costly.

FlexMSE, a vegetated retaining wall system constructed with geotextile fabric and compacted fill, was also reviewed. While FlexMSE can be a useful stabilization method in many shoreline applications, it requires a stable base to construct from. Under the current Turtle Run conditions, much of this base preparation would need to occur below the observed waterline, which would increase complexity, cost, and construction risk.

For these reasons, retaining wall systems were not selected as the preferred approach.

Fabric-Formed Concrete:

Fabric-formed concrete systems, such as Enviromat, were considered because they provide slope armoring, drainage characteristics, and protection against wave action and water level fluctuation.

However, this option is not preferred due to constructability and access concerns. Fabric-formed concrete requires reliable access for concrete delivery, placement, and filling of the fabric forms. Given the shoreline conditions, access limitations, and extent of work, this method would likely be difficult and costly to perform efficiently.

While fabric-formed concrete can be effective in appropriate settings, the anticipated access and installation requirements make it less practical for this project.

Concrete Block Mat Only:

Concrete block mat was also considered as a standalone solution. Concrete block mat can provide durable slope armoring and helps distribute weight across the shoreline more evenly than loose rock.

However, when evaluated as the only stabilization method, the application became limited. The design must account for the full slope profile, observed water level fluctuations, and the requirement to provide stabilization down to approximately two feet below the control elevation, as required by SFWMD.

If the base of the concrete block mat is exposed to fluctuating water levels without adequate toe support, there is potential for soil loss at the bottom edge of the mat. Over time, this can contribute to settlement or undermining at the toe. In addition, the fill needed to support the concrete block mat would need to be placed in wet conditions, which could result in material loss, construction inefficiency, and increased project cost.



Landshore Enterprises, LLC

*Streambank & Shoreline protection/stabilization/reclamation
Environmental Engineering, Erosion Control, Construction Management
d/b/a Erosion Restoration, LLC*

For these reasons, concrete block mat alone is not recommended as the preferred solution.

Eco-Filter Tubes® Only:

Eco-Filter Tubes® were also evaluated as a standalone stabilization option. Eco-Filter Tubes® can provide effective shoreline stabilization, particularly where they can be used to rebuild the slope, provide toe support, and retain fill material.

However, Eco-Filter Tubes® alone are not the preferred solution for this project due to the degree of water level fluctuation and the required slope profile. To achieve the desired 4:1 slope, the tubes would need to be installed in multiple layers. Depending on lake levels, some of these layers could experience extended exposure. While the geotextile material is durable, the design should limit unnecessary long-term exposure where possible and provide additional protection along the slope and waterline interface.

For this reason, Eco-Filter Tubes® are better suited as part of a combined system rather than as the only stabilization method for this site.

Eco-Filter Tubes® and HPTRM Combination:

A combined Eco-Filter Tubes® and HPTRM (High Performance Turf Reinforcement Mat) application was also evaluated. This method met many of the same criteria as the concrete block mat, particularly in its ability to provide effective slope coverage and erosion protection.

However, while HPTRM systems can perform well in many applications, they do not provide the same long-term durability and longevity as concrete block mat systems. Given the site conditions and the need for a robust, long-term stabilization solution, this alternative was not selected as the preferred approach.

Recommended Combined Approach:

Based on the alternatives evaluated, Landshore® recommends a combined stabilization system using Eco-Filter Tubes® at the base of the slope with concrete block mat extending along the restored slope.

This combined approach provides the best balance of toe support, slope armoring, waterline protection, constructability, and long-term stabilization.

The Eco-Filter Tubes® provide a stable base for the system and reduce the need for excessive imported fill to recreate the slope. The tubes also allow material to be hydraulically dredged and placed within the geotextile containment system, which helps reduce waste and improve constructability in wet conditions. By raising and stabilizing the base of the slope, the tubes help support the required 4:1 slope profile more efficiently than fill placement alone.



Landshore Enterprises, LLC

*Streambank & Shoreline protection/stabilization/reclamation
Environmental Engineering, Erosion Control, Construction Management
d/b/a Erosion Restoration, LLC*

The Eco-Filter Tubes® also provide toe support for the concrete block mat, helping reduce the potential for soil loss, settlement, or undermining at the bottom edge of the mat during lower water level conditions.

The concrete block mat provides protection over the slope and helps armor the shoreline against fluctuating water levels, wave action, wind-driven erosion, sheet flow, and surface drainage. The mat also helps protect the Eco-Filter Tubes® from extended UV exposure while distributing weight more evenly across the restored shoreline.

Together, the Eco-Filter Tubes® and concrete block mat system provides a practical and stable solution that addresses the unique site conditions observed at Turtle Run Lakes 11 and 12.

Special Considerations:

The construction cost estimate provided in this memorandum is intended to serve as an engineering opinion of probable construction cost for budgeting and planning purposes. It does not include a construction contingency, owner contingency, or allowance for potential material, labor, equipment, or fuel cost escalation prior to bidding.

The estimate also does not include potential cost impacts associated with regulatory comments, design modifications, or minor plan revisions that may be requested during the Environmental Resource Permit review process with the South Florida Water Management District or any other agency having jurisdiction.

If the District intends to use this estimate for budget planning, Landshore® recommends that the District consider carrying an appropriate contingency or reserve allowance to account for market changes, permitting comments, final bid pricing, and unforeseen field conditions.

Estimated Construction Costs: Proposed Solution

Landshore® has experience in the design and installation of various shoreline stabilization, erosion control, and lake bank restoration systems. Construction cost proposals, including additional scope detail and pricing backup, can be provided as part of a formal bid request.

Based on the Erosion and Sedimentation Control Plans and the recommended Eco-Filter Tubes® and concrete block mat stabilization system, Landshore® provides the following engineering opinion of probable construction cost:

- **Lake 11:** \$680,958.20
- **Lake 12:** \$1,339,011.41
- **Total Estimated Construction Cost:** \$2,019,969.61

Prior to construction, all agencies having jurisdiction should be consulted to confirm permitting requirements, construction limitations, and any required approvals. For budgeting purposes, permit-related fees and associated regulatory costs are often carried separately and may vary depending on final agency requirements, project limits, and permitting determinations.



Landshore Enterprises, LLC

*Streambank & Shoreline protection/stabilization/reclamation
Environmental Engineering, Erosion Control, Construction Management
d/b/a Erosion Restoration, LLC*

Disclaimer:

This Engineer's Opinion of Probable Construction Cost is based on the engineer's experience and qualifications and represents the engineer's best judgment as a professional consultant familiar with the construction industry. Because the engineer has no control over the cost of labor, materials, equipment, services furnished by others, contractor means and methods, competitive bidding, market conditions, or regulatory requirements, the engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from this opinion.

If you have any questions or require additional information, please do not hesitate to contact us at (954) 327-3300 or info@landshore.com.

We appreciate the opportunity to assist Turtle Run Community Development District and look forward to continuing to support the District through the next steps of this project.

Sincerely,
Miguel Reto
Design Engineer

André van den Berg
President

Landshore Enterprises, LLC

Erosion and Sedimentation Control Plan

Turtle Run Community Development District

Lakes 11 and 12

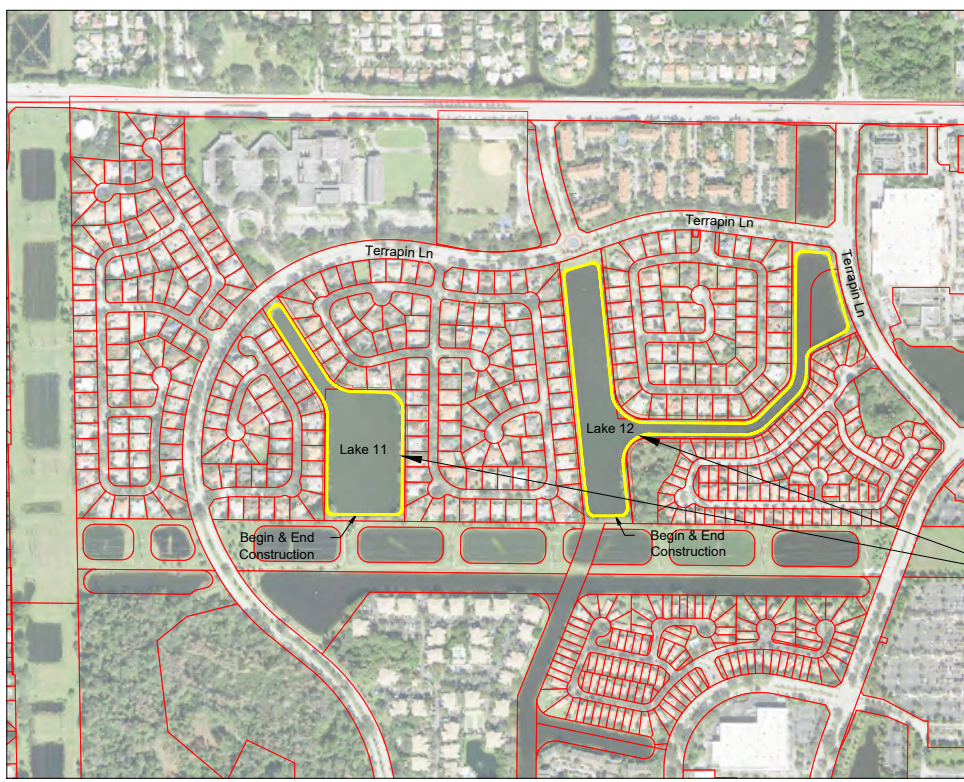
NOTES:

- 1. GOVERNING STANDARDS AND SPECIFICATIONS:**
ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE PROJECT PLANS, APPLICABLE PERMIT CONDITIONS, APPLICABLE WATER MANAGEMENT DISTRICT REQUIREMENTS, LOCAL JURISDICTION REQUIREMENTS, MANUFACTURER'S RECOMMENDATIONS, AND APPLICABLE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS WHERE SPECIFICALLY REFERENCED IN THESE ENGINEERING CONSTRUCTION DOCUMENTS.
- 2. BASIS OF PLAN PREPARATION:**
PLANS WERE PREPARED USING FIELD INFORMATION COLLECTED WITH FIELD MEASUREMENTING INSTRUMENTS, ENGINEERING FIELD MEASUREMENTS, HISTORICAL DATA FROM PUBLICLY AVAILABLE SOURCES, AND APPLICABLE COUNTY GIS DATA, INCLUDING PARCELS, LOTS, ROADWAYS, AND OTHER AVAILABLE REFERENCE INFORMATION.
- 3. LIMITATION OF EXISTING CONDITION DATA:**
EXISTING GRADES, CONTOURS, POND BOTTOM ELEVATIONS, WATER LEVELS, PARCEL REFERENCES, AND RELATED FIELD INFORMATION SHOWN HEREON ARE PROVIDED FOR ENGINEERING DESIGN, PERMITTING, QUANTITY ESTIMATING, AND CONSTRUCTION REFERENCE ONLY.
- 4. FIELD MEASUREMENT LIMITATION:**
THIS PLAN SET IS NOT A BOUNDARY FIELD MEASUREMENT, TOPOGRAPHIC FIELD MEASUREMENT, HYDROGRAPHIC/BATHYMETRIC FIELD MEASUREMENT, FIELD MEASUREMENT MAP, SKETCH OF FIELD MEASUREMENT, PLAT OF FIELD MEASUREMENT, OR FIELD MEASUREMENT AND MAP REPORT. PROPERTY LINES, EASEMENTS, RIGHTS-OF-WAY, OWNERSHIP LIMITS, BENCHMARKS, AND FIELD MEASUREMENT CONTROL SHALL BE VERIFIED BY A FLORIDA-LICENSED PROFESSIONAL FIELD MEASUREMENT OR MAPPER WHEN REQUIRED.
- 5. FIELD MEASUREMENT DATE:**
ENGINEERING FIELD MEASUREMENTS USED FOR PREPARATION OF THESE PLANS WERE COLLECTED ON APRIL 29, 2026 BY LANDSHORE ENTERPRISES, LLC FOR ENGINEERING DESIGN AND CONSTRUCTION REFERENCE PURPOSES ONLY.
- 6. PLAN REPRODUCTION:**
THE SCALES OF THE PLANS MAY CHANGE DUE TO REPRODUCTION. PLAN SHEETS ARE RECOMMENDED TO BE PRINTED OR PLOTTED ON 11" x 17" PAPER UNLESS OTHERWISE NOTED.
- 7. COORDINATE AND ELEVATION REFERENCE:**
COORDINATE AND ELEVATION REFERENCES SHOWN HEREON ARE USED FOR ENGINEERING DESIGN AND CONSTRUCTION REFERENCE ONLY. HORIZONTAL POSITIONS ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83), FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. THE VERTICAL CONTROL IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) UNLESS OTHERWISE NOTED. UNITS ARE IN U.S. FEET.
- 8. GPS/RTK FIELD MEASUREMENT DATA:**
ENGINEERING FIELD MEASUREMENT DATA SHOWN HEREON MAY HAVE BEEN DEVELOPED USING GPS/RTK-BASED OBSERVATIONS AND OTHER FIELD MEASUREMENT METHODS. BEARINGS, DISTANCES, PARCEL LINES, AND RELATED INFORMATION SHALL NOT BE USED TO ESTABLISH OR VERIFY PROPERTY LINES, EASEMENTS, RIGHTS-OF-WAY, OWNERSHIP LIMITS, OR FIELD MEASUREMENT CONTROL.
- 9. PROPOSED SHORELINE RESTORATION / STABILIZATION SYSTEM:**
THE PROPOSED SHORELINE RESTORATION/STABILIZATION NOTE TO IDENTIFY THE ACTUAL PROJECT ELEMENTS SHOWN IN THE PLANS, SUCH AS ECO-FILTER TUBES, CONCRETE BLOCK MAT OR APPROVED EQUAL, NON-WOVEN GEOTEXTILE, EROSION CONTROL BLANKET/MAT, SOD, GRADING, SHAPING, EXCAVATION/BACKFILL, SILT FENCE, TURBIDITY BARRIER, AND ACCESS/STAGING REPAIR WHERE SHOWN IN THE PLANS, DETAILS, SPECIFICATIONS, AND SUMMARY OF QUANTITIES. THE SYSTEM MAY VARY BY PROJECT TYPE, FINAL SLOPES, ELEVATIONS, ALIGNMENTS, AND TRANSITIONS SHALL BE AS SHOWN IN THE PLANS OR AS APPROVED BY THE ENGINEER.
- 10. CONTRACTOR FIELD VERIFICATION:**
THE CONTRACTOR SHALL VERIFY ALL EXISTING GRADES, WATER LEVELS, PIPE LOCATIONS, WALLS, SIDEWALKS, PATIOS, UTILITIES, IRRIGATION, LANDSCAPE AREAS, ACCESS CONDITIONS, AND OTHER SITE FEATURES PRIOR TO CONSTRUCTION. ANY FIELD CONDITION THAT CONFLICTS WITH THE PROPOSED DESIGN SHALL BE REPORTED TO THE OWNER AND ENGINEER PRIOR TO PROCEEDING.
- 11. UTILITIES:**
THE CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE-CALL AT 811 OR 1-800-432-4770 AT LEAST 48 HOURS PRIOR TO PERFORMING ANY DIGGING, EXCAVATION, GRADING, DRIVING, OR OTHER GROUND-DISTURBING ACTIVITY TO VERIFY THE EXACT LOCATION OF EXISTING UTILITIES. A CONTRACTOR'S REPRESENTATIVE SHALL BE PRESENT WHEN UTILITY COMPANIES LOCATE THEIR FACILITIES.
- 12. PROFESSIONAL ENGINEER'S SEAL:**
THE PROFESSIONAL ENGINEER'S SIGNATURE AND SEAL APPLIES ONLY TO ENGINEERING DESIGN, CONSTRUCTION DETAILS, NOTES, QUANTITIES, PRODUCT INFORMATION, SPECIFICATIONS, AND RELATED ENGINEERING CONTENT.

Call 48 hours
before you dig
1-800-432-4770
It's the law!



Sunshine State One Call of Florida, Inc.



SITE LOCATION MAP

SCALE: 1" = 1000'

LEGAL DESCRIPTION:

LAKE 11: TURTLE RUN 131-12 B PARCEL JJ
LAKE 11: TURTLE RUN 131 12 B TRACT E
LAKE 12: TURTLE RUN 131-12 B PARCEL Y (17.17 AC)

FOLIO NUMBERS:

LAKE 11: 484113012780
LAKE 11: 484113012840
LAKE 12: 484113012600



LAKE 11
BEGIN CONSTRUCTION:
26.280477, -80.213058
26°16'49.7"N 80°12'47.0"W
END CONSTRUCTION:
26.283349, -80.214966
26°17'00.1"N 80°12'53.9"W

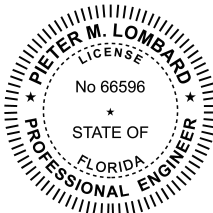
LAKE 12
BEGIN CONSTRUCTION:
26.282696, -80.206365
26°16'57.7"N 80°12'22.9"W
END CONSTRUCTION:
26.283967, -80.210253
26°17'02.3"N 80°12'36.9"W

Subject
Project

July 13, 2026

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PIETER M. LOMBARD ON THE DATE ADJACENT TO THE SEAL.

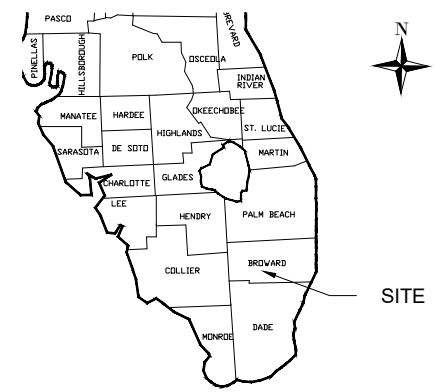
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



ENGINEER: PIETER M. LOMBARD

66596
FLORIDA PROFESSIONAL ENGINEER
LICENSE NUMBER

LOCATION MAP



INDEX OF SHEETS

SHEET NO	SHEET DESCRIPTION
1	Cover Sheet
2	General Notes and Engineering Reference Data Notes
3	Engineering Legend and Abbreviations
4	Vicinity Site Plan
5-6	Existing Grade and Shoreline Conditions Plan
7-8	Shoreline Restoration Site Plan
9-10	Engineer's Summary of Estimated Quantities
11-21	Shoreline Restoration Cross Sections
22-23	Erosion Control Product Data and Installation Information
24	Stormwater Pollution Prevention Details and Specifications
25	Tree Protection and Preservation Plan, Notes, and Details
26-28	Record Drawings

PREPARED FOR

**TURTLE RUN COMMUNITY
DEVELOPMENT DISTRICT**

**5385 N. NOB HILL ROAD,
SUNRISE, FLORIDA 33351**

PREPARED BY



Landshore Enterprises, LLC
"Your Shoreline Protection
Specialists"
118 Shamrock Blvd.,
Venice, FL 34293
Office: 941-303-5238
E-mail: info@landshore.com

DESIGNED BY: NV
DRAWN BY: JP
CHECKED BY: AVDB
APPROVED BY: PML
PROJECT NO: 2026-024

SHEET 1
OF 28

GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF GOVERNMENT ENTITIES WHICH WILL APPLY, AND ALL OTHER LOCAL AND NATIONAL CODES WHERE APPLICABLE.
- ALL CONSTRUCTION SHALL BE PERFORMED IN A SAFE MANNER, SPECIFICALLY, THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) SHALL BE STRICTLY OBSERVED.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO COMMENCING CONSTRUCTION.
- UPON RECEIPT OF NOTICE OF AWARD AND AFTER OBTAINING AN ENGINEERING CONSTRUCTION PERMIT FROM APPLICABLE AGENCIES, THE CONTRACTOR SHALL ARRANGE A PRE-CONSTRUCTION CONFERENCE TO INCLUDE CLIENT, THE CONTRACTOR, AND THE ENGINEER.
- CONTRACTOR SHALL CONTACT STATE 811, AT LEAST 48 HOURS PRIOR TO PERFORMING ANY DIGGING TO VERIFY THE EXACT LOCATION OF EXISTING UTILITIES. A CONTRACTOR'S REPRESENTATIVE MUST BE PRESENT WHEN UTILITY COMPANIES LOCATE THEIR FACILITIES.
- THE CONTRACTOR IS TO USE CAUTION WHEN WORKING IN OR AROUND AREAS OF OVERHEAD AND UNDERGROUND UTILITIES.
- EXISTING UNDERGROUND UTILITIES, IF SHOWN ON THE DRAWINGS, HAVE BEEN SHOWN BASED UPON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE REQUIRED TO MARK AND CLEARLY DELINEATE LOCATIONS OF EXISTING UTILITIES WITHIN AREAS OF WORK PRIOR TO EXCAVATION TO AVOID DAMAGE. THE CONTRACTOR SHALL MAKE ALL REASONABLE EFFORTS TO LOCATE, IDENTIFY AND MARK EXISTING UTILITIES BY FIELD VERIFICATION, COORDINATION WITH UTILITY COMPANIES AND ELECTRONIC OR OTHER SUCH DETECTION TECHNOLOGY AND MEANS AND SHALL BEAR ALL COSTS FOR THIS WORK.
- IF SHOWN ON BLUE PRINT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REPAIRS AND COSTS TO CORRECT DAMAGES RESULTING FROM FAILURE TO TAKE ALL NECESSARY PRECAUTIONS INCLUDING LOCATING, MARKING AND CAREFUL EXCAVATION. (CONTRACTOR SHALL AVOID DAMAGING EXISTING IRRIGATION SYSTEMS. IN CASE OF DAMAGE, THE CONTRACTOR MUST REPLACE IRRIGATION SYSTEM TO MATCH THE EXISTING CONDITION AND LOCATIONS).
- IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER.
- THE CONTRACTOR SHOULD PROVIDE CONSTRUCTION LAYOUT AND FIELD VERIFICATION, AND ANY REQUIRED SURVEY STAKING OR BOUNDARY/EASEMENT VERIFICATION SHOULD BE PERFORMED BY A FLORIDA-LICENSED PSM.
- FOR EACH PROJECT AREA, VERTICAL CONTROL IS BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88)
- ANY NAVD BENCHMARKS, SURVEY MONUMENTS, PROPERTY CORNERS, OR CONTROL POINTS WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED AND SHALL NOT BE DISTURBED. IF ANY SUCH ITEM MUST BE DISTURBED, REFERENCED, RELOCATED, OR RE-ESTABLISHED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER PRIOR TO PROCEEDING, AND SUCH WORK SHALL BE PERFORMED BY A FLORIDA-LICENSED PROFESSIONAL SURVEYOR AND MAPPER IN ACCORDANCE WITH APPLICABLE FLORIDA SURVEYING AND MAPPING REQUIREMENTS. THE PROFESSIONAL ENGINEER'S SEAL DOES NOT CERTIFY SURVEY CONTROL, PROPERTY CORNERS, OR BENCHMARK LOCATIONS.
- ALL STATIONS AND OFFSETS REFER TO [BASELINE] OF CONSTRUCTION, UNLESS OTHERWISE STATED.
- CONTRACTOR SHALL NOT SCALE DIMENSIONS FROM PLANS FOR CONSTRUCTION PURPOSES.
- THE CONTRACTOR IS ALERTED TO THE PRESENCE OF UNDERGROUND WIRES AND POLES IN THE PROJECT AREA. THE METHOD OF CONSTRUCTION IN THESES LOCATIONS MUST COMPLY WITH ALL OSHA SAFETY STANDARDS. THE CONTRACTOR SHALL INSPECT THESE SITES AND BE RESPONSIBLE FOR DETERMINING WHAT METHOD OF PREPARATION AND CONSTRUCTION WILL BE USED TO COMPLY WITH THESE REQUIREMENTS.
- THE CONTRACTOR SHALL NOTIFY THE CLIENT AT LEAST 24 HOURS PRIOR TO BEGINNING OF WORK.
- WHERE MATERIAL OR DEBRIS HAS WASHED OR FLOWED INTO OR BEEN PLACED IN WATER COURSES, GRAVITY SEWER, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.

- THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED BY THE CLIENT ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY THE WORK, EQUIPMENT, EMPLOYEES OR SUBCONTRACTORS TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS.
- CONTRACTOR SHALL MAINTAIN EXISTING TRAFFIC FLOW PATTERNS THROUGHOUT ALL WORK OPERATIONS. MAINTENANCE OF TRAFFIC IN THE PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE CITY, STATE AND LOCAL GOVERNMENT CODES.
- ALL EXCAVATIONS SHALL COMPLY WITH OSHA'S EXCAVATION SAFETY STANDARDS AND TRENCH SAFETY CODES, CONTRACTOR SHALL FURNISH THE OWNER WITH WRITTEN ASSURANCE THAT HE WILL COMPLY WITH THESE REGULATIONS.
- THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER. UPON FINAL CLEAN UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH.
- CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING TREES, STRUCTURES AND UTILITIES WHICH MAY NOT BE SHOWN ON PLANS. ANY STRUCTURE, PAVEMENT, TREES OR OTHER EXISTING IMPROVEMENT NOT SPECIFIED FOR REMOVAL WHICH IS TEMPORARY DAMAGED, EXPOSED OR IN ANY WAY DISTURBED BY CONSTRUCTION PERFORMED UNDER THIS CONTRACT, SHALL BE REPAIRED, PATCHED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR TO RELOCATE TREES AS DIRECTED BY THE CLIENT. CONTRACTOR SHALL AVOID DAMAGE TO ANY EXISTING TREES TO REMAIN. EXISTING TREES SHALL BE REMOVED ONLY IF REQUIRED FOR CONSTRUCTION. THOSE TREES NOT INTERFERING WITH CONSTRUCTION SHALL BE PROTECTED IN PLACE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING AT HIS OWN EXPENSE ANY ITEMS, INCLUDING BUT NOT LIMITED TO NEARBY PROPERTIES AND EXISTING DRAINAGE INFRASTRUCTURE, DAMAGED DUE TO HIS PERSONNEL OR EQUIPMENT INSIDE AND/OR OUTSIDE OF THE CONSTRUCTION AREA.
- CONTRACTOR SHALL ENSURE THAT ALL MUD OR ANY OTHER TYPE OF DEBRIS IS CLEANED FROM ADJACENT ROADWAYS (WHERE APPLICABLE) AT THE END OF EACH DAY. CONTRACTOR SHALL BE LIABLE FOR ANY PERSONAL OR PROPERTY DAMAGE CAUSED BY ANY TYPE OF DEBRIS LEFT ON ROADWAYS AND/OR PEDESTRIAN WAYS.
- CONTRACTOR SHALL AVOID DAMAGING EXISTING IRRIGATION SYSTEMS. IF PLANS AND BLUEPRINTS ARE NOT PROVIDED OR AVAILABLE THE CONTRACTOR WILL NOT BE RESPONSIBLE.
- THE INFORMATION PROVIDED IN THESE DRAWINGS IS SOLELY TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF CONDITIONS WHICH WILL BE ENCOUNTERED DURING THE COURSE OF WORK. THE CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSION REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED, AND UPON WHICH BIDS WILL BE BASED.

SOIL EROSION, SEDIMENT, AND TURBIDITY CONTROL GENERAL NOTES

- THIS PROJECT IS SUBJECT TO ALL RELATED ENVIRONMENTAL REQUIREMENTS WHICH INCLUDE A "SHORELINE RESTORATION SITE PLAN". THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING NECESSARY AND ADEQUATE MEASURES FOR PROPER CONTROL OF EROSION DUE TO SEDIMENTATION RUNOFF FROM THE SITE PRIOR TO CONSTRUCTION OPERATIONS IN A PARTICULAR AREA. ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO START OF CONSTRUCTION. FIELD ADJUSTMENTS WITH RESPECT TO LOCATIONS AND DIMENSIONS MAY BE MADE BY THE ENGINEER AS REQUIRED.
- EROSION CONTROL MEASURES INSPECTED MUST BE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF THE STORM EVENT OF 0.5 INCHES GREATER. WEEKLY AND AFTER EACH RAIN FOR DAMAGE AND GENERAL EFFECTIVENESS, ANY DAMAGED OR INEFFECTIVE CONTROLS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED, IF DEEMED NECESSARY, BY THE ON-SITE INSPECTOR.
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. TEMPORARY AND PERMANENT MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- ALL TEMPORARY SEDIMENT CONTROL DEVICES SHALL BE LEFT IN PLACE AND MAINTAINED UNTIL THE AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION.
- ALL CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ON TO ANY PUBLIC RIGHT-OF-WAY. THIS SHALL REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS REQUIRE. ALL MATERIALS

- SPILLED, DROPPED, WASHED OR TRACKED ON TO PUBLIC RIGHT-OF-WAY OR INTO STORM DRAINS SHALL BE PROMPTLY REMOVED BY CONTRACTOR.
- FLOATING TURBIDITY BARRIERS SHALL BE INSTALLED AND MAINTAINED AS CLOSE AS POSSIBLE TO THE CONSTRUCTION OPERATION UPSTREAM AND DOWNSTREAM OF CANALS. TURBIDITY BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS AND DETAILS.
 - TURBIDITY BARRIERS SHALL BE PROPERLY EMPLOYED AND MAINTAINED AS NECESSARY DURING CONSTRUCTION ACTIVITIES SO THAT TURBIDITY LEVELS DO NOT EXCEED 29 NTU's ABOVE NATURAL BACKGROUND 50 FEET DOWNSTREAM OF POINT OF DISCHARGE. IF TURBIDITY LEVELS EXCEED THESE LIMITS, PROJECT ACTIVITIES SHALL IMMEDIATELY CEASE, AND WORK SHALL NOT RESUME UNTIL TURBIDITY LEVELS DROP TO WITHIN THESE LIMITS.
 - CONTRACTOR SHALL SOD GRASS AREAS DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COST TO OWNER.
 - CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE ENVIRONMENTAL PROTECTION AGENCY (EPA) AND THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES).
 - IF 1 ACRE OR MORE IS DISTURBED, A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT IS REQUIRED.

FIELD MEASUREMENT GENERAL NOTES

- THE DATA USED FOR THE RIGHT OF WAY AND/OR PROPERTY CORNERS OR LINES WERE FROM COUNTY DIGITALS.
- THIS IS NOT A BOUNDARY SURVEY.
- COORDINATE SYSTEMS HEREON FOR THE HORIZONTAL SYSTEM ARE BASED ON NORTH AMERICA DATUM OF 1983 (NAD 83) FLORIDA STATES PLANES, EAST ZONE AND FOR THE VERTICAL SYSTEM ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AND THE UNITS ARE BASED ON US FOOT.
- THE BEARINGS VALUES SHOWN HEREON ARE BASED ON GPS/RTK OBSERVATIONS AND RTK CORRECTIONS FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION, FLORIDA PERMANENT REFERENCE NETWORK.
- THE PROJECT FIELD MEASUREMENT WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE THERE MAY BE INSTRUMENTS OF RECORD AND NOT OF RECORD, AFFECTING THE SUBJECT PARCEL THAT ARE NOT SHOWN ON THIS FIELD MEASUREMENT.
- ELEVATION DATUM: ALL ELEVATIONS SHOWN ARE REFERENCED TO NAVD 88. TO CONVERT PROJECT ELEVATION TO NGVD 29, ADD 1.594 usft ±0.030 usft, BASED ON THE NGS COORDINATE CONVERSION AND TRANSFORMATION TOOL (NCAT) (<https://geodesy.noaa.gov/NCAT/>).
- DISTANCES SHOWN HEREON ARE IN U.S. FEET.
- DATE OF FIELDWORK: 04/29/2026.

REVISIONS			Erosion and Sedimentation Control Plan Turtle Run Community Development District Lakes 11 and 12		 LANDSHORE ENTERPRISES LLC 118 Shamrock Blvd., Venice, FL 34293 Office: 941-303-5238 info@landshore.com	 THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PIETER M. LOMBARD ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.	General Notes and Engineering Reference Data Notes	PROJECT NO.	SHEET	OF
DATE	BY	DESCRIPTION						2026-024	2	28
								DRAWN BY:	DATE:	SCALE:
								JP	07/13/2026	NTS

LEGEND

ABBREVIATIONS

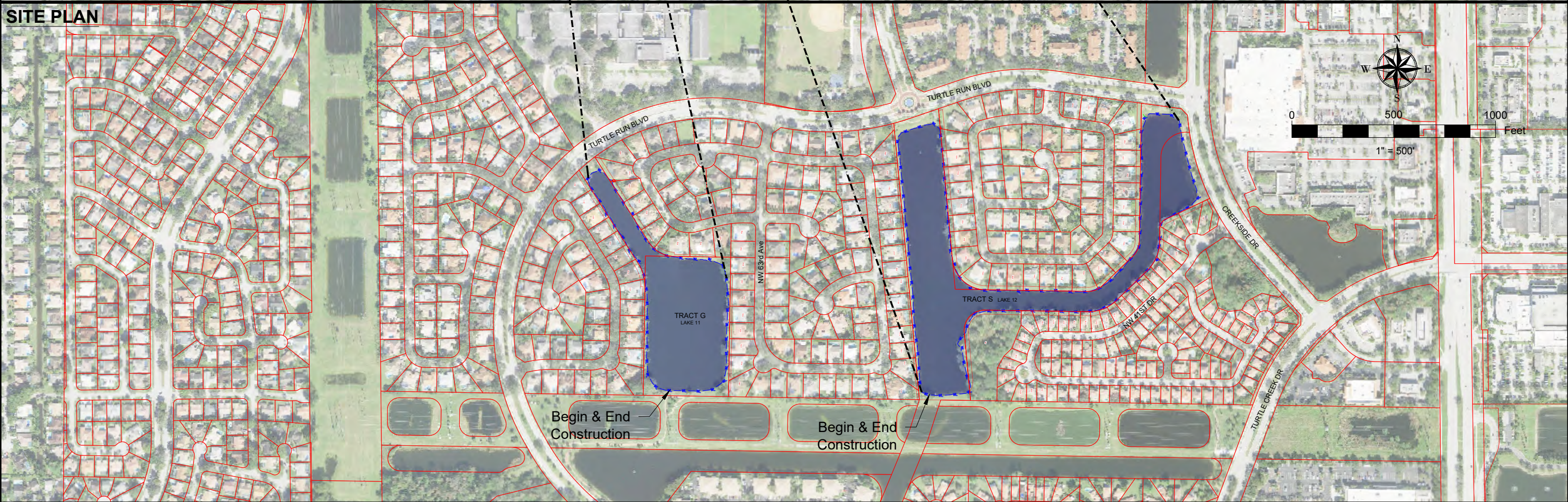
SYMBOL/LINE	DESCRIPTION
	BASELINE
575°45'10.37"W	BEARINGS AND DISTANCES ARE FOR ENGINEERING LAYOUT/REFERENCE ONLY AND ARE NOT FOR BOUNDARY DETERMINATION.
	CATCH BASIN
	CENTERLINE
	DIAMETER
EG: 2.94	EXISTING GROUND ELEVATION — ENGINEERING FIELD DATA
	HYDRANT
	LIGHTPOLE
	OFFICIAL BENCHMARK (BM)
	PALM TREES
	POLE
	SET OR FOUND Field Measurement CONTROL POINT
	SIGN (SINGLE SUPPORT)
	SIGNAL MAST ARM
	Field Measurement CONTROL POINT (SCP)
	Field Measurement CONTROL POINT (SCP/TBM)
	TEMPORARY BENCHMARK (TBM)
	TREES
	CANAL MAINTENANCE EASEMENT
	CANAL RIGHT OF WAY
	CANAL RIGHTS ON RESERVATION
	CASE1: PROPOSED 1X7.5' CIR SUPPORTING EFT AND CONCRETE BLOCK MAT
	CASE 2 :PROPOSED 2X7.5' CIR SUPPORTING EFT AND CONCRETE BLOCK MAT
	CASE 3 :PROPOSED CONCRETE BLOCK MAT
	EARTH ANCHOR
	EXISTING FENCE
	EXISTING CHAIN LINK FENCE
	EXISTING GUARDRAIL
	EXISTING SHRUBS
	GRASS SOD
	ARTICULATED CONCRETE BLOCKS
	GUY ANCHOR
	PROPOSED CHAIN LINK FENCE
	PROPOSED SAFETY FENCE
	SHEET PILING

SYMBOL/LINE	DESCRIPTION
	DETAIL NUMBER
	TYPICAL DETAIL CALL OUT
	DETAIL SHEET NUMBER
	FABRIC-FORMED CONCRETE OR ARTICULATING CONCRETE BLOCK MATS (ACBs)
	BEDDING STONE/CRUSHED CONCRETE
	EMBANKMENT
	REGULAR EXCAVATION
	RIP-RAP
	RIP-RAP (BOULDER)
	SHOREFLEX® OR FLEXAMAT®
	PLANTS
	SEAWALL
	STACKED CANAL BANK STABILIZATION (CBS)
	STRUCTURAL FILL
	EROSION CONTROL PANEL
	ACCESS AREA
	SWALES
	TREE FOLIAGE
	EROSION CONTROL MAT
	PROPOSED TOP OF BANK
	TOP OF BANK
	TOP OF SLOPE
	TURF REINFORCEMENT MAT
	TURBIDITY BARRIER
	WARNING BARRIER FENCE
	WATER LINE

ASPH	=	ASPHALT
	=	BASELINE
BLCP	=	BASELINE CONTROL POINT (TO BE SET BY CONTRACTOR)
BM	=	BENCHMARK
	=	CENTERLINE
C.L.F.	=	CHAIN LINK FENCE
C.M.E.	=	CANAL MAINTENANCE EASEMENT
CAP	=	CORRUGATED ALUMINUM PIPE
CBS	=	CANAL BANK STABILIZATION
CMP	=	CORRUGATED METAL PIPE
COA	=	COLLAPSED AREA
CONC	=	CONCRETE
COR	=	CORNER
CSLAB	=	CONCRETE SLAB
DIA	=	DIAMETER
DIP	=	DUCTILE IRON PIPE
DWT	=	DESIGN WATER TABLE
ELEV	=	ELEVATION
EOP	=	EDGE OF PAVEMENT
EOW	=	EDGE OF WATER
ERA	=	ERODED AREA
ERP	=	ENGINEERING REFERENCE POINT
ESMT	=	APPROXIMATE EASEMENT REFERENCE — VERIFY BY PSM IF REQUIRED
ETOB	=	EXISTING TOP OF BANK
EXIST	=	EXISTING
EG	=	EXISTING GROUND
FG	=	FINISH GRADE
FDOT	=	FLORIDA DEPARTMENT OF TRANSPORTATION
FT	=	FEET
G	=	GAS
GR	=	GRADE
HFT	=	HOUSE FOOTPRINT
HOR	=	HORIZONTAL
HWT	=	HIGH WATER TABLE
INV	=	INVERT
IRR	=	IRRIGATION
LB	=	POUND
LT	=	OFFSET LEFT
M.H.W.L	=	MEAN HIGH WATER LEVEL
M.T.L.	=	MAXIMUM TIDE LEVEL
MUTCD	=	MANUAL OF UNIFORM TRAFFIC DEVICES
N/A	=	NOT APPLICABLE
NAD	=	NORTH AMERICAN DATUM
NAVD	=	NORTH AMERICAN VERTICAL DATUM
NG	=	NATURAL GRADE

NGVD	=	NATIONAL GEODETIC VERTICAL DATUM
NTS	=	NOT TO SCALE
NTU	=	NEPHELOMETRIC TURBIDITY UNITS
OWT	=	OBSERVED WATER TABLE
	=	APPROXIMATE PARCEL LINE — NOT SURVEYED
PB	=	PLAT BOOK
PED	=	PEDESTRIAN
PG	=	PAGE
PI	=	POINT OF INTERSECTION
P&P	=	PLAN AND PROFILE
P.M.T.L.	=	PROBABLE MAXIMUM TIDE LEVEL
PROP.	=	PROPOSED
PVC	=	POLYVINYL CHLORIDE
PVMT	=	PAVEMENT
R/W	=	APPROXIMATE RIGHT-OF-WAY REFERENCE — VERIFY BY PSM IF REQUIRED
RT	=	OFFSET RIGHT
SAN	=	SANITARY
SDWK	=	SIDEWALK
WMD	=	WATER MANAGEMENT DISTRICT
SP	=	SHEET PILING
SPK	=	SPRINKLER
SWPPP	=	STORMWATER POLLUTION PREVENTION PLAN
ST	=	STORM
STA	=	STATION
STD	=	STANDARD
TBM	=	TEMPORARY BENCHMARK
TOBP	=	TOP OF BANK (PROPOSED)
TOB	=	TOP OF BANK
TOS	=	TOP OF SLOPE
TYP	=	TYPICAL
UT	=	UTILITY
USDA #	=	U.S. DEPARTMENT OF AGRICULTURE SOIL CLASSIFICATION
VERT	=	VERTICAL
W	=	WATER
WD	=	WOOD DOCKS
WL	=	WATERLINE
XS	=	CROSS SECTION

REVISIONS			Erosion and Sedimentation Control Plan Turtle Run Community Development District Lakes 11 and 12		LANDSHORE ENTERPRISES LLC 118 Shamrock Blvd., Venice, FL 34293 Office: 941-303-5238 info@landshore.com	THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PIETER M. LOMBARD ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.	Engineering Legend and Abbreviations			PROJECT NO. 2026-024	SHEET 3	OF 28
DATE	BY	DESCRIPTION										
										DRAWN BY: JP	DATE: 07/13/2026	SCALE: NTS



REVISIONS		
DATE	BY	DESCRIPTION

Erosion and Sedimentation Control Plan
Turtle Run Community Development District
Lakes 11 and 12



LANDSHORE ENTERPRISES LLC
118 Shamrock Blvd.,
Venice, FL 34293
Office: 941-303-5238
info@landshore.com

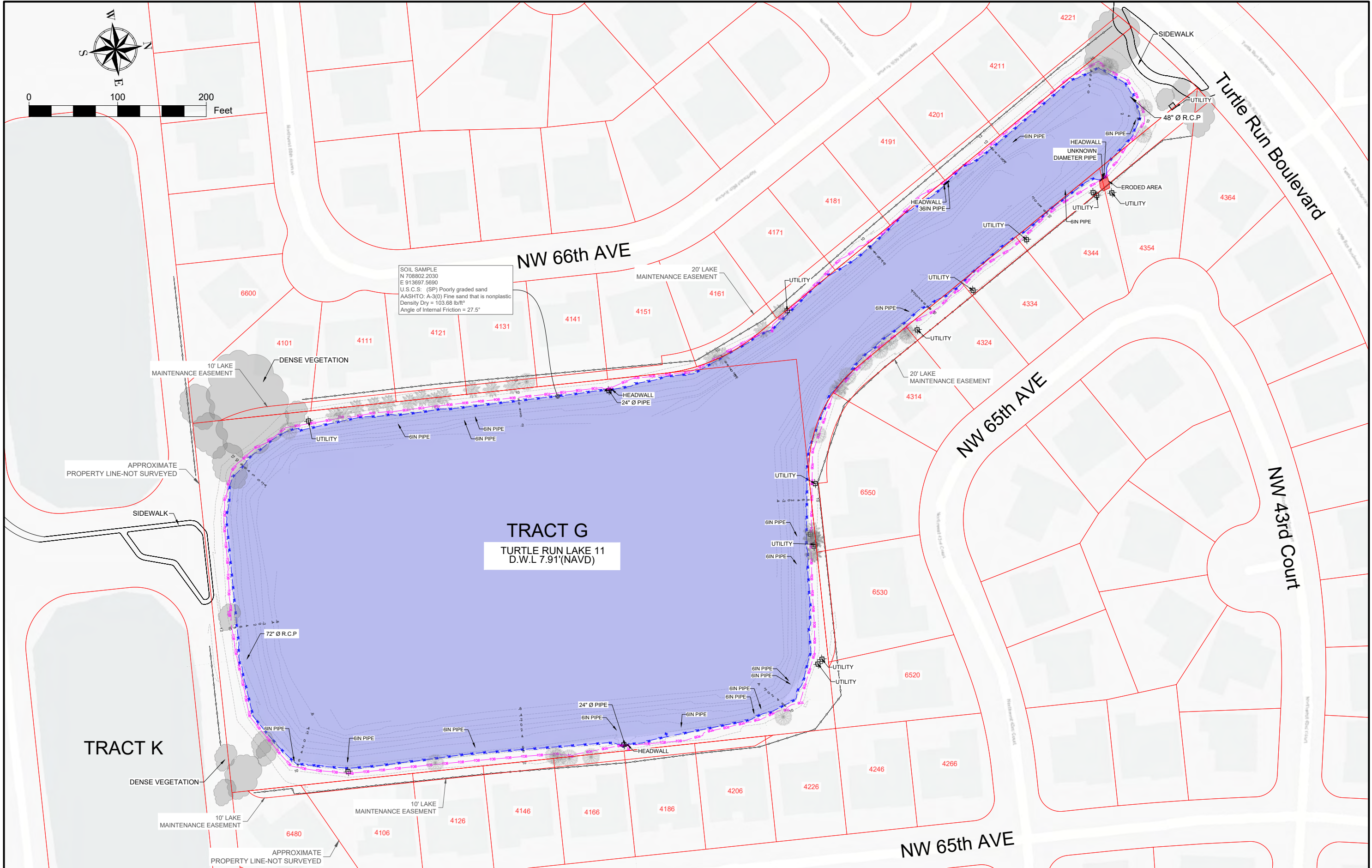


THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PIETER M. LOMBARD ON THE DATE ADJACENT TO THE SEAL.

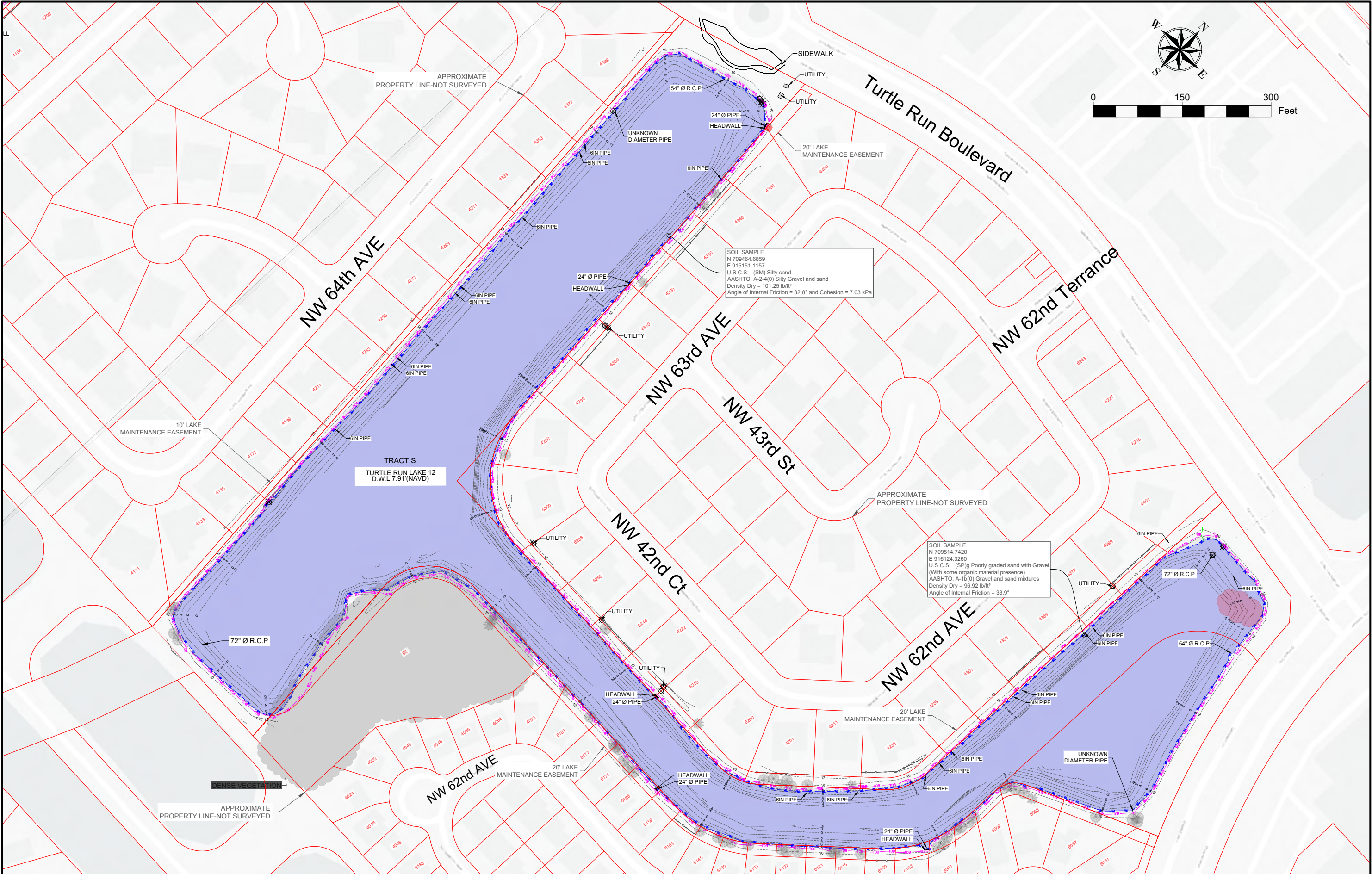
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Vicinity Site Plan

PROJECT NO. 2026-024	SHEET 4	OF 28
DRAWN BY: JP	DATE: 07/13/2026	SCALE: AS SHOWN



REVISIONS			Erosion and Sedimentation Control Plan Turtle Run Community Development District Lakes 11 and 12		 LANDSHORE ENTERPRISES LLC 118 Shamrock Blvd., Venice, FL 34293 Office: 941-303-5238 info@landshore.com	 THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PIETER M. LOMBARD ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.	Existing Grade and Shoreline Conditions Plan			PROJECT NO. 2026-024	SHEET 5	OF 28
DATE	BY	DESCRIPTION								DRAWN BY: JP	DATE: 07/13/2026	SCALE: 1" = 100'



REVISIONS		
DATE	BY	DESCRIPTION

Erosion and Sedimentation Control Plan
Turtle Run Community Development District
Lakes 11 and 12



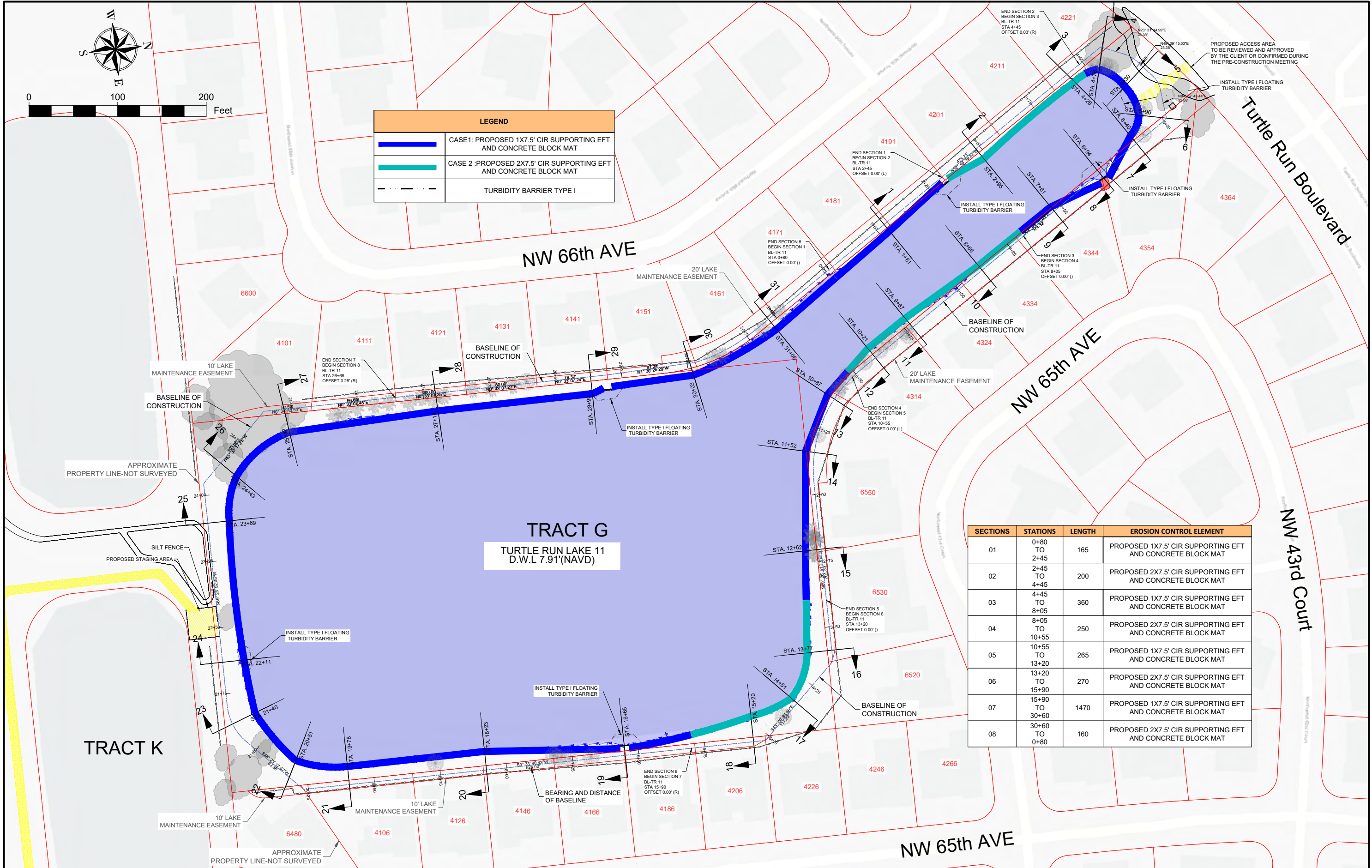
LANDSHORE ENTERPRISES LLC
118 Shamrock Blvd.,
Venice, FL 34293
Office: 941-303-5238
info@landshore.com



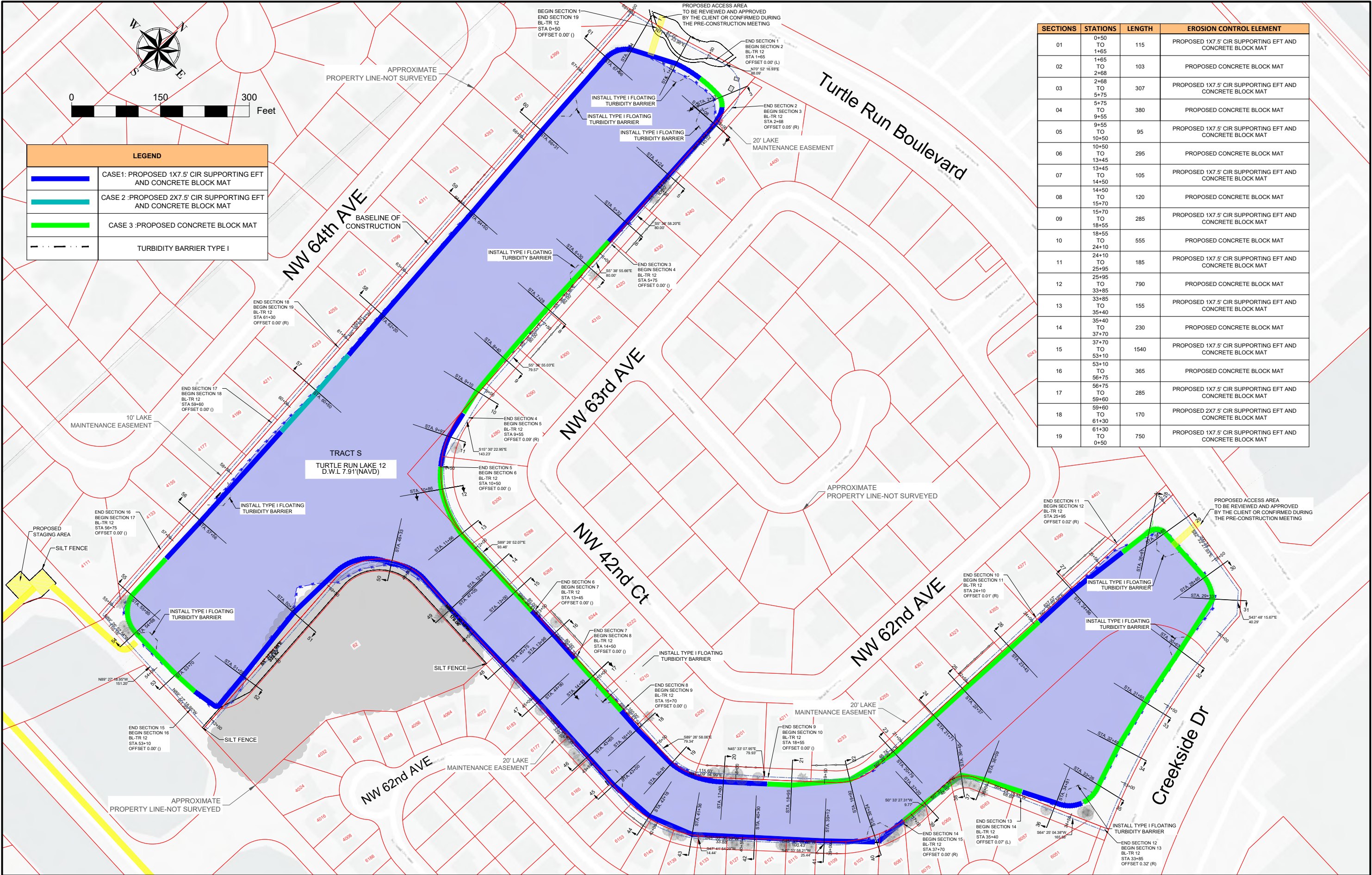
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PIETER M. LOMBARD ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Existing Grade and Shoreline Conditions Plan

PROJECT NO. 2026-024	SHEET 6	OF 28
DRAWN BY: JP	DATE: 07/13/2026	SCALE: 1" = 150'



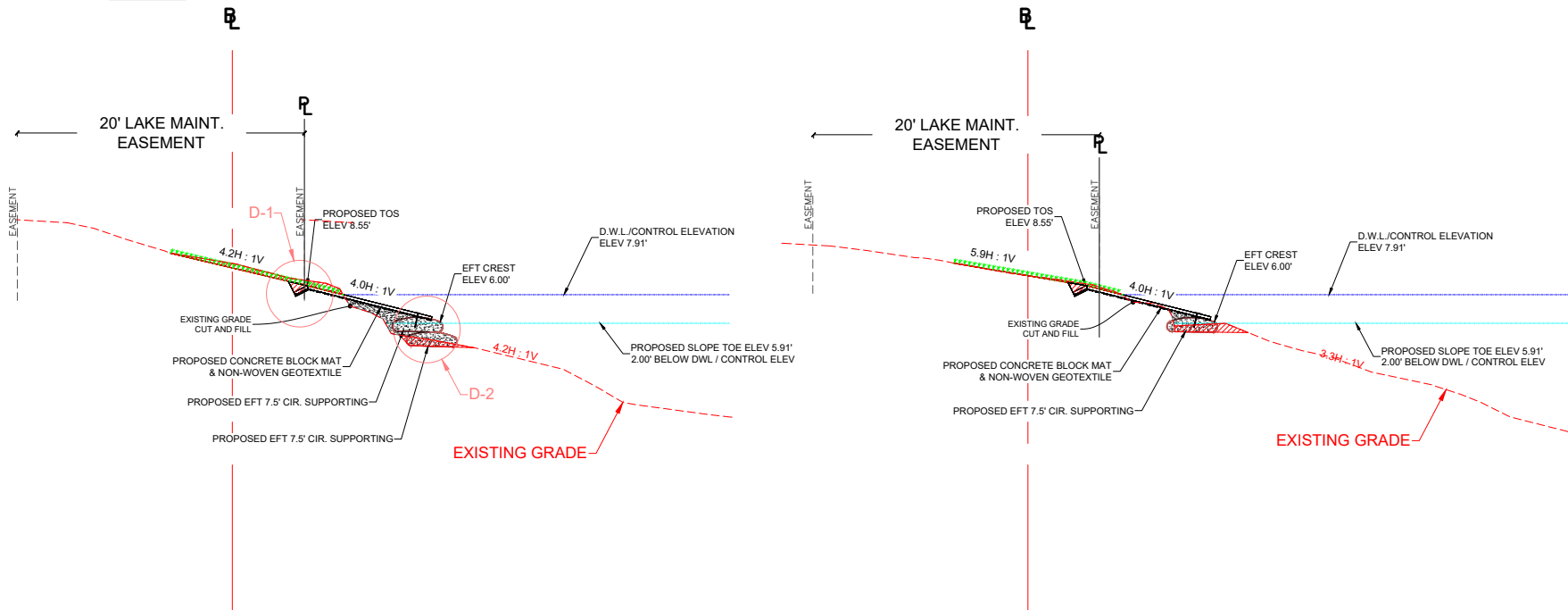
SECTIONS	STATIONS	LENGTH	EROSION CONTROL ELEMENT
01	0+80 TO 2+45	165	PROPOSED 1X7.5' CIR SUPPORTING EFT AND CONCRETE BLOCK MAT
02	2+45 TO 4+45	200	PROPOSED 2X7.5' CIR SUPPORTING EFT AND CONCRETE BLOCK MAT
03	4+45 TO 8+05	360	PROPOSED 1X7.5' CIR SUPPORTING EFT AND CONCRETE BLOCK MAT
04	8+05 TO 10+55	250	PROPOSED 2X7.5' CIR SUPPORTING EFT AND CONCRETE BLOCK MAT
05	10+55 TO 13+20	265	PROPOSED 1X7.5' CIR SUPPORTING EFT AND CONCRETE BLOCK MAT
06	13+20 TO 15+90	270	PROPOSED 2X7.5' CIR SUPPORTING EFT AND CONCRETE BLOCK MAT
07	15+90 TO 30+60	1470	PROPOSED 1X7.5' CIR SUPPORTING EFT AND CONCRETE BLOCK MAT
08	30+60 TO 0+80	160	PROPOSED 2X7.5' CIR SUPPORTING EFT AND CONCRETE BLOCK MAT



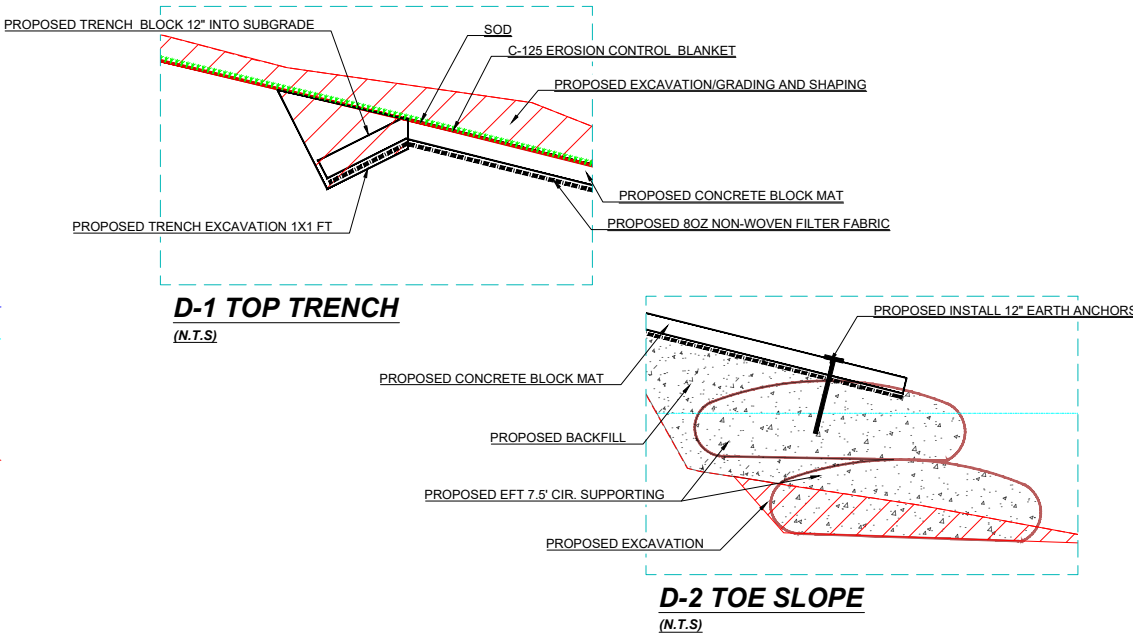
SECTIONS	STATIONS	LENGTH	EROSION CONTROL ELEMENT
01	0+50 TO 1+65	115	PROPOSED 1X7.5' CIR SUPPORTING EFT AND CONCRETE BLOCK MAT
02	1+65 TO 2+68	103	PROPOSED CONCRETE BLOCK MAT
03	2+68 TO 5+75	307	PROPOSED 1X7.5' CIR SUPPORTING EFT AND CONCRETE BLOCK MAT
04	5+75 TO 9+55	380	PROPOSED CONCRETE BLOCK MAT
05	9+55 TO 10+50	95	PROPOSED 1X7.5' CIR SUPPORTING EFT AND CONCRETE BLOCK MAT
06	10+50 TO 13+45	295	PROPOSED CONCRETE BLOCK MAT
07	13+45 TO 14+50	105	PROPOSED 1X7.5' CIR SUPPORTING EFT AND CONCRETE BLOCK MAT
08	14+50 TO 15+70	120	PROPOSED CONCRETE BLOCK MAT
09	15+70 TO 18+55	285	PROPOSED 1X7.5' CIR SUPPORTING EFT AND CONCRETE BLOCK MAT
10	18+55 TO 24+10	555	PROPOSED CONCRETE BLOCK MAT
11	24+10 TO 25+95	185	PROPOSED 1X7.5' CIR SUPPORTING EFT AND CONCRETE BLOCK MAT
12	25+95 TO 33+85	790	PROPOSED CONCRETE BLOCK MAT
13	33+85 TO 35+40	155	PROPOSED 1X7.5' CIR SUPPORTING EFT AND CONCRETE BLOCK MAT
14	35+40 TO 37+70	230	PROPOSED CONCRETE BLOCK MAT
15	37+70 TO 53+10	1540	PROPOSED 1X7.5' CIR SUPPORTING EFT AND CONCRETE BLOCK MAT
16	53+10 TO 56+75	365	PROPOSED CONCRETE BLOCK MAT
17	56+75 TO 59+60	285	PROPOSED 1X7.5' CIR SUPPORTING EFT AND CONCRETE BLOCK MAT
18	59+60 TO 61+30	170	PROPOSED 2X7.5' CIR SUPPORTING EFT AND CONCRETE BLOCK MAT
19	61+30 TO 0+50	750	PROPOSED 1X7.5' CIR SUPPORTING EFT AND CONCRETE BLOCK MAT

TYPICAL CROSS-SECTIONS LAKE 11

(N.T.S)



DETAILS



SUMMARY OF QUANTITIES

ITEM NUMBER	FDOT OR LSE REFERENCE NUMBER	DESCRIPTION	UNIT	QUANTITY
1	01026 1	MOBILIZATION AND DEMOBILIZATION	LS	1
2	104-11-1	FLOATING TURBIDITY BARRIER. TYPE I	LF	300
3	110-1-1	CLEARING AND GRUBBING	LS	1
4	03200 1	SILT FENCE	LF	400
5	120-1	REGULAR EXCAVATION	CY	479
6	2005-15	ECOFILTER 7.5' CIRC. (BASE)	LF	3820
7	120-6	EMBANKMENT	CY	269
8	575-1	EROSION CONTROL CONCRETE BLOCK MAT	SY	3398
9	900-4-2	FILTER FABRIC TYPE NON-WOVEN	SY	3398
10	E9000-10-10	GRADING AND SHAPING	SF	50457
11	900-2.1	EROSION CONTROL BLANKET/MAT	SF	25687
12	02930-2.1	SOD	SF	25687
13	E900-100-200	ACCESS AREA REPAIR	SF	1000

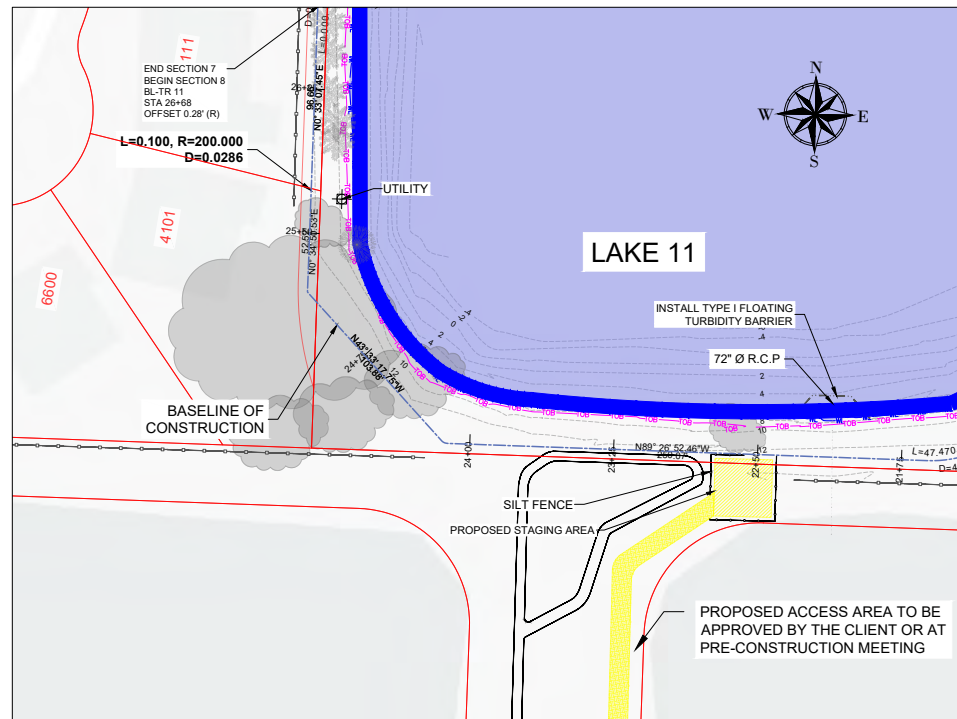
QUANTITY INFORMATION FOOTNOTES:

- PROJECT LENGTH: ± 3,058 FT
- 104-11-1 FLOATING TURBIDITY BARRIER. TYPE I: INSTALL, MAINTAIN, AND REMOVE FLOATING TURBIDITY BARRIER TYPE I TO CONTROL TURBIDITY AND CONTAIN SUSPENDED SEDIMENTS WITHIN PERMANENT BODIES OF WATER. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF FDOT STANDARD PLANS INDEX 103 AND SECTION 104 OF THE FDOT STANDARD SPECIFICATIONS.
- 110-1-1 CLEARING AND GRUBBING: INCLUDES CLEARING AND GRUBBING OF ALL MATERIAL TO BE REMOVED FROM THE JOB SITE.
- 120-1 REGULAR EXCAVATION: CONSISTS OF THE EXCAVATION, REMOVAL, HAULING, SHAPING, AND DISPOSAL OF ALL MATERIALS WITHIN THE CONSTRUCTION LIMITS NECESSARY TO ACHIEVE THE LINES, GRADES, SLOPES, AND CROSS-SECTIONS SHOWN IN THE PLANS.
- 120-5 DISPOSAL OF SURPLUS EXCAVATED MATERIALS: CONSISTS OF LOADING, HAULING, AND DISPOSING OF EXCESS OR UNSUITABLE EXCAVATED MATERIAL AT A PERMITTED OFF-SITE FACILITY.
- 120-6 EMBANKMENT: CONSISTS OF CONSTRUCTING EMBANKMENTS USING SUITABLE EXCAVATED MATERIAL OR APPROVED BORROW, PLACED AND COMPACTED TO THE REQUIRED LINES, GRADES, SLOPES, AND CROSS-SECTIONS SHOWN IN THE PLANS.
- E9000-10-10 GRADING AND SHAPING: AT THE TOP OF THE BANK CONSISTS OF TRIMMING, CUTTING, AND FINISHING THE EARTHWORK SURFACE ALONG THE TOP OF BANK ALIGNMENT TO ACHIEVE THE REQUIRED ELEVATIONS, SLOPES, AND CROSS-SECTIONS SHOWN IN THE PLANS.
- 02930-2.1 SOD: INCLUDES GROUND PREPARATION AND MAINTENANCE UNTIL FINAL COMPLETION.

ALL MEASUREMENTS AND SPECIFICATIONS PROVIDED IN THIS PLAN, ARE SUBJECT TO ON-SITE VERIFICATION AND MAY BE ADJUSTED AS NECESSARY TO ACCOMMODATE UNFORESEEN CIRCUMSTANCES OR REGULATORY REQUIREMENTS

THE PROPOSED STAGING AND ACCESS AREA IS SUBJECT TO THE CLIENT'S APPROVAL. ANY EXISTING DRAINAGE EASEMENT MAY BE CONSIDERED FOR SHORELINE ACCESS PENDING REVIEW OF THE COUNTY PLAT RECORDS

PROPOSED ACCESS & STAGING AREA



SCALE: 1" = 100'

REVISIONS		
DATE	BY	DESCRIPTION

Erosion and Sedimentation Control Plan
Turtle Run Community Development District
Lakes 11 and 12



LANDSHORE ENTERPRISES LLC
118 Shamrock Blvd.,
Venice, FL 34293
Office: 941-303-5238
info@landshore.com

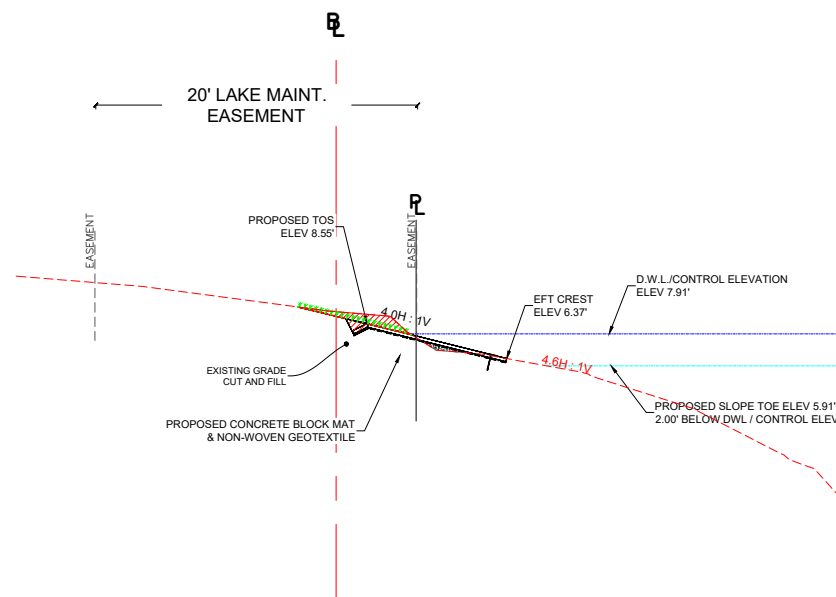


THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PIETER M. LOMBARD ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Engineer's Summary of
Estimated Quantities (Lake 11)

PROJECT NO. 2026-024	SHEET 9	OF 28
DRAWN BY: JP	DATE: 07/13/2026	SCALE: AS SHOWN

(N.T.S)



PROPOSED TRENCH BLOCK 12" INTO SUBGRADE

SOD

C-125 EROSION CONTROL BLANKET

PROPOSED EXCAVATION/GRADING AND SHAPING

PROPOSED CONCRETE BLOCK MAT

PROPOSED 80Z NON-WOVEN FILTER FABRIC

PROPOSED TRENCH EXCAVATION 1X1 FT

D-1 TOP TRENCH
(N.T.S)

PROPOSED INSTALL 12" EARTH ANCHORS

PROPOSED CONCRETE BLOCK MAT

PROPOSED BACKFILL

PROPOSED EFT 7.5' CIR. SUPPORTING

PROPOSED EXCAVATION

D-2 TOE SLOPE
(N.T.S)

ITEM NUMBER	FDOT OR LSE REFERENCE NUMBER	DESCRIPTION	UNIT	QUANTITY
1	01026 1	MOBILIZATION AND DEMOBILIZATION	LS	1
2	104-11-I	FLOATING TURBIDITY BARRIER. TYPE I	LF	300
3	110-1-1	CLEARING AND GRUBBING	LS	1
4	03200 1	SILT FENCE	LF	400
5	120-1	REGULAR EXCAVATION	CY	725
6	2005-15	ECOFILTER 7.5' CIRC. (BASE)	LF	4162
7	120-6	EMBANKMENT	CY	780
8	575-1	EROSION CONTROL CONCRETE BLOCK MAT	SY	7306
9	900-4-2	FILTER FABRIC TYPE NON-WOVEN	SY	7306
10	E9000-10-10	GRADING AND SHAPING	SF	108488
11	900-2.1	EROSION CONTROL BLANKET/MAT	SF	55230
12	02930-2.1	SOD	SF	55230
13	E900-100-200	ACCESS AREA REPAIR	SF	1000

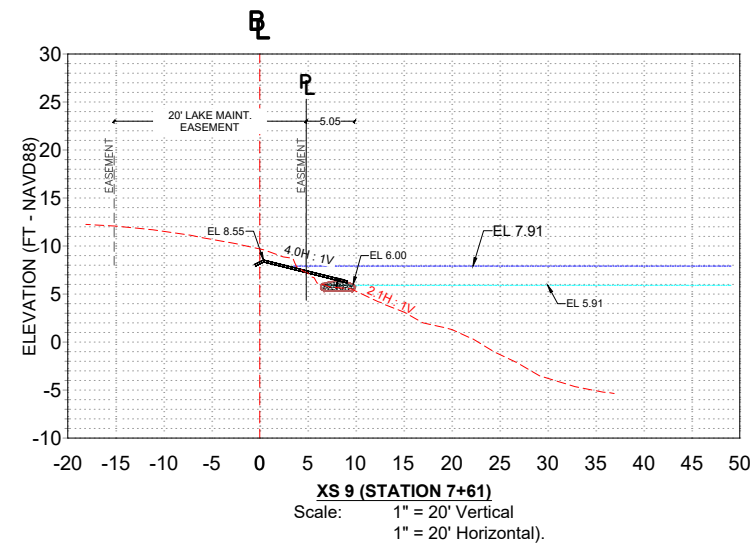
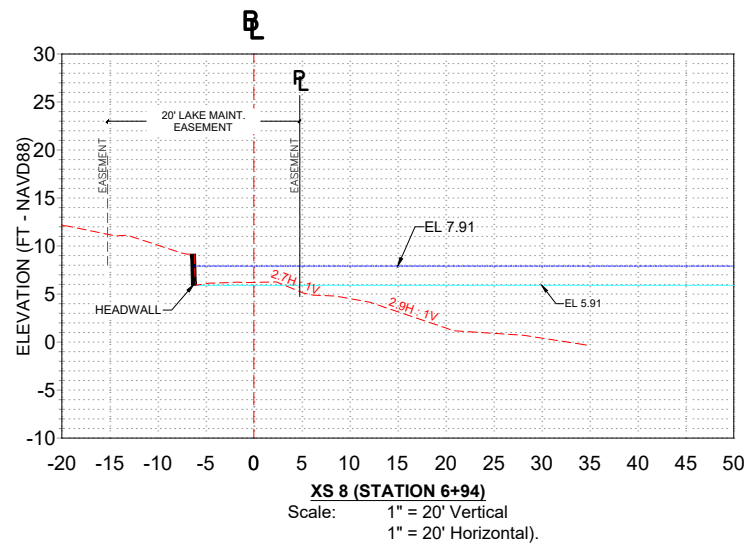
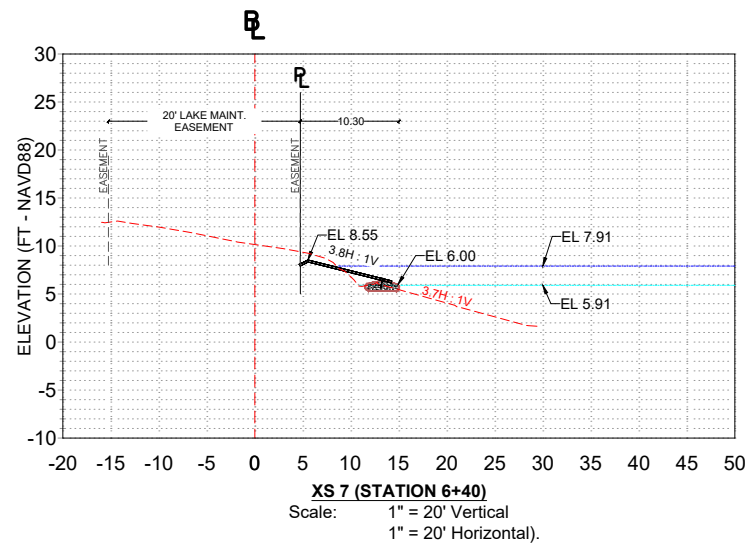
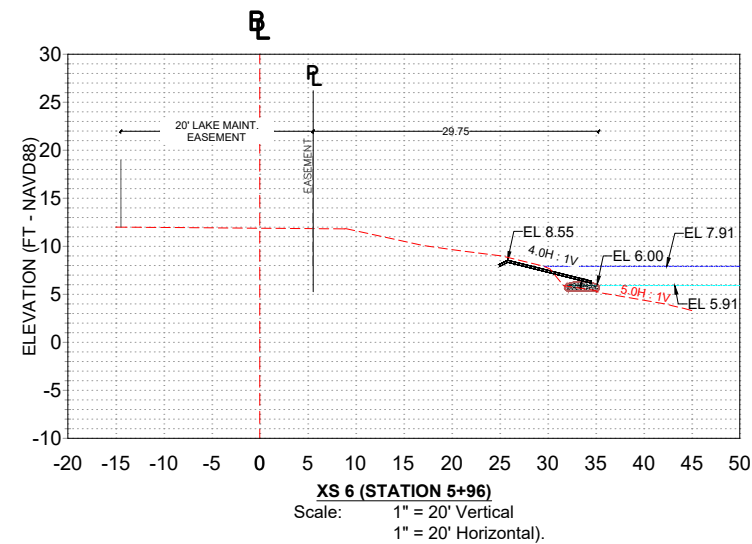
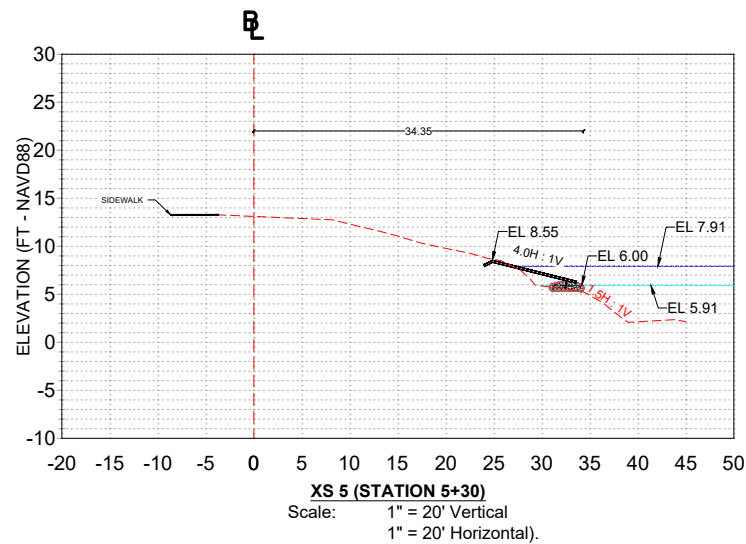
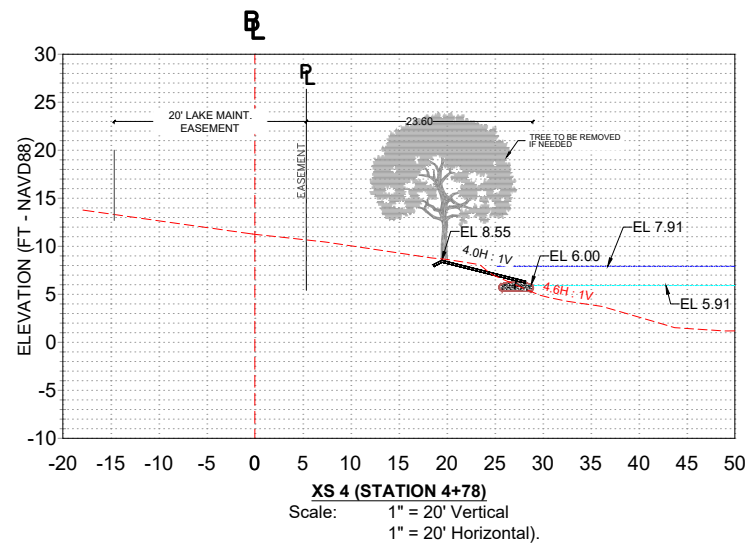
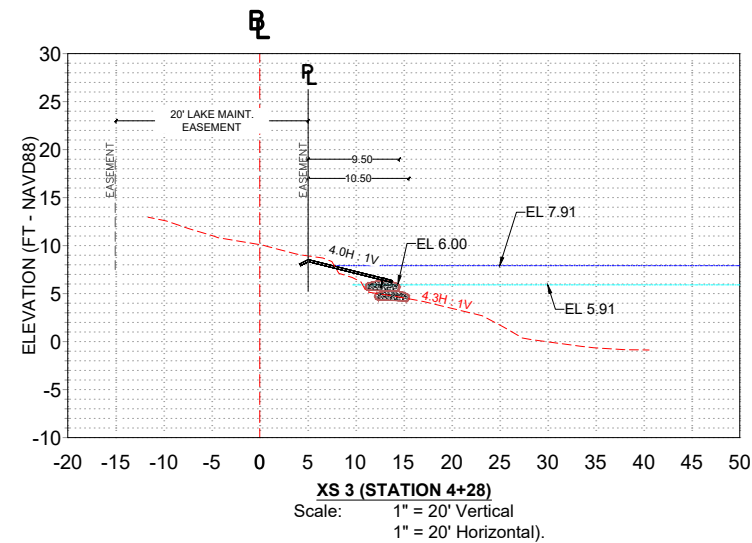
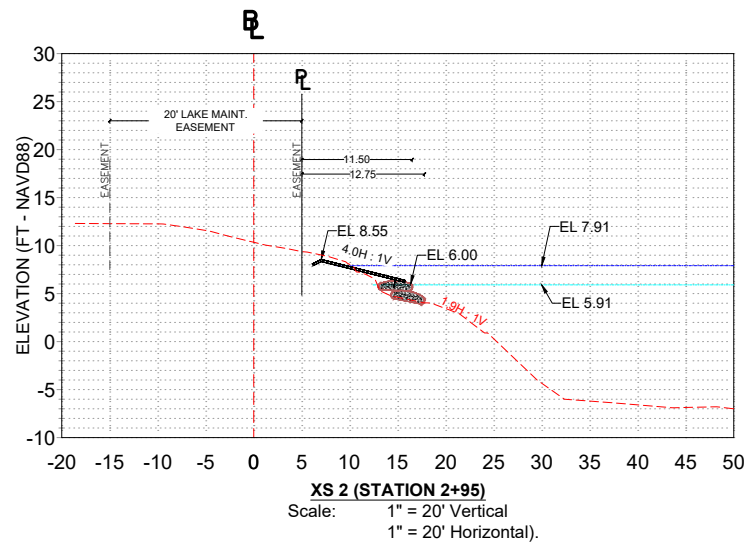
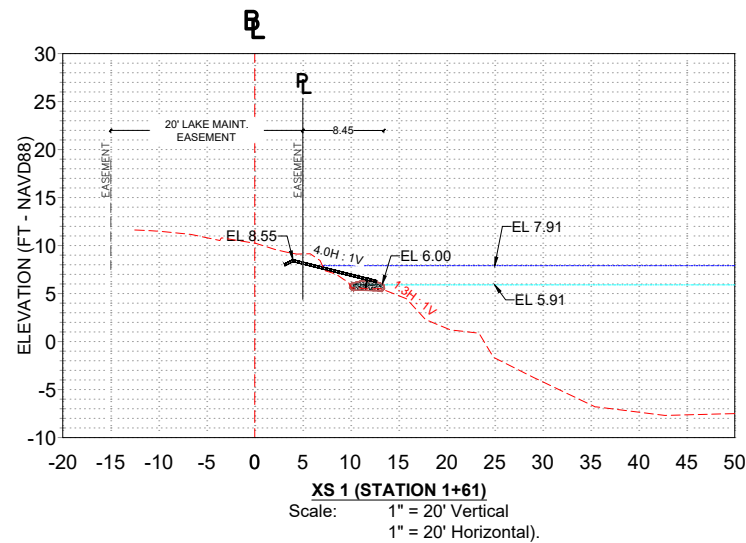
- **PROJECT LENGTH:** ± 6,575 FT
- **104-11-1 FLOATING TURBIDITY BARRIER. TYPE I:** INSTALL, MAINTAIN, AND REMOVE FLOATING TURBIDITY BARRIER TYPE I TO CONTROL TURBIDITY AND CONTAIN SUSPENDED SEDIMENTS WITHIN PERMANENT BODIES OF WATER. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF FDOT STANDARD PLANS INDEX 103 AND SECTION 104 OF THE FDOT STANDARD SPECIFICATIONS.
- **110-1-1 CLEARING AND GRUBBING:** INCLUDES CLEARING AND GRUBBING OF ALL MATERIAL TO BE REMOVED FROM THE JOB SITE.
- **120-1 REGULAR EXCAVATION:** CONSISTS OF THE EXCAVATION, REMOVAL, HAULING, SHAPING, AND DISPOSAL OF ALL MATERIALS WITHIN THE CONSTRUCTION LIMITS NECESSARY TO ACHIEVE THE LINES, GRADES, SLOPES, AND CROSS-SECTIONS SHOWN IN THE PLANS.
- **120-4 DISPOSAL OF SURPLUS EXCAVATED MATERIALS:** CONSISTS OF LOADING, HAULING, AND DISPOSING OF EXCESS OR UNSUITABLE EXCAVATED MATERIAL AT A PERMITTED OFF-SITE FACILITY.
- **120-6 EMBANKMENT:** CONSISTS OF CONSTRUCTING EMBANKMENTS USING SUITABLE EXCAVATED MATERIAL OR APPROVED BORROW, PLACED AND COMPACTED TO THE REQUIRED LINES, GRADES, SLOPES, AND CROSS-SECTIONS SHOWN IN THE PLANS.
- **E9000-10-10 GRADING AND SHAPING:** AT THE TOP OF THE BANK CONSISTS OF TRIMMING, CUTTING, AND FINISHING THE EARTHWORK SURFACE ALONG THE TOP OF BANK ALIGNMENT TO ACHIEVE THE REQUIRED ELEVATIONS, SLOPES, AND CROSS-SECTIONS SHOWN IN THE PLANS.
- **02930-2.1 SOD:** INCLUDES GROUND PREPARATION AND MAINTENANCE UNTIL FINAL COMPLETION.

THE PROPOSED STAGING AND ACCESS AREA IS SUBJECT TO THE CLIENT'S APPROVAL. ANY EXISTING DRAINAGE EASEMENT MAY BE CONSIDERED FOR SHORELINE ACCESS PENDING REVIEW OF THE COUNTY PLAT RECORDS

[illegible]

SCALE: 1" = 100'

REVISIONS			Erosion and Sedimentation Control Plan Turtle Run Community Development District Lakes 11 and 12	 LANDSHORE ENTERPRISES LLC 118 Shamrock Blvd., Venice, FL 34293 Office: 941-303-5238 info@landshore.com	 THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PIETER M. LOMBARD ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.	Engineer's Summary of Estimated Quantities (Lake 12)	PROJECT NO.	SHEET	OF
DATE	BY	DESCRIPTION					2026-024	10	28
							DRAWN BY:	DATE:	SCALE:
							JP	07/13/2026	AS SHOWN



REVISIONS		
DATE	BY	DESCRIPTION

Erosion and Sedimentation Control Plan
Turtle Run Community Development District
Lakes 11 and 12



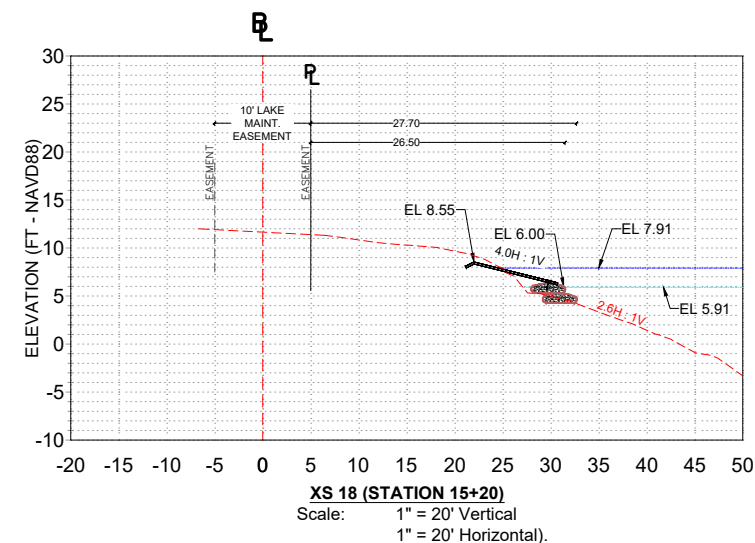
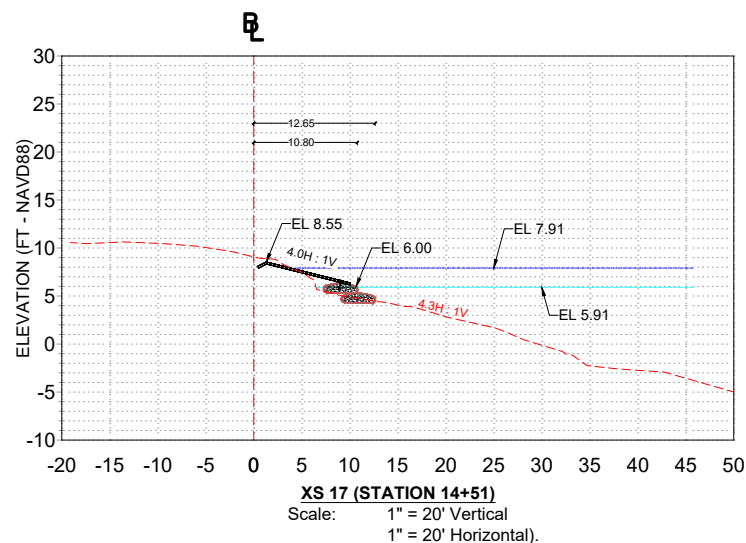
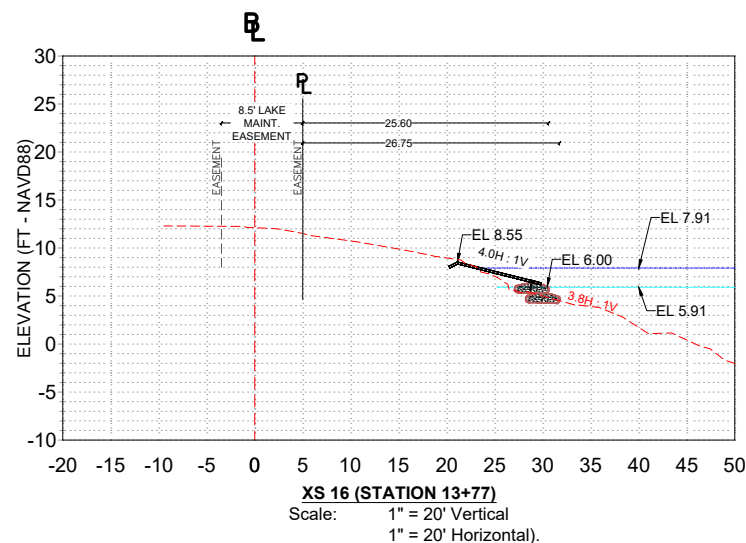
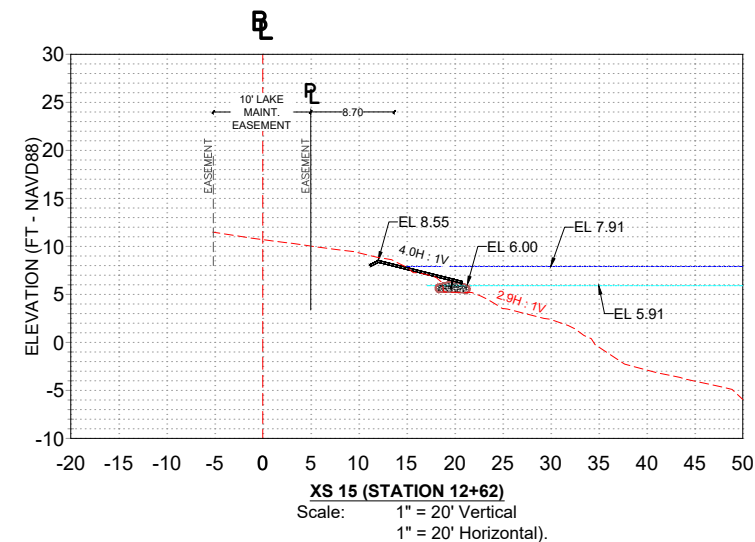
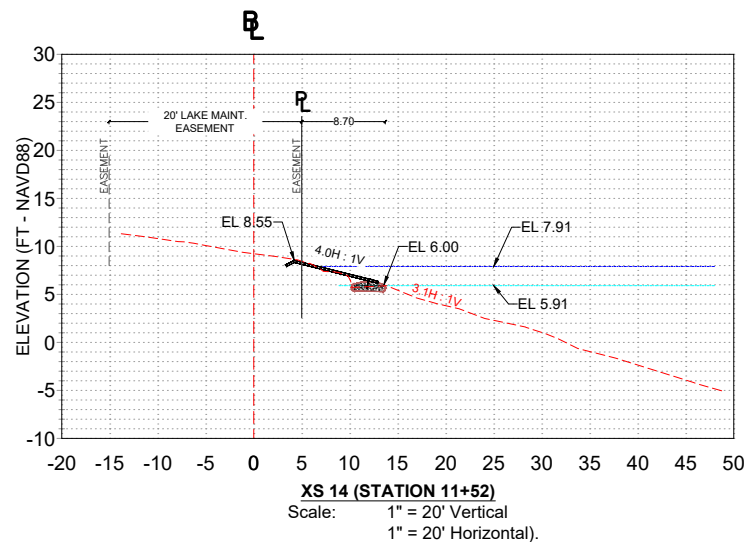
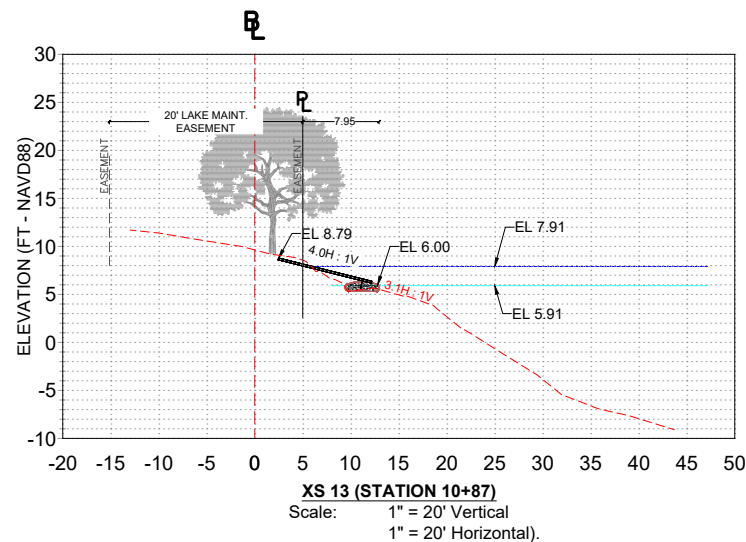
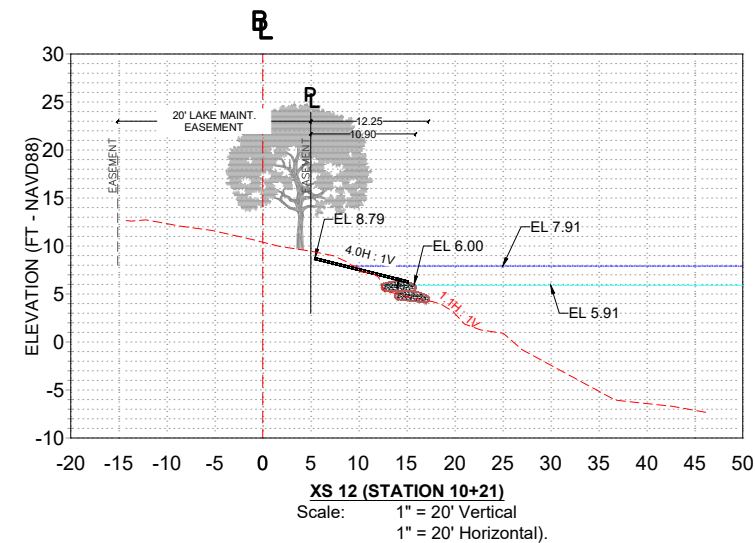
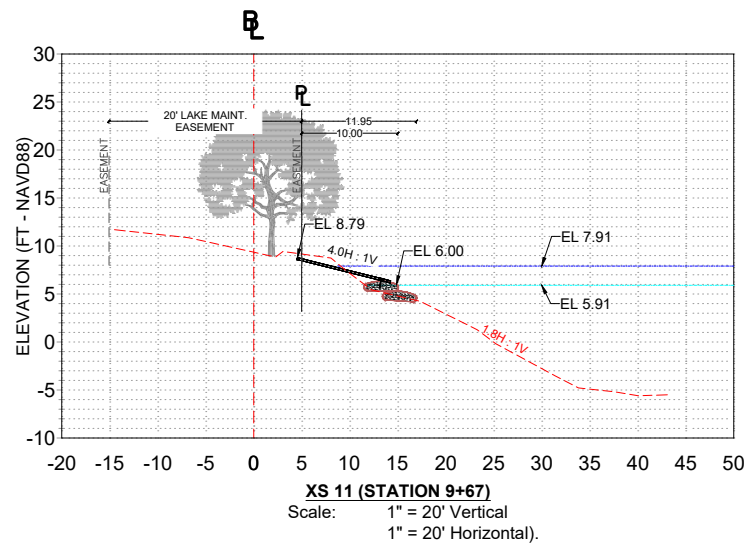
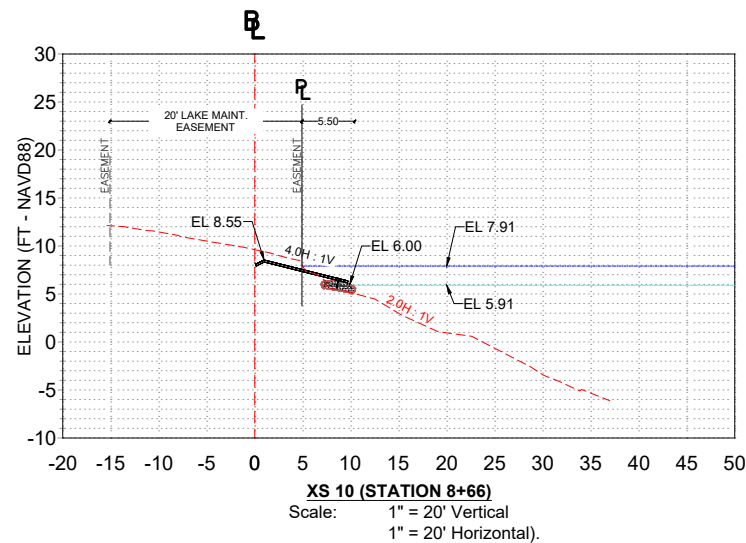
LANDSHORE ENTERPRISES LLC
118 Shamrock Blvd.,
Venice, FL 34293
Office: 941-303-5238
info@landshore.com



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PIETER M. LOMBARD ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Shoreline Restoration Cross Sections
(LAKE11)

PROJECT NO.	SHEET	OF
2026-024	11	28
DRAWN BY:	DATE:	SCALE:
JP	07/13/2026	AS SHOWN



REVISIONS		
DATE	BY	DESCRIPTION

Erosion and Sedimentation Control Plan
Turtle Run Community Development District
Lakes 11 and 12



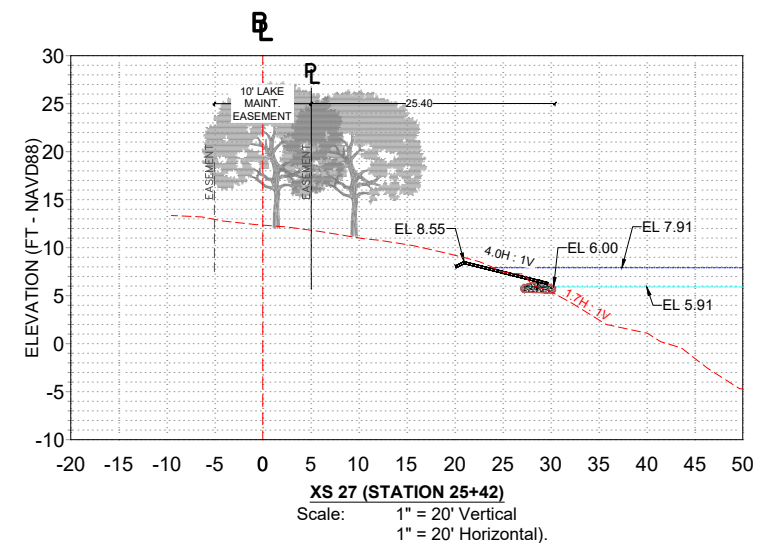
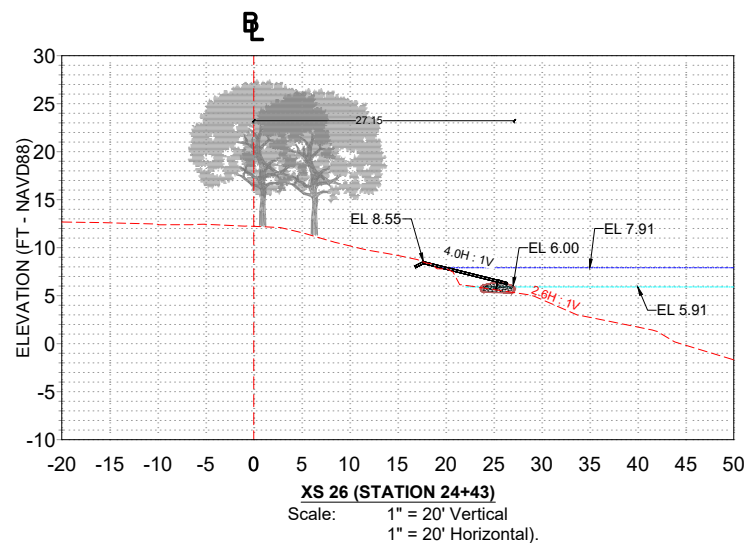
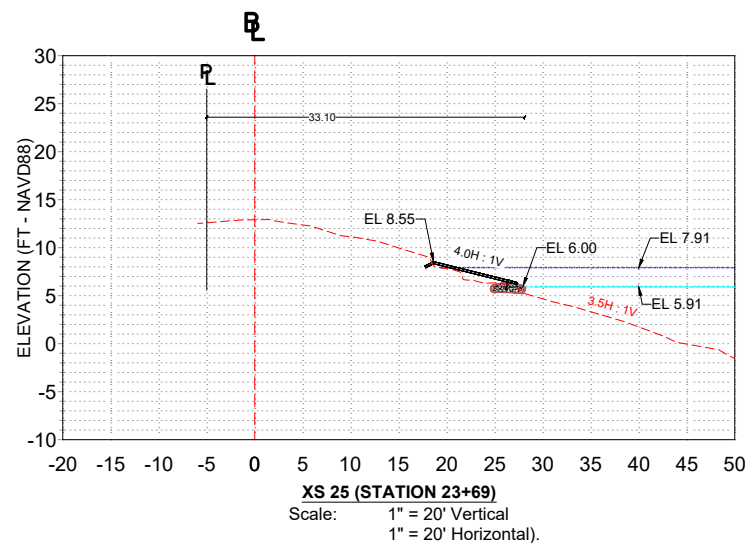
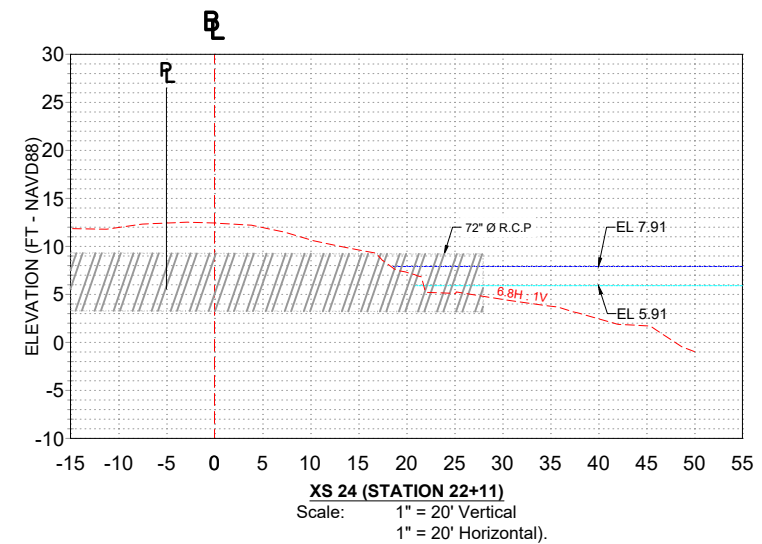
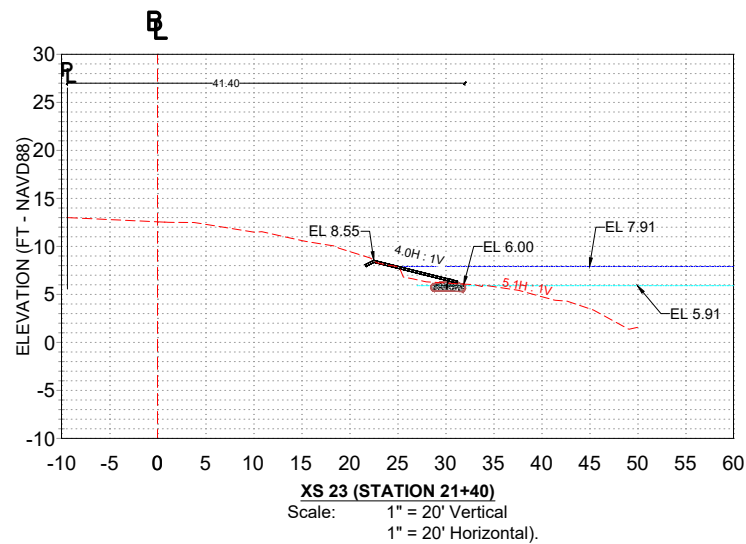
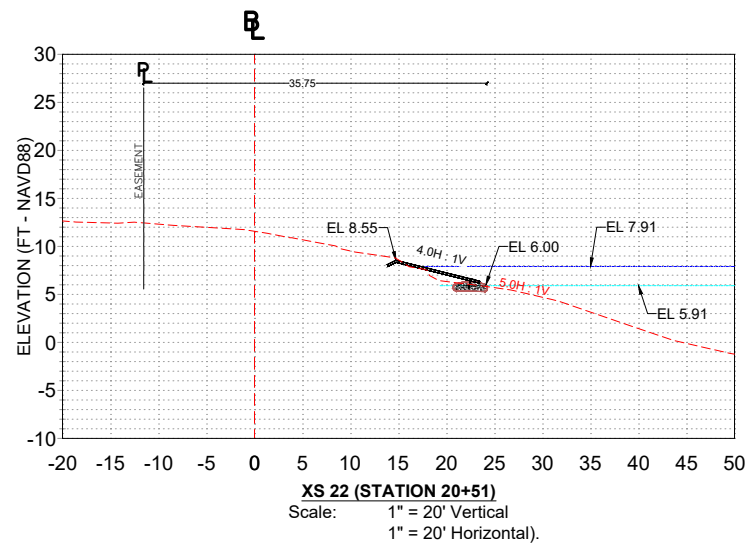
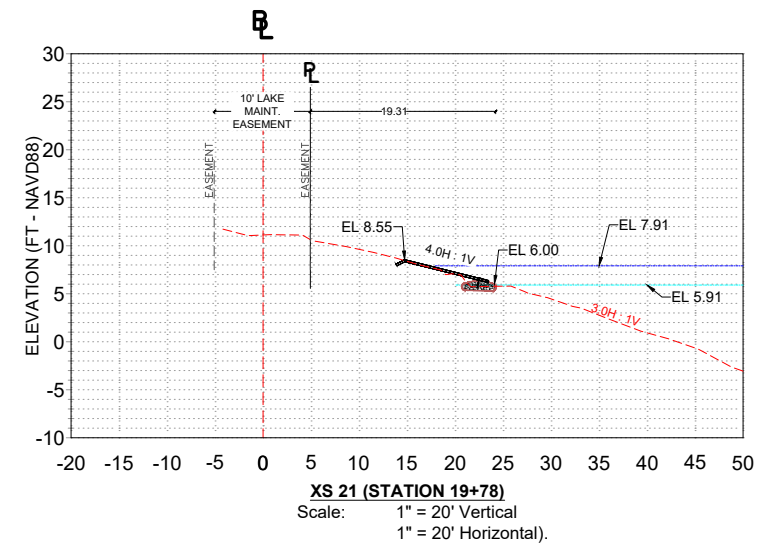
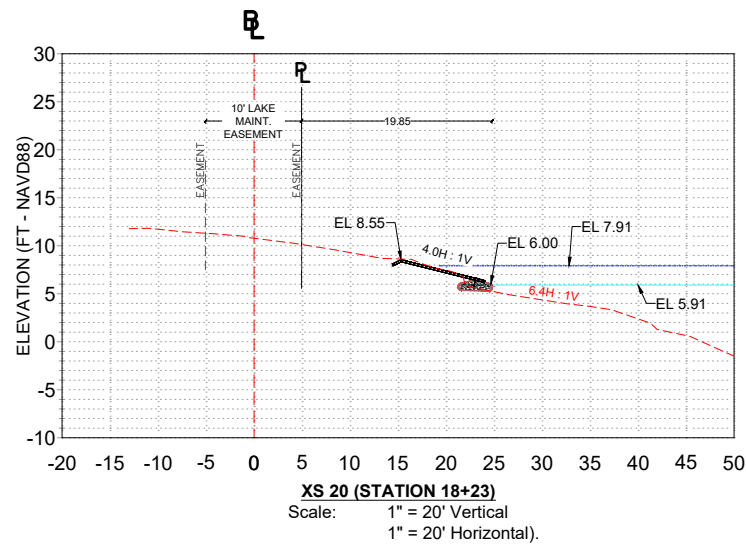
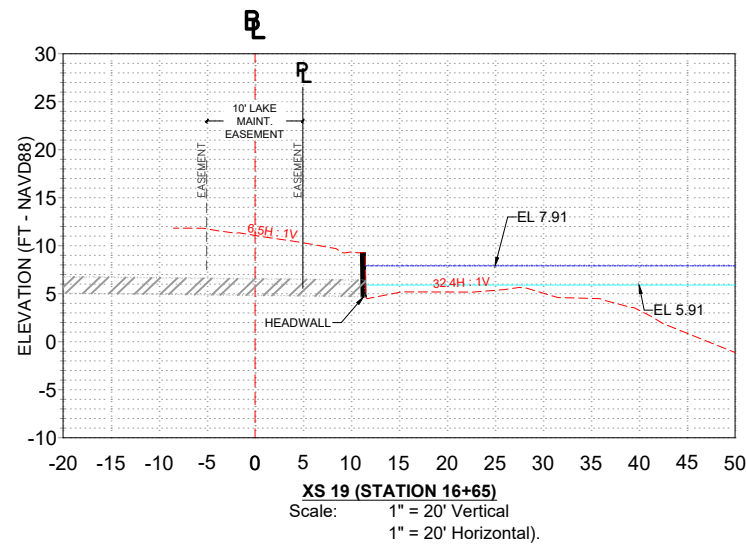
LANDSHORE ENTERPRISES LLC
118 Shamrock Blvd.,
Venice, FL 34293
Office: 941-303-5238
info@landshore.com



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PIETER M. LOMBARD ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Shoreline Restoration Cross Sections
(LAKE11)

PROJECT NO. 2026-024	SHEET 12	OF 28
DRAWN BY: JP	DATE: 07/13/2026	SCALE: AS SHOWN



REVISIONS		
DATE	BY	DESCRIPTION

Erosion and Sedimentation Control Plan
Turtle Run Community Development District
Lakes 11 and 12



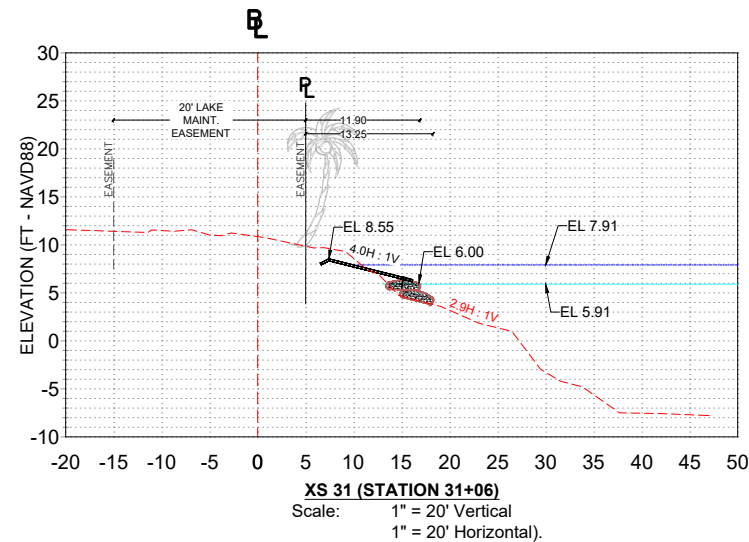
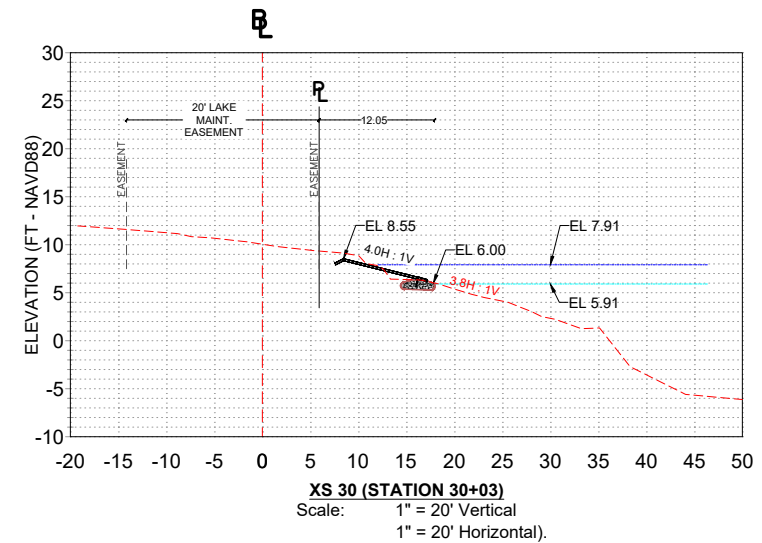
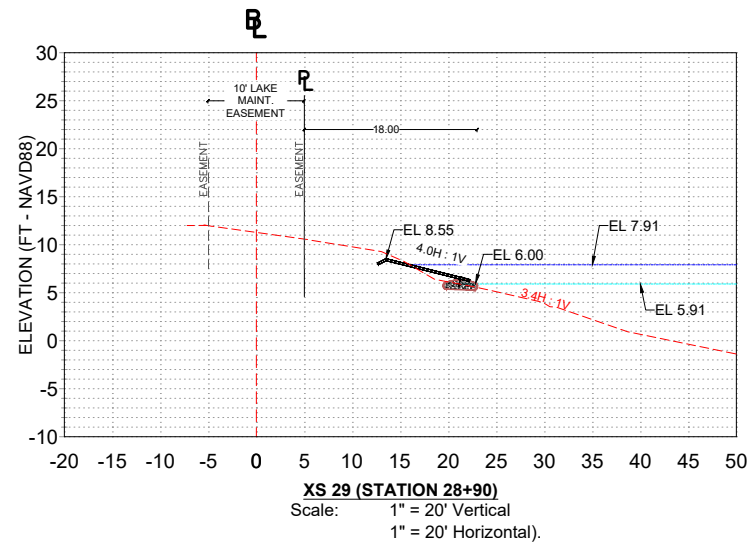
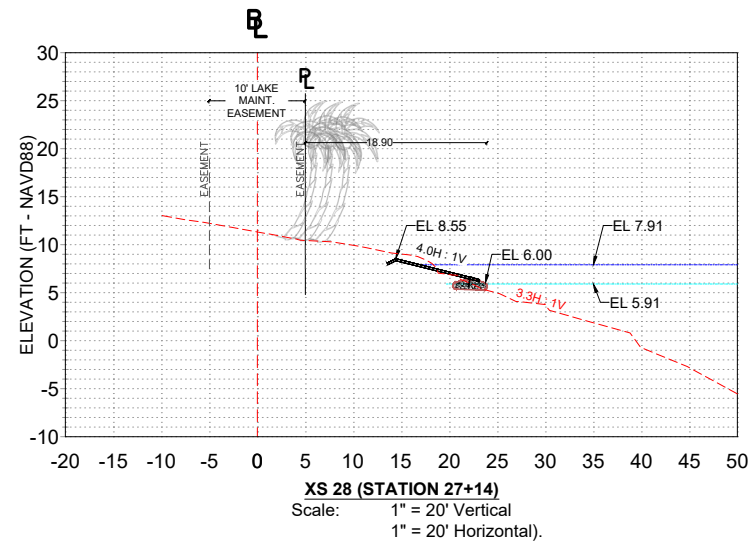
LANDSHORE ENTERPRISES LLC
118 Shamrock Blvd.,
Venice, FL 34293
Office: 941-303-5238
info@landshore.com



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PIETER M. LOMBARD ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Shoreline Restoration Cross Sections
(LAKE11)

PROJECT NO. 2026-024	SHEET 13	OF 28
DRAWN BY: JP	DATE: 07/13/2026	SCALE: AS SHOWN



REVISIONS		
DATE	BY	DESCRIPTION

Erosion and Sedimentation Control Plan
Turtle Run Community Development District
Lakes 11 and 12



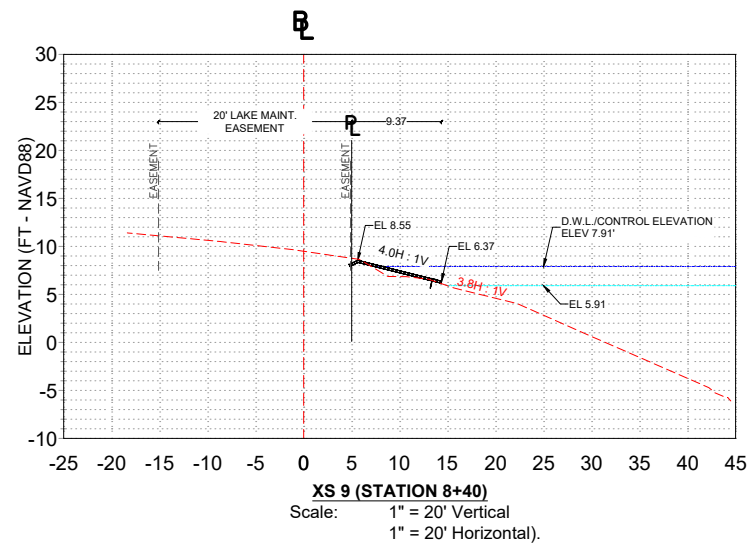
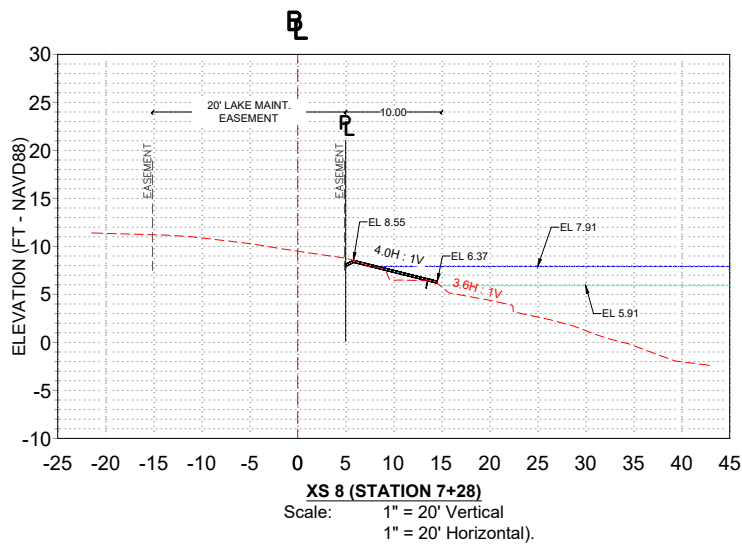
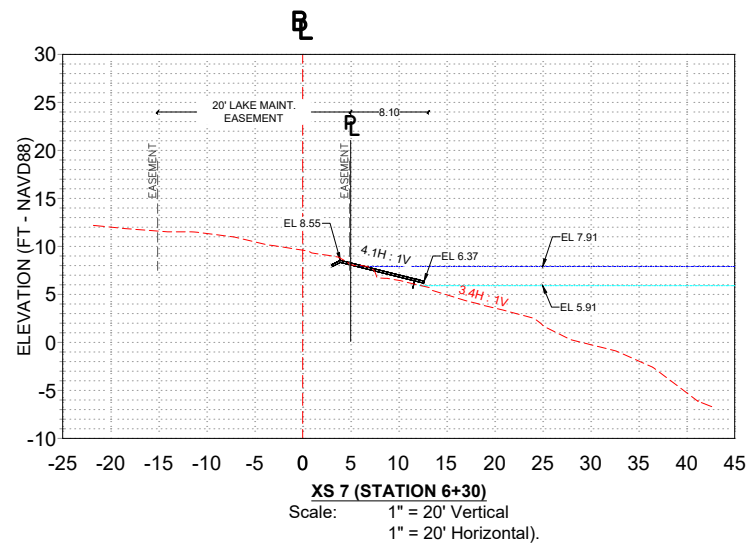
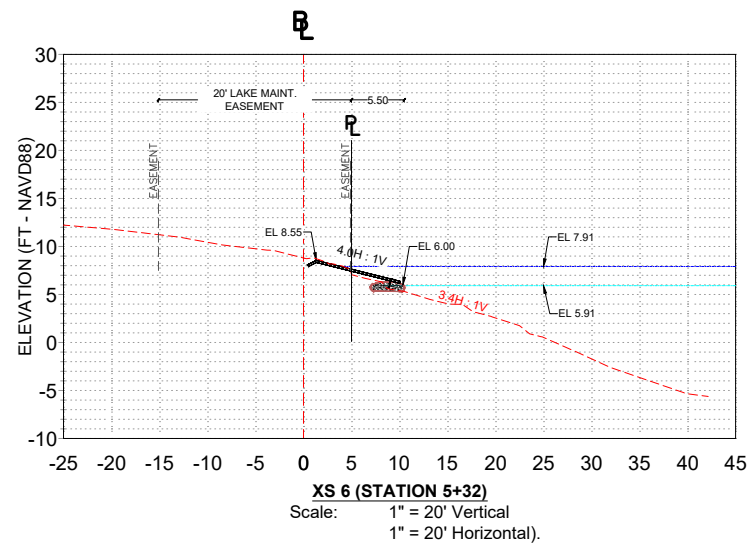
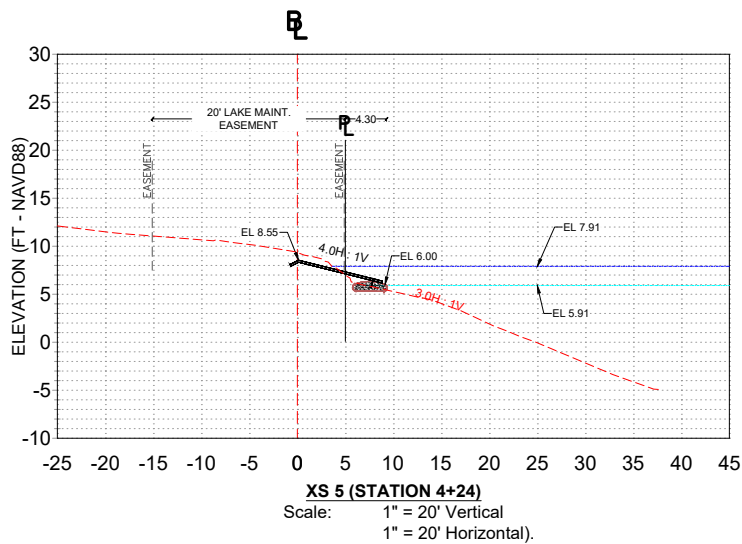
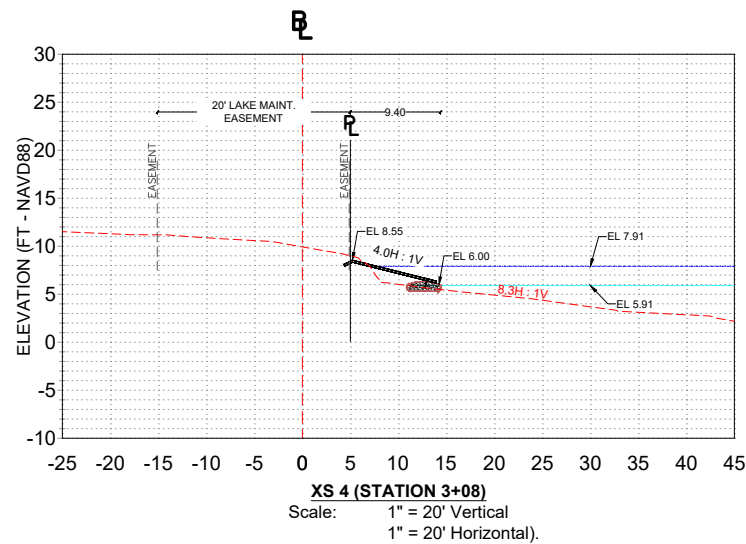
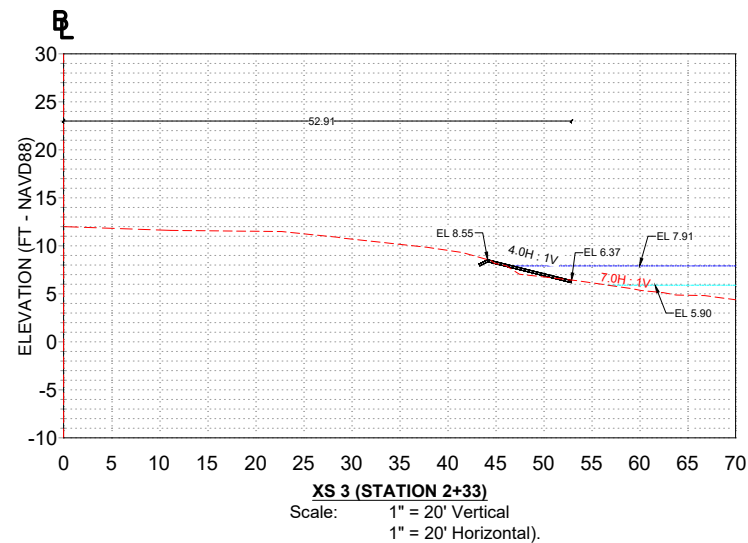
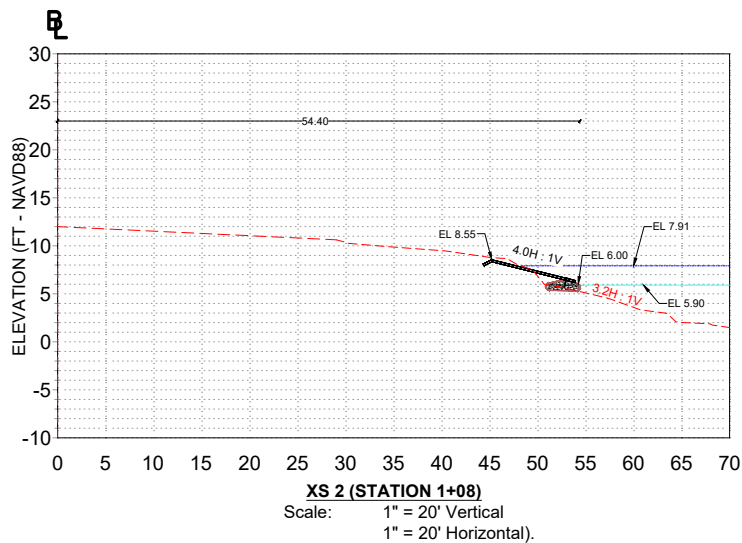
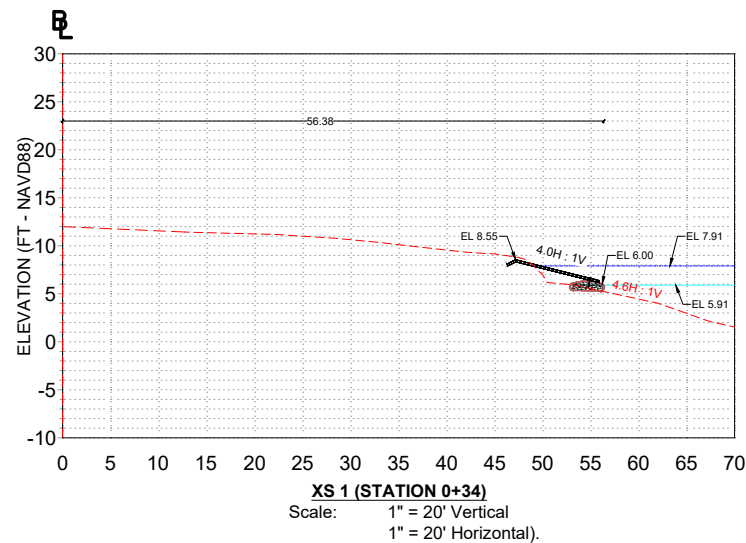
LANDSHORE ENTERPRISES LLC
 118 Shamrock Blvd.,
 Venice, FL 34293
 Office: 941-303-5238
 info@landshore.com



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PIETER M. LOMBARD ON THE DATE ADJACENT TO THE SEAL.
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Shoreline Restoration Cross Sections
(LAKE11)

PROJECT NO. 2026-024	SHEET 14	OF 28
DRAWN BY: JP	DATE: 07/13/2026	SCALE: AS SHOWN



REVISIONS		
DATE	BY	DESCRIPTION

Erosion and Sedimentation Control Plan
Turtle Run Community Development District
Lakes 11 and 12

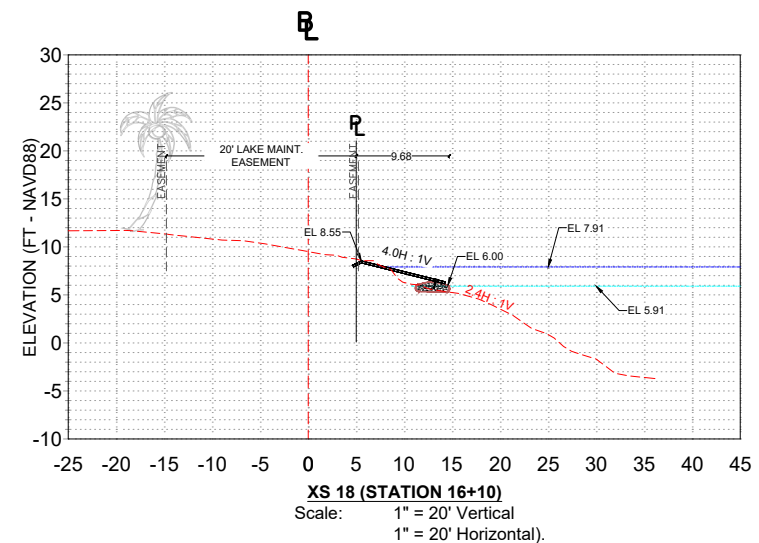
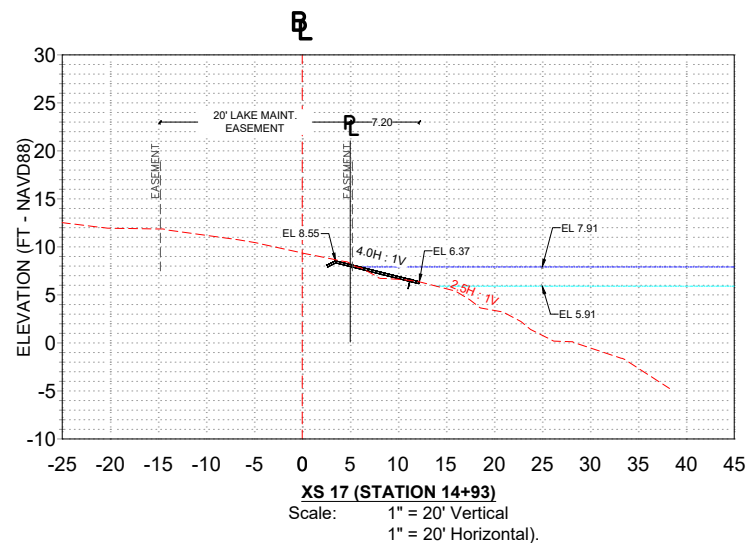
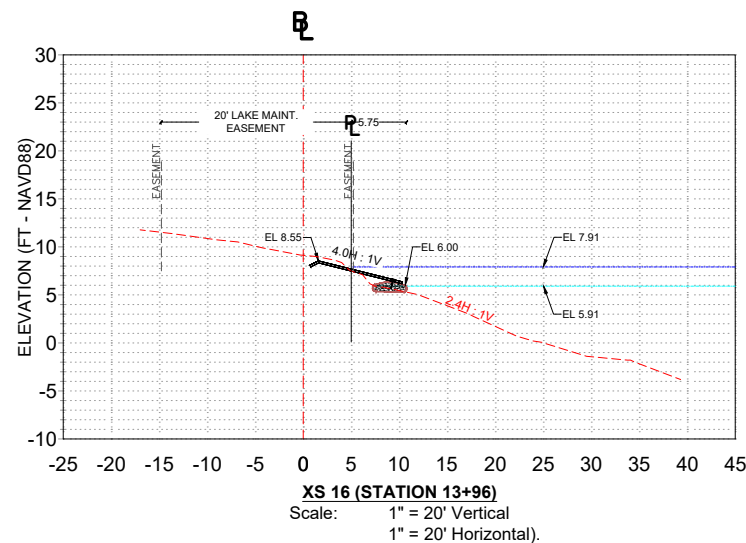
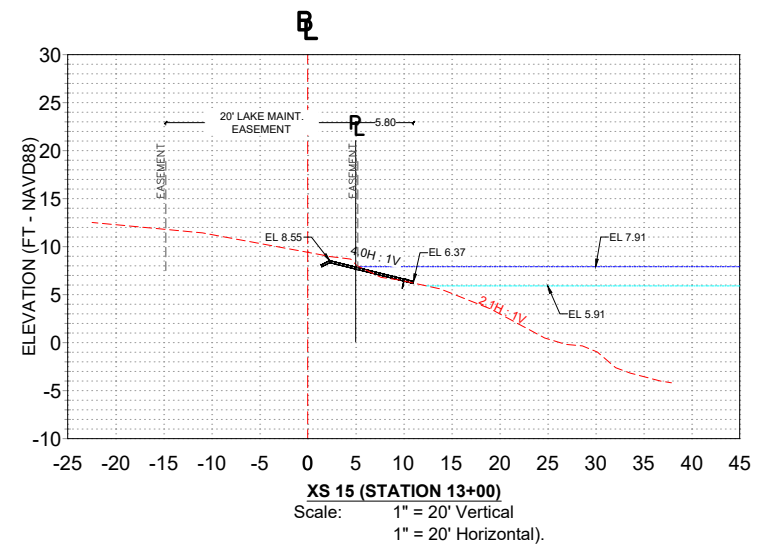
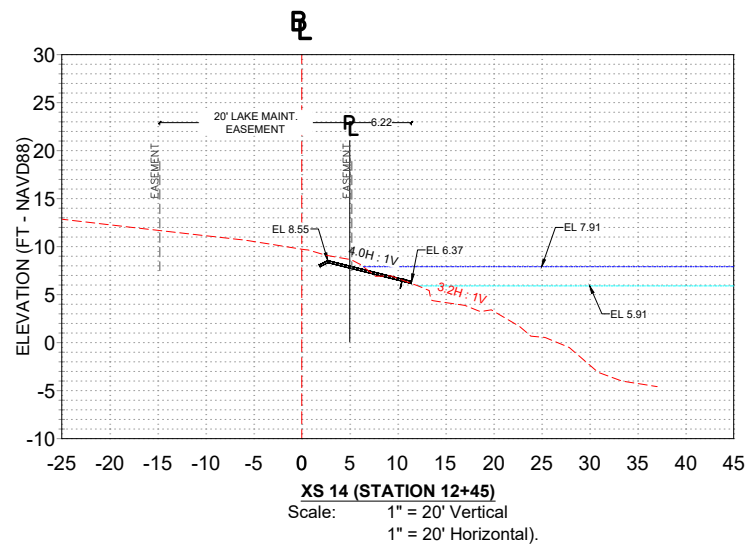
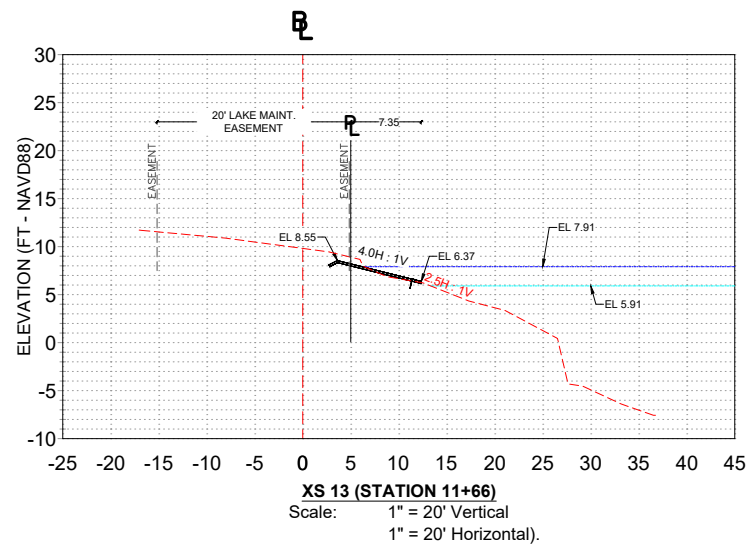
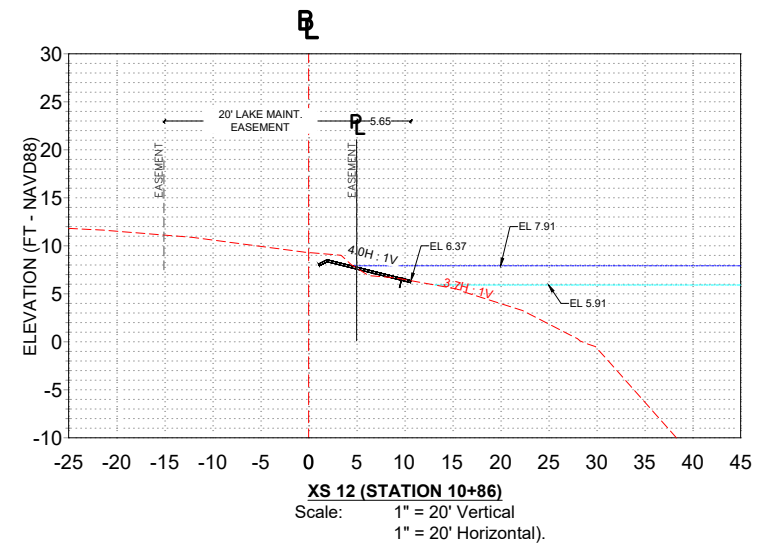
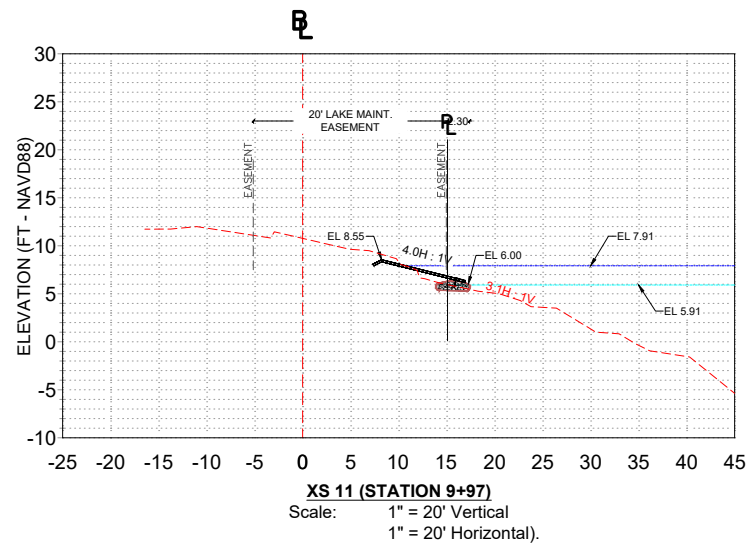
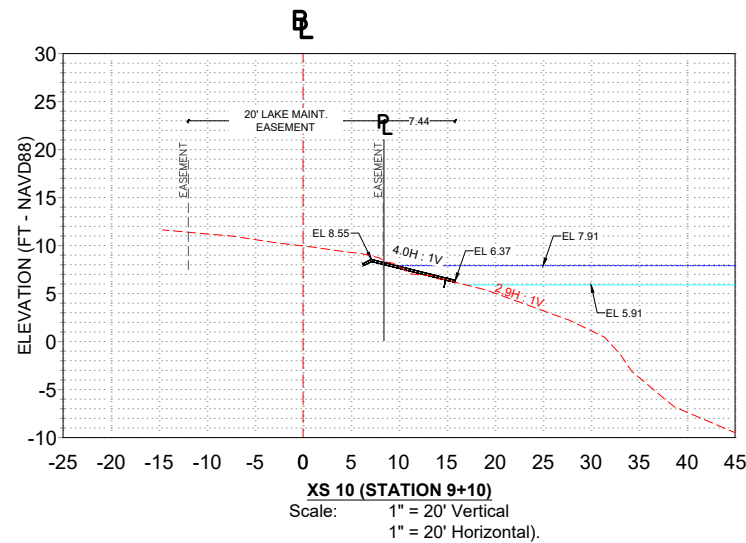


LANDSHORE ENTERPRISES LLC
118 Shamrock Blvd.,
Venice, FL 34293
Office: 941-303-5238
info@landshore.com

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PIETER M. LOMBARD ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Shoreline Restoration Cross Sections
(LAKE12)

PROJECT NO. 2026-024	SHEET 15	OF 28
DRAWN BY: JP	DATE: 07/13/2026	SCALE: AS SHOWN



REVISIONS		
DATE	BY	DESCRIPTION

Erosion and Sedimentation Control Plan
Turtle Run Community Development District
Lakes 11 and 12



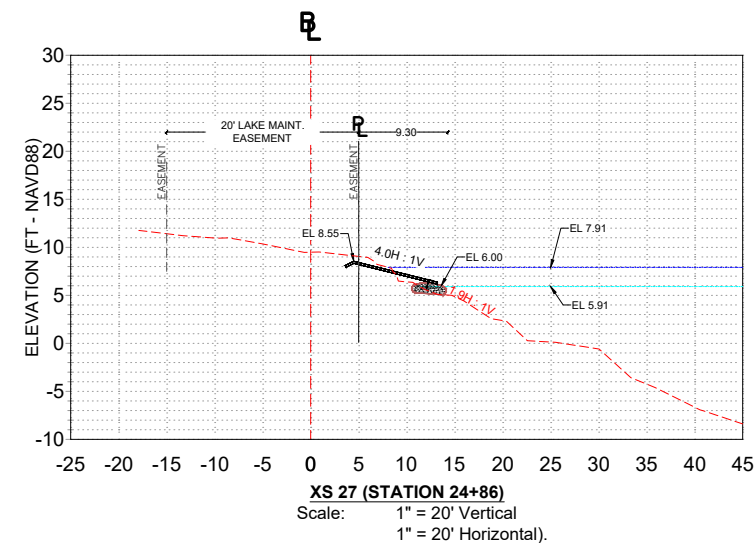
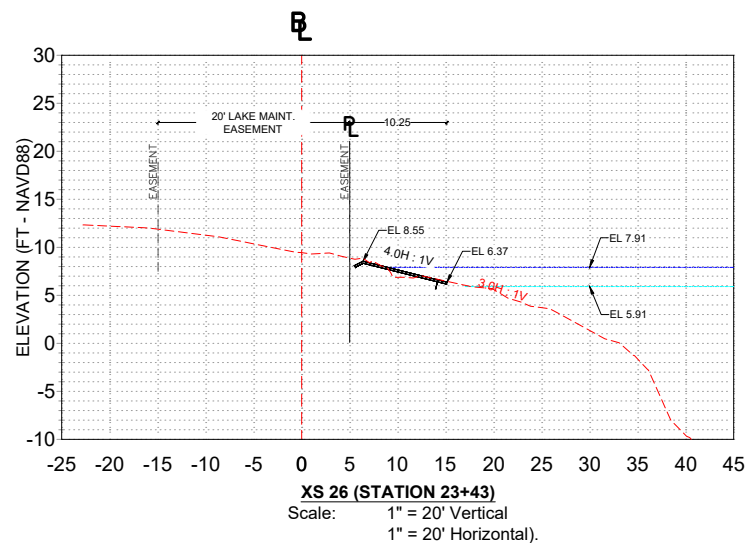
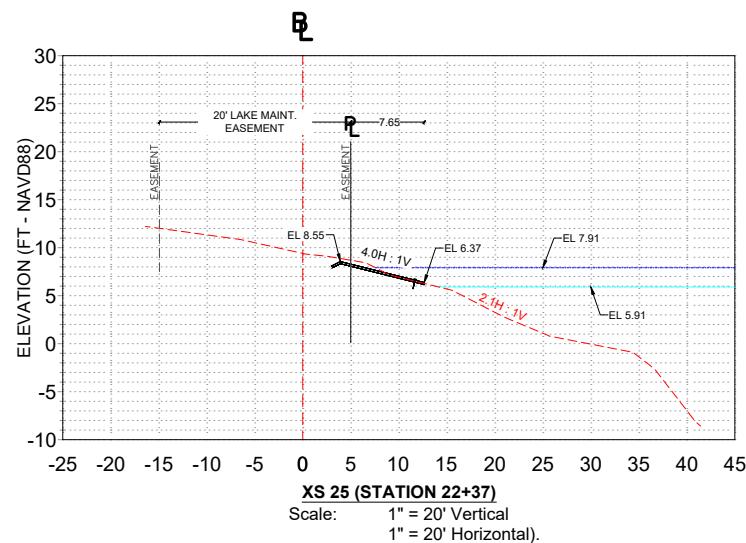
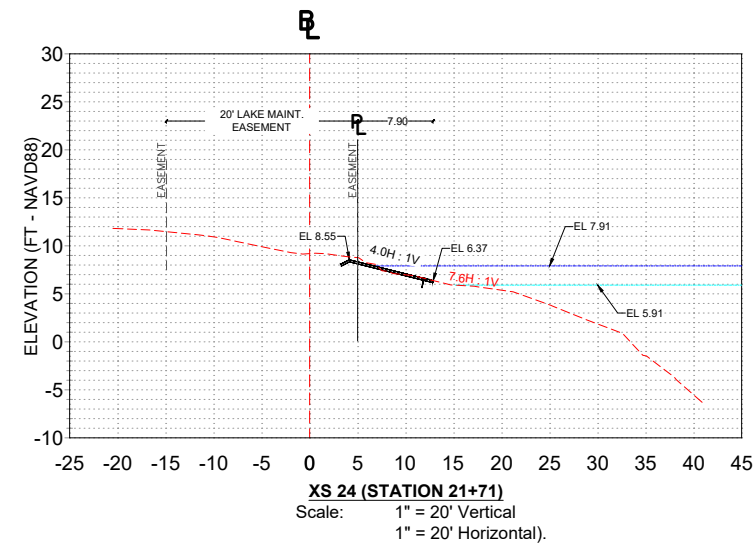
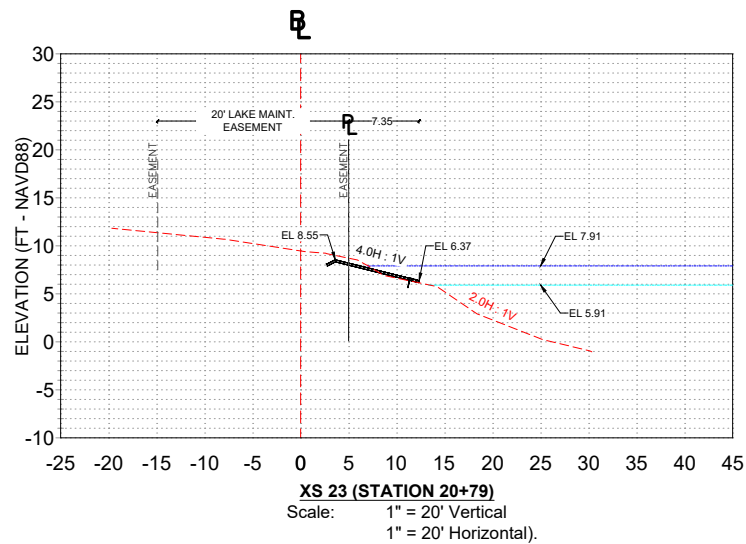
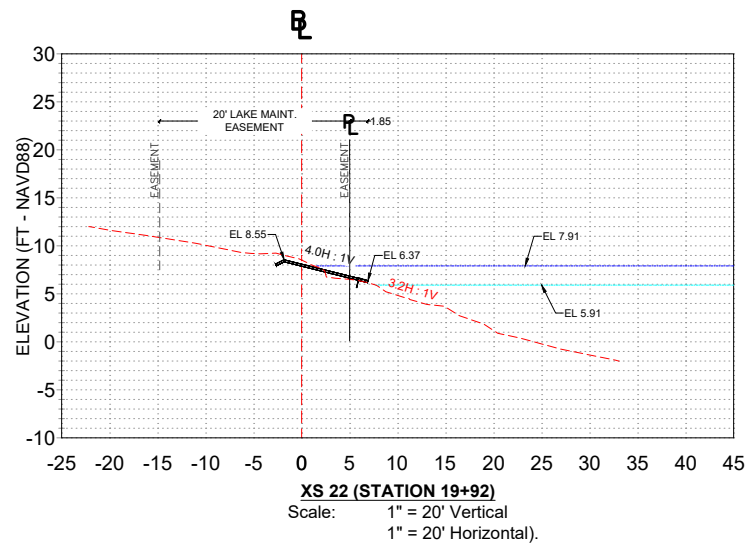
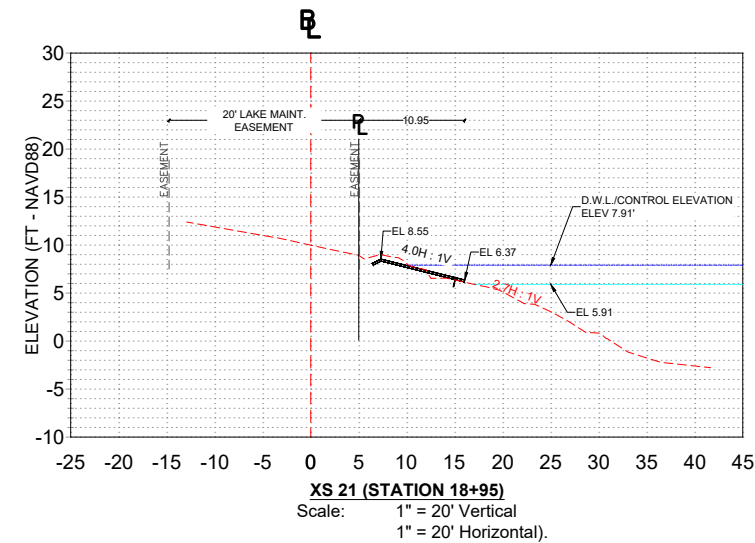
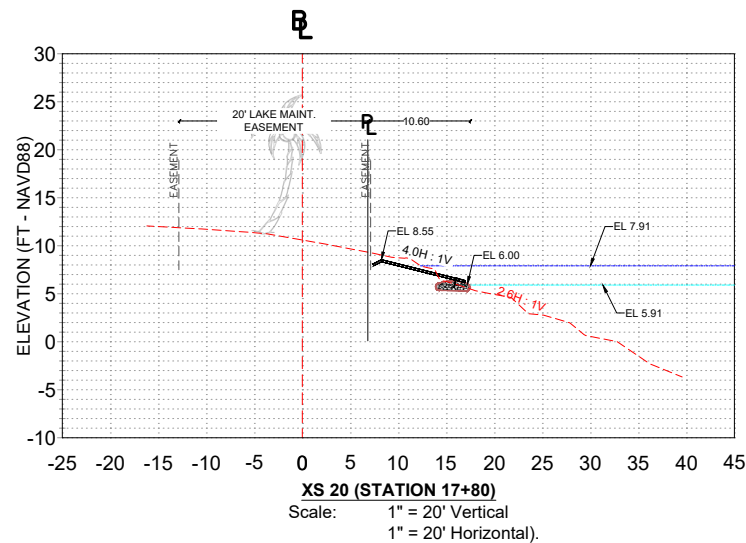
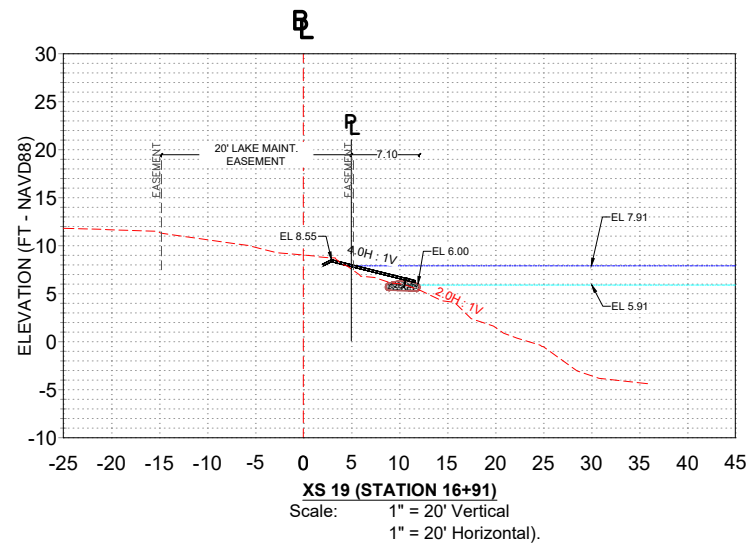
LANDSHORE ENTERPRISES LLC
118 Shamrock Blvd.,
Venice, FL 34293
Office: 941-303-5238
info@landshore.com



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PIETER M. LOMBARD ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Shoreline Restoration Cross Sections
(LAKE12)

PROJECT NO. 2026-024	SHEET 16	OF 28
DRAWN BY: JP	DATE: 07/13/2026	SCALE: AS SHOWN



REVISIONS		
DATE	BY	DESCRIPTION

Erosion and Sedimentation Control Plan
Turtle Run Community Development District
Lakes 11 and 12



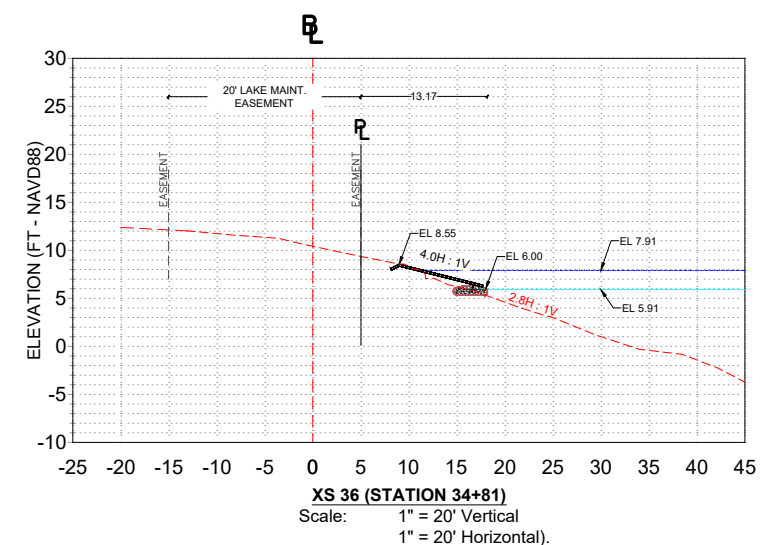
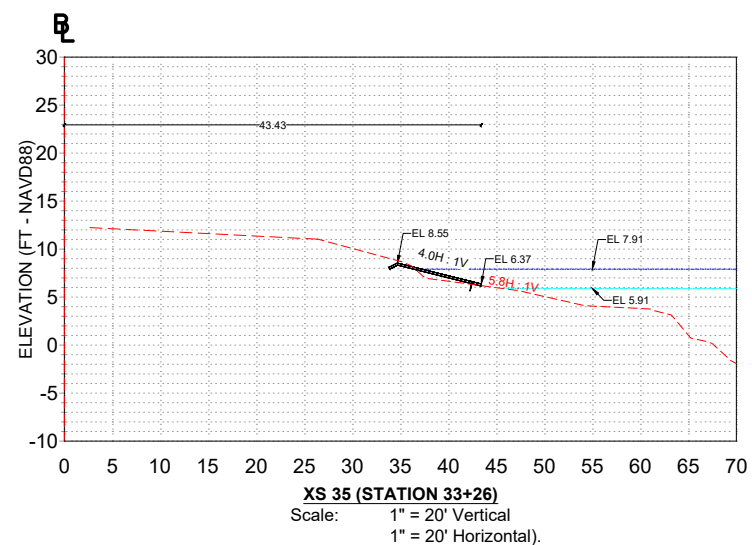
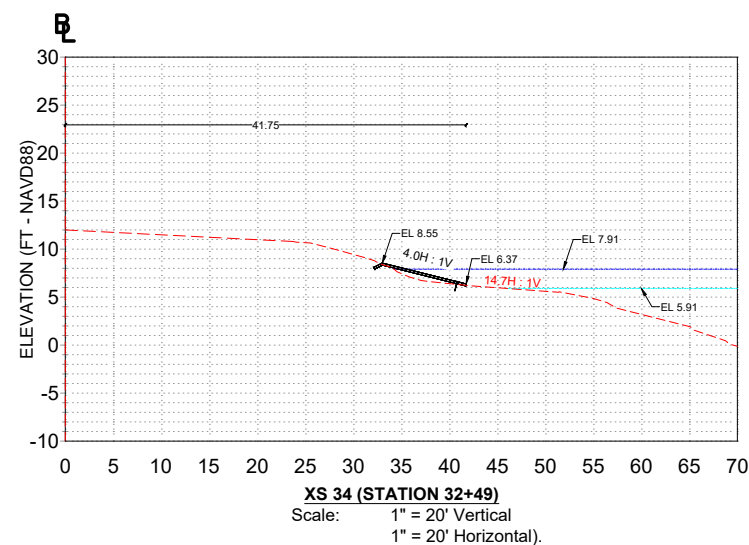
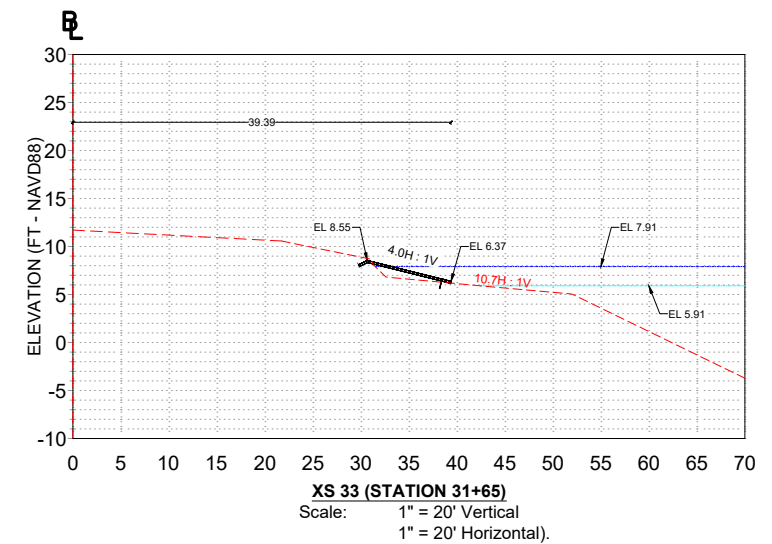
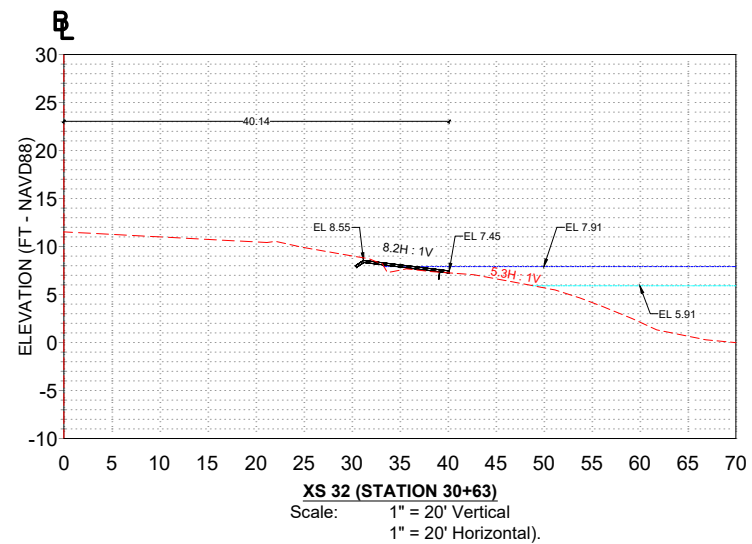
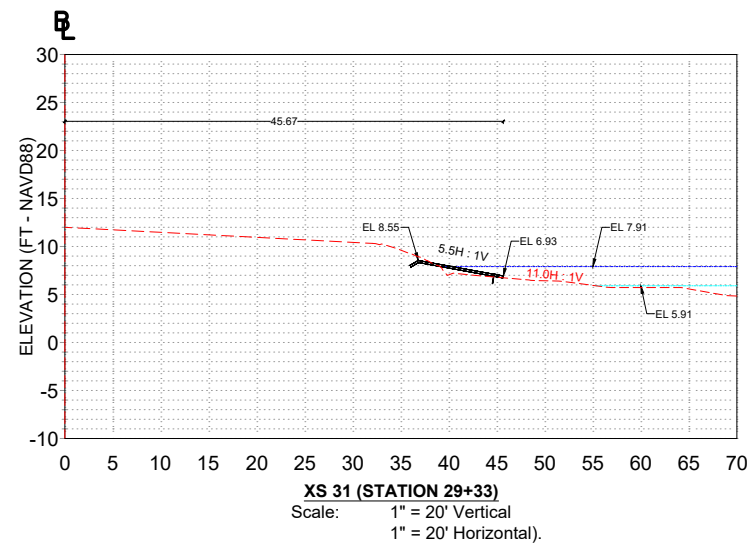
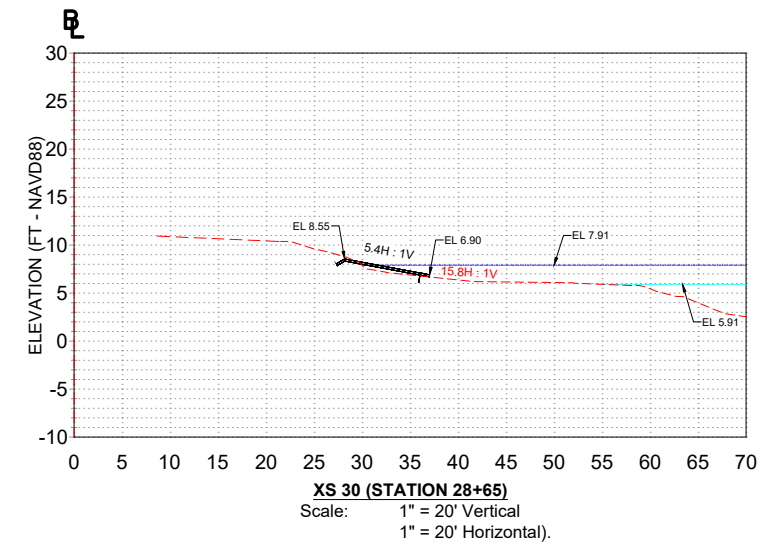
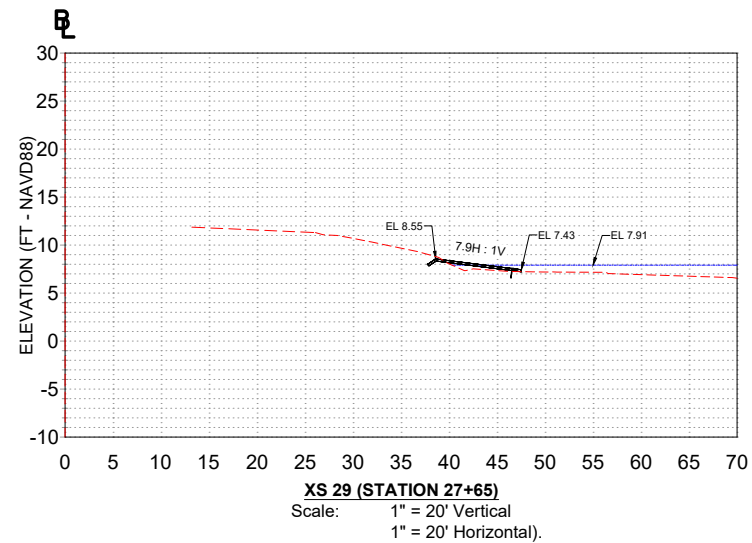
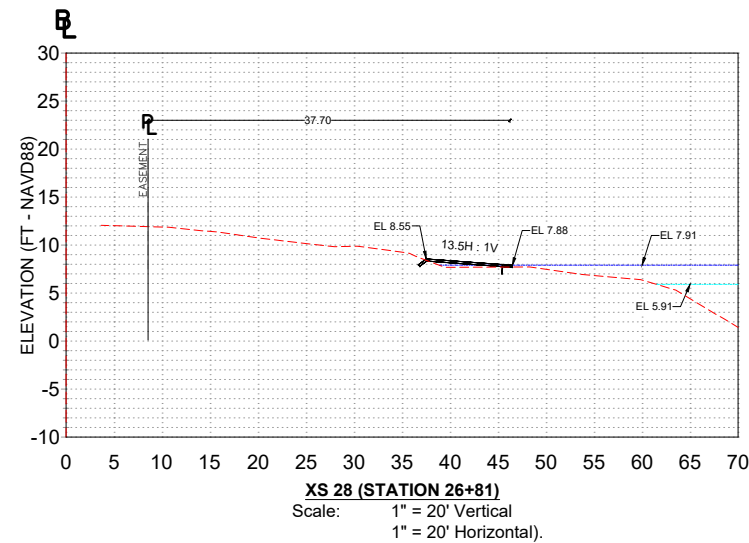
LANDSHORE ENTERPRISES LLC
118 Shamrock Blvd.,
Venice, FL 34293
Office: 941-303-5238
info@landshore.com



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PIETER M. LOMBARD ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Shoreline Restoration Cross Sections
(LAKE12)

PROJECT NO. 2026-024	SHEET 17	OF 28
DRAWN BY: JP	DATE: 07/13/2026	SCALE: AS SHOWN



REVISIONS		
DATE	BY	DESCRIPTION

**Erosion and Sedimentation Control Plan
Turtle Run Community Development District
Lakes 11 and 12**



LANDSHORE ENTERPRISES LLC
118 Shamrock Blvd.,
Venice, FL 34293
Office: 941-303-5238
info@landshore.com

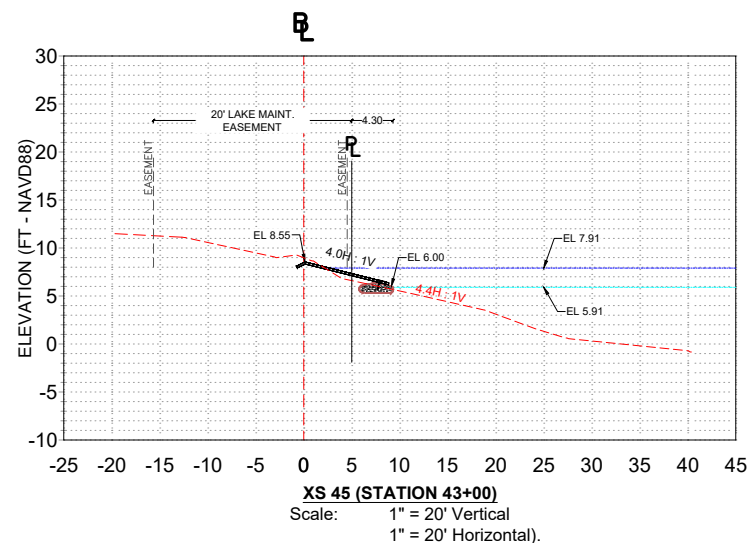
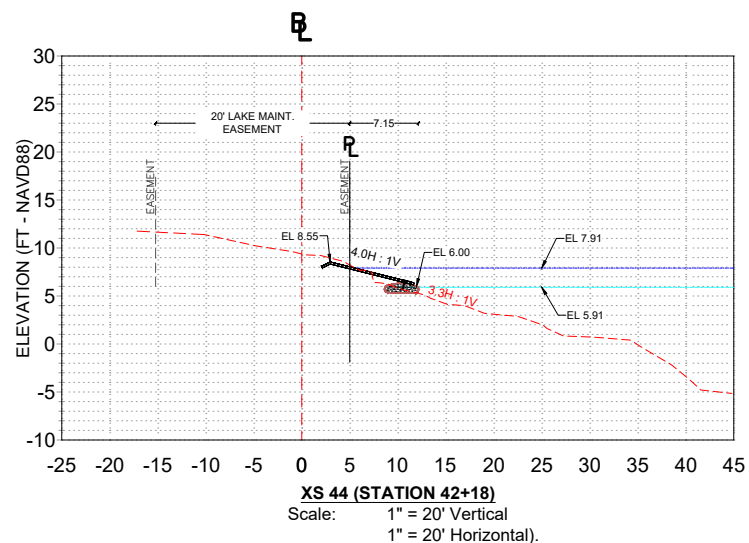
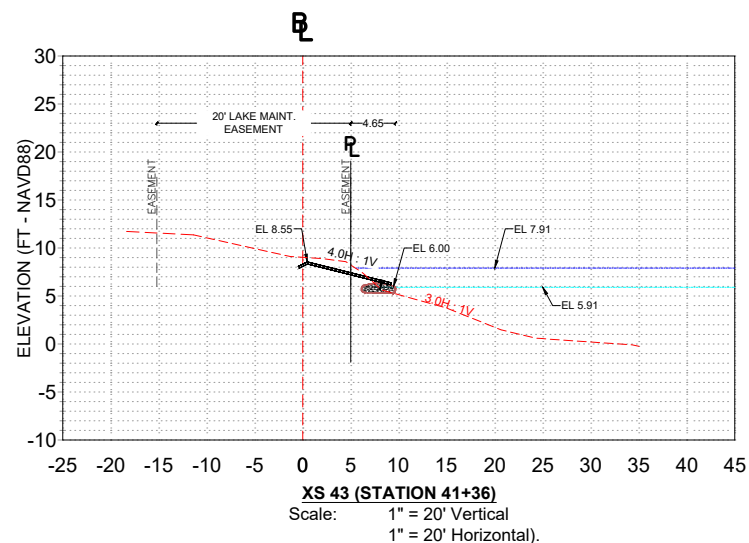
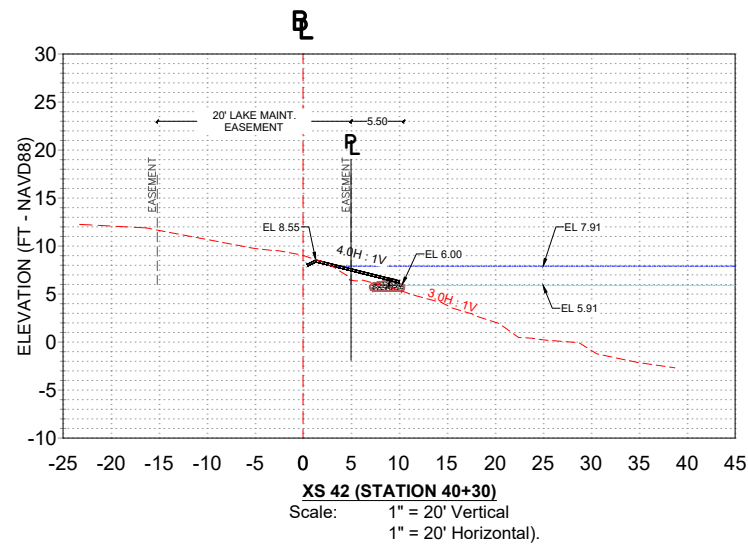
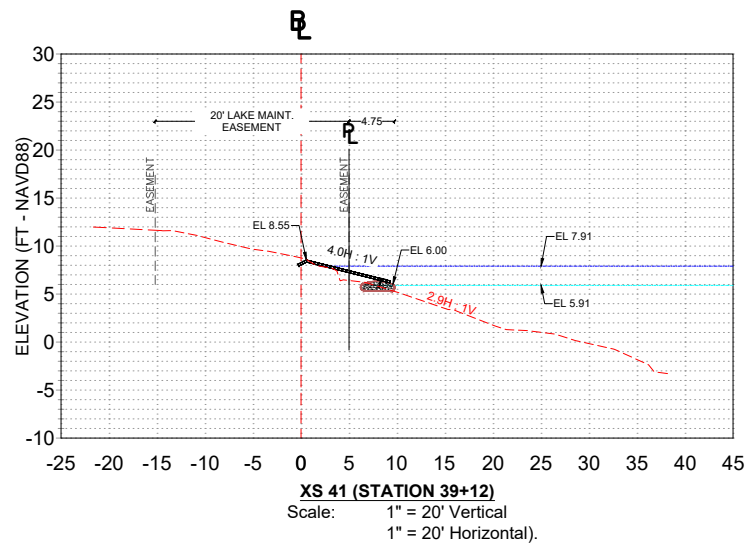
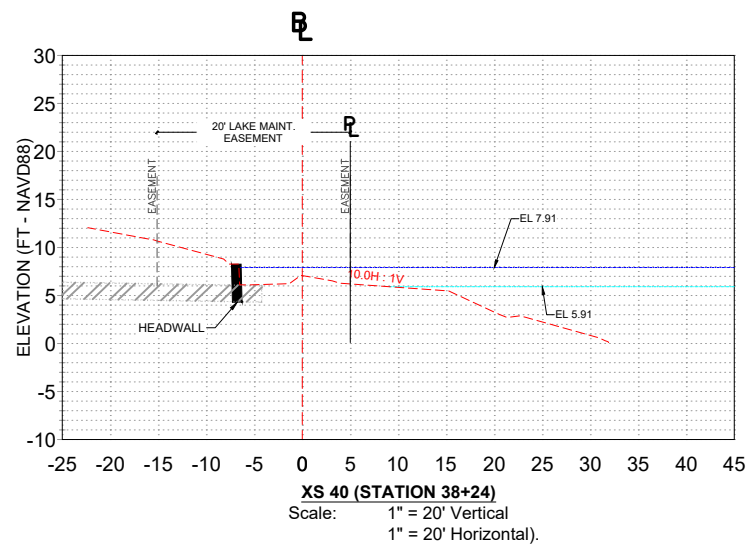
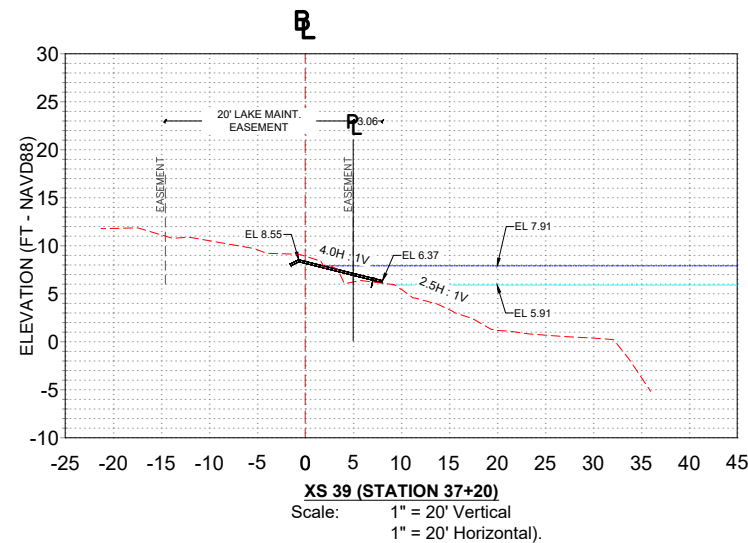
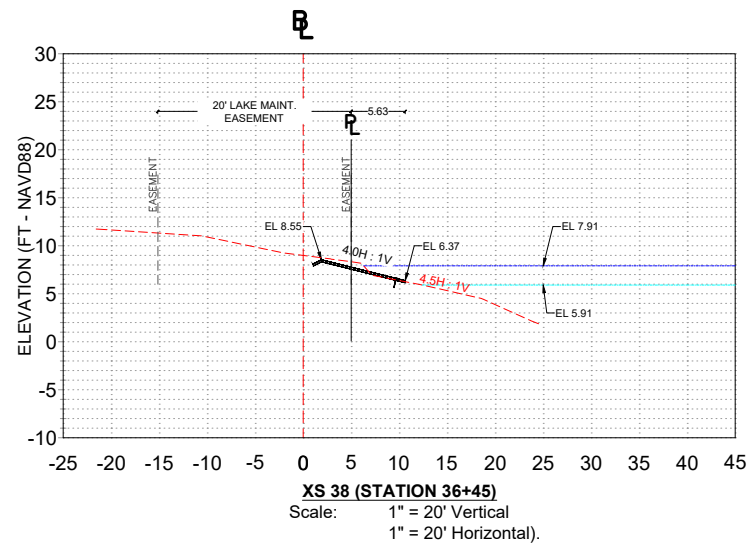
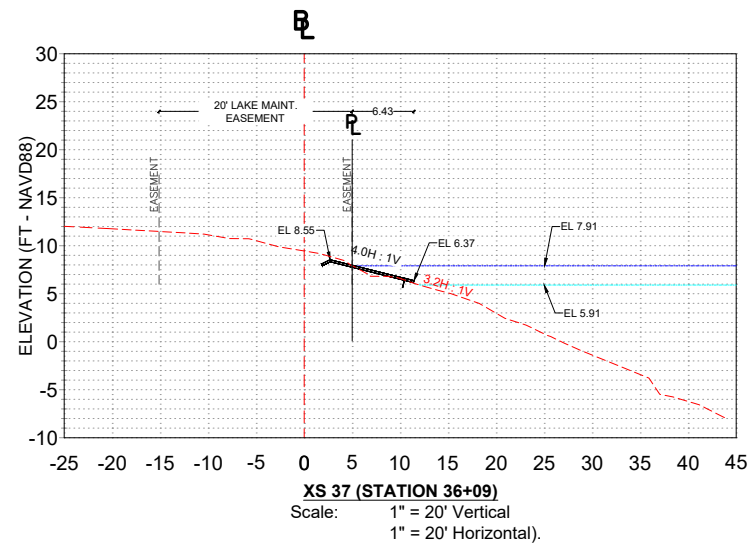


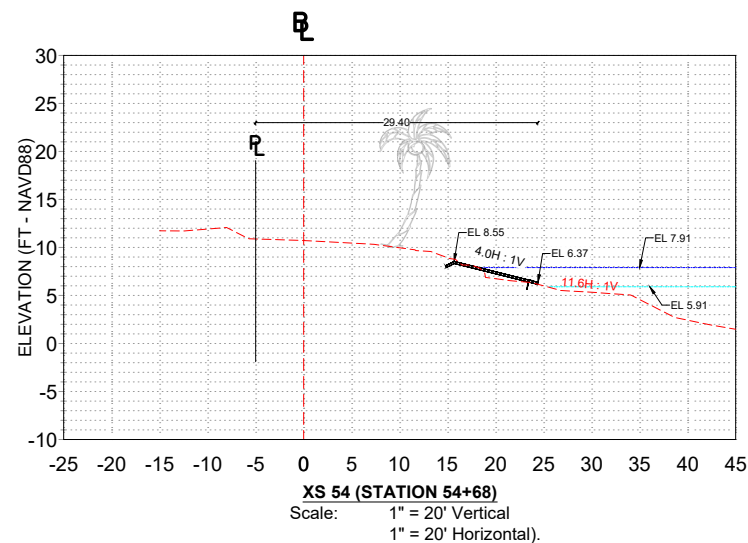
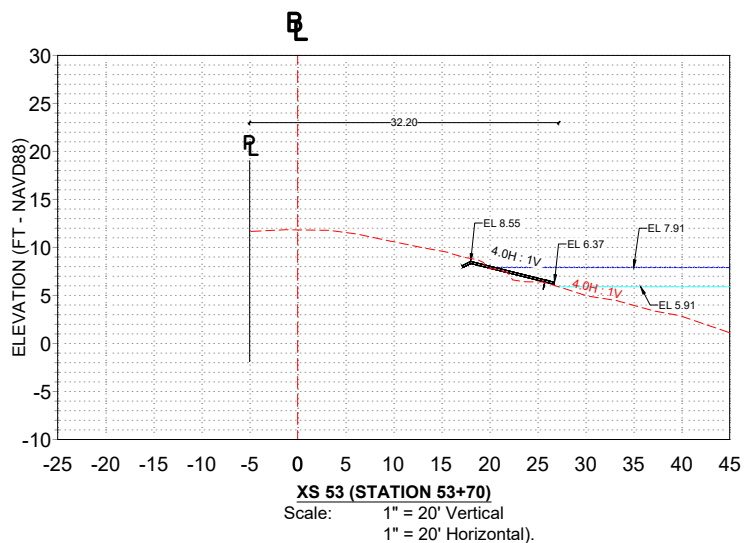
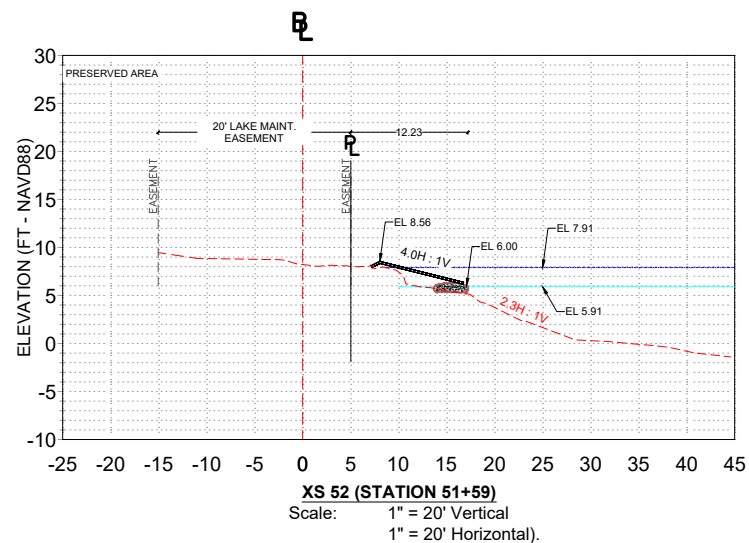
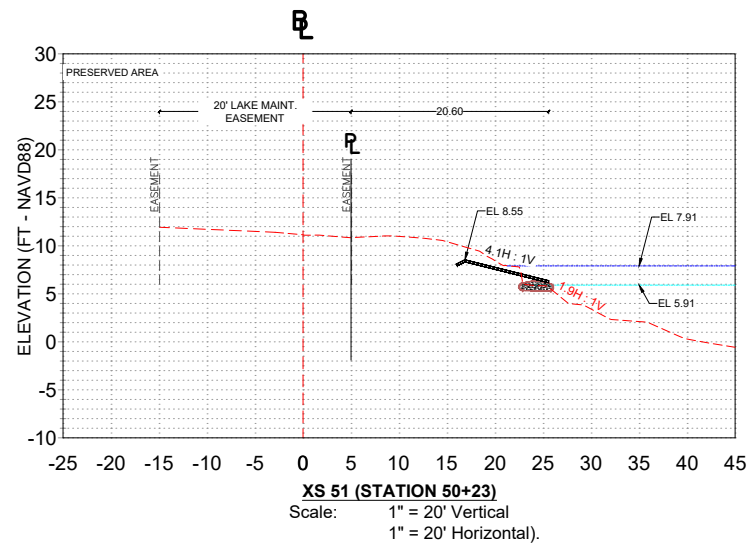
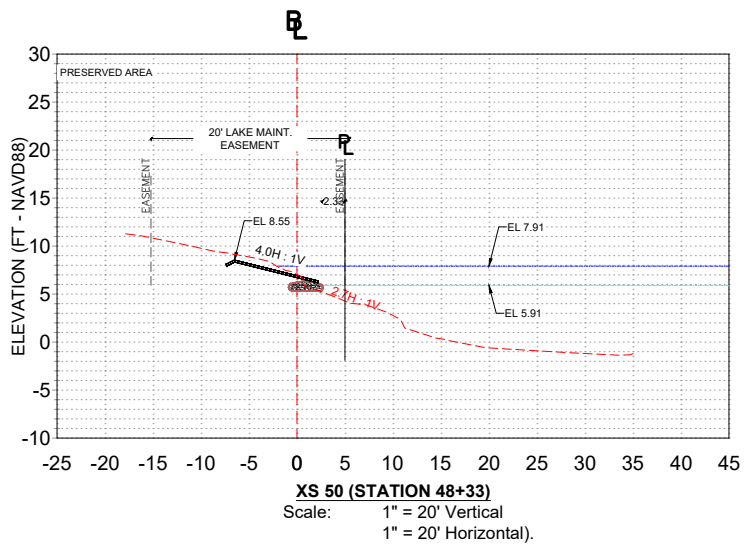
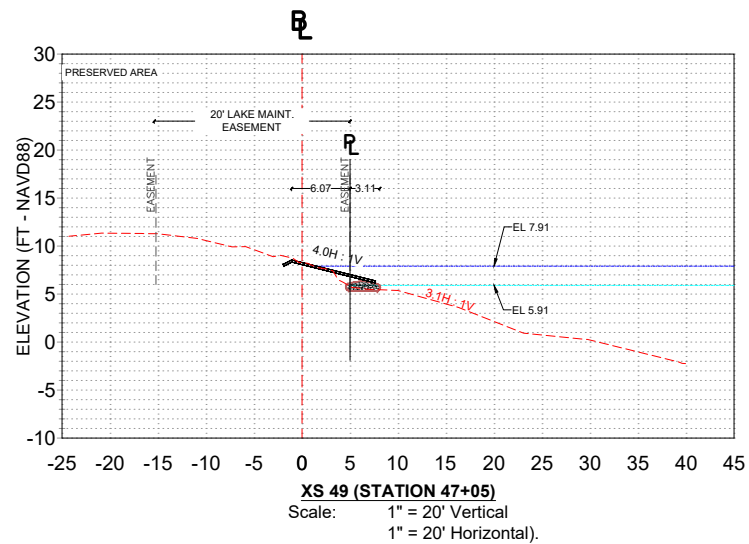
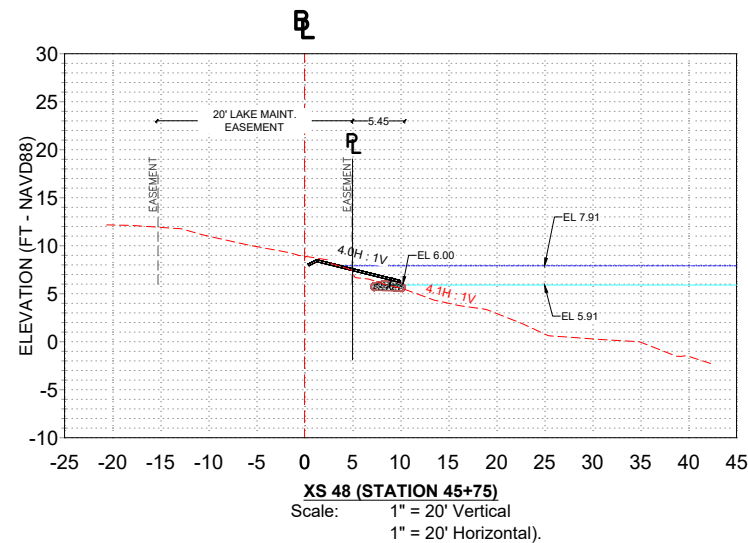
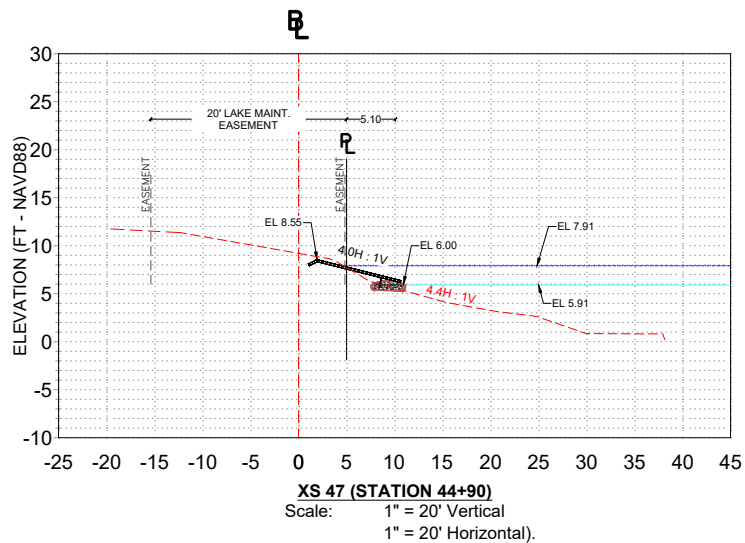
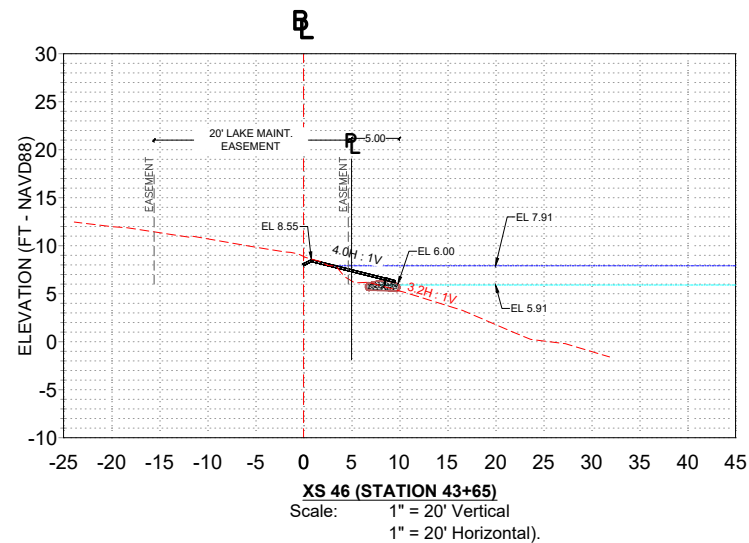
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PIETER M. LOMBARD ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Shoreline Restoration Cross Sections (LAKE12)

PROJECT NO. 2026-024	SHEET 18	OF 28
DRAWN BY: JP	DATE: 07/13/2026	SCALE: AS SHOWN





REVISIONS		
DATE	BY	DESCRIPTION

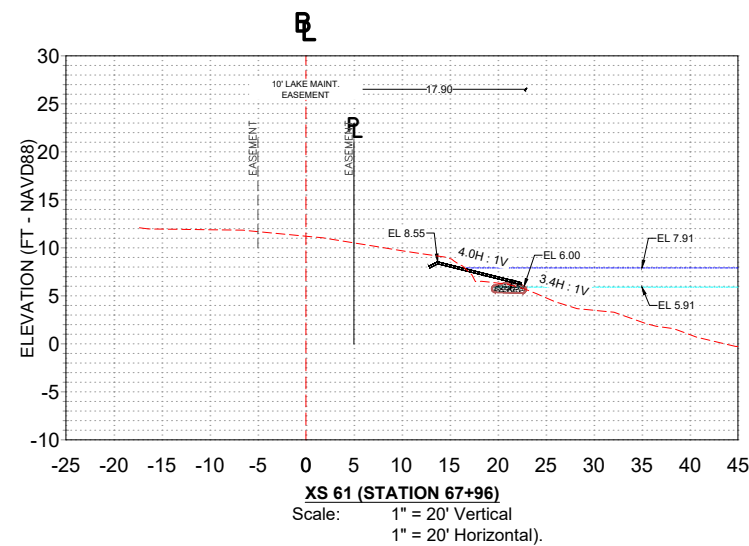
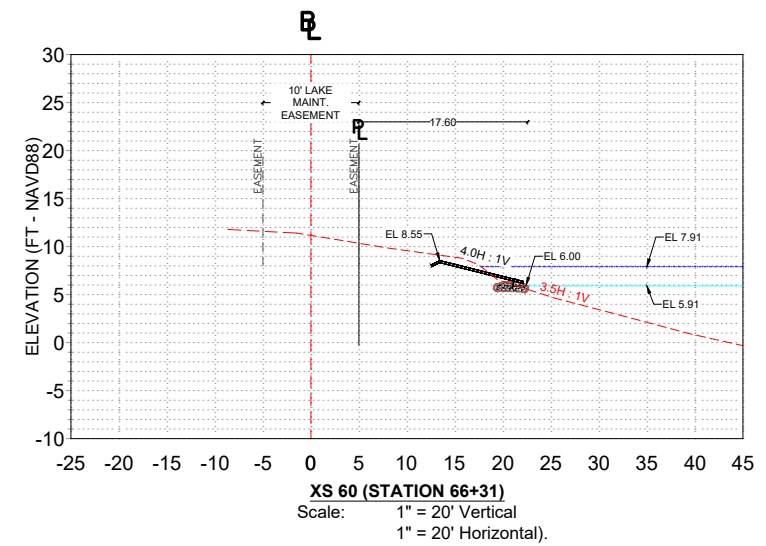
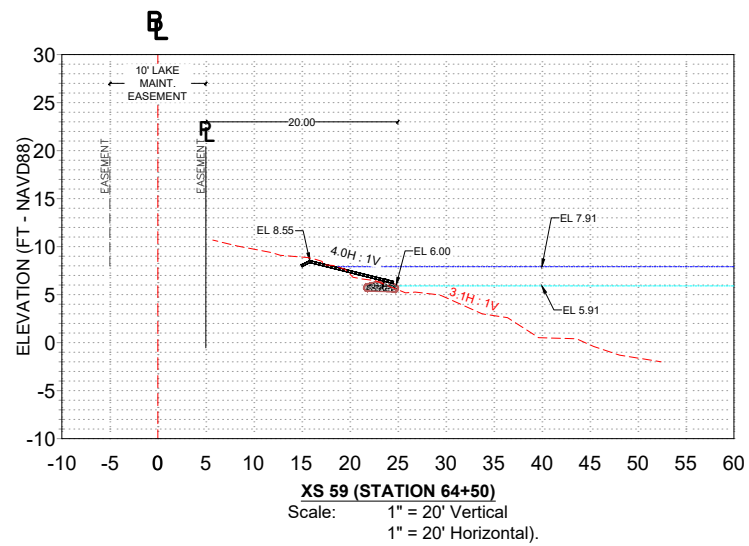
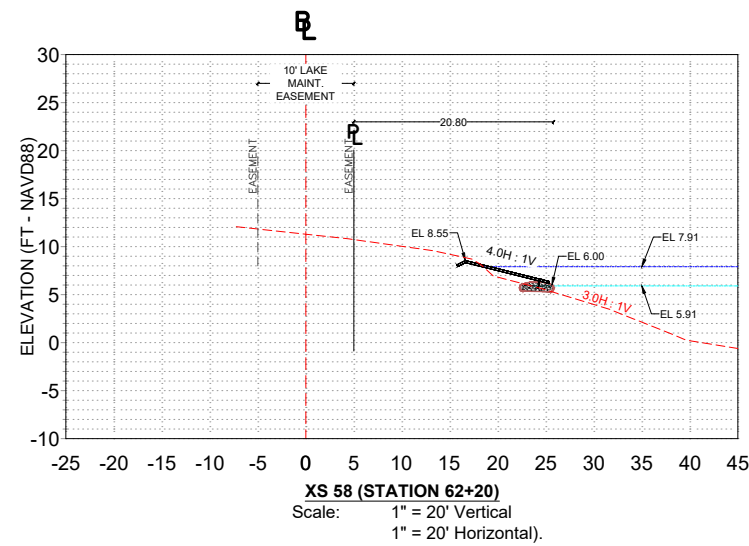
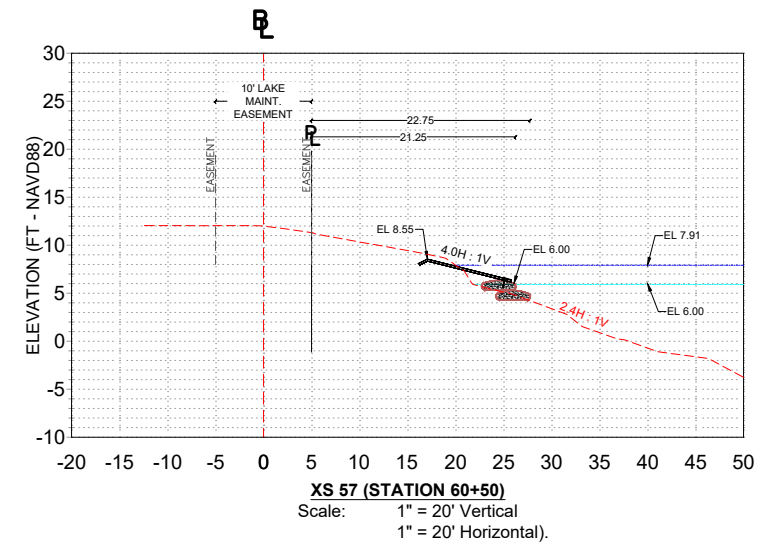
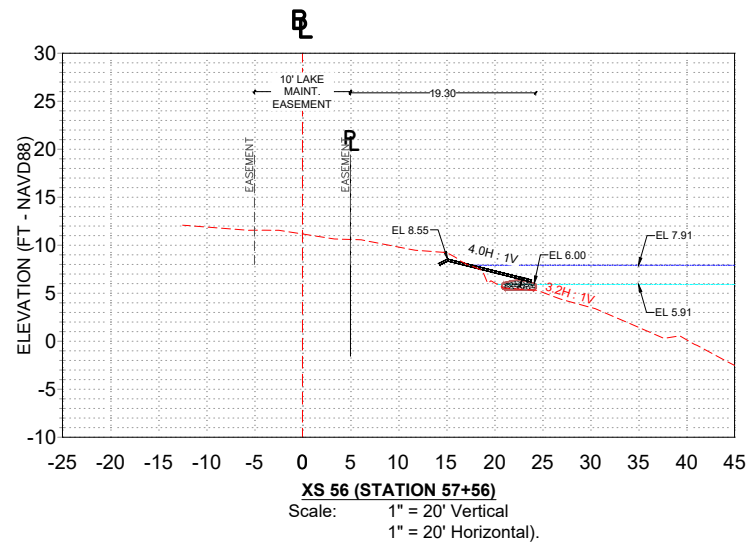
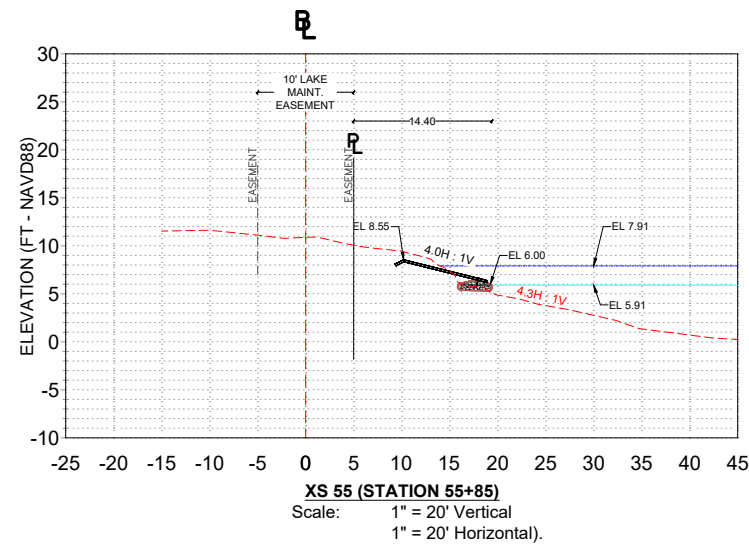
Erosion and Sedimentation Control Plan
Turtle Run Community Development District
Lakes 11 and 12

LANDSHORE ENTERPRISES LLC
118 Shamrock Blvd.,
Venice, FL 34293
Office: 941-303-5238
info@landshore.com

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PIETER M. LOMBARD ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Shoreline Restoration Cross Sections
(LAKE12)

PROJECT NO. 2026-024	SHEET 20	OF 28
DRAWN BY: JP	DATE: 07/13/2026	SCALE: AS SHOWN



REVISIONS		
DATE	BY	DESCRIPTION

Erosion and Sedimentation Control Plan
Turtle Run Community Development District
Lakes 11 and 12



LANDSHORE ENTERPRISES LLC
118 Shamrock Blvd.,
Venice, FL 34293
Office: 941-303-5238
info@landshore.com



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PIETER M. LOMBARD ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Shoreline Restoration Cross Sections
(LAKE12)

PROJECT NO. 2026-024	SHEET 21	OF 28
DRAWN BY: JP	DATE: 07/13/2026	SCALE: AS SHOWN



Specification Sheet

EroNet™ C125® Erosion Control Blanket

DESCRIPTION

The long-term double net erosion control blanket shall be a machine-produced mat of 100% coconut fiber with a functional longevity of up to 36 months. (NOTE: functional longevity may vary depending upon climatic conditions, soil, geographical location, and elevation). The blanket shall be of consistent thickness with the coconut evenly distributed over the entire area of the mat. The blanket shall be covered on the top and bottom sides with a heavyweight photodegradable polypropylene netting having ultraviolet additives to delay breakdown and an approximate 0.63 x 0.63 in (1.59 x 1.59 cm) mesh. The blanket shall be sewn together on 1.50 inch (3.81 cm) centers with degradable thread. The blanket shall be manufactured with a colored thread stitched along both outer edges (approximately 2-5 inches [5-12.5 cm] from the edge) as an overlap guide for adjacent mats. The C125 shall meet Type 4 specification requirements established by the Erosion Control Technology Council (ECTC) and Federal Highway Administration's (FHWA) FP-03 Section 713.17

Material Content		
Matrix	100% Coconut Fiber	0.5 lbs/sq yd (0.27 kg/sm)
Netting	Heavyweight photodegradable with UV additives	3 lbs/1000 sq ft (14.6 g/sm)
Thread	Black polypropylene	

Standard Roll Sizes			
Width	6.67 (2.03 m)	8 ft (2.44 m)	16 ft (4.87 m)
Length	108 ft (32.92 m)	112 ft (35.14 m)	112 ft (34.14 m)
Weight ± 10%	44 lbs (19.95 kg)	56.25 lbs (25.5 kg)	112.5 lbs (51 kg)
Area	80 sq yd (66.9 sm)	100 sq yd (83.61 sm)	200 sq yd (167.22 sm)



Western Green
4609 E. Boonville-New Harmony Rd.
Evansville, IN 47725

nagreen.com
800-772-2040

©2019, North American Green is a registered trademark from Western Green. Certain products and/or applications described or illustrated herein are protected under one or more U.S. patents. Other U.S. patents are pending, and certain foreign patents and patent applications may also exist. Trademark rights also apply as indicated herein. Final determination of the suitability of any information or material for the use contemplated, and its manner of use, is the sole responsibility of the user. Printed in the U.S.A.

EC_RM_X_MPDS_C125_3.20



Index Property	Test Method	Typical
Thickness	ASTM D6525	0.22 in. (5.59 mm)
Resiliency	ECTC Guidelines	82%
Water Absorbency	ASTM D1117	167%
Mass/Unit Area	ASTM 6475	7.73 oz/sy (262.8 g/sm)
Swell	ECTC Guidelines	13%
Smolder Resistance	ECTC Guidelines	Yes
Stiffness	ASTM D1388	0.75 oz-in
Light Penetration	ASTM D6567	16.6%
Tensile Strength - MD	ASTM D6818	472.8 lbs/ft (7.01 kN/m)
Elongation - MD	ASTM D6818	25.6%
Tensile Strength - TD	ASTM D6818	225.6 lbs/ft (3.35 kN/m)
Elongation - TD	ASTM D6818	33.9%
Biomass Improvement	ASTM 7322	257%

Design Permissible Shear Stress	
Unvegetated Shear Stress	2.25 psf (108 Pa)
Unvegetated Velocity	10.0 fps (3.05 m/s)

Slope Design Data: C Factors			
Slope Gradients (S)			
Slope Length (L)	≤ 3:1	3:1 – 2:1	≥ 2:1
≤ 20 ft (6 m)	0.001	0.029	0.082
20-50 ft	0.036	0.060	0.096
≥ 50 ft (15.2 m)	0.070	0.090	0.110

Roughness Coefficients – Unveg.	
Flow Depth	Manning's n
≤ 0.50 ft (0.15 m)	0.022
0.50 – 2.0 ft	0.022-0.014
≥ 2.0 ft (0.60 m)	0.014

TENCATE GEOSYNTHETICS
Americas

Mirafi® 160 N

Mirafi® 160N is a nonwoven geotextile composed of polypropylene fibers, which are formed into a stable network such that the fibers retain their relative position. Mirafi® 160N is inert to biological degradation and resists naturally encountered chemicals, alkalis, and acids. Mirafi® 160N meets AASHTO M288 Class 2 for Elongation > 50%.

TenCate Geosynthetics Americas Laboratories are accredited by Geosynthetic Accreditation Institute – Laboratory Accreditation Program (GAI-LAP). NTPEP Listed

Mechanical Properties	Test Method	Unit	Minimum Average	
			Roll Value	
			MD	CD
Grab Tensile Strength	ASTM D4632	lbs (N)	160 (712)	160 (712)
Grab Tensile Elongation	ASTM D4632	%	50	50
Trapezoid Tear Strength	ASTM D4533	lbs (N)	60 (267)	60 (267)
CBR Puncture Strength	ASTM D6241	lbs (N)	410 (1825)	
Apparent Opening Size (AOS)	ASTM D4751	U.S. Sieve (mm)	70 (0.212)	
			Minimum Roll Value	
Permittivity	ASTM D4491	sec-1	1.5	
Flow Rate	ASTM D4491	gal/min/ft2 (l/min/m2)	110 (4481)	
			Minimum Test Value	
UV Resistance (at 500 hours)	ASTM D4355	% strength retained	70	
Physical Properties		Unit	Roll Size	
Roll Dimensions (width x length)		ft (m)	15 x 300 (4.5 x 91)	
Roll Area		yd2 (m2)	500 (418)	

Disclaimer: TenCate assumes no liability for the accuracy or completeness of this information or for the ultimate use by the purchaser. TenCate disclaims any and all express, implied, or statutory standards, warranties or guarantees, including without limitation any implied warranty as to merchantability or fitness for a particular purpose or arising from a course of dealing or usage of trade as to any equipment, materials, or information furnished herewith. This document should not be construed as engineering advice.

Mirafi® is a registered trademark of Nicolon Corporation. Copyright © 2015 Nicolon Corporation. All Rights Reserved.

365 South Holland Drive
Pendergrass, GA 30567

Tel 706 693 2226
Tel 888 795 0808

Fax 706 693 4400
www.tencate.com

FGS000361
ETQR89

GAI-LAP-25-97



REINFORCING
SUCCESS

PRODUCT DATA SHEET

WINFAB 300HTM



WINFAB 300HTM is manufactured using high tenacity polypropylene yarns that are woven to form a dimensionally stable network, which allows the yarns to maintain their relative position.

WINFAB 300HTM resists ultraviolet deterioration, rotting, and biological degradation and is inert to commonly encountered soil chemicals.

PROPERTY	TEST METHOD	MARV ENGLISH	MARV METRIC
Tensile Modulus @ 2% Strain (XD)	ASTM D4595	33,000 lbs/ft	481.5 kN/m
Tensile Modulus @ 5% Strain	ASTM D4595	32,500 lbs/ft	474.2 kN/m
UV Resistance (500 hrs)	ASTM D4355	90%	90%
Apparent Opening Size*	ASTM D4751	40 US Std. Sieve	0.425 mm
Permittivity	ASTM D4491	1.09 sec ⁻¹	1.09 sec ⁻¹
Water Flow Rate	ASTM D4491	80 gpm/ft ²	3260 lpm/m ²

*Maximum Average Roll Value

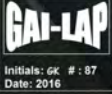
PROPERTY		TYPICAL ENGLISH	TYPICAL METRIC
Roll Dimensions	-	15 ft x 300 ft	4.6 m x 91.5 m
Roll Area	-	500 yd ²	418 m ²

Disclaimer: WINFAB assumes no liability for the completeness or accuracy of this information or the ultimate use of this information. WINFAB disclaims any and all implied, expressed, or statutory standards, guarantees, or warranties. This includes without limitation any implied warranty as to merchantability or fitness for a particular purpose or arising from a course of dealing or usage of trade as to equipment, materials, or information furnished herewith. This document should not be construed as engineering advice. Always consult the project engineer for project specific requirements. The end user assumes sole responsibility for the use of this information and product. The property values listed above are subject to change without notice.

© 2018 WINFAB

US CONSTRUCTION FABRICS

8 Ledge Rd, Windham, NH 03087
(603) 893-5480 Fax (603) 893-2154
www.usconstructionfabrics.com



Initials: GK # : 07
Date: 2016

NOTE: CONTRACTOR CAN PORPOSE EQUIVALENT MATERIALS AND SUBMIT TO ENGINEER OF RECORD (E.O.R.) FOR APPROVAL

REVISIONS			Erosion and Sedimentation Control Plan Turtle Run Community Development District Lakes 11 and 12	 LANDSHORE ENTERPRISES LLC 118 Shamrock Blvd., Venice, FL 34293 Office: 941-303-5238 info@landshore.com	 THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PIETER M. LOMBARD ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.	Erosion Control Product Data and Installation Information	PROJECT NO.	SHEET	OF
DATE	BY	DESCRIPTION					2026-024	22	28
							DRAWN BY:	DATE:	SCALE:
							JP	07/13/2026	NTS

SHOREFLEX DATA SHEET AND PERFORMANCE

WIDTH	LENGTH	8'	16'	25'	32'	50'
4'	ROLL WEIGHT (lbs)	352	704	1,100	1,408	2,200
	MATS/TRUCKLOAD	127	63	40	31	20
8'	ROLL WEIGHT (lbs)	704	1,408	2,200	2,816	4,400
	MATS/TRUCKLOAD	63	31	20	15	10
10'	ROLL WEIGHT (lbs)	880	1,760	2,750	3,520	5,500
	MATS/TRUCKLOAD	51	25	16	12	8
16'	ROLL WEIGHT (lbs)	1,408	2,816	4,400	5,632	8,800
	MATS/TRUCKLOAD	31	15	10	7	5

* CUSTOM SIZES AVAILABLE UP TO 16' WIDE

* ROLL WEIGHT IS MAX SHIPPING WEIGHT

SHOREFLEX® TECHNICAL INFORMATION	
Blocks	5,000 PSI, Wet-Cast Portland Cement / ASTM C39/C39 M
Block Size	6.5"x6.5"x2.5" / Avg. Weight 4.5 lbs
Percentage Open Area (POA)	30% min.
Material Weight	Min. 10 lbs. / sf
SF Per Load	4,000 to 4,300 lbs/T: (pending trucking ability and roll sizes)
Interlocking	Polypropylene 30/30 w/ 2,000 lb/ft biaxial strength Grid Aperture 1.6"
"Backing Options"	Double Net Straw (DNS2), GS 50. Non-Woven Fabrics
Anchor Types	18" Rebar "U" & Earth Anchors Stainless, Galvanized or Steel

PERFORMANCE TESTING
ShoreFlex® will resist erosion and scour due to hydraulic forces. ShoreFlex® will meet the requirements listed in Table 2 when tested with a backing material on a non-vegetated surface. 30% testing is not recommended for ASTM D6460-12 due to slope stability during testing.

Sampling and Testing: The purchaser (or their authorized representative) shall be accorded access to the relevant manufacturing facility or facilities, if desired, in order to inspect and/or sample the units from lots ready for delivery prior to release for delivery to the job site. Such inspections are at the sole expense of the requesting entity.

Purchaser may request additional testing other than that provided by the manufacturer as needed.
Such requested testing will extend any stated lead times for manufacturing and delivery, if the results of such testing are a prerequisite to approval (i.e., approval for release to manufacturing). Costs associated with such testing shall be borne by the purchaser.

Table 2. Limiting shear stress, ASTM D46460-12			
Test	Tested value	Bed Slope	Limiting Value
ASTM D6460-12	Shear Stress	10% & 20%	18 lb./ft. ²
ASTM D6460-12	Velocity	10% & 20%	30 ft./sec

Full Specification available upon request or available at Manufacturer Website (Link provide Below)
https://49d5b17d-c449-4dcb-bd77-bcc30683e1d7.filesusr.com/ugd/7ba743_f2b617ac401a4fad75c9e64dcf43e5a.pdf



Motz Enterprises, Inc.
3153 Madison Road
Cincinnati OH 45209
Office: 513-772-6689
Fax: 513-772-6690
www.Flexamat.com

Data Sheet

Flexamat® is a tied concrete block mat used to control erosion in swales, slopes, ditches, channels, shorelines and any area where soil sediment may be lost due to water runoff.

The matting consists of pyramidal concrete blocks that are interconnected utilizing a high tensile strength polypropylene geogrid. The completed mat yields a high strength, ultra-flexible hard armor system of Erosion Control. Flexamat’s superior Percentage of Open Area (POA) affords an ideal zone for vegetation growth while remaining a permanent armor against long-term erosional forces.

General Composition of Materials

Blocks	5000 PSI, Wet-cast Portland Cement
Interlocking Biaxial Geogrid	Fornit 30/30 – Polypropylene Geogrid with 2,055 lb/ft biaxial strength
Underlayment Options	Standard Polypropylene netting Curlex® II ECB

Manufacturing Values

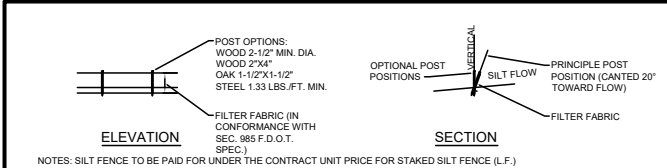
Flexamat Properties	Values
Roll Width	4', 5.5', 8', 10', 12' 16'
Roll Length	30', 40', 50' / custom
Material Weight	10 lbs./sf
Block Size	6.5" x 6.5" x 2.25"
Percentage Open Area (POA)	30% min.

Performance

Test	Tested Value	Bed Slope	Soil Classification	Limiting Value
ASTM 6460	Shear Stress	30%	Sandy Loam (USDA)	24 PSF
ASTM 6460	Velocity	20%	Loam (USDA)	30 ft./sec

NOTE: CONTRACTOR CAN PORPOSE EQUIVALENT MATERIALS AND SUBMIT TO ENGINEER OF RECORD (E.O.R.) FOR APPROVAL

REVISIONS			Erosion and Sedimentation Control Plan Turtle Run Community Development District Lakes 11 and 12	 LANDSHORE ENTERPRISES LLC 118 Shamrock Blvd., Venice, FL 34293 Office: 941-303-5238 info@landshore.com	 THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PIETER M. LOMBARD ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.	Erosion Control Product Data and Installation Information	PROJECT NO.	SHEET	OF
DATE	BY	DESCRIPTION					2026-024	23	28
							DRAWN BY:	DATE:	SCALE:
							JP	07/13/2026	NTS



TYPE III SILT FENCE

NOTE: SPACING FOR TYPE III FENCE TO BE IN ACCORDANCE WITH CHART I, SHEET 1 OF 3 AND DITCH INSTALLATIONS AT DRAINAGE STRUCTURES SHEET 2 OF 3

TYPE III SILT FENCE PROTECTION AROUND DITCH BOTTOM INLETS

1. SILT FENCE APPLICATIONS

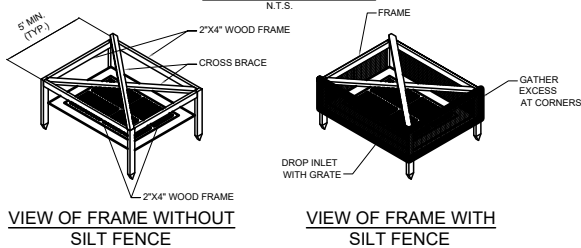
- NOTES:
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
 2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" MAXIMUM RECOMMENDED STORAGE HEIGHT.
 3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.



TRENCH DETAIL

TYPE IV SILT FENCE

INSTALLATION WITHOUT TRENCHING



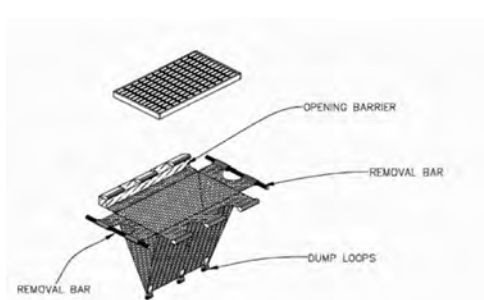
VIEW OF FRAME WITHOUT SILT FENCE

VIEW OF FRAME WITH SILT FENCE

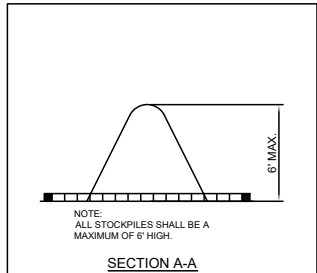


2x2" STAKE

2. SILT FENCE INLET PROTECTION



4. INLET INSERT SEDIMENT CONTAINMENT SYSTEM



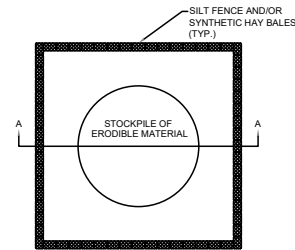
SECTION A-A

- NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
 2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

TYPE "ABOVE GRADE" WITH SYNTHETIC BALES

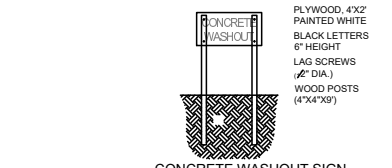
CONCRETE & STUCCO WASTE MANAGEMENT

N.T.S.



SEDIMENT CONTROL DETAIL FOR STOCKPILING OF ERODIBLE MATERIAL

N.T.S.

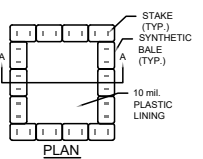


CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)



STAPLE DETAIL

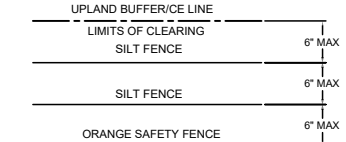
SECTION B-B



PLAN

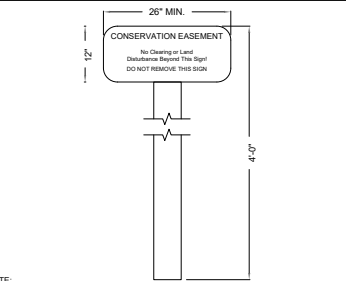
3. SILT FENCE/ORANGE FENCE PLACEMENT DETAIL AROUND WETLANDS

N.T.S.



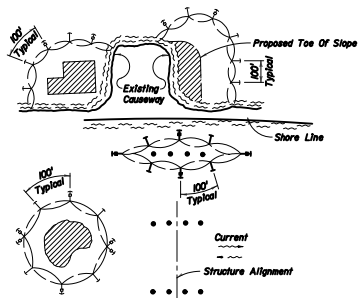
3. SILT FENCE/ORANGE FENCE PLACEMENT DETAIL AROUND WETLANDS

N.T.S.



CONSERVATION EASEMENT SIGN

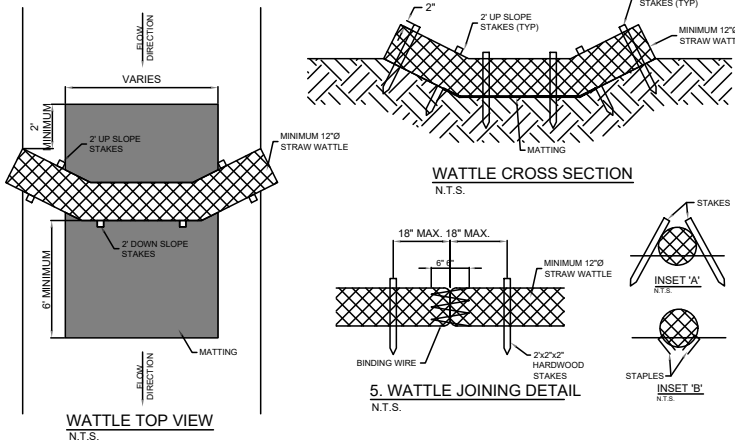
N.T.S.



- NOTES:
1. Turbidity barriers are to be used in all permanent bodies of water regardless of water depth.
 2. Number and spacing of anchors dependent on current velocities.
 3. Deployment of barrier around pile locations may vary to accommodate construction operations.
 4. Navigation may require segmenting barrier during construction operations.
 5. For additional information see Section 104 of the Standard Specifications.

5. TURBIDITY BARRIER APPLICATIONS

N.T.S.



WATTLE CROSS SECTION

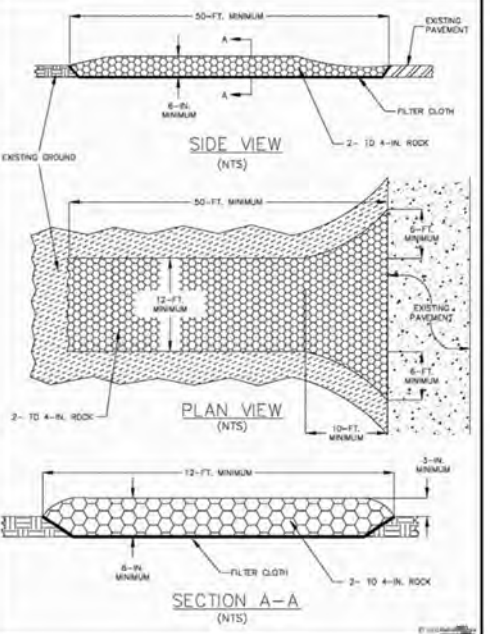
N.T.S.

5. WATTLE JOINING DETAIL

N.T.S.

6. SYNTHETIC HAY BALE DETAILS

N.T.S.



7. SOIL TRACKING PREVENTION DEVICE DETAIL

N.T.S.

EROSION AND SEDIMENTATION CONTROL NOTES

CONSTRUCTION ACTIVITIES CAN RESULT IN THE GENERATION OF SIGNIFICANT AMOUNTS OF POLLUTANTS WHICH MAY REACH SURFACE OR GROUND WATERS. ONE OF THE PRIMARY POLLUTANTS OF SURFACE WATERS IS SEDIMENT DUE TO EROSION. EXCESSIVE QUANTITIES OF SEDIMENT WHICH REACH WATER BODIES OF FLOOD PLAINS HAVE BEEN SHOWN TO ADVERSELY AFFECT THEIR PHYSICAL, BIOLOGICAL AND CHEMICAL PROPERTIES. TRANSPORTED SEDIMENT CAN OBSTRUCT STREAM CHANNELS, REDUCE HYDRAULIC CAPACITY OF WATER BODIES OF FLOOD PLAINS, REDUCE THE DESIGN CAPACITY OF CULVERTS AND OTHER WORKS, AND ELIMINATE BENTHIC INVERTEBRATES AND FISH SPAWNING SUBSTRATES BY SILTATION. EXCESSIVE SUSPENDED SEDIMENTS REDUCE LIGHT PENETRATION AND THEREFORE, REDUCE PRIMARY PRODUCTIVITY.

MINIMUM STANDARDS

1. SEDIMENT BASIN AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UNSLOPE LAND DISTURBANCE TAKES PLACE.
2. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
3. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
4. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
5. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT, IN THE OPINION OF THE REVIEWER, IS UNIFORM, MATURE ENOUGH TO SURVIVE AND WILL INHIBIT EROSION.
6. STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.
7. SURFACE RUNOFF FROM DISTURBED AREAS THAT IS COMPRISED OF FLOW FROM DRAINAGE AREAS GREATER THAN OR EQUAL TO THREE ACRES SHALL BE CONTROLLED BY A SEDIMENT BASIN. THE SEDIMENT BASIN SHALL BE DESIGNED AND CONSTRUCTED TO ACCOMMODATE THE ANTICIPATED SEDIMENT LOADING FROM THE LAND-DISTURBING ACTIVITY. THE OUTFALL DEVICE OR SYSTEM DESIGN SHALL TAKE INTO ACCOUNT THE TOTAL DRAINAGE AREA FLOWING THROUGH THE DISTURBED AREA TO BE SERVED BY THE BASIN.
8. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.
9. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME OR SLOPE DRAIN STRUCTURE.
10. WHENEVER WATER SEEPS FROM A SLOPE FACE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHALL BE PROVIDED.
11. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM DRAIN SYSTEM, DITCH OR CHANNEL. ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
12. BEFORE TEMPORARY OR NEWLY CONSTRUCTED STORMWATER CONVEYANCE CHANNELS ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND RECEIVING CHANNEL.
13. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCOACHMENT. CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION. NONERODIBLE MATERIAL SHALL BE USED FOR THE CONSTRUCTION OF CAUSEWAYS AND COFFERDAMS. EARTHEN FILL MAY BE USED FOR THESE STRUCTURES IF ARMORED BY NONERODIBLE COVER MATERIALS.
14. WHEN A LIVE WATERCOURSE MUST BE CROSSED BY CONSTRUCTION VEHICLES, A TEMPORARY STREAM CROSSING CONSTRUCTED OF NONERODIBLE MATERIAL SHALL BE PROVIDED.
15. THE BED AND BANKS OF A WATERCOURSE SHALL BE STABILIZED IMMEDIATELY AFTER WORK IN THE WATERCOURSE IS COMPLETED.
16. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT LEAVING THE PROPERTY. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
17. UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:
 - A. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
 - B. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
 - C. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
 - D. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THESE REGULATIONS.
18. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND-DISTURBING ACTIVITIES.
19. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. IN THE OPINION OF THE REVIEWER, DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.
20. PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DISPOSITION AND EROSION.
21. PHASED PROJECTS SHOULD BE CLEARED IN CONJUNCTION WITH CONSTRUCTION OF EACH PHASE.
22. EROSION CONTROL DESIGN AND CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS OF THE FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL MANUAL (JULY 2018).
23. THE REVIEWER MAY APPROVE MODIFICATIONS OR ALTER PLANS TO THESE EROSION CONTROL CRITERIA DUE TO SITE SPECIFIC CONDITIONS.

REVISIONS		
DATE	BY	DESCRIPTION

Erosion and Sedimentation Control Plan
Turtle Run Community Development District
Lakes 11 and 12



LANDSHORE ENTERPRISES LLC
118 Shamrock Blvd.,
Venice, FL 34293
Office: 941-303-5238
info@landshore.com



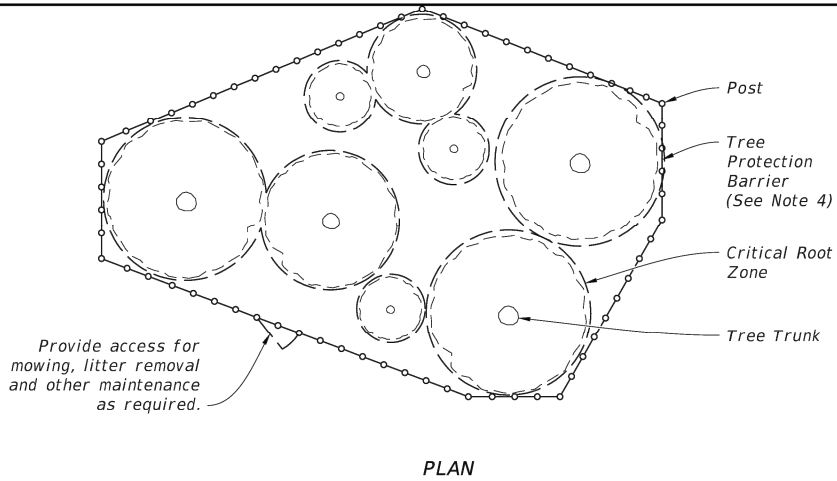
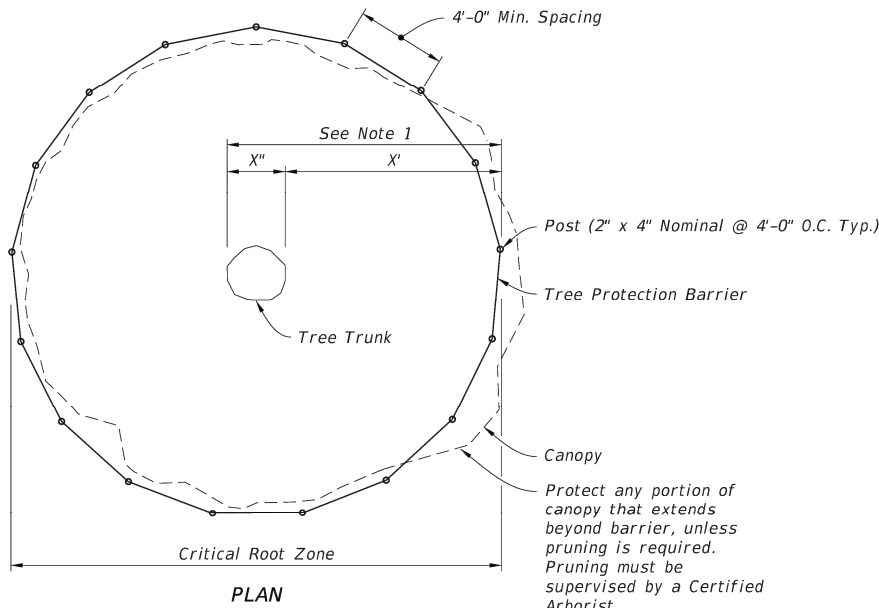
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PIETER M. LOMBARD ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Stormwater Pollution Prevention
Details and Specifications

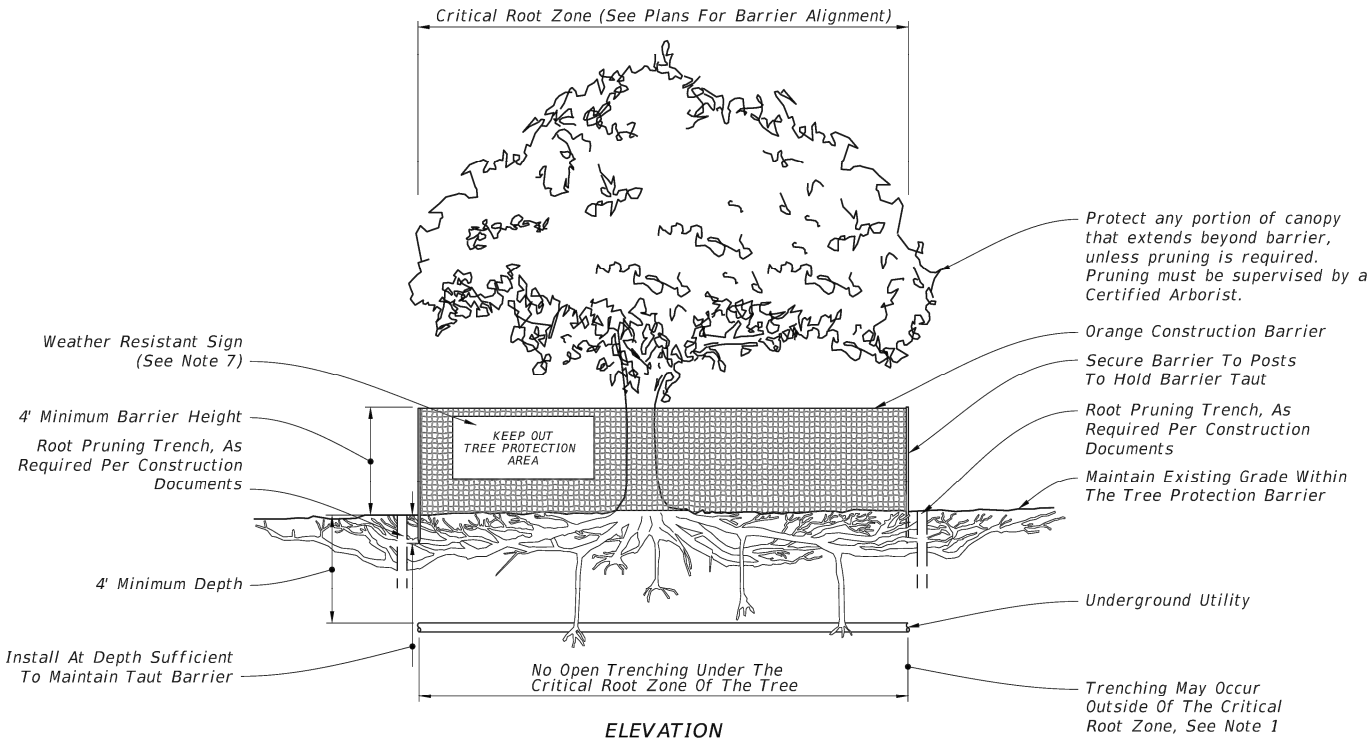
PROJECT NO.	SHEET	OF
2026-024	24	28
DRAWN BY:	DATE:	SCALE:
JP	07/13/2026	NTS

NOTES:

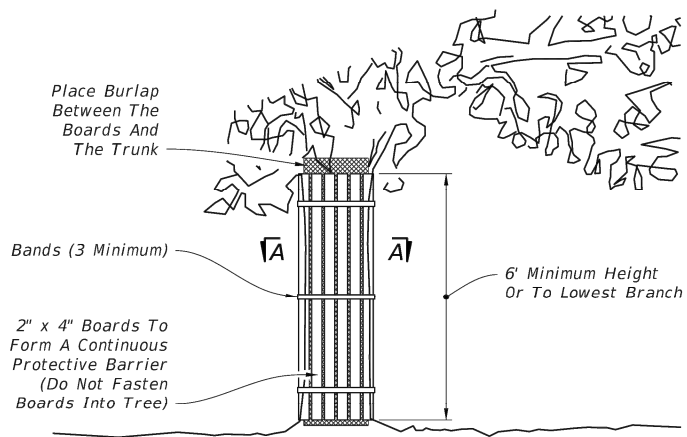
- 1. Critical Root Zone: Extends in all directions from trunk of tree to a distance equal to one foot per inch of trunk diameter at breast height.
- 2. Staging, storage, dumping, washing and operation of equipment is not permitted within the limits of the tree protection barrier, including during barrier installation.
- 3. Install all tree protection prior to commencement of construction and remove when directed by the Engineer. Maintain protection at all times.
- 4. For closely spaced groups of trees, place the tree protection barrier around the entire group.
- 5. Inspect trunk protection and tree quarterly to prevent girdling. Adjust bands to allow tree growth as needed.
- 6. See plans for any additional requirements or modifications within the tree protection area.
- 7. Place weather resistant sign every 50' along the barrier, with 6" minimum text height and provide text in English and Spanish. Sign should read "Keep Out Tree Protection Area".
- 8. Alternate tree protection systems approved by the Engineer may be used in lieu of the tree protection barrier detailed on this Index as long as the critical root zone is protected.
- 9. The Critical Root Zone may be reduced, in the field, by a certified Arborist or Landscape Architect.



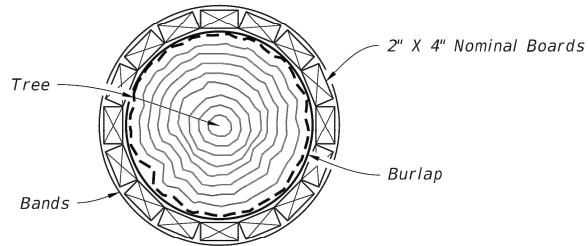
PROTECTION BARRIER FOR TREE GROUPINGS



TREE PROTECTION BARRIER



ELEVATION



SECTION A-A

NOTES:

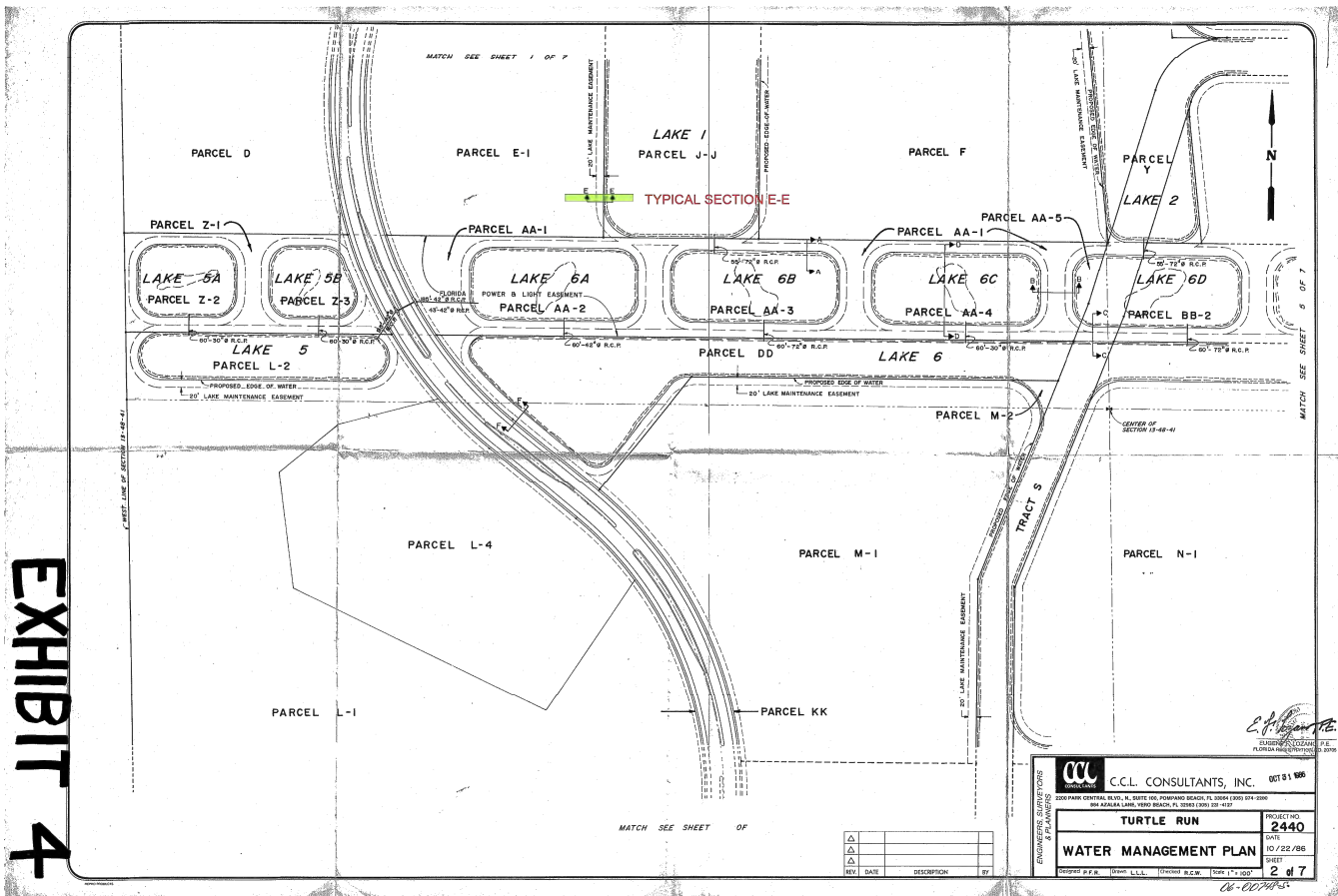
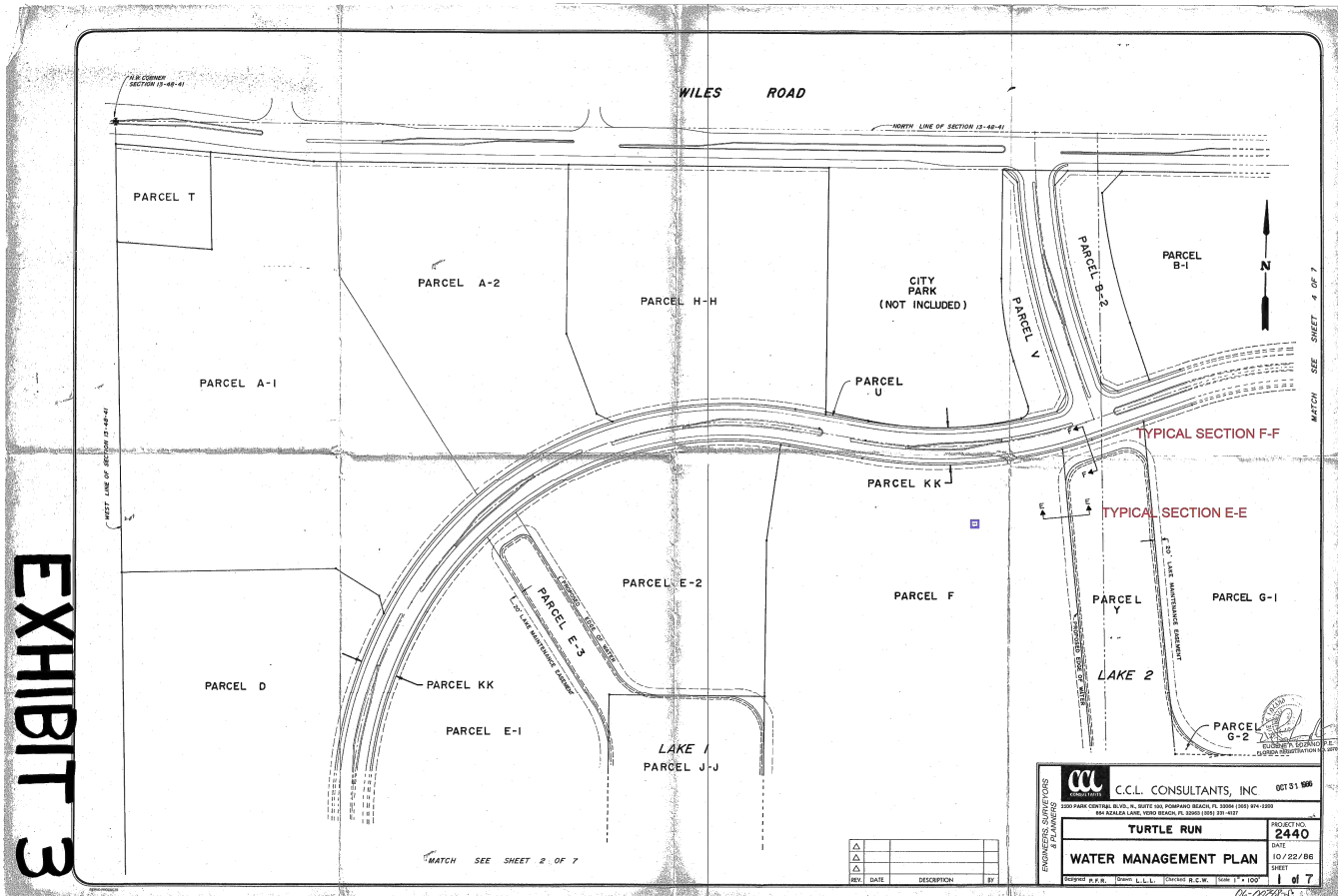
- 1. Trunk protection may be used when Tree Protection Barrier can not be reasonably erected, when approved by Engineer.
- 2. See Selective Clearing and Grubbing Plan for location of trunk protection, when applicable.
- 3. Adjust bands to allow tree growth (inspect quarterly to prevent girdling).

TRUNK PROTECTION

9/13/2024 7:34:15 AM

LAST REVISION	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	TREE PROTECTION AND PRESERVATION	INDEX	SHEET
11/01/18					110-100	1 of 1

REVISIONS			Erosion and Sedimentation Control Plan Turtle Run Community Development District Lakes 11 and 12			LANDSHORE ENTERPRISES LLC 118 Shamrock Blvd., Venice, FL 34293 Office: 941-303-5238 info@landshore.com			Tree Protection and Preservation Plan, Notes, and Details			PROJECT NO. 2026-024	SHEET 25	OF 28
DATE	BY	DESCRIPTION										DRAWN BY: JP	DATE: 07/13/2026	SCALE: NTS



REVISIONS		
DATE	BY	DESCRIPTION

Erosion and Sedimentation Control Plan
Turtle Run Community Development District
Lakes 11 and 12



LANDSHORE ENTERPRISES LLC
118 Shamrock Blvd.,
Venice, FL 34293
Office: 941-303-5238
info@landshore.com



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PIETER M. LOMBARD ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Record Drawings

PROJECT NO.	SHEET	OF
2026-024	26	28
DRAWN BY:	DATE:	SCALE:
JP	07/13/2026	NTS

EXHIBIT 6

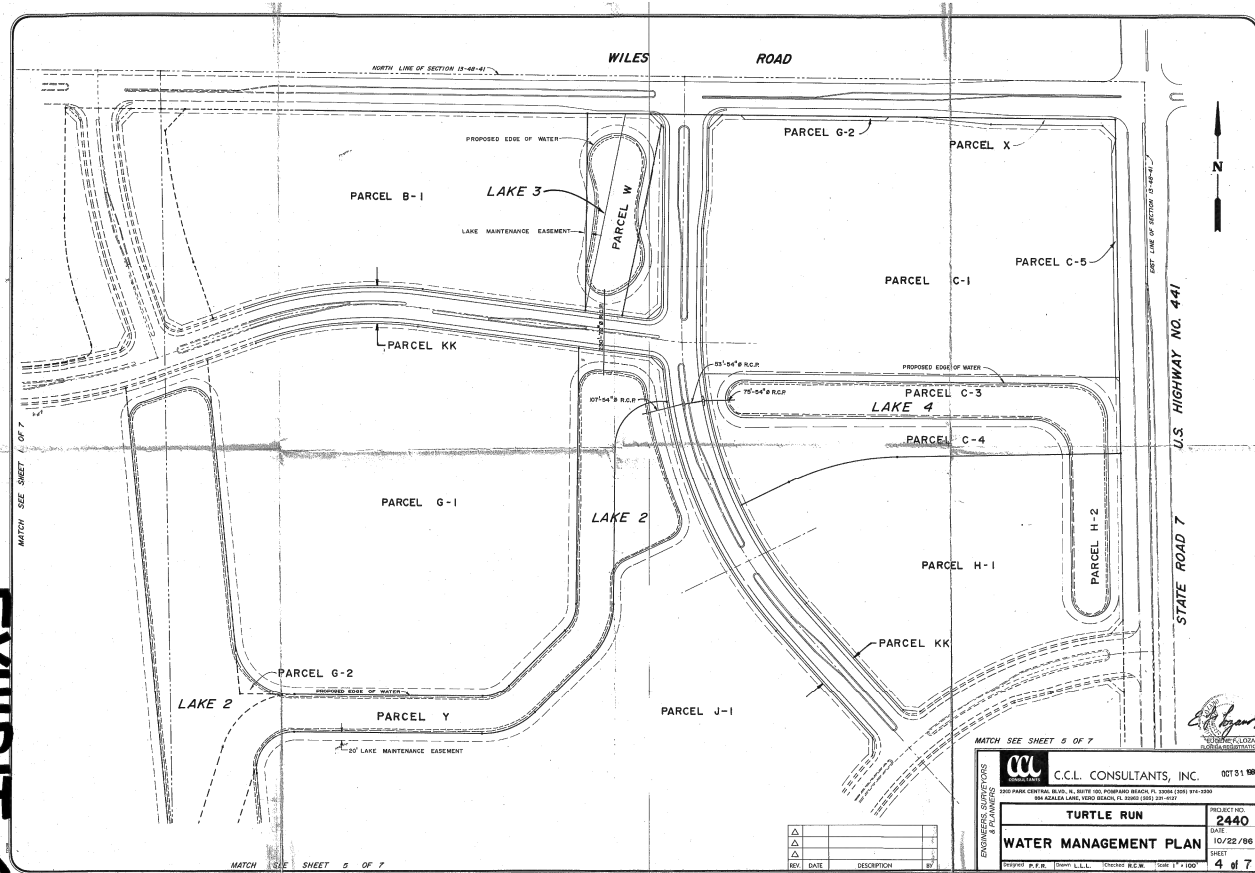
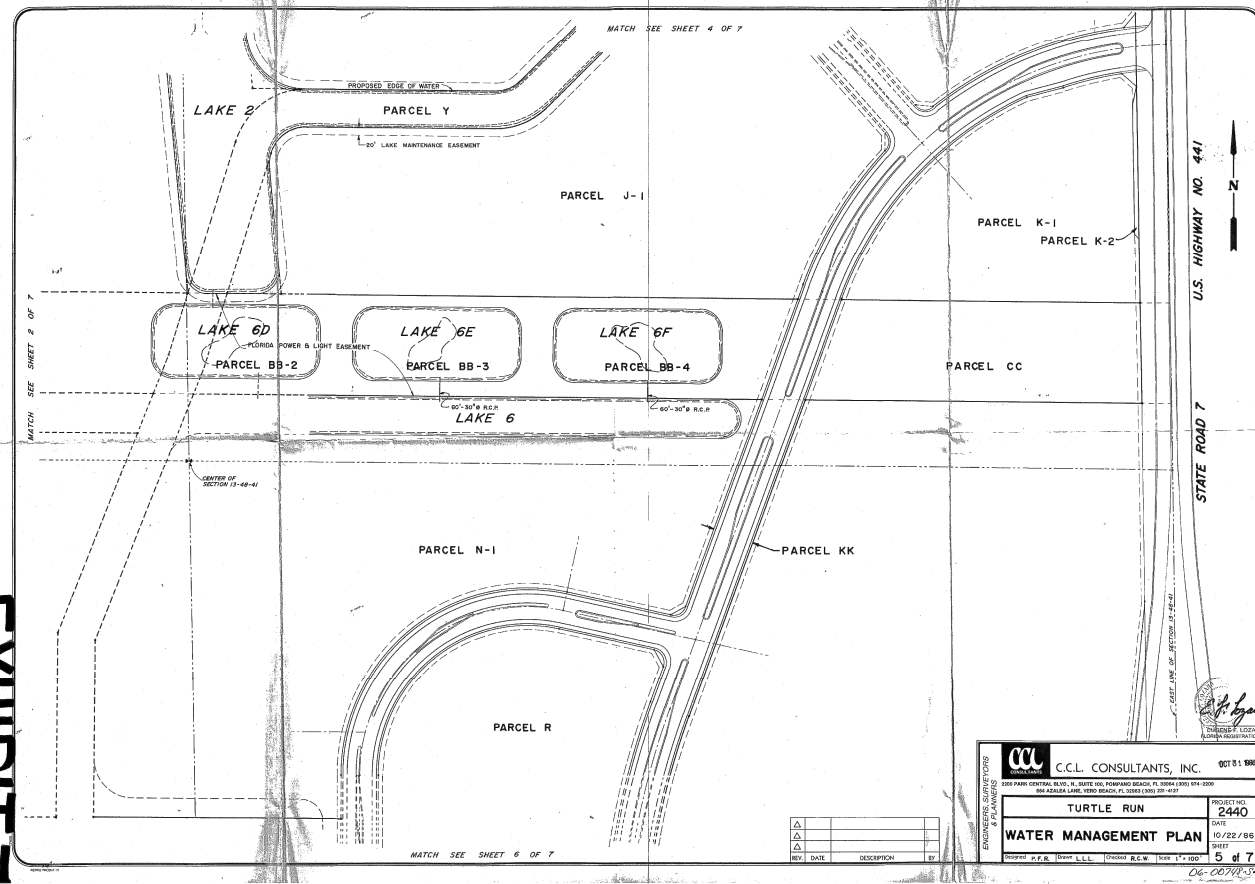


EXHIBIT 7



REVISIONS		
DATE	BY	DESCRIPTION

Erosion and Sedimentation Control Plan
Turtle Run Community Development District
Lakes 11 and 12



LANDSHORE ENTERPRISES LLC
118 Shamrock Blvd.,
Venice, FL 34293
Office: 941-303-5238
info@landshore.com

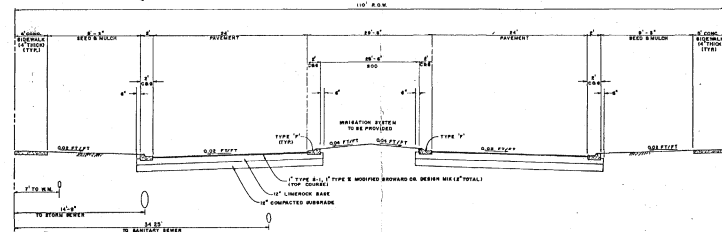


THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PIETER M. LOMBARD ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

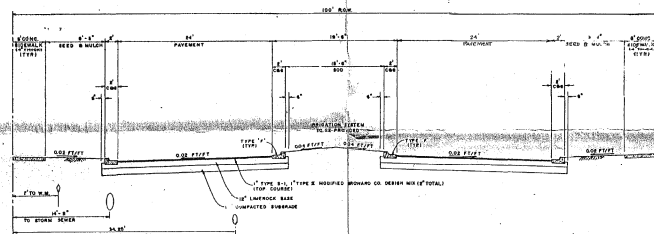
Record Drawings

PROJECT NO.	SHEET	OF
2026-024	27	28
DRAWN BY:	DATE:	SCALE:
JP	07/13/2026	NTS

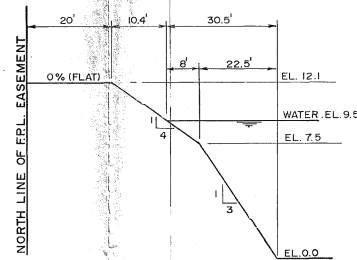
EXHIBIT 9



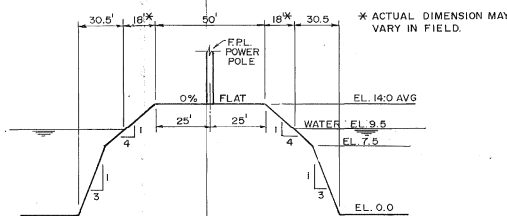
TYPICAL ROAD SECTION
110' ROW



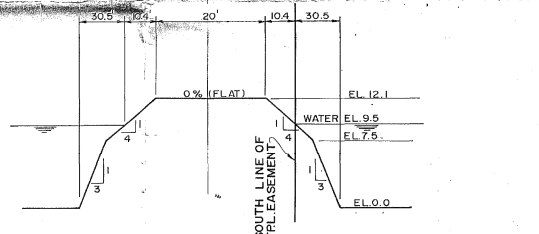
TYPICAL ROAD SECTION
100' ROW



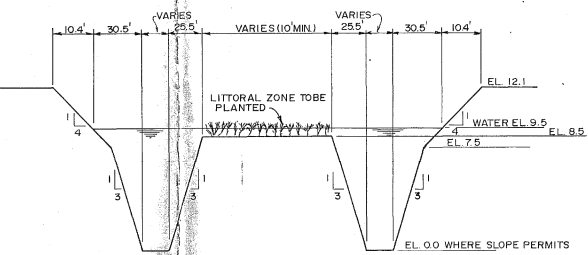
SECTION A-A



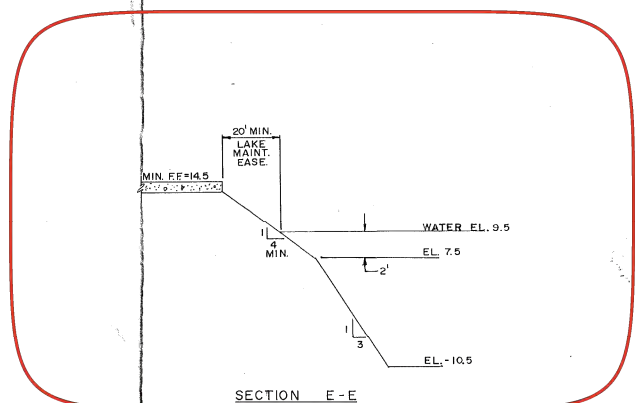
SECTION B-B



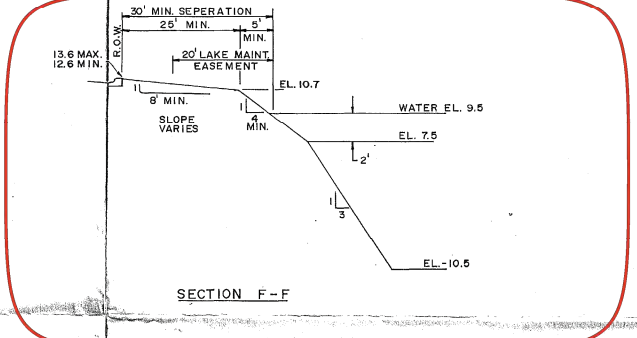
SECTION C-C



SECTION D-D
(LITTORAL ZONE TO BE FREE-FORMED IN FIELD, SEE PLAN FOR APPROXIMATE LOCATION)



SECTION E-E



SECTION F-F

EUGENE F. LOZANGE, P.E.
FLORIDA REGISTRATION NO. 20120

C.C.L. CONSULTANTS, INC. 2200 PARK CENTRAL BLVD., N. SUITE 100, POMPANO BEACH, FL 33064 (305) 974-2200 664 AZALEA LANE, VERO BEACH, FL 32983 (305) 231-4127	PROJECT NO. 2440
	DATE 10/22/86
	SHEET 7 of 7
	Scale N.T.S.

REVISIONS		
DATE	BY	DESCRIPTION

Erosion and Sedimentation Control Plan
Turtle Run Community Development District
Lakes 11 and 12



LANDSHORE ENTERPRISES LLC
118 Shamrock Blvd.,
Venice, FL 34293
Office: 941-303-5238
info@landshore.com



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PIETER M. LOMBARD ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Record Drawings

PROJECT NO.	SHEET	OF
2026-024	28	28
DRAWN BY:	DATE:	SCALE:
JP	07/13/2026	NTS

Turtle Run Community Development District			
FY 2026 - Annual Maintenance Plan			
Month	Timeframe	Activity Description	Vendor
August	First Week	Hedges & Shrubs - Trim, Clean Up	Brightview
August	First Week	Spray CLR on white calcium on brick façade at Round-about Fountain	Santos/Brightview
August	Mondays	Wet Check of All Irrigation Systems	Brightview
August	3 Times/Week	Empty Garbage Cans	Santos/Brightview
August	Bi-weekly	Landscape Drive Thru	Brightview/GMS
August	Bi-weekly	Remove Iguanas	Redline Iguana
August	Bi-weekly	Lake Maintenance, Water Quality per contract	SE Land & Water
August	Bi-weekly	Rust Inhibitor/Removal Turtle Run Park	WIRX
August	3x per month	Lawn Maintenance - Grass Cut, Edging, Clean Up per contract	Brightview
August		Service/Maintain/Repair Street Lights (Warranty expires January 2025)	GMS
August		Clean Lake Signs, Street Signs, Exterior of Street Lights (cobwebs)	Santos/Brightview
August		Medjool Palm Trees Fugus Treatment (Jun/Aug)	Tropical Pest
August		Meet With CDI to review Christmas decorations changes	GMS
August	Last Meeting	Submit Quality Assessment Report to CDD Board	Brightview

Turtle Run CDD

Progress Report

Open / Active Items

<u>No.</u>	<u>Project Name / Description</u>	<u>Owner</u>	<u>Start Date (M/Year)</u>	<u>Status</u>	<u>Comments / Updates</u>
<u>1</u>	Inspection of encroachments on CDD property	Pat B	May-26	In Progress	- Draft letter was sent to the Board. No comments were received. Management will work on sending the letter to the appropriate residents.
<u>2</u>	Turtle Run Blvd/ NW 41st St Lightpole Damage	Pat B	Jun-25	In Progress	- 06/22/2025 - Pole damaged. No driver information obtained - 07/26/2025 - Pole removed and light fixtures placed on damaged pole at The Shoppes - EGIS is involved and new pole material was ordered - 12/05/2025 - Fixtures and arms were delivered to GMS. Pole delivery and installation details will be provided once available. The pole is estimated to ship 7/3/26 - 07/20/2026 - Installation job is scheduled for 07/24/2026.
<u>3</u>	Turtle Creek Drive/The Shoppes Lightpole Damage	Pat B	Jun-25	In Progress	- 06/22/2025 - No driver information obtained - 07/26/2025 - Pole was straightened and light fixture added - EGIS is involved and new pole material was ordered. - 12/05/2025 - Fixtures and arms were delivered to GMS. Pole delivery and installation details will be provided once available. The pole is estimated to ship 7/3/26. - 07/20/2026 - Installation job is scheduled for 07/24/2026.
<u>4</u>	Lake Bank Repair Between Avana Apartments and Harbor Island	Pat B Pat S	Apr-25	In Progress	- 08/11/2025 - Landshore began work. - 03/20/2026 - Outfall pipe was exposed with last approved work. Proposal for further engineering work will be presented at the March 30 meeting - 03/30/2026 - Proposal for Engineering Study was approved. Work will begin once District amendment is executed. Updates to be provided as received - 05/08/2026 - Engineering study was completed. Proposal from findings will be on the 05/18/2026 meeting agenda for consideration. - 05/19/2026 - Restoration method from Landshore was approved by the TRCDD Board. Restoration method was provided to SFWMD following the May 2026 TRCDD meeting for review and approval to move forward and as of 06/22/2026 SFWMD has concerns with the approved method and would like to meet on site with all parties. - 07/13/2026 - GMS, KCI and SFWMD are meeting on 08/05/2026 to discuss options for restoration.
<u>5</u>	SFWMD Compliance Request for Lake Bank Restoration Project	KCI	Apr-25	In Progress	- Action Plan provided by KCI was approved at the April 2025 meeting and submitted to SFWMD for review - No comments back since the May 2025 meeting from SFWMD. - KCI completed the restoration phase map and we anticipate the project to start moving in 2026. - GMS, KCI and SFWMD have conducted multiple on site meetings and virtual meetings to keep SFWMD up to date on the progress from the District. - 05/08/2026 - SFWMD was informed of 04/27/2026 meeting discussion between the board on financing and the anticipated next steps. No response as of now from SFWMD.
<u>6</u>	Turtle Run Park Upgrades	Skip	Mar-23	In Progress	Updates provided as received.
<u>7</u>	Visible Lake Floating Devices	Pat S	Nov-24	In Progress	Pat S inspecting lakes and letters will be sent when inspection is final.
<u>8</u>	Main Entrance Fountain Repairs	Pat B	Mar-22	In Progress	In litigation. No updates at this time.

Turtle Run CDD

Progress Report

Completed Items & Hold Items

<u>No.</u>	<u>Project Name / Description</u>	<u>Owner</u>	<u>Start Date (M/Year)</u>	<u>End Date (M/Year)</u>	<u>Status</u>	<u>Comments / Updates</u>
<u>1</u>	Dennis Baldis Memorial	Pat B	Jan-22	TBD	On Hold	No action taken by the board at the time of discussion.
<u>2</u>	Speed Limit Pole Knockdown - Entrance of NW 43 Place	Pat B	Sep-25	Jun-26	Completed	Horsepower completed the job on 06/18/2026.
<u>3</u>	Pressure washing of decorative light poles	Pat S	May-26	Jun-26	Completed	Peoples Choice completed the job in late 06/2026.
<u>4</u>	Fence Damage from Car Crash at Lake Julia	Pat B	Mar-26	Mar-26	Completed	Completed by FCC Carpentry on 03/17/2026.
<u>5</u>	Repair to Sample Road drain culvert due to boring damage	Pat B	Sep-25	Feb-26	Completed	Industrial Divers completed repair in February 2026. Reimbursment was received from Comcast.
<u>6</u>	Turtle Run Park - Bathroom Renovation/Repairs Progress	Pat B	Jun-25	Jan-26	Completed	Bathroom work was completed on 01/31/2026
<u>7</u>	Lake Name Sign Replacements (Margaret & Julia)	Pat B	Sep-25	Jan-26	Completed	Pat S and Pat B installed signs on 01/26/2026.
<u>8</u>	Lake 'No Trespass' Sign Installations	Pat B	Jun-25	Dec-25	Completed	RaptorVac completed the work on 12/12/2025
<u>9</u>	TR Blvd/Sample Road Flagpole Light Replacements	Pat B	Oct-25	Dec-25	Completed	Lights were installed by Eagle Group on 12/01/2025
<u>10</u>	TR Blvd Lake Interconnecting Pipe Cleaning	Pat B	Oct-25	Nov-25	Completed	RaptorVac completed on 11/26/2025
<u>11</u>	Wiles Road/Creekside Drive Pedestrian Sign Knockdown	Pat B	Nov-24	Nov-25	Completed	Horsepower completed the job on 11/20/2025
<u>12</u>	Turtle Run Park - Bathroom Renovation Donation	Pat B	Jun-25	Nov-25	Completed	Document is fully executed. Payment was sent to The City.
<u>13</u>	Industrial Divers Repair Work	Pat B	Sep-25	Oct-25	Completed	Repair work was completed on 10/06/2025
<u>14</u>	Lake Bank Survey Work by KCI	KCI	Apr-25	Aug-25	Completed	Survey work completed. KCI providing further steps in action plan.

Turtle Run
COMMUNITY DEVELOPMENT DISTRICT

Check Register

Date	Check Numbers	Amount
General Fund - Checks		
6/24/26	6530-6532	\$32,092.23
7/1/26	6533-6538	\$14,045.44
7/8/26	6539-6543	\$26,000.33
7/15/26	6544-6547	\$11,184.24
TOTAL		\$83,322.24

Date	Check Numbers	Amount
General Fund - ACH		
6/24/26	800008	\$226.43
7/24/26	800009	\$226.43
TOTAL		\$452.86

Date	Check Numbers	Amount
Capital Project Reserve Fund - Checks		
6/24/26	5028-5029	\$10,447.50
7/14/26	5030	\$5,750.00
TOTAL		\$16,197.50

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	...
6/24/26	00208	6/01/26	9794995 LANDSCAPE MAINT 06/26	202606	320-54100-46200					*	1,026.29		
		6/01/26	9804677 LANDSCAPE MAINT 06/26	202606	320-54100-46200					*	29,923.03		
		6/16/26	9819783 REMOVE TREE 06/26	202606	320-54100-46205					*	500.00		
									BRIGHTVIEW LANDSCAPE SERVICES, INC.			31,449.32	006530
6/24/26	00248	6/19/26	10382 INSTALL BRACKETS 06/26	202606	320-54100-46001					*	337.91		
									EAGLE GROUP INC			337.91	006531
6/24/26	00185	7/01/26	62180080 MAINT 07/26	202607	320-54100-46406					*	305.00		
									SHAMROCK POOL SERVICES, INC.			305.00	006532
7/01/26	00181	6/23/26	11923-05 SVCS 05/26	202605	320-54100-43100					*	101.12		
		6/23/26	135796-0 SVCS 05/26	202605	320-54100-43100					*	79.04		
		6/23/26	53044-05 SVCS 05/26	202605	320-54100-43100					*	12.77		
									CITY OF CORAL SPRINGS-WATER BILLING			192.93	006533
7/01/26	00008	6/24/26	062026 SVCS 06/26	202606	320-54100-43000					*	8,872.11		
									FLORIDA POWER & LIGHT			8,872.11	006534
7/01/26	00107	7/01/26	29929 AUDIT FYE 09/30/25	202607	310-51300-32200					*	3,900.00		
									GRAU & ASSOCIATES			3,900.00	006535
7/01/26	00238	6/08/26	15009 MAINT 06/26	202606	320-54100-46002					*	625.00		
									REDLINE IGUANA REMOVAL LLC			625.00	006536
7/01/26	00184	6/15/26	61462018 SVCS 05/26	202605	320-54100-41005					*	52.80		
		6/15/26	61462018 SVCS 05/26	202605	320-54100-41005					*	17.60		
									VERIZON WIRELESS			70.40	006537
7/01/26	00285	7/01/26	122113 RUST PREVENTIION 07/26	202607	320-54100-46004					*	385.00		
									WIRX INC			385.00	006538
									TRUN TURTLE RUN JWASSERMAN				

AP300R
*** CHECK NOS. 006530-006547

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
TURTLE RUN - GENERAL FUND
BANK B GENERAL FUND

RUN 7/15/26

PAGE 2

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
7/08/26	00068	7/02/26 37965 FLAG 07/26	202607 320-54100-52050	A FLAG AND FLAG POLE CO.	*	4,007.40	4,007.40 006539
7/08/26	00181	6/30/26 78102-05 SVCS 05/26	202605 320-54100-43100	CITY OF CORAL SPRINGS-WATER BILLING	*	1,047.33	1,047.33 006540
7/08/26	00248	7/04/26 10389 SVCS 07/26	202607 320-54100-46001	EAGLE GROUP INC	*	3,062.50	3,062.50 006541
7/08/26	00118	7/01/26 504 FIELD SVCS 07/26	202607 320-54100-25000		*	6,666.67	
		7/01/26 505 MGMT FEE 07/26	202607 310-51300-34000		*	6,025.92	
		7/01/26 505 RENT 07/26	202607 310-51300-44000		*	400.00	
		7/01/26 505 COMPUTER TIME 07/26	202607 310-51300-35100		*	83.33	
		7/01/26 505 WEB ADMIN 07/26	202607 310-51300-35101		*	83.33	
		7/01/26 505 OFFICE SUPPLIES 07/26	202607 310-51300-51000		*	.30	
		7/01/26 505 POSTAGE&DELIVERY 07/26	202607 310-51300-42000		*	28.74	
		7/01/26 505 LOWES COMBO LOCK 07/26	202607 320-54100-46000		*	48.11	
		7/01/26 505 SMARTSIGN NO PARKING	202607 320-54100-46000		*	23.50	
		7/01/26 505 LOWES GARDENING SOIL	202607 320-54100-46000		*	17.12	
		7/01/26 505 TRIBUNE 81139	202607 310-51300-48000		*	331.08	
				GOVERNMENTAL MANAGEMENT SERVICES			13,708.10 006542
7/08/26	00220	6/26/26 06262026 RODENT CONTROL 06/26	202606 320-54100-46200		*	150.00	
		6/27/26 06272026 PEST CONTROL 06/26	202606 320-54100-46200		*	4,025.00	
				SOUTHERN PLANT AND PEST SERVICES			4,175.00 006543
7/15/26	00024	6/30/26 199484 SVCS 06/26	202606 310-51300-31500	BILLING COCHRAN PA	*	3,967.50	3,967.50 006544

TRUN TURTLE RUN JWASSERMAN

AP300R
*** CHECK NOS. 006530-006547

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
TURTLE RUN - GENERAL FUND
BANK B GENERAL FUND

RUN 7/15/26

PAGE 3

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
7/15/26	00208	6/25/26 9837221	202606 320-54100-46206		*	1,714.63	
		SOD PREP INSTALL 06/26					
		6/25/26 9837222	202606 320-54100-46206		*	875.11	
		SOD INSTALL 06/26					
		6/25/26 9837223	202606 320-54100-46205		*	1,152.00	
		PINE STRAW INSTALL 06/26					
		7/01/26 9851064	202607 320-54100-46210		*	570.00	
		TRIM BACK SAW PALMETTO					
				BRIGHTVIEW LANDSCAPE SERVICES, INC.			4,311.74 006545
7/15/26	00301	7/14/26 7070082	202607 320-54100-46000		*	155.00	
		SIGN REPAIRS 07/26					
				FCC CARPENTRY &GENERAL PAINTING LLC			155.00 006546
7/15/26	00295	7/14/26 2249	202607 320-54100-46300		*	2,750.00	
		MAINT 07/26					
				SOUTHEAST LAND AND WATER MANAGEMENT			2,750.00 006547
				TOTAL FOR BANK B		83,322.24	
				TOTAL FOR REGISTER		83,322.24	

TRUN TURTLE RUN JWASSERMAN

AP300R
*** CHECK NOS. 800008-800009

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
TURTLE RUN - GENERAL FUND
BANK Z WELLS FARGO AUTOPAY

RUN 7/15/26

PAGE 1

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/24/26	00257	6/09/26 89403130 SVCS 06/26	202606 320-54100-34501	BLUE STREAM FIBER - AUTO PAY	*	226.43	226.43 800008
7/24/26	00257	7/09/26 89403130 SVCS 07/26	202607 320-54100-34501	BLUE STREAM FIBER - AUTO PAY	*	226.43	226.43 800009
TOTAL FOR BANK Z						452.86	
TOTAL FOR REGISTER						452.86	

TRUN TURTLE RUN JWASSERMAN

AP300R
*** CHECK NOS. 005028-005030

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
TURTLE RUN - CAPITAL PROJECTS
BANK E TURTLE RUN CDD

RUN 7/15/26

PAGE 1

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/24/26	00022	6/22/26 19554	202606 600-53800-46006		*	4,520.00	
		NW 43RD PLACE ENTERANCE		HORSEPOWER ELECTRIC, INC.			4,520.00 005028
6/24/26	00045	6/11/26 ARIV1065	202605 600-53800-31600		*	5,927.50	
		SVCS 05/01-05/28/26		KCI TECHNOLOGIES INC			5,927.50 005029
7/14/26	00045	7/07/26 ARIV1068	202606 600-53800-31600		*	5,750.00	
		SVCS 05/29-06/25/26		KCI TECHNOLOGIES INC			5,750.00 005030
TOTAL FOR BANK E						16,197.50	
TOTAL FOR REGISTER						16,197.50	

TRUN TURTLE RUN JWASSERMAN

Turtle Run
Community Development District

Unaudited Financial Reporting
June 30, 2026



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Debt Service Fund Series 2017</u>
5	<u>Capital Projects Reserve Fund</u>
6	<u>Capital Reserves Schedule</u>
7-8	<u>Month to Month</u>
9	<u>Long Term Debt Report</u>
10	<u>Assessment Receipt Schedule</u>

Turtle Run
Community Development District
Balance Sheet
June 30, 2026

	General Fund	Debt Service Fund	Capital Project Reserve Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 22,862	\$ -	\$ 1,432	\$ 24,295
Due from General Fund	-	22,913	-	22,913
Investments:				
State Board of Administration - Operating Reserves	691,011	-	-	691,011
State Board of Administration - Emergency Reserves	5,930	-	-	5,930
State Board of Administration - Capital Reserves	-	-	37,811	37,811
Bank United - Operating Reserves	1,003,713	-	-	1,003,713
Bank United - Emergency Reserves	575,403	-	-	575,403
Bank United - Capital Reserves	-	-	139,332	139,332
Series 2017-1				
Reserve	-	109,920	-	109,920
Revenue	-	143,739	-	143,739
Interest	-	26	-	26
Principal	-	21	-	21
Prepayment	-	4,085	-	4,085
Series 2017-2				
Reserve	-	154,004	-	154,004
Revenue	-	187,473	-	187,473
Interest	-	47	-	47
Sinking	-	20	-	20
Deposits	840	-	-	840
Total Assets	\$ 2,299,759	\$ 622,249	\$ 178,576	\$ 3,100,584
Liabilities:				
Accounts Payable	\$ 14,678	\$ -	\$ -	\$ 14,678
Due to Debt Service	22,913	-	-	22,913
Deposit/Trash Bonds	13,500	-	-	13,500
Total Liabilities	\$ 51,091	\$ -	\$ -	\$ 51,091
Fund Balance:				
Nonspendable:				
Deposits	\$ 840	\$ -	\$ -	\$ 840
Restricted for:				
Debt Service	-	622,249	-	622,249
Assigned for:				
Capital Project Reserve Fund	-	-	178,576	178,576
Emergency Fund	581,333	-	-	581,333
Unassigned	1,666,495	-	-	1,666,495
Total Fund Balances	\$ 2,248,668	\$ 622,249	\$ 178,576	\$ 3,049,493
Total Liabilities & Fund Balance	\$ 2,299,759	\$ 622,249	\$ 178,576	\$ 3,100,584

Turtle Run
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,272,662	\$ 1,272,662	\$ 1,289,739	\$ 17,077
Interest Income	85,000	63,750	56,851	(6,899)
Insurance Proceeds	-	-	40,169	40,169
Other Income	-	-	75	75
Total Revenues	\$ 1,357,662	\$ 1,336,412	\$ 1,386,833	\$ 50,421

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 9,000	\$ 6,400	\$ 2,600
FICA Taxes	918	689	490	199
Assessment Roll	2,000	2,000	2,000	-
Attorney	65,000	48,750	25,630	23,120
Attorney - Special Counsel	50,000	37,500	18,735	18,765
Annual Audit	3,900	2,925	-	2,925
Arbitrage Rebate	600	600	600	-
Trustee Fees	7,000	7,000	7,000	-
Management Fees	72,311	54,233	54,233	0
Information Technology	1,000	750	750	0
Website Maintenance	1,000	750	750	0
Postage & Delivery	750	563	729	(166)
Insurance General Liability	14,915	14,915	13,389	1,526
Printing & Binding	1,000	750	58	692
Rental & Leases	4,800	3,600	3,600	-
Meeting Room	1,200	900	400	500
Legal Advertising	1,250	938	442	496
Other Current Charges	1,400	1,050	1,540	(490)
Office Supplies	250	188	22	165
Dues, Licenses & Subscriptions	175	175	175	-
Security	3,000	2,250	1,434	816
Total General & Administrative	\$ 244,469	\$ 189,524	\$ 138,377	\$ 51,148

Turtle Run
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
<u>Operations & Maintenance</u>				
Special Pay	\$ 1,000	\$ 1,000	\$ 1,000	\$ -
Field Management	80,000	60,000	60,000	(0)
Video Monitoring	3,000	2,250	2,038	212
Internet/Data	2,000	1,500	883	617
Electric	105,888	79,416	82,334	(2,917)
Water	11,000	8,250	8,053	197
Insurance	52,706	52,706	49,305	3,401
Lake Maintenance	34,126	25,594	25,850	(256)
Culvert Inspection/Cleaning	15,000	15,000	37,450	(22,450)
Holiday Lighting/Decorations	77,071	77,071	86,901	(9,830)
Iguana Removal	7,500	5,625	5,625	-
Landscape Maintenance	371,392	278,544	278,544	0
Pest Control/Fertilization	48,600	36,450	37,500	(1,050)
Landscape Replacement/Removal/Additional Services	68,569	51,427	47,419	4,008
Annual Tree Trimming	39,000	29,250	12,634	16,616
Fountain Maintenance	4,000	3,000	2,715	285
Fountain Repairs and Maintenance	7,500	5,625	3,790	1,835
Irrigation Repairs/Maintenance	28,000	21,000	35,626	(14,626)
Pressure Cleaning	37,070	37,070	44,069	(6,999)
General Maintenance	20,000	15,000	7,957	7,043
Paver Repairs	11,000	8,250	4,650	3,600
Lighting/Electrical Repairs	22,000	16,500	8,341	8,159
Signs	-	-	944	(944)
RPM Replacements	9,000	6,750	8,352	(1,602)
Rust Preventative TR Park	4,770	3,577	3,465	112
Flags	3,000	2,250	-	2,250
Total Operations & Maintenance	\$ 1,063,193	\$ 843,106	\$ 855,445	\$ (12,338)
Total Expenditures	\$ 1,307,662	\$ 1,032,631	\$ 993,821	\$ 38,809
Excess (Deficiency) of Revenues over Expenditures	\$ 50,000	\$ 303,781	\$ 393,012	\$ 89,230
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (50,000)	\$ (50,000)	\$ (50,000)	\$ -
Total Other Financing Sources/(Uses)	\$ (50,000)	\$ (50,000)	\$ (50,000)	\$ -
Net Change in Fund Balance	\$ 0	\$ 253,781	\$ 343,012	\$ 89,230
Fund Balance - Beginning			\$ 1,905,656	
Fund Balance - Ending			\$ 2,248,668	

Turtle Run
Community Development District
Debt Service Fund Series 2017
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 445,623	\$ 445,623	\$ 451,049	\$ 5,426
Interest Income	-	-	18,808	18,808
Total Revenues	\$ 445,623	\$ 445,623	\$ 469,857	\$ 24,234
Expenditures:				
Series 2017-1				
Interest - 11/1	\$ 46,448	\$ 46,448	\$ 46,448	\$ (0)
Special Call - 11/1	-	-	5,000	(5,000)
Interest - 5/1	46,448	46,448	46,363	85
Principal - 5/1	90,000	90,000	90,000	-
Series 2017-2				
Interest - 11/1	84,575	84,575	84,575	-
Interest - 5/1	84,575	84,575	84,575	-
Principal - 5/1	90,000	90,000	90,000	-
Total Expenditures	\$ 442,046	\$ 442,046	\$ 446,961	\$ (4,915)
Excess (Deficiency) of Revenues over Expenditures	\$ 3,577	\$ 3,577	\$ 22,896	\$ 19,319
Fund Balance - Beginning			\$ 599,353	
Fund Balance - Ending			\$ 622,249	

Turtle Run
Community Development District
Capital Projects Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues				
Interest	\$ 500	\$ 375	\$ 6,930	\$ 6,555
Total Revenues	\$ 500	\$ 375	\$ 6,930	\$ 6,555
Expenditures:				
Bank Service Charges	\$ -	\$ -	\$ 995	\$ (995)
Engineering Fees	-	-	73,310	(73,310)
Lake Bank Restoration - Avana Apartments			21,300	(21,300)
Lake Bank Restoration - Phase 1			7,700	(7,700)
Decorative Pole Replacements	-	-	15,015	(15,015)
Flag Pole Project	-	-	14,550	(14,550)
Sign Repairs and Replacements	-	-	25,510	(25,510)
Total Expenditures	\$ -	\$ -	\$ 158,380	\$ (158,380)
Excess (Deficiency) of Revenues over Expenditures	\$ 500	\$ 375	\$ (151,449)	\$ (151,824)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
Total Other Financing Sources (Uses)	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
Net Change in Fund Balance	\$ 50,500	\$ 50,375	\$ (101,449)	\$ (151,824)
Fund Balance - Beginning			\$ 280,025	
Fund Balance - Ending			\$ 178,576	

Turtle Run
Community Development District
Capital Reserves Schedule

CAPITAL RESERVES

Beginning Balance - 5/31/26	\$	178,576
Bank Service Charges		(332)
Engineering Fees - KCI (Est. through September 2026)		(38,488)
Repair of Outfall Pipe/Headwall for Avana Apartments		(44,078)
Engineering Evaluation - Erosion and Sedimentation Control Plan for Phase 1		(14,300)
Engineering Study - Phase 2 Lake Side Slope		(29,610)
Engineering Studies - Phases 3-6 Lake Side Slope		(32,500)
Interest Income		900
Contingencies		(20,168)
Total Funds Available (Estimated) - 9/30/26		\$ 0

Turtle Run
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Revenues:</u>													
Special Assessments - Tax Roll	\$ -	\$ 125,876	\$ 895,355	\$ 23,345	\$ 125,599	\$ 53,395	\$ 56,361	\$ 5,960	\$ 3,848	\$ -	\$ -	\$ -	\$ 1,289,739
Interest Income	5,625	4,995	5,562	7,334	6,381	7,060	6,619	6,738	6,536	-	-	-	56,851
Insurance Proceeds	-	27,750	-	-	12,419	-	-	-	-	-	-	-	40,169
Other Income	-	-	-	-	-	-	75	-	-	-	-	-	75
Total Revenues	\$ 5,625	\$ 158,621	\$ 900,917	\$ 30,679	\$ 144,399	\$ 60,455	\$ 63,054	\$ 12,698	\$ 10,384	\$ -	\$ -	\$ -	\$ 1,386,833
<u>Expenditures:</u>													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 1,800	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ -	\$ 1,800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ 6,400
FICA Taxes	138	77	-	-	77	-	138	61	-	-	-	-	490
Assessment Roll	2,000	-	-	-	-	-	-	-	-	-	-	-	2,000
Attorney	5,335	2,310	1,925	2,695	1,788	4,015	5,170	2,393	-	-	-	-	25,630
Attorney - Special Counsel	910	2,155	1,618	5,755	4,690	280	2,663	665	-	-	-	-	18,735
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Arbitrage Rebate	-	600	-	-	-	-	-	-	-	-	-	-	600
Trustee Fees	7,000	-	-	-	-	-	-	-	-	-	-	-	7,000
Management Fees	6,026	6,026	6,026	6,026	6,026	6,026	6,026	6,026	6,026	-	-	-	54,233
Information Technology	83	83	83	83	83	83	83	83	83	-	-	-	750
Website Maintenance	83	83	83	83	83	83	83	83	83	-	-	-	750
Postage & Delivery	211	58	177	46	15	27	77	94	25	-	-	-	729
Insurance General Liability	13,389	-	-	-	-	-	-	-	-	-	-	-	13,389
Printing & Binding	8	-	10	7	0	5	0	-	29	-	-	-	58
Rental & Leases	400	400	400	400	400	400	400	400	400	-	-	-	3,600
Meeting Room	100	100	-	-	100	100	-	-	-	-	-	-	400
Legal Advertising	-	144	-	-	-	-	180	-	118	-	-	-	442
Other Current Charges	176	189	153	100	173	168	129	276	176	-	-	-	1,540
Office Supplies	-	-	22	-	-	-	-	-	-	-	-	-	22
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Security	243	243	243	-	243	243	-	219	-	-	-	-	1,434
Total General & Administrative	\$ 38,077	\$ 13,468	\$ 10,740	\$ 15,195	\$ 14,678	\$ 11,429	\$ 16,749	\$ 11,100	\$ 6,940	\$ -	\$ -	\$ -	\$ 138,377

Turtle Run
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Special Pay	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000
Field Management	6,667	6,667	6,667	6,667	6,667	6,667	6,667	6,667	6,667	-	-	-	60,000
Video Monitoring	226	226	226	226	226	226	226	226	226	-	-	-	2,038
Internet/Data	118	118	118	118	128	141	70	70	-	-	-	-	883
Electric	8,595	8,407	9,138	9,760	9,759	9,224	8,976	9,603	8,872	-	-	-	82,334
Water	771	1,008	970	887	1,058	1,019	1,100	1,240	-	-	-	-	8,053
Insurance	49,305	-	-	-	-	-	-	-	-	-	-	-	49,305
Lake Maintenance	2,750	2,750	2,750	2,750	3,850	2,750	2,750	2,750	2,750	-	-	-	25,850
Culvert Inspection/Cleaning	16,200	-	14,500	-	5,250	1,500	-	-	-	-	-	-	37,450
Holiday Lighting/Decorations	35,830	-	-	-	-	51,071	-	-	-	-	-	-	86,901
Iguana Removal	625	625	625	625	625	625	625	625	625	-	-	-	5,625
Landscape Maintenance	30,949	30,949	30,949	30,949	30,949	30,949	30,949	30,949	30,949	-	-	-	278,544
Pest Control/Fertilization	4,175	4,175	4,025	4,175	4,025	4,175	4,025	4,425	4,300	-	-	-	37,500
Landscape Replacement/Removal/Additional Services	9,243	7,639	1,558	6,103	6,590	8,726	4,497	2,562	500	-	-	-	47,419
Annual Tree Trimming	10,208	-	-	-	-	-	-	2,426	-	-	-	-	12,634
Fountain Maintenance	295	295	295	305	305	305	305	305	305	-	-	-	2,715
Fountain Repairs and Maintenance	-	1,398	-	-	-	2,154	-	-	238	-	-	-	3,790
Irrigation Repairs/Maintenance	2,138	5,815	1,294	9,230	11,431	-	1,025	4,693	-	-	-	-	35,626
Pressure Cleaning	36,450	-	-	-	-	-	-	7,619	-	-	-	-	44,069
General Maintenance	121	325	222	-	4,738	734	-	-	1,818	-	-	-	7,957
Paver Repairs	-	-	-	2,275	-	-	1,700	675	-	-	-	-	4,650
Lighting/Electrical Repairs	-	3,546	2,546	367	416	905	-	-	561	-	-	-	8,341
Signs	142	343	-	400	60	-	-	-	-	-	-	-	944
RPM Replacements	-	-	-	-	-	-	-	-	8,352	-	-	-	8,352
Rust Preventative TR Park	385	385	385	385	385	385	385	385	385	-	-	-	3,465
Flags	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Operations & Maintenance	\$ 215,192	\$ 74,672	\$ 77,268	\$ 75,223	\$ 86,463	\$ 121,555	\$ 63,301	\$ 75,221	\$ 66,548	\$ -	\$ -	\$ -	\$ 855,445
Total Expenditures	\$ 253,269	\$ 88,140	\$ 88,009	\$ 90,418	\$ 101,141	\$ 132,985	\$ 80,050	\$ 86,321	\$ 73,488	\$ -	\$ -	\$ -	\$ 993,821
Excess (Deficiency) of Revenues over Expenditures	\$ (247,644)	\$ 70,481	\$ 812,908	\$ (59,739)	\$ 43,258	\$ (72,529)	\$ (16,996)	\$ (73,623)	\$ (63,103)	\$ -	\$ -	\$ -	\$ 393,012
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ (50,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (50,000)
Total Other Financing Sources/Uses	\$ (50,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (50,000)
Net Change in Fund Balance	\$ (297,644)	\$ 70,481	\$ 812,908	\$ (59,739)	\$ 43,258	\$ (72,529)	\$ (16,996)	\$ (73,623)	\$ (63,103)	\$ -	\$ -	\$ -	\$ 343,012

Turtle Run
Community Development District
Long Term Debt Report

Series 2017-1, Special Assessment Bonds		
Interest Rate:	2.000%	
Maturity Date:	5/1/21	\$80,000
Interest Rate:	2.000%	
Maturity Date:	5/1/22	\$85,000
Interest Rate:	2.125%	
Maturity Date:	5/1/23	\$85,000
Interest Rate:	2.250%	
Maturity Date:	5/1/24	\$85,000
Interest Rate:	2.500%	
Maturity Date:	5/1/25	\$90,000
Interest Rate:	2.600%	
Maturity Date:	5/1/26	\$90,000
Interest Rate:	2.750%	
Maturity Date:	5/1/27	\$95,000
Interest Rate:	2.875%	
Maturity Date:	5/1/28	\$95,000
Interest Rate:	3.100%	
Maturity Date:	5/1/32	\$420,000
Interest Rate:	3.250%	
Maturity Date:	5/1/37	\$605,000
Interest Rate:	3.400%	
Maturity Date:	5/1/47	\$1,545,000
Bonds outstanding - 9/30/2025		\$2,850,000
	November 1, 2025 (Special Call)	(\$5,000)
	May 1, 2026 (Mandatory)	(\$90,000)
Current Bonds Outstanding		\$2,755,000

Series 2017-2, Special Assessment Bonds		
Interest Rate:	4.000%	
Maturity Date:	5/1/28	\$535,000
Interest Rate:	5.000%	
Maturity Date:	5/1/37	\$1,135,000
Interest Rate:	5.000%	
Maturity Date:	5/1/47	\$2,020,000
Bonds outstanding - 9/30/2025		\$3,440,000
	May 1, 2026 (Mandatory)	(\$90,000)
Current Bonds Outstanding		\$3,350,000
Total Current Bonds Outstanding		\$6,105,000

Turtle Run
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Broward County

TOTAL ASSESSMENT LEVY (RU) 2017-1

Gross Assessments \$ 589,026.13 \$ 197,133.81 \$ 786,159.94

ON ROLL ASSESSMENTS

						Allocation in %	74.92%	25.08%	100.00%
Date	Distribution	Gross Amount	Discount/(Penalty)	Commission	Interest	Net Receipts	O&M Portion	Debt Service	Total
11/21/25	11/1/25-11/14/25	\$ 103,334.60	\$ 4,224.58	\$ 991.10	\$ -	\$ 98,118.92	\$ 73,515.08	\$ 24,603.84	\$ 98,118.92
12/05/25	11/1/25-11/30/25	136,882.44	5,475.61	1,314.09	-	130,092.74	97,471.29	32,621.45	130,092.74
12/09/25	PROP APPRAISER	-	-	778.48	-	(778.48)	(583.27)	(195.21)	(778.48)
12/19/25	12/1/25-12/12/25	427,938.01	17,026.61	4,109.09	-	406,802.31	304,794.45	102,007.86	406,802.31
01/02/26	12/13/25-12/23/25	7,176.03	203.09	69.73	-	6,903.21	5,172.19	1,731.02	6,903.21
01/16/26	12/1/25-12/31/25	24,375.34	719.43	236.57	-	23,419.34	17,546.82	5,872.52	23,419.34
01/23/26	INTEREST	-	-	-	389.43	389.43	291.78	97.65	389.43
2/13/26	1/1/26-1/31/26	\$18,282.95	\$392.60	\$178.89	\$0.00	17,711.46	13,270.22	4,441.24	17,711.46
3/13/26	2/1/26-2/28/26	\$17,763.40	\$188.64	\$175.75	\$0.00	17,399.01	13,036.12	4,362.89	17,399.01
04/10/26	3/1/26-3/31/26	29,106.41	1.00	291.06	-	28,814.35	21,589.00	7,225.35	28,814.35
04/24/26	INTEREST	-	-	-	550.20	550.20	412.23	137.97	550.20
5/15/26	4/1/26-4/30/26	\$7,800.47	\$0.00	\$80.34	\$234.00	7,954.13	5,959.59	1,994.54	7,954.13
6/12/26	5/1/26-5/31/26	\$5,050.38	\$0.00	\$51.88	\$137.58	5,136.08	3,848.18	1,287.90	5,136.08
TOTAL		\$ 777,710.03	\$ 28,231.56	\$ 8,276.98	\$ 1,311.21	\$ 742,512.70	\$ 556,323.68	\$ 186,189.02	\$ 742,512.70

98.93%	Percent Collected
\$ 8,449.91	Balance Remaining to Collect

TOTAL ASSESSMENT LEVY (RT) 2017-2

Gross Assessments \$ 277,511.06 \$ 102,241.55 \$ 379,752.61

ON ROLL ASSESSMENTS

						Allocation in %	73.08%	26.92%	100.00%
Date	Distribution	Gross Amount	Discount/(Penalty)	Commission	Interest	Net Receipts	O&M Portion	Debt Service	Total
12/05/25	11/1/25-11/30/25	\$ 82,829.15	\$ 3,313.16	\$ 795.16	\$ -	\$ 78,720.83	\$ 57,526.66	\$ 21,194.17	\$ 78,720.83
12/09/25	PROP APPRAISER	-	-	376.04	-	(376.04)	(274.80)	(101.24)	(376.04)
12/19/25	12/1/25-12/12/25	296,923.46	11,876.95	2,850.47	-	282,196.04	206,219.84	75,976.20	282,196.04
1/23/26	INTEREST	\$0.00	\$0.00	\$0.00	\$249.52	249.52	182.34	67.18	249.52
TOTAL		\$ 379,752.61	\$ 15,190.11	\$ 4,021.67	\$ 249.52	\$ 360,790.35	\$ 263,654.04	\$ 97,136.31	\$ 360,790.35

100.00%	Percent Collected
\$ -	Balance Remaining to Collect

TOTAL ASSESSMENT LEVY (RN) 2017-2

Gross Assessments \$ 489,275.22 \$ 174,690.66 \$ 663,965.88

ON ROLL ASSESSMENTS

						Allocation in %	73.69%	26.31%	100.00%
Date	Distribution	Gross Amount	Discount/(Penalty)	Commission	Interest	Net Receipts	O&M Portion	Debt Service	Total
11/21/25	11/1/25-11/14/25	\$ 74,764.01	\$ 2,990.56	\$ 717.73	\$ -	\$ 71,055.72	\$ 52,360.83	\$ 18,694.89	\$ 71,055.72
12/05/25	11/1/25-11/30/25	44,315.53	1,772.62	425.43	-	42,117.48	31,036.29	11,081.19	42,117.48
12/09/25	PROP APPRAISER	-	-	657.48	-	(657.48)	(484.50)	(172.98)	(657.48)
12/19/25	12/1/25-12/12/25	285,071.03	11,402.84	2,736.69	-	270,931.50	199,648.92	71,282.58	270,931.50
1/23/26	INTEREST	\$0.00	\$0.00	\$0.00	\$205.54	205.54	151.46	54.08	205.54
2/13/26	1/1/26-1/31/26	\$159,500.52	\$5,525.58	\$1,539.74	\$0.00	152,435.20	112,329.21	40,105.99	152,435.20
3/13/26	2/1/26-2/28/26	\$55,881.24	\$558.81	\$553.23	\$0.00	54,769.20	40,359.32	14,409.88	54,769.20
04/10/26	3/1/26-3/31/26	44,433.55	-	444.33	-	43,989.22	32,415.57	11,573.65	43,989.22
04/24/26	INTEREST	-	-	-	2,637.76	2,637.76	1,943.76	694.00	2,637.76
TOTAL		\$ 663,965.88	\$ 22,250.41	\$ 7,074.63	\$ 2,843.30	\$ 637,484.14	\$ 469,760.86	\$ 167,723.28	\$ 637,484.14

100.00%	Percent Collected
\$ -	Balance Remaining to Collect

99.54%	Total Percent Collected
\$ 8,449.91	Total Balance Remaining to Collect