



***Turtle Run***  
**Community Development District**

[www.turtleruncdd.com](http://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**

**February 23, 2026**



# ***Turtle Run***

## ***Community Development District***

### **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**  
**February 23, 2026**  
**6:00p.m.**

**Coral Bay Recreation Center**  
**3101 South Bay Drive, Margate, FL 33063**  
**<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. Approval of the Minutes for the November 24, 2025 Meeting – **Page 4**
6. Consideration of;
  - A. Renewal for Hoover Maintenance Agreement, MA#7667 with Hoover Pumping Systems – **Page 30**
  - B. Quote #121025001 for Roadway Light Replacements with Lux Solar – **Page 34**
7. Ratification of:
  - A. Irrigation Mainline Repair with Brightview Landscaping for Turtle Creek Drive Break – **Page 35**
  - B. Proposal #SPN104389.0 for East Pump Station Repair with Hoover Pumping Systems – **Page 37**
8. Staff Reports
  - A. Attorney – Consideration of Request for Adjustment to District Counsel Fee Structure – **Page 39**
  - B. Engineer
    - 1) Engineer’s Report – **Page 41**
    - 2) Lake Side Slope Remediation Action Plan – **Page 43**
  - C. Field Manager
    - 1) Annual Maintenance Plan – **Page 44**
    - 2) Quality Site Assessment with Brightview Landscape Services, Inc. – **Page 47**
    - 3) Discussion of Drone Footage Request with BrightView Landscape Services, Inc. – **Page 52**
  - D. Manager – Progress Report – **Page 55**

9. Financial Reports
  - A. Approval of Check Register – **Page 58**
  - B. Approval of Unaudited Financials – **Page 64**
10. Public Comments
11. Supervisors Requests
12. 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>*

**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, November 24, 2025, at 6:00 p.m. at the Coral Bay Recreation Center, 3101 South Bay Drive, Margate, Florida.

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
Scott Cochran	District Counsel
Jonathan Geiger	District Engineer
Jason Gitel	Governmental Management Services
Patrick Szozda	Governmental Management Services
Miguel Reto	Landshore Enterprises
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: Good news. It is raining a little bit. Skip do you have any good news?

Mr. Carney: Yes. I think the District is looking pretty good in the holiday spirit. Our new Nativity set looks stellar thanks to Clarence and his crew. That is it.

Mr. Winfree: Ken?

Mr. Murray: No.

Mr. Winfree: Rob?

Ms. Shipe: No.

Mr. Winfree: Ginny?

Ms. Tropea: Nothing.

Mr. Winfree: I am good too. If we get some more rain it will be even better. At least it is a start.

**FIFTH ORDER OF BUSINESS                      Presentation of:**

**A. Exploratory Report and Change Order with Landshore Enterprises, LLC  
for the Avana Apartments Lake Bank Repair**

Mr. Winfree: How are we going to handle this presentation here?

Mr. Burgess: We have Landshore here for item 5 the exploratory report and change order with Landshore Enterprises. After the last meeting we had the approval for the survey work and the lake dye work. Based on that they are providing a report and change order. That is starting on page 4. We sent out a revised agenda so it should have it. I can put it on the screen as well. Whenever you are ready.

Mr. Reto: Hello everybody. My name is Miguel with Landshore Enterprises. I am one of the junior engineers within the company. We were hired to originally come in and reconstruct the outfall for the Turtle Run community and as the project has been ongoing we identified additional issues with that project. The last type of work we did there was investigating and identifying where that pipe is comparing with original property plans for the outfall structure. In doing so what we did is we pumped in some dye on the nearest catch basin and let that dye work its way through. We were planning on seeing something matching the original plans where the dye would pop out further out into the lake approximately 40 feet from the shoreline but what we found was the dye was leaking through the side of the embankment at least 3 feet from the shore which is letting us think that pipe has some form of either collapse, either separated from the main portion or it has split open and allowed that sediment to seep in ultimately block it. The cover that we found in that area is approximately 4 to 5 feet worth of material that has covered that outfall at that location where the dye was coming through. We probed, measured the elevation. Within the report there is a few cross sections at the back to kind of demonstrate

what that pipe elevation references to the cross section of the elevation. What we are proposing a data right exploratory excavation of that area. We would bring in some dredging equipment and start to dredge out the material in front of that pipe, determine what the condition of that pipe looks for the purposes of either proposing a new install further out into the canal as per the original plans or option 2 depending on the stability of the surrounding area leave the pipe if the pipe is still in good condition but armoring the surrounding areas preventing any future sediment from falling in and blocking it. Those are our two options that we are considering. In regard to the data right it is \$4,200 a day. My bosses went ahead and gave me the approval that we will cap it at four days maximum. If we are site for 4, 5 or 6 days we will still keep to that four days. Obviously if we get the job done in a day and get the pipe in a day you will only be charged the day rate for the service. Any questions?

Mr. Carney: When you are digging the pipe up would you be able to tell what caused it to collapse?

Mr. Reto: In a way yes because we are going to try to expose it and see what the condition of that pipe is. It could be the material itself. It is a coordinated aluminum pipe. It could be the material itself over its lifespan. I believe it has been in that ground since the 70's so we are coming up on 50 or 60 years.

Mr. Carney: I am just kind of curious because I don't think we ever knew we had a pipe there. Could it have happened during the construction of the apartment complex?

Mr. Reto: That is definitely a possibility that the pipe was probably not installed to the original characteristics for the required plans. What I mean by that is when I said earlier we were expecting it to show dye 40 feet out it was showing dye right at the side. It is possible that pipe was not installed correctly.

Mr. Carney: It is normal for a pipe like that to corrode.

Mr. Reto: Coordinated aluminum does have the tendency of doing that, but it has to be exposed to oxygen for it to happen.

Mr. Carney: I think we would like to know if you could give us that information if it could have possibly been crushed on the original construction of the apartment complex. I think that would be very interesting.

Mr. Reto: Photography would have to be done for that. Coming in with some CCP footage for the sediment that settled allowing for clear photos to be taken.

Mr. Carney: I am sure the blueprints going back to when they built that place as to how they did the piping.

Mr. Reto: Just a genetic blocking not in detail as to as built were done to it.

Mr. Geiger: What we provided Landshore was the as built but it is literally a line on a paper and they crossed out what the proposed invert was, what the actual invert was but to Miguel's point it does show the pipe going 40 or so feet into the canal, even looking at aerial photos.

Mr. Reto: It is also measured at 190 feet from the catch basin.

*Mr. Carney was inaudible at this time.*

Mr. Reto: That is what we are assuming at this point in time. As we excavate we will be able to determine is there is another section to that pipe that has disconnected and slipped away or was there never another section.

Mr. Carney: That could be a possibility. I think we should look into that.

Mr. Shipe: I have two questions in that same vein. Is part of it was it not properly maintained, the drain that is clogged. Should there be some annual or semi-annual maintenance to make sure that is flowing out? If that was then that was our responsibility but if it is clogged on the property side is that the apartment complex, Avana's, responsibility and do they share in any of the financial responsibility from the shore going backwards if they didn't properly maintain it?

Mr. Reto: That is a possibility that there is some requirement for the community that feeds that pipe going out to make sure that it is annual or bi-annual cleaning on that area done. Those pipes and those catch basins typically have known as sump and the sump catches all that sediment from the road before it gets into the pipe and that takes it out. That sump should be sucked out and cleaned out or inspected and cleaned out. If you have a blockage or an obstacle impeding the flow any water and sediment that works its way through will start to settle and start to clog the whole length of the pipe. Typically during the operation of that pipe during a stormwater event it should flush out all of that but if it is not properly flowing out at the end it does it and slows down.

Mr. Shipe: Ok.

Mr. Winfree: You mentioned that it is the last basin. How many basins are there up from that one? If they are in the same condition cleaning that one all we are going to do is flush it right down the same way, right? I saw at least two that are connected to that one other basins.

Mr. Reto: Correct there is at least one that runs between the buildings to the west that is by the tennis courts. I went and checked that one out to make sure that they were not reverse flowing the dye. There was no dye coming out.

Mr. Winfree: Nothing came back that way.

Mr. Reto: Based on some conversations in the past my understanding is that system itself also needs cleaning out.

Mr. Winfree: That is what I am trying to get to. We are going to have to start doing that too. We will take care of that. It is time to have our meeting with South Florida to get the basins clean. If we clean this out and the other ones are in the same condition, and it keeps flowing down it is just going to block it again.

Mr. Reto: In a way, yes.

Mr. Winfree: That is something we need to look into. Any other questions?

Mr. Shipe: The \$4,200 a day and the four days that is just to expose the pipe and find it.

Mr. Reto: Correct. That is the labor and the equipment needed to be onsite to remove the material to expose the pipe to look at it and identify option 1 are we able to extend this. Option 1 is potentially the pipe disconnected is right here or option 2 clean the area out, evaluate the slope and the surrounding area and armor it, protect it from future caving in and future settling blocking the functionality of that. That is a little bit riskier because still that outfall is quite close to your shoreline and settlement has a tendency of still working it way there. If that pipe is further out into the canal like was designed to be it is less of the chance of it blocking.

Mr. Shipe: That will be the second estimate and invoice for that work.

Mr. Reto: There is another cost to come in the future.

Mr. Shipe: I guess it has to be done. I don't know what it would take to see if Avana has responsibility for it.

Mr. Winfree: That is what exploratory is going to tell us is how far out or whether it is our pipe that goes beyond that. If it is all on their property we are going to have to talk to them. We will keep the bottom clean, but they need to get the basins cleaned. That is not just one but three or four connected to that one at least that have the same situation that aren't being maintained. That is what caused the problem.

Mr. Carney: Jon what are you suggesting at this point?

Mr. Geiger: Landshore has been working very closely with myself and Patrick on this. They were originally hired to do the reconstruction on the shoreline. Giving that this pipe from the report is buried so right now the District responsibility for that portion that feeds into the lake, so I do believe at this point we do need to do the exploration. South Florida has been asking for us for updates and what is going on with the pipe. We did send them this report. They are satisfied we are making progress. They understand what is going on with the situation. And to Miguel's point we are not going to know how to actually fix this unless we get the pipe exposed. Industrial Divers tried finding the pipe. That is when we determined the catch basin upstream was clogged and everything. I don't believe they gave us any sort of way that they were going to handle it. They basically said we had to go find a contractor that would do that kind of work. Hopefully the exploration goes well, and we are not spending the four days out there. They did say a four-day max for everything.

Mr. Reto: They did encounter some rough material, but we were able to get down to on top of the pipe. That was still rough getting through that material. We believe dredging it out will be a cost-effective solution. If that is not possible getting in and excavating and having somewhat of reach and can gently excavate it out without damaging the pipe.

Mr. Winfree: One last question from me. Were you part of the original, I don't know if you want to call it an excavation, remember all the concrete that was there? It kind of seems putting two and two together that concrete was put there because that pipe really wasn't where it was supposed to and it was washing that out to begin with and that is why that concrete was put in.

Mr. Geiger: That concrete looks like it was just thrown there. It is construction debris because the plans that we have, none of those other outfall pipes had head walls.

That actually was 9 feet above where the invert should have been. It might have been at one-point somebody's fix over there but it doesn't seem like the two were ever connected in anyway.

Mr. Winfree: It looked great with the hole in it and everything.

Mr. Geiger: That section that hole was big for 32-inch pipe.

Mr. Reto: It was quite hefty and six inches in thickness itself but the whole placement of that concrete was odd. It was flipped upside down in some cases which would lead you to think it was not there. There is no way concrete that was part of a pipe would somehow reverse itself.

Mr. Geiger: It could have been construction debris from when they were building.

Mr. Reto: That is most likely the likelihood.

Mr. Winfree: Alright, so any idea of when this would commence? We know it is one to four days. Is somebody going to be following these guys and give us an update on where we are at? The only reason I am asking is one of the proposals we have coming in is that we wouldn't be here for Christmas. How do we bring this together?

Mr. Reto: We can hold back until next year.

Mr. Winfree: How do we want to handle this? The next time we meet will be 60 days from now. I don't think we want to dig a hole and leave it open for 60 days. Just a thought.

Mr. Geiger: I don't know how much it is going to cost to actually have the two methods so I don't think the District can give a not to exceed and give Patrick unless you figure it out.

Mr. Winfree: It looks right now but if we go out there and dig a hole and then we are not around to make a decision for 60 days that is not going to be good in my opinion.

Mr. Reto: Most of the dredging will be taken place in the water. Unless someone is walking in the water.

Mr. Winfree: Like you said the dye came up and then I was looking at this picture here it looks like that dye came up before the shoreline. If we do find the pipe we still don't know what the rest of it looks like. We still have to dig back to figure that out. So what is the recommendation here Jonathan?

Mr. Geiger: It sounds like we can do the dredging. Is the doing the fix right after the dredging more cost-effective or is this a situation where we want to wait and do the dredging then sit on it for week until the meeting and then it is easier instead of having to dredge that pipe again?

Mr. Reto: We can do the dredging and then cover it back up if needed then come back in.

Mr. Winfree: Work on it now and figure out what the next step is.

Mr. Carney: Get it rolling.

Mr. Geiger: We can work with Miguel too. While the District is on break here so if we need to fine tune the proposal or pick a third option that they think of. We will have more information for the next meeting.

Mr. Burgess: The next meeting is the 26<sup>th</sup> of January if you don't have the December meeting.

Mr. Winfree: Looking at pictures like you said it looks like it is coming from underneath the ground rather than into the water.

Mr. Reto: Patrick do they have access to the photo library as well?

Mr. Burgess: Not the full library but I can always send it out to them.

Mr. Winfree: So do we need a motion put together for this?

Mr. Burgess: Yes.

Mr. Winfree: Any other discussion?

Mr. Burgess: We need a motion to accept the change with Landshore for the Avana Apartments Lank Bank Repair with a not to exceed the cost of \$16,800.

On MOTION by Mr. Shipe seconded by Mr. Murray with all in favor, a not to exceed amount of \$16,800 for the Exploratory Report and Change Order with Landshore Enterprises, LLC for the Avana Apartments Lank Bank Repair was approved.

Mr. Reto: You will get a schedule for me for when we are mobilizing?

Mr. Burgess: Yes. We will reach out to you by next week with the next steps.

**SIXTH ORDER OF BUSINESS**

**Approval of the Minutes of the  
October 27, 2025 Meeting**

Mr. Winfree: Item #6 is the approval of the minutes of October 27, 2025 meeting. Anyone have any updates or concerns or anything from those minutes if not can I get a motion to approve?

On MOTION by Mr. Murray seconded by Mr. Carney with all in favor, the Minutes of the October 27, 2025 Meeting were approved.

**SEVENTH ORDER OF BUSINESS**

**Approval of the Agreement with  
Broward County Supervisor of  
Elections Office for the 2026  
Elections**

Mr. Winfree: Approval of the agreement with Broward County Supervisor of Elections.

Mr. Burgess: This was already approved at a prior meeting so we can move onto item 8.

**EIGHTH ORDER OF BUSINESS**

**Ratification of Interlocal  
Agreement for Uniform  
Collection of Non-Ad Valorem  
Special Assessments**

Mr. Winfree: The ratification of the interlocal agreement for uniform collection of Non-Ad Valorem Special Assessments.

Mr. Cochran: At the last meeting you all approved the agreement with the Supervisor of Elections. This agreement came from the tax collector, and it happened in a weird way where they submitted to us right before the end of October and they were requiring all the entities to have it signed by the end of that month. A lot of our Districts including this one didn't have an opportunity to meet by that date and approve it in less than a week. Our office did confer with them regarding the agreement, made some changes and worked it out with them. Basically this District, like the others, has adopted

a resolution which is attached to this agreement that reflects the District's intent to collect the assessments, the Non-Ad Valorem Assessments, by using the uniform method that the tax collector does where they put it on the tax rolls. They collect the funds. They remit what the District is entitled to the District. Really I think it is just a matter of housekeeping on their end. They wanted to update and formalize that arrangement with the parties that they are doing that for including all the special districts. That is what this agreement is. It is an interlocal agreement between this District and the tax collector with Broward County. Like I said our office has already reviewed the form with them prior to it being executed but because they did need it by the end of that month for purposes of collections the Chair and the Secretary did go ahead and sign that on behalf of the Districts. We would just ask for a motion to ratify that interlocal agreement with the tax collector unless anyone has any questions.

Mr. Winfree: The only thing I had was did you check that out?

Mr. Burgess: An exhibit states on pages 3 and 4 at the end of it, I am just confirming with Jennifer who put it together to make sure there is no additional page.

Mr. Cochran: I think what you are going to do is approve the ratification with the revise of it if there is a page 4 to that exhibit that will be provided and added to the official copy of the agreement.

On MOTION by Mr. Shipe seconded by Mr. Murray with all in favor, Ratification of Interlocal Agreement for Uniform Collection of Non-Ad Valorem Special Assessments with the revise of the agreement if there is a fourth page to the exhibit was approved.

**NINTH ORDER OF BUSINESS**

**Discussion of:**

**A. Amendment to Management Agreement**

**B. December 15, 2025 Meeting**

**C. Website Services Draft**

Mr. Winfree: I think you handed out the amendment. That is basically for the end of year Christmas bonus for GMS managers.

Mr. Cochran: Just for a point of clarification. It is technically the amendment that recognizes that certain employees of GMS have provided services throughout the year

and over this holiday period go above and beyond for the services that are required per your contract, so it is additional compensation in the form of an amendment to that agreement with the management company.

Mr. Winfree: Any questions on that? Can I get a motion to approve the amendment?

On MOTION by Mr. Carney seconded by Mr. Shipe with all in favor, the Amendment to the Management Agreement was approved.

Mr. Kapish: Do we know how much that is?

Mr. Winfree: Yes.

Mr. Kapish: How much?

Mr. Winfree: \$500.

Mr. Kapish: Total?

Mr. Winfree: No. \$500 for two. \$1,000 total.

Mr. Burgess: Thank you.

Mr. Winfree: The December 15<sup>th</sup> meeting traditionally we don't have the Christmas meeting. It seems like we don't have a lot going on except for Avana right now. They are going to hold that until we get back. We should be ok there. Is there any reason we should or shouldn't have a meeting?

Mr. Burgess: I don't think so.

Mr. Winfree: Everybody is alright at this point saying we are going to cancel the December 15<sup>th</sup> meeting?

Ms. Tropea: Yes.

Mr. Carney: I am ok with it.

Mr. Winfree: Ok, can I have a motion to approve the cancellation of the December 15<sup>th</sup> meeting?

On MOTION by Mr. Carney seconded by Ms. Tropea with all in favor, the cancellation of the December 15, 2025 meeting was approved.

Mr. Winfree: Website services draft.

Mr. Burgess: I was trying to put it together. How the website is formatted I just need to involve the website designer. It is really just updating pictures, so I just wanted to get a picture of the roundabout and the Christmas lights, maybe the park and an updated monument picture. I haven't been able to complete it yet.

Mr. Winfree: Well you can give it to us as a Christmas present and be ready to talk about in the new year.

Mr. Burgess: If the Board wants to appoint someone to approve what gets put on there I can work with that person in the meantime until the next meeting. It is really just updating the pictures. Putting it together how the website shows is a little difficult.

Mr. Carney: When you get a chance if you want to bounce some off I would be glad to work with you and when we come to the meeting we can make a decision.

Mr. Burgess: That is fine. I will work with Skip on that.

Mr. Winfree: We don't need a motion for that.

## **TENTH ORDER OF BUSINESS**

## **Staff Reports**

### **A. Attorney**

Mr. Cochran: Just a reminder about the ethics training since we won't be meeting in December if you haven't already knocked out four hours of ethics training remember to do that by December 31<sup>st</sup>. That is all I have unless you have any questions.

Mr. Winfree: Is there anybody who hasn't done it? Everybody is aware of what needs to be done.

Mr. Carney: Send out an email. I haven't done mine yet.

Mr. Winfree: I usually do mine the middle of December in case anything happens to tell you the truth.

Mr. Burgess: We can send out an email.

Mr. Shipe: Not that we have to discuss it but did the mediation happen?

Mr. Carney: No it hasn't happened yet. They keep changing the dates right now.

Mr. Burgess: The ethics training links is on the website as well under CDD ethics training so you can go there. We will send an email as well. It has some free options and options to pay for.

### **B. Engineer**

Mr. Geiger: Outside of the presentation Miguel did I don't really have much else to add. I know I still owe the District a list of the permit holders. That kind of got back burned we have a couple of construction projects on right now that have taken me away from office work. I was also out of town for a week and a half last month. By the next meeting although we are not having one in December I will get that list of permit holders especially with what is going on with the Avana Apartments and get some of this maintenance work hopefully done by the people operate the systems and everything. I do know I owe that to you Barry. Outside of that though unless the Board has any questions. Basically we are just focusing on the Avana thing and then come first of the year we are going to have to sit down and start looking at what kind of proposal we want to put out to actually do the lake remediation work, the lake banks. Part of reason we asked Miguel to come is because they do that kind of work. Unless the Board has any questions about anything else?

Mr. Winfree: I see the surveying is all completed right?

Mr. Geiger: Yes. Survey has been done for awhile now.

Mr. Winfree: I don't want to put you on the spot but are we still on the same overall look, nothing has really changed where we thought we would start or what needs to be done? Is anything new and exciting popped up that we are not aware of?

Mr. Geiger: No, like I said we are going to try to the first couple of phases are the ones that South Florida asked us to focus on because they are near the property and everything. One of the things that is once they do start looking at some of the lakes under the FPL easements that might be work we need to confirm we have the funding. Those are going to be much easier hopefully. I haven't taken too much of a deep dive into anything outside we are doing now, Avana, and the other two phases with the geo-tubes which is a different beast as we spoke about before. That is something definitely over the next couple of months I can see where we might build to accelerate or see what lakes we might have to address based on the finding analysis of what is going on out there.

Mr. Winfree: We are still going to put our priorities to start with in the same places. Nothing in the overall plan has changed.

Mr. Geiger: We are still going to for now going to follow the six-year phasing plan that South Florida was ok with. Like I said if we can accelerate some of this, so we don't

have to do some of the work then we look at revising that. I think for now try to focus on the three bigger lakes with the geo-tubes which are going to be the more difficult ones to resolve.

Mr. Winfree: Alright. Any questions for Jonathan? Ok, field manager.

### **C. Field Manager – Annual Maintenance Plan**

Mr. Szozda: Just a few items and updates. The mulching has been completed. The gentleman that did it was subcontracted by BrightView. He did a very good job with that. It looks great. Pine straw was added to the preserve in the median. We installed cocoplums in front of Cumberland Farms that were in dire need of repair. They came out looking very nice. We took water samples, Southeast Water Management took water samples of the lakes. There was no abnormalities, which is a positive. Everything seems to be in order. The last item I have is I was approached by BrightView they would like to fly a drone over Turtle Run basically for advertising and promotional materials. If anybody has any reservations, I have to work out the legalities here with Scott. Scott is going to interject in a minute, but would anybody have any objections?

Mr. Carney: In other words don't shoot it down right?

Mr. Winfree: What I would be concerned about like you said the legalities of private property. From a city standpoint I can understand that but there are state, city and county ordinances and statutes and everything about that. And you have to validate that they have been certified through the FAA.

Mr. Cochran: It is a little complicated because like you mentioned there is local, state and federal regulations regarding drone operation. We have done in the past with an entity that was doing some drone filming, and we did a separate agreement pertaining to where they were required to use licensed operators, comply with all the regulations and everything, insurance, indemnity provisions and things like that. The other thing would be obviously we can only grant permission over property that the District owns. To the extent that they would want to or have to capture footage of private property or non-District property we can't grant permission for that. It would be their obligation to secure that themselves and we would want indemnity for any and all of that. It is possible but I will recommend that if we allow it especially since it is not something we are asking for it

is them asking for it for their own purposes I think we would want an agreement in place that governs some of those things to protect the District's interests.

Mr. Winfree: Absolutely and taking that a step further even though it all will be all CDD property and you still have quote public in those areas.

Mr. Cochran: If it is District property it is public property. People don't generally have any expectation of privacy in public properties so I wouldn't be worried about capturing people on District property. Like I said it would be more to the extent if they are having to fly over private property or they are flying at such a height where there is private property in view basically the agreement would make that their problem not our problem. I think definitely we wouldn't want to allow it unless there is an agreement in place that protects the District's interests. It is up to you all too. If you want to ask them for a credit or something like that if they using it for their own purposes. Just throwing it out there.

Mr. Szozda: First of all does anybody have any objections or concerns?

Mr. Carney: No.

Mr. Winfree: Yes. Definitely have concerns if they are not going to be able to meet all the requirements with the FAA flying over private property. How are you going to get permission from all the private property owners?

Mr. Szozda: It should be just District property. They are not flying over anybody's house. This is just the areas they maintain. I am not saying I am for it or against it, I am just bringing to your attention. They approached me about this idea. This is preliminary.

Mr. Winfree: As an example if they fly over where the fountain is and they are going to be probably 500 feet or so and if they are going to capture a wide area in that shot they are going to get private property.

Mr. Szozda: I think their focus is just on what they maintain specifically. It would be no benefit to them overseeing private property. If they can work out the legal angles of it and they are willing to agree to it, this is preliminary. I told them I would bring it up at the meeting.

Mr. Burgess: We can request more information and bring it back to the January meeting.

Mr. Winfree: That is what I was going to suggest. The only thing is you might want to talk to them about does it necessarily have to be a drone because like you were saying

when you are up that high it is kind of hard to split into a 30- or 40-foot width of where the stuff that we own usually typically is.

Mr. Szozda: I don't want to assume that they have done this before, but I would think they would have done it before.

Mr. Shipe: I don't think it is Joe the lawnmower guy who is getting off the cart and going to fly a drone. They have a professional from a marketing company. He would be licensed, and they would know the rules.

Mr. Szozda: I am just looking to see if anybody has any objections then we can follow up on the legal ramifications.

Mr. Winfree: From the CDD standpoint I don't know if it is limited to that area. But if it went outside of that area that is where we have issues.

Mr. Szozda: We will start the conversation. We will get some legal documentation.

Mr. Cochran: It is up to the Board direction, like do you want more information from the contractor first before you make a decision and before I start working on the legal thing or do you want that to go on now?

Mr. Shipe: I think we would like a little more direction and make sure if they are using a licensed marketing company to do the drone capture.

Mr. Szozda: I will find that all out.

Mr. Shipe: Find that out and if it is yes we can go from there.

Mr. Szozda: I just want to make sure there is no objections before I went any further.

Mr. Winfree: From the CDD standpoint I don't think anyone has any objections.

Mr. Carney: I think it all needs to fall on BrightView. We don't want our attorney spending all kinds of money drawing up legal documents for us.

Mr. Szozda: We will see what they have if they have some documentation already in order.

Mr. Cochran: You can always ask as part of the agreement that they cover any costs or expense preparing agreements or reviewing agreements.

Mr. Winfree: Ok, at this point we are not doing anything with a motion we need more information to make a decision.

Mr. Szozda: Thank you. That is all I have.

Mr. Winfree: One question since we already voted on the December meeting is there anything you need that you are doing in December?

Mr. Szozda: No at this point everything is on the annual maintenance, and everything is pretty standardized. There is nothing out of the ordinary. Christmas decorations are in place. Lights have been installed in the fountains. The Menorah is on a system where it is automatic.

Mr. Carney: We just have to set the date, and it will go on automatic every day after that.

Mr. Szozda: There is nothing out of the ordinary.

Mr. Carney: Pat marked your calendar December 14<sup>th</sup>. It happens to be a Sunday night by the way.

Mr. Winfree: Since we are talking about the Christmas decorations a little bit there were a few things that were a little late as far as CDI was concerned. It seems like it gets harder and harder to deal with them every year to get things done. Maybe it is time that we look for another. It doesn't mean we have to go with someone else but maybe put it out for a bid just to see what else there is.

Mr. Carney: We can always put it out for a bid. I have no problem with CDI. I am the one that works with them closely every year.

Mr. Winfree: Then we are all set that not everything comes down but the lights get turned off and they are done by the end of January, so we don't have any concerns going on there. Price wise I don't think we are going to beat it to tell you the truth.

Mr. Shipe: I don't know how many companies there are.

Mr. Winfree: Alright. Patrick?

#### **D. Manager – Progress Report**

Mr. Burgess: The progress report starting on page 60 I have few updates on a few things. Item #1 we are still working with Lightworks on the replacement. We are trying to see if Stresscrete is who the current poles are with but there is another vendor that is going to send us a sample to see if they can match our pole and possibly be faster delivery. I am still working on that. Item #2 we have the lights. They came in and we have the agreement ready so we are going to get that signed and once the agreement is signed they will replace the lights. The lake name sign replacement there is two lake

name signs that have been missing for a year. They are being powder coated and once they are done there they will be picked up for vinyl company and have that completed. Item #4 Raptor Vac had a few mechanical issues and some of the plugs that they rent were not available, so they are going to start their work on Tuesday, which is good because there is some irrigation repairs right in the area. It is a tight spot, a big vacuum truck so they are going to probably have to straddled the curb. We might have some sod damage, but they will do all the repairs to anything that is damaged.

Mr. Winfree: On number 5, did we follow up with the city that they are actually going to start in December, and did we get the agreement?

Mr. Burgess: No but we will.

Mr. Winfree: The only reason I am asking is I am hearing rumbles that they are not going to start until next year.

Mr. Carney: Let me give you an update on it. I walked through with Justin he is one of the assistant park directors and he was telling me on what they were planning on doing. I went over to Cypress, I went over to Riverside and looked at those. Cypress was nice. Riverside was pretty shady, and I said we wanted tiled walls. We don't want painted stucco walls that doesn't belong in an upscale community. They agreed to do tile walls. I also told them I don't want the tiles to stop at 6 feet. It looks like you ran out of tile. What they are going to do is tile right to the ceiling. All this takes a little bit more time so just letting you know.

Mr. Winfree: If that is going to happen so we don't stretch out for a year and a half.

Mr. Carney: I should be able to give you an update on it. I will shoot is over to Pat.

Mr. Shipe: They did do some work. They replaced the commodes. They have done some work.

Mr. Carney: The last notice I got they are waiting for a contractor proposal for the tile.

Mr. Winfree: That makes more sense. Ok. You were on Number 6.

Mr. Burgess: Yes the signs are in powder coating. They should have one more week. Once they are done. The install is going to be the ten poles for \$1,700 to install. They are going to pick them up as well and we will get spots set for them to be installed and get that completed. I am still working with Comcast. They tried to meet with us when

our office was closed so we are getting another date. I believe they are claiming it is their damage we just need to meet with them because they are going to rebuild that line. There is just some additional work to be done.

Mr. Winfree: So they have accepted that it is theirs now?

Mr. Burgess: I provided them pictures and based on that they are saying it is theirs.

Mr. Winfree: Ok.

Mr. Burgess: Once I have the meeting date I will get you updated on that. Turtle Run Boulevard and NW 41<sup>st</sup> Street light pole damage everything was ordered. It looks like the fixtures and arms are shipping on the 24<sup>th</sup> and the pole delivery we don't have a date set for that. The same thing for Turtle Creek Drive and the Shoppe light pole damage. The fixture arms are shipping and the pole they are probably going to ship those two together. Once we have a date we will update you all on that.

Mr. Winfree: So we will have the fixtures but not the poles.

Mr. Burgess: We already went over item #10 for the lank bank repair between Avana Apartments and number 11 with the action plan from KCI. The South Florida Water Management District compliance request we provided an update on that. They are working with us and are patient. Skip do you have any park upgrades that you want to go over?

Mr. Carney: A couple of things. They ordered the exercise equipment, and it did come in. There is six pieces of exercise equipment going under the tented area called the social area. The pavilion was just ordered this week. Lou told me that it takes ten weeks to manufacture the pavilion. At that point when the pavilion comes in they are going to pick up the basketball court and that is where the pavilion is going to go. The basketball court will be slated probably won't be put in place until next year. Closer to the playground. That is pending budgets and all that whole stuff. Hopefully it will be done soon.

Mr. Burgess: Thank you. Moving onto #14. I think after the new year and a few things Pat, Jason and I will get out there and get the lake floating issues taken care of. It has taken the back burner with a few things popping up. Wiles Road – Creekside Drive pedestrian sign that was installed by Horsepower this past week. The sign is up. We have a few signs around the District that we have in stock now that either we can replace

them or have a vendor do it. It gets a little tricky up there as the frame disconnects from the sign itself. There are a few fading signs here and there that we are going to replace and just upgrade.

Mr. Winfree: Normal maintenance.

Mr. Burgess: I don't have any updates for #16 or #17. If you have any questions just let me know.

Mr. Winfree: Do we have a mediation date yet?

Mr. Burgess: It has changed. We can email it out once we get closer to the date they provide.

Mr. Winfree: Any questions on anything?

## **ELEVENTH ORDER OF BUSINESS      Financial Reports**

### **A. Approval of Check Register**

### **B. Acceptance of Unaudited Financials**

Mr. Winfree: Let's talk about the financial reports. Any questions on the check register? Any discussion required? Everybody in agreement with that? Can I get a motion to approve the check register?

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

Mr. Winfree: Anything on the unaudited financials?

Mr. Carney: Everything looks pretty good. We are only in the second month, so it is really hard to judge at this point.

## **TWELFTH ORDER OF BUSINESS      Public Comments**

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

Mr. Lohman: No.

Mr. Winfree: Chris?

Mr. Kapish: Yes I do. Some of these signs and flagpoles that have been torn out there is trip hazards, and I think they need to be addressed especially the one on

Creekside and Wiles. Coning the hole is not securing the site. Putting dirt in the hole is. I understand that the sign is going to go back. If someone trips on that they are going to sue the District. The drone thing by BrightView the CDD doesn't own very much property. They own the land underneath the street, the monument signs, the lakes and some of the powerlines and stuff but all along the boulevard the District doesn't own them. That is city property. If somebody is walking on the sidewalk they are walking on city property. You guys need to consult the city about this drone. I know Mr. Clarence here might say that the Foundation *Mr. Kapish was inaudible at this time*. Actually the District doesn't own much property. If you fly over the roundabout that is not District property. That is city property. It is a city road. Fly over the park, which is a city park. The businesses are all on private property. Quite honestly, I am not sure why BrightView would want to do it because the property is not kept up like it should. It hasn't. All the trees underneath the powerlines were all supposed to be, it was in the contract I don't know if you took it out but those were all supposed to be manicured not let grow to massive trees. If they were manicured you wouldn't have the problems that we have now where we have these massive trees overgrown. That is the problem a lot of landscape is not kept up. It is not pruned where it should be especially at the main entrance and Turtle Run at the Estates. In fact there is not even enough lights on them right now because they have grown so much. That is it.

Mr. Burgess: Thank you Chris.

Mr. Winfree: You have anything?

### **THIRTEENTH ORDER OF BUSINESS Supervisors Requests**

Mr. Carney: Yes I do. A representative from the roundabout lighting they were out there the other night Patrick. I showed the guy whoever did our lighting at the roundabout looks like there was a representative out there a couple night ago so I stopped and talked to him but he didn't speak much English so I couldn't get through to him very well. He was counting the burnt-out bulbs. Must have been Luxe.

Mr. Burgess: Yes, I sent them a map of the lights that were out. It is taking them a little longer. They will give us a repair estimate if they are not under warranty but a lot of the lights that they have replaced in the past the last one that you guys approved are a

better product so a lot of them are staying on a lot longer. I am assuming the ones that are out are damaged. They will get back to us as soon as they have the report.

Mr. Carney: Pat the District is looking good. I just wanted to let you know that.

Mr. Szozda: Thank you.

Mr. Carney: Thank you for your efforts. The bonus is well deserved.

Mr. Burgess: Thank you.

Mr. Carney: That is all.

Mr. Winfree: Ken do you have anything?

Mr. Murray: Nope.

Mr. Winfree: Rob?

Mr. Shipe: I have a couple of things. Patrick could you put up the pictures?

Mr. Burgess: The three pictures?

Mr. Shipe: Yes. So I think as the Board of Supervisors we need to decide how we want to keep the upkeep of the District. I know these Stresscrete sign poles that have gone on for all the Shoppe signs and things like that. We spent a lot of money when they were put in, and I know they had ones that kind of looked like that but were metal and they faded then they went to these concrete ones. We have these No Parking signs now and some others I think we should decided either we are going to say we can put metal poles and kind of take away from it or we are going to say every time we put in a sign like that and I don't know if that is required by the Department of Transportation or the city or who is saying that we have to put these multiple signs but I think we as a Board we need to decide a policy at least for now that every pole we put in we are going to replace with Stresscrete at the price or we are going to start having some metal poles, some concrete poles.

Mr. Winfree: Do we know how many of those there are?

Mr. Shipe: I think there is six of those.

Mr. Geiger: There is more than that because it is on both sides.

Mr. Burgess: I don't believe we are allowed to change that.

Mr. Winfree: That was my next question.

Mr. Geiger: Those were installed during the signpost replacement project. I think the issue that came up is at the time the Coral Springs Police Department said without

those signs they can't ticket people for standing, with the school letting out and everything. I think I want to say the city told us we had to put them in. At the time the District didn't want to spend the money. Those concrete poles are expensive. I think when we were looking at it those small signs don't look the most attractive on those bigger poles. My recollection is when we got the contract the District opted to put these on metal poles for now. Those poles are \$2,000 or \$3,000 a piece for the concrete one. It was a decision at the time by the Board that we were going to comply with what the City of Coral Springs Police Department and the city needed to enforce the rules there and we were going to put them on these poles. There were signs on metal poles like that for a long time and disappeared out of the District for some reason. That is why the city called to replace them. We couldn't figure out who removed them. Again my recollection is they went in at the same time with the same contractor. I think Horsepower did it at the same time as the concrete poles, but it was a decision at the time not to buy 10 to 12 more concrete poles. I personally know I sent marked up drawings to the city trying to reduce the number of those because it is a lot. I believe this was the compromise where they said if you don't have them in these areas we can't enforce standing in the right-of-way rule or whatever which never made sense in me because you are not supposed to be stopping on the road anyways.

Mr. Shipe: My point would be that everybody the four of us that was not on the Board when this happened, and these decisions were made I would like not tonight but I would think about it maybe and at the next meeting or the meeting after we can kind of decide do we want to go to a policy.

Mr. Carney: I like idea, but I think what we should do is get a total number of how many of these types of signs we have in the District and see what we are dealing with. I think the idea is good.

Mr. Winfree: The only concern I have is you would have put *Mr. Winfree was inaudible at this time* because if one got damaged and put in it is like the other poles with a 6 to 9 month wait.

Mr. Shipe: The speed limit is broken which we are waiting on now. You do have to wait in the interim. I am not in any way suggesting that we buy extra to have laying around if something happens. I personally feel like we should replace them. If we have already

spent the money then we should have them all there. Maybe we will find out how many are on there and we can bring it up at another meeting.

Mr. Winfree: I guess my request would be from either one of you is how many are there or what would the pole cost, so we have an idea. Then we can make an educated decision on what we want to do going forward.

Mr. Shipe: My other point as we talked in the past about the nature trail and the lake signs we did have the opening of the pickleball courts the other day and I was speaking with the principal of the middle school. I brought up the idea of the nature trail in partnership with Forest Glen. She was very excited about it. They do have a nature club. I thought maybe we could work with them. Why should we do this? Improve the District. Make it a little nicer. Make use of the 21 existing signs that are scattered throughout the District and give the students of Forest Glen Middle School pride in their neighborhood and educate the District on the abundance of wildlife scattered throughout the neighborhood. We do have capital money that we talked about having different projects. I don't think we really went forward with any of the stuff that we talked about, but we can use the money for capital improvements for the benefit of all the residents. We make use of the 21 existing signs and post throughout the District. There is probably five of the signs that people see. Most of them are in remote locations. Two of them got stolen off the posts. That map there on the bottom a lot of them are on the lakes. The lake names are not officially recorded like we talked about before. If you call 911 oh my goodness somebody has fallen into Lake Marie it is not registered. Nobody knows what that is. The District uses it, but they could use lake 10 or lake 12. That is how they used to be called. You could still call it that name. They just don't need a signpost on there. Partnering with the students and the nature club you give the students pride in the neighborhood. People are proud of the neighborhood there is less vandalism, community support and family pride as the students bring their families out to show the projects. It would educate the District on the abundant wildlife that is scattered throughout Turtle Run between the birds and turtles and different things. The cost I don't really know exactly what it would cost. I talked to Patrick at little bit back and forth on what it may cost to pull the poles up and then replace them. Maybe \$500 to remove them and \$500 for putting them in so about \$1,000. That is probably the main cost. We can get new signs,

fiberglass, UV resistant signs at \$200 per pole which would have a picture of the animal in the center and then verbiage about the animal. It would be an approximate of \$22,300 to do the project. I am not asking for a vote or anything. I just wanted to put it together. I don't want to spend a whole lot of time with the school district if the Board thinks it is not a worthwhile project. I thought I would make the presentation and see what people's thoughts were on it.

Mr. Winfree: I think it is very good. What would the next steps be?

Mr. Carney: I like it.

Mr. Shipe: Well if we said that we think there is some support then I can partner with the school a little bit more and get a better handle on exactly what the cost to move the poles are and I can bring back a presentation, and we can see about actually approving the monies to do it.

Mr. Winfree: We don't need a motion for that to just to move forward just come back with a quote more formalized proposal.

Mr. Burgess: We can definitely gather more information. We do have a massive project facing us so I think it is just important to get that information narrowed to see what additional monies you guys can spend. It is a very unknown number right now. We can definitely gather more information and bring it back.

Mr. Shipe: I think this project with the school would be the end of the year. The nature club it would be there project to decide which animals and the verbiage so the actual process would be a ways down the road. I just wanted to present it and see if there was support which I do think there is.

Mr. Carney: You talked about relocating the pole, but wouldn't you want them on the trails going around the lakes?

Mr. Shipe: Yes. The two areas would be two sets of ten. One through the Passive Park and the other one along Turtle Creek along that waters edge so it is where people would go out for walks through the areas.

Mr. Winfree: The east and west side of the FPL. From a conceptual standpoint I think everyone is in agreement.

Mr. Shipe: Ok, thank you. That is all.

Mr. Winfree: Ginny do you have anything?

Ms. Tropea: No, I am good.

Mr. Winfree: I don't have anything but the only thing I would like to do is thank everybody. It has been a pretty good year. The District is in pretty good shape. Everyone has been doing a great job this year. Enjoy the holiday season and we will start again at the beginning of next year. I just need a motion to adjourn.

## **FOURTEENTH ORDER OF BUSINESS Adjournment**

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

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Assistant Secretary/Secretary

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Chairman/Vice Chairman



**Date:** 10/3/2025  
**To:** Turtle Run CDD  
Patrick Burgess  
**Subject:** Hoover Maintenance Agreement, MA#7667  
**Contract Term:** 12 months 1/1/2026 - 12/31/2026  
**Site IDs:** #8435, #8710

**Phone:** 540-303-9619

**The Hoover Maintenance Program** includes 2 preventative maintenance site visits per year by a Hoover Certified Pump Technician. The following preventative maintenance will be furnished for each pump system as required:

- **Priority Scheduling** - When repair service is required, no standard diagnostic fee for evaluation will be charged - only time and materials will apply.
- **Pump Control Panel** - Test control logic, torque electrical connections to specification, treat components with anti-oxidant protective spray, test surge protection components, check HMI.
- **Variable Frequency Drive(s)** (if applicable) - Test and confirm proper operation. Change parameters if required.
- **Pump motor(s)** - Service bearings, check operation and current draw against specification, check motor connections.
- **Pump(s)** - Check condition of seal. Confirm flow and pressure performance.
- **Air Conditioner** (if applicable) - Check and confirm proper operation. Clean filter.
- **Control Valve** (if applicable) - Check pilots and service. Clean filter. Calibrate valve and replace worn diaphragm if required.
- **Flow Meter** (if applicable) - Test flow meter and pressure transducer for proper operation. Calibrate flow meter as required by Florida Water Management District upon client request.
- **Pressure Tank** (if applicable) - Check and adjust tank precharge pressure as required.
- **Suction Intake** (if applicable) - Evaluate intake performance and recommend screen cleaning as required.
- **Discharge Filter** (if applicable) - Check operation, clean command filters, and flush tubing.
- **Rain Bucket** (if applicable) - Check operation. Replace filter. Clean bucket.
- **UPS Battery** (if applicable) - Check condition.
- **RCS** (if applicable) - Check pilot operation and service. Replace worn diaphragm on shutoff valve if required
- **Level Transducer** (if applicable) - Check operation and reporting.
- **Tubing** - Flush tubing to hydraulic controls.
- **Gauges** - Replace as needed.
- **Fiberglass Enclosure** (if applicable) - Check lockable handle, hinges and opening mechanism.
- **Report** - To be submitted upon completion of service call with findings and recommendations.

The following items are excluded from the Hoover Maintenance Program:

- Suction intake cleaning or adjustments due to changing water levels
- Repairs due to failure of any electrical or mechanical components due to mistreatment of the system and other causes not covered by Hoover Pumping Systems warranty



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- Repairs due to failures or recurring problems caused by poor water quality including chemical or biological fouling or field irrigation system problems
- Repairs due to vandalism, accidents, negligence or natural events including wind, flood, power surge and lightning
- Repairs due to operating the irrigation system in a manner that exceeds the limits of pump system design performance, or due to repeated rapid cycling of pump system due to irrigation system leaks.
- Disc-Filter cleaning not included

**For Hoover Flowguard pump systems the Hoover Maintenance Program includes:**

- **24/7 Control** and remote automatic monitoring of the irrigation and pump system
- **Automated system alerts** and warnings via e-mail, proactive system support, and up to 8 hours assistance from the Hoover Help Desk.
- **Broadband Internet Service Connection.**
- **Graphical web display** of Water Management system status, alarm enunciators, controls, history, trends, data logs, maintenance alerts, service counters, and configuration.
- **Unlimited Free webinars** to learn best practices for using Flowguard.
- **Water restriction controls** to prevent over/under watering, save energy and water consumption, and rapid cycling due to field issues.
- **Remote system Shut-down** and Reset features with shutoff valves.
- **Protection features** to indicate low pressure, high flow rate including automatic, adjustable shut down.
- **Printable water management usage reports** for graphing, events, usage, and configurations.

**The following are the Flowguard Sites on this agreement**

<b>Site ID</b>	<b>Site Name</b>	<b>Model #</b>
8435	Turtle Run Coral Springs	HC2F-30PDV-208/3-MR3L-Z
8710	Turtle Run East	HC-30PDV-230/3-MR3L-E85-Z

Total Annual Price \$4,880.00

**\*\*Save Time and Costs** of additional service visits by pre-authorizing a Hoover tech to repair non-maintenance related, system performance, or safety-critical component problems while on site for maintenance. Please select ONE of two options:

- YES, I authorize Hoover to complete non-maintenance related repairs up to \$750.00 while on site during a Maintenance visit. *The Hoover Technician will call the on-site manager to discuss the repair prior to completing the work. For repairs exceeding \$750.00, approval will be obtained immediately or in advance.*
- NO, I want to approve each non-maintenance related repair. If an authorized manager is not available to provide immediate approval, an additional service visit will be scheduled after approval is obtained.

**Terms:** This agreement is automatically renewable for one year unless written notice is provided by either party 30 days prior to its expiration. We still require a signed copy for our records. Hoover Pumping systems Standard Terms and Conditions of Sales will apply. Hoover will use care, but is not responsible for the repair of hardscape, non-located customer owned utilities, or landscape damaged in the course of performing work and accessing work areas.

Accepted by:  
Hoover Pumping Systems

Accepted by:  
Turtle Run CDD



\_\_\_\_\_  
Signature/Date

\_\_\_\_\_  
Ramona Mingo 10/3/2025

\_\_\_\_\_  
Name Printed

\_\_\_\_\_  
P.O. Number (if required)



QUOTE # 121025001

10891 La Reina Rd Suite 100 Delray Beach FL 33446 USA  
 † 561 498 2330 f 561 498 2305

**Job Site**

TRAFFIC CIRCLE - MAIN ENTRANCE  
 LOCATION : TURTLE RUN COMMUNITY  
 BROWARD COUNTY FLORIDA

**Customer**

GOVERNMENTAL MANGMT SVCS  
 TURTLE RUN CORAL SPRINGS FL  
 5385 NORTH NOB HILL ROAD  
 SUNRISE FL 33351  
 O. 954-721-8681  
 C. 954-520-0515

ITEMS:			UNIT	Amt.
Qty	Equipment	Description		
10	LS1000+	SINGLE DIRECTION STEADY YELLOW (REPLACE)		\$2,130.00
18	LS1000+	SINGLE DIRECTION STEADY WHITE (REPLACE)		\$3,834.00
1	LS1000+	BI DIRECTION STEADY WHITE/RED (REPLACE)		\$213.00
<b>Item Subtotal:</b>				<b>\$6,177.00</b>
 MISCELLANEOUS ITEMS:				
Qty	Item			
29	LS1000+	INSTALL INTO PAVEMENT AS PER PLAN ATTACHED		\$2,175.00
<b>Item / Misc Subtotal:</b>				<b>\$2,175.00</b>
 <b>Quote Total:</b>				 <b>\$8,352.00</b>

## Proposal for Extra Work at Turtle Run Community

Property Name	Turtle Run Community	Contact	Patrick Szozda
Property Address	Sample & Wiles Rd Coral Springs, FL 33065	To Billing Address	Turtle Run Cdd c/o GMS-SF Inc. 5385 North Nob Hill Rd Sunrise, FL 33351
Project Name	Mainline Repair by Turtle Creek and Creekside.		
Project Description	Mainline Repair by Turtle Creek and Creekside.		

### Scope of Work

QTY	UoM/Size	Material/Description
1.00	DAY	Large Mini-Excavator - Daily Equipment Rate
1.00	EACH	4"mainline repair- Line and Wire
30.00	HOUR	Irrigation Techs
1.00	EACH	Safety Trench Box

For internal use only

**SO#** 8830517  
**JOB#** 353303110  
**Service Line** 150

**Total Price** \$6,647.29

**THIS IS NOT AN INVOICE**

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President  
11600 S Military Trail Bldg J4, Boynton Beach, FL 33436 ph. (561) 495-6330 fax (561) 495-6340

## TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. **Access to Jobsite:** Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. **Payment Terms:** Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. **Assignment:** The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

**Acceptance of this Contract**

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

**NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY**

**Customer**

<b>Property Manager</b>	
Signature _____	Title _____
<b>Patrick Szozda</b>	<b>January 13, 2026</b>
Printed Name _____	Date _____

**BrightView Landscape Services, Inc. "Contractor"**

<b>Irrigation Manager</b>	
Signature _____	Title _____
<b>Jesus Santos</b>	<b>January 13, 2026</b>
Printed Name _____	Date _____

<b>Job #:</b>	<b>353303110</b>		
<b>SO #:</b>	<b>8830517</b>	<b>Proposed Price:</b>	<b>\$6,647.29</b>



# Proposal

Proposal# SPN104389.0  
Proposal Date: 12/16/2025  
Valid Until: 1/15/2026

2801 N. Powerline Road  
Pompano Beach, FL 33069  
Tel 954-971-7350 Fax 954-975-0791

Customer # 8245  
Turtle Run CDD  
5385 N Nob Hill Road

Sunrise, FL 33351  
Tel: 954-582-2873 Fax: 954-721-9202

Job Site: 8710  
Turtle Run East  
3960 Turtle Creek Dr  
Coral Springs, FL 33067  
Tel: 540-303-9619 Contact: Patrick Burgess  
Model# HC-30PDV-230/3-MR3L-E85-Z

### Nature of Service:

#### S/O -- R3 PLC and 3" Flow Meter Replacement

During the service visit our technician Ricky found a number of problems relating directly to the existing pump control panel. This control panel Programmable Logic Controller (PLC) assembly is damaged beyond repair. Total replacement of this control panel PLC assembly is necessary for proper system operation.

Hoover Proposes to:

- Removed failed PLC.
- Install new PLC with Station Program Loaded.
- Test, calibrate and perform a start up of the pump station.

#### S/O, I/O -- 3" Flow Meter Replacement

In addition, our technician found that the existing flow meter to be faulty and requires replacement. The flow meter on the main header controls the start and stop of the pumps. The pumps will not operate if the flow meter fails. The flow meter will also aid the irrigation maintenance troubleshooter by displaying the rate of water flow on dials in (GPM) and provide the Required Water District Reporting total water use in gallons.

Hoover proposes to:

- Furnish and install an AWWA certified epoxy coated inline magnetic flow meter with no moving parts on the existing water distribution system noted above.
- The existing system discharge piping will be modified to accommodate the addition of the flow meter using same size system piping. This modification may require pipe, fittings & equipment to exit & reenter an enclosed equipment area.

**Sub Total: \$4,430.19**

---

**Grand Total: \$4,430.19**

**TERMS:** Full payment is due upon receipt of invoice. Interest will be due and shall accrue at the rate of 1-1/2% per month compounded on any overdue amount. Collection costs, including attorney's fees, will be due in the event of nonpayment. Warranty of parts and workmanship for one year from date of installation in accordance with Hoover standard Warranty Terms and Conditions. Non-Flowguard stations will receive warranty for 90 days from the date of installation on workmanship and parts. Hoover will use care, but is not responsible for the repair of hardscape, non-located customer owned utilities, or landscape damaged in the course of performing work and accessing work areas.



# Proposal

Proposal# SPN104389.0  
Proposal Date: 12/16/2025  
Valid Until: 1/15/2026

2801 N. Powerline Road  
Pompano Beach, FL 33069  
Tel 954-971-7350 Fax 954-975-0791

Upon receipt of an executed agreement by mail or fax, we will schedule this work. Thank you.

Accepted By:  
Hoover Pumping Systems, Corp.

A handwritten signature in black ink that reads "Ramona Mingo". The signature is written in a cursive style with a large, looping "R" and "M".

\_\_\_\_\_  
Ramona Mingo

Accepted By:  
Turtle Run CDD

\_\_\_\_\_  
Signature/ Printed Name/ Date

LAW OFFICES  
**BILLING COCHRAN**  
ESTABLISHED 1977

KENNETH W. MORGAN, JR.  
MICHAEL J. PAWELCZYK  
MANUEL R. COMRAS  
ANDREW A. RIEF  
JEFFERY R. LAWLEY  
GINGER E. WALD  
SCOTT C. COCHRAN  
ALINE O. MARCANTONIO  
JOHN C. WEBBER

STEVEN F. BILLING (1947-1998)  
HAYWARD D. GAY (1943-2007)

BILLING COCHRAN, P.A.  
LAS OLAS SQUARE, SUITE 600  
515 EAST LAS OLAS BOULEVARD  
FORT LAUDERDALE, FLORIDA 33301  
(954) 764-7150  
(954) 764-7279 FAX

PGA NATIONAL OFFICE CENTER  
300 AVENUE OF THE CHAMPIONS, SUITE 270  
PALM BEACH GARDENS, FLORIDA 33418  
(561) 659-5970  
(561) 659-6173 FAX

WWW.BILLINGCOCHRAN.COM  
PLEASE REPLY TO: FORT LAUDERDALE

CHRISTINE A. BROWN  
GABRIELLA A. FERNANDEZ PEREZ  
MARLENE E. GONZALEZ  
LORI B. LEWELLEN  
LIZA E. SMOKER  
LUCAS A. WILLIAMS

OF COUNSEL:  
CLARK J. COCHRAN, JR.  
SUSAN F. DELEGAL  
DENNIS E. LYLES  
BRUCE M. RAMSEY  
RICHARD T. WOULFE

February 3, 2026

VIA E-MAIL ONLY – [pburgess@gmssf.com](mailto:pburgess@gmssf.com)

Mr. Patrick Burgess  
District Manager  
Governmental Management Services  
5385 N. Nob Hill Road  
Sunrise, FL 33351

**Re: Adjustment to District Counsel Fee Structure  
Turtle Run Community Development District  
Our File: 53.87030**

Dear Patrick:

This firm's current fee structure has been in place since 2023. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective, October 1, 2026, as follows:

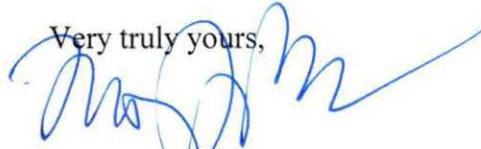
- Attorneys/Partners: \$300.00 per hour
- Attorneys/Associates: \$250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor.

Mr. Patrick Burgess  
February 3, 2026  
Page 2

Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,



Michael J. Pawelczyk  
For the Firm

MJP/jmp

cc: Jennifer McConnell, GMS (via email only)



## **Engineer's Report**

**Prepared by Jonathan Geiger, P.E., ENV SP on January 13<sup>th</sup>, 2026**

**Turtle Run Community Development District Board Meeting**

**January 23<sup>rd</sup>, 2026**

### **Projects in Design**

- 1. Tract Q-2 Lake Side Slope Repair and Pipe Condition Check @ Avena Apartments by Landshore, Inc.:**
  - Engineering and exploratory work completed – report issued on 11/18/25
    - Pipe outfall was approximately located via dye test conducted
  - Currently dredging to locate the outfall pipe and assess the condition to provide an engineering solution to remediate any damage to or dislocation of the pipe
    - Updated to be provided at 2/23/2026 Board meeting
  - Lake side slope will be reconstructed once the pipe is confirmed to be stable or is repaired as needed for any damage or dislocation

### **Projects in Permitting**

None at this time.

### **Projects in Construction**

None at this time.

### **Projects in Post Construction**

None at this time.

### **Other Considerations**

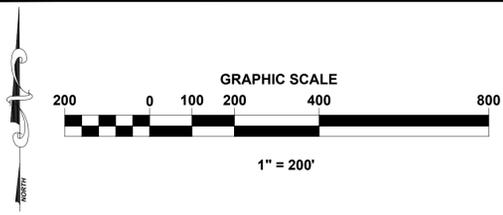
- 1. Phase 1 – Lake Side Slope Remediation and Restoration (9,445 LF)**
  - KCI is currently discussing remediation options with Contractors for phase 1 Geotube redressing
    - From updated Survey – Geotubes are in the area that needs to be sloped at 4:1 and current info shows that Lakes #11 and #12 are out of compliance with SFWMD permit conditions where the Geotubes were installed

- KCI & GMS to meet with Landshore on-site on 2/16/26
- Project will need to be formally bid out via the sealed bid process
  - Preliminary cost estimate from Landshore is \$100/LF (less per LF in bulk)
  - Phase 1 is approximately 9,445 LF
  - Cost for remediation is approximately between \$800,000 and \$945,000
- Timeline for action:
  - Design and proposals completed and approved by June 2026
  - Construction to commence by July 2026 and be completed by December 31<sup>st</sup>, 2026

## **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



**6-YEAR PLAN PHASING MAP LEGEND:**

- PHASE 1 - 9,445 LF ±
- PHASE 2 - 12,725 LF ±
- PHASE 3 - 3,460 LF ±
- PHASE 4 - 3,505 LF ±
- PHASE 5 - 3,115 LF ±
- PHASE 6 - 2,845 LF ±
- # XX LAKE IDENTIFICATION #

PHASE 1			
LAKE ID #	SHORELINE (LF)	TRACT/PARCEL	OPERATING ENT.
11	2,960	JJ/E	TRCDD
12	6,485	YJ-2	TRCDD
<b>TOTAL</b>	<b>9,445</b>	JANUARY 1, 2026 - DECEMBER 31, 2026	

PHASE 2			
LAKE ID #	SHORELINE (LF)	TRACT/PARCEL	OPERATING ENT.
1	12,725	P-2/Y/Q-2/Q-3/N-3/DD/N-2	TRCDD
<b>TOTAL</b>	<b>12,725</b>	JANUARY 1, 2027 - DECEMBER 31, 2027	

PHASE 3			
LAKE ID #	SHORELINE (LF)	TRACT/PARCEL	OPERATING ENT.
8	1,140	AA-5/Y/BB-2	TRCDD
9	1,160	BB-3	TRCDD
10	1,160	BB-4	TRCDD
<b>TOTAL</b>	<b>3,460</b>	JANUARY 1, 2028 - DECEMBER 31, 2028	

PHASE 4			
LAKE ID #	SHORELINE (LF)	TRACT/PARCEL	OPERATING ENT.
5	1,165	AA-2	TRCDD
6	1,165	AA-3	TRCDD
7	1,175	AA-4	TRCDD
<b>TOTAL</b>	<b>3,505</b>	JANUARY 1, 2029 - DECEMBER 31, 2029	

PHASE 5			
LAKE ID #	SHORELINE (LF)	TRACT/PARCEL	OPERATING ENT.
13	1,205	W	TRCDD
14	1,910	H-1	TRCDD
<b>TOTAL</b>	<b>3,115</b>	JANUARY 1, 2030 - DECEMBER 31, 2030	

PHASE 6			
LAKE ID #	SHORELINE (LF)	TRACT/PARCEL	OPERATING ENT.
2	1,450	L-2	TRCDD
3	745	Z-2	TRCDD
4	650	Z-3	TRCDD
<b>TOTAL</b>	<b>2,845</b>	JANUARY 1, 2031 - DECEMBER 31, 2031	

**ENGINEERS | PLANNERS | SCIENTISTS**  
**CONSTRUCTION MANAGERS**  
 1425 W Cypress Creek Road, Suite 101  
 Fort Lauderdale, FL 33309 • 954.776.1616 • www.kci.com

**KCI**  
 CERTIFICATE OF AUTHORIZATION NO. 4898

REV	DATE	DESCRIPTION

DATE: MAY 23, 2025  
 SCALE: 1" = 200'  
 DESIGNED BY: J.V.G.  
 DRAWN BY: J.V.G.  
 CHECKED BY: R.Z.

**TURTLE RUN CDD**  
**LAKE SIDE SLOPE REMEDIATION**  
 CORAL SPRINGS FLORIDA

**RESTORATION PHASING MAP**

SHEET NO. **EX-A**  
 PROJECT NO. 00007563\_00001

DATE: \_\_\_\_\_

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JONATHAN GEIGER, P.E. (99811) ON THE DATE ADJACENT TO THE SEAL.  
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED IN ANY ELECTRONIC COPIES.

5/22/2025 2:27 PM Layout Tab: EX-A; Pen Table: KCI-MONO.CTB; Plot Created by: JONATHAN GEIGER

Turtle Run Community Development District			
FY 2026 - Annual Maintenance Plan			
Month	Timeframe	Activity Description	Vendor
January	1st	Turn On Roundabout Fountain - Check for Soap First/Clean Out if Needed	GMS
January	First Week	Change Out Flags at Sample/Turtle Run Blvd & Sample/Turtle Creek Dr (Jan & July)	GMS
January	First Week	Hedges & Shrubs - Trim, Clean Up	Brightview
January	First Week	Spray CLR on white calcium on brick façade at Round-about Fountain	Santos/Brightview
January	Mondays	Wet Check of All Irrigation Systems	Brightview
January	3 Times/Week	Empty Garbage Cans	Santos/Brightview
January	Bi-weekly	Landscape Drive Thru	Brightview/GMS
January	Bi-weekly	Remove Iguanas	Redline Iguana
January	Bi-weekly	Lake Maintenance, Water Quality per contract	SE Land & Water
January	Bi-weekly	Rust Inhibitor/Removal Turtle Run Park	WIRX
January	Bi monthly	Lawn Maintenance - Grass Cut, Edging, Clean Up per contract	Brightview
January	By 7th	Remove Hard Christmas/Hannukah Decorations - Wreaths, Nativity, Menorah, Dreidel	CDI
January	By 10th	Disconnect Holiday Lights	CDI
January	By 15th	Remove All Holiday Decorations	CDI
January		Service/Maintain/Repair Street Lights (Warranty expires January 2025)	GMS
January		Clean Lake Signs, Street Signs, Exterior of Street Lights (cobwebs)	Santos/Brightview
January		Perform Maintenance on Irrigation Pumps per contract (Jan/Jul)	Hoover Pump
January	Last Meeting	Submit Quality Assessment Report to CDD Board	Brightview

**Turtle Run Community Development District**

**FY 2026 - Annual Maintenance Plan**

<b>Month</b>	<b>Timeframe</b>	<b>Activity Description</b>	<b>Vendor</b>
February	First Week	Hedges & Shrubs - Trim, Clean Up	Brightview
February	First Week	Spray CLR on white calcium on brick façade at Round-about Fountain	Santos/Brightview
February	Mondays	Wet Check of All Irrigation Systems	Brightview
February	3 Times/Week	Empty Garbage Cans	Santos/Brightview
January	Bi-weekly	Landscape Drive Thru	Brightview/GMS
February	Bi-weekly	Remove Iguanas	Redline Iguana
February	Bi-weekly	Lake Maintenance, Water Quality per contract	SE Land & Water
February	Bi-weekly	Rust Inhibitor/Removal Turtle Run Park	WIRX
February	Bi monthly	Lawn Maintenance - Grass Cut, Edging, Clean Up per contract	Brightview
February		Service/Maintain/Repair Street Lights (Warranty expires January 2025)	GMS
February		Clean Lake Signs, Street Signs, Exterior of Street Lights (cobwebs)	Santos/Brightview
February		Service All Fountains (Feb, Jun, Oct)	Hall Fountain
February	Last Meeting	Submit Quality Assessment Report to CDD Board	Brightview

Turtle Run Community Development District			
FY 2026 - Annual Maintenance Plan			
Month	Timeframe	Activity Description	Vendor
March	First Week	Hedges & Shrubs - Trim, Clean Up	Brightview
March	First Week	Spray CLR on white calcium on brick façade at Round-about Fountain	Santos/Brightview
March	Mondays	Wet Check of All Irrigation Systems	Brightview
March	3 Times/Week	Empty Garbage Cans	Santos/Brightview
March	Bi-weekly	Landscape Drive Thru	Brightview/GMS
March	Bi-weekly	Remove Iguanas	Redline Iguana
March	Bi-weekly	Lake Maintenance, Water Quality per contract	SE Land & Water
March	Bi-weekly	Rust Inhibitor/Removal Turtle Run Park	WIRX
March	3x per month	Lawn Maintenance - Grass Cut, Edging, Clean Up per contract	Brightview
March		Service/Maintain/Repair Street Lights (Warranty expires January 2025)	GMS
March		Clean Lake Signs, Street Signs, Exterior of Street Lights (cobwebs)	Santos/Brightview
March		In-Ground Valve Box Inspection & Replacement if Needed (Mar/Sep)	GMS
March		Fertilizer Application (Mar/Jun/Sep/Dec)	Tropical Pest
March	Last Week	Rotate Annuals (Mar/Jul/Nov)	Brightview
March	Last Meeting	Submit Quality Assessment Report to CDD Board	Brightview



# Quality Site Assessment

Prepared for: Turtle Run Community

## General Information

- DATE: Thursday, Feb 12, 2026
- NEXT QSA DATE: Thursday, Feb 19, 2026
- CLIENT ATTENDEES: Pat Szozda
- BRIGHTVIEW ATTENDEES: Ivan Pujols

## Customer Focus Areas

### Quality you can count on.

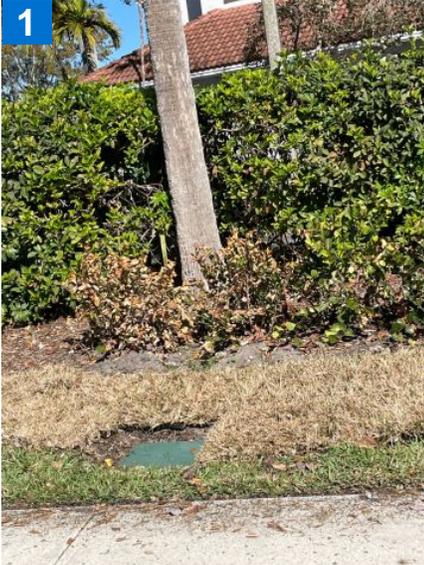
<h1>7</h1> <p>Seven Standards of Excellence</p>	 <p>1 Site Cleanliness</p>	 <p>2 Weed Free</p>	 <p>3 Green Turf</p>
	 <p>4 Crisp Edges</p>	 <p>5 Spectacular Flowers</p>	 <p>6 Uniformly Mulched Beds</p>

### Carryover Items



- 1** Clean up South Palmetto palms preserve entrance

### Maintenance Items



- 1** Replaced 2 Cocoplum  
Customer satisfaction  
and check Irrigation  
coverage
- 2** Remove white flowers by  
roundabout
- 3** Remove leaf under plant  
material

### Recommendations for Property Enhancements



**1** Leaf cleanup

**2** Mulch bed with no cocoplum was installed

**3** Replace, sod in front of tennis court

### Completed Items



- 1 Check Irrigation entrance size of a school



---

**Fw: Turtle Run Drone**

---

**From** Patrick Szozda <PSzozda@gmssf.com>  
**Date** Wed 1/14/2026 8:33 AM  
**To** Patrick Burgess <pburgess@gmssf.com>

 2 attachments (1 MB)  
IMG\_5863.PNG; IMG\_5862.PNG;

For the boards viewing pleasure, agenda item .

---

**From:** Dana Hoffmann <Dana.Hoffmann@brightview.com>  
**Sent:** Thursday, December 11, 2025 3:35 PM  
**To:** Patrick Szozda <PSzozda@gmssf.com>  
**Subject:** FW: Turtle Run Drone

Hi Pat,

Please see below for video references and information about Charles, he is a FAA licensed drone pilot. I know this is on task for January but if you need anything else just let me know. Wishing you a wonderful holiday season!

**Dana Hoffmann**  
C: 954.205.7651  
[dana.hoffmann@brightview.com](mailto:dana.hoffmann@brightview.com)

---

**EXTERNAL E-MAIL**

---

Hi Dana!

Below are some example videos that I have created for the company recently. The testimonial style videos are pretty straightforward; we will get a quick interview and then accompany that audio with some drone and handheld footage of the property.

I am an FAA licensed drone pilot and adhere to all the official regulations for drone use. I have already checked the location and there are no drone restrictions present and I have approval to fly up to 400 ft. I have also linked a photo of this below. No other permitting or approvals are required.

I look forward to working on this and bringing this project to life. Thank you!

Example work:

<https://vimeo.com/1140528853?fl=pl&fe=sh>

<https://vimeo.com/1108211073?fl=pl&fe=sh>

<https://vimeo.com/1096663770?fl=pl&fe=sh>

Sincerely,  
Charles Gonzalez

**Charles Gonzalez**  
Maritime Media | Professional Photo and Video  
[www.maritimemedia.us](http://www.maritimemedia.us)  
[charlesgonzalez@maritimemedia.us](mailto:charlesgonzalez@maritimemedia.us)  
305-878-6106

2:03



### Mission Details



Upcoming

Clear to Fly

## 6766 Northwest 43rd Place

Tue Nov 25, 2025  
2:10 pm - 3:10 pm EST

#### Location

6766 Northwest 43rd Place, Coral Springs, FL



#### Lat / Lng

26° 17' 0" N, 80° 13' 0" W



#### Insurance

Get a Quote

Free Quote

#### Checklist



#### Notes



#### Weather

☀️ 83° 💧 0% 🌬️ 9 mph SE



#### Drones

No drones assigned, select some!

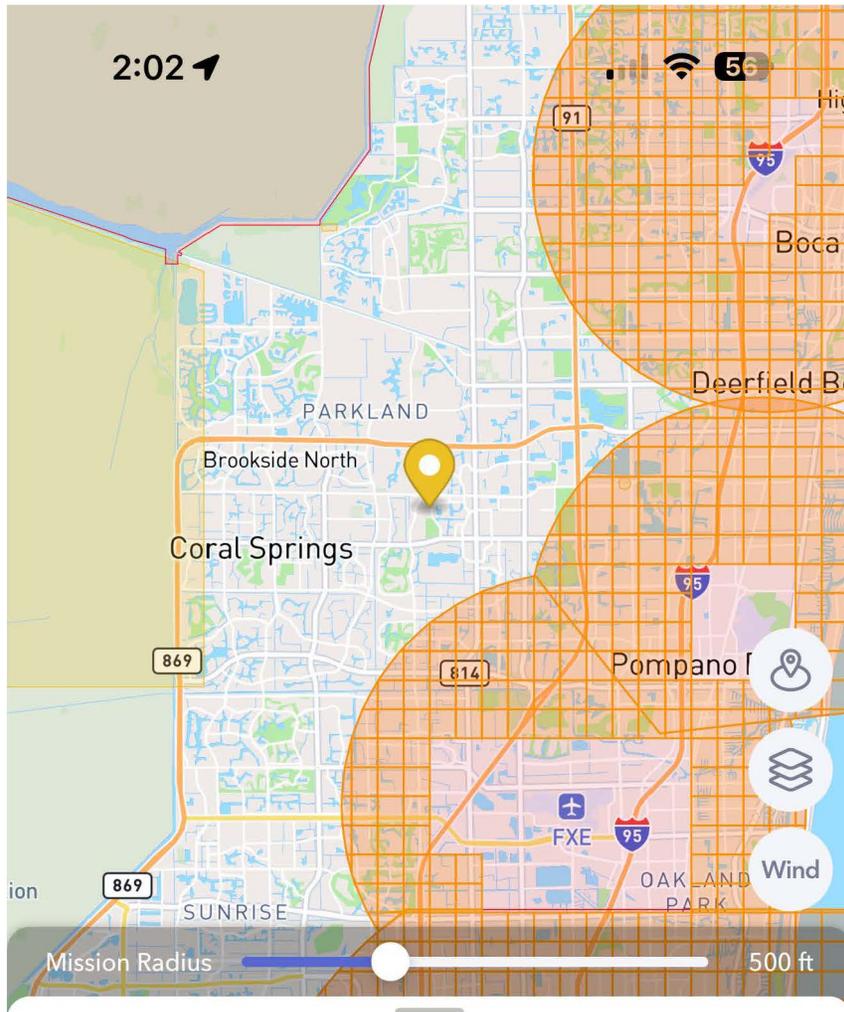


#### Airspace



Mission Map

Share



LOCATION

6766 Northwest 43rd Place, Coral Springs, FL

LAT / LNG

26° 17' 0" N, 80° 13' 0" W



DATE AND TIME

Tue Nov 25 2:10 pm EST ▾

DURATION

1 h ▾

WEATHER

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ADVISORIES

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Temporary Flight Restrictions

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# Turtle Run CDD

## Progress Report

\*Open / Active Items\*

No.	Project Name / Description	Owner	Start Date (M/Year)	Status	Comments / Updates
1	Speed Limit Pole Knockdown - Entrance of NW 43 Place	Pat B	Sep-25	In Progress	<ul style="list-style-type: none"> <li>- 09/16/2025 - Pole damaged. Unable to obtain police report. EGIS is involved.</li> <li>- 09/25/2025 - Horsepower removed the pole.</li> <li>- 09/29/2025 - Temp speed limit sign post was installed.</li> <li>- 12/15/2025 - New pole was ordered from Stresscrete, the original pole manufacturer. Pole delivery and installation details will be provided once available.</li> <li>- 01/15/2026 - The frame should be ready in February. The street sign should arrive by the end of the month.</li> <li>- 02/03/2026 - Frame and Sign received at GMS. Pole expected to ship to Horsepower around 03/20/2026.</li> </ul>
2	Repair to Sample Road drain culvert due to boring damage	Pat B	Sep-25	In Progress	<ul style="list-style-type: none"> <li>-12/08/2025 - Boring contractor with Comcast has been communicating to GMS and is taking responsibility of damages. IDC repair estimate provided to boring contractor and we are discussing the repair process from here.</li> <li>- 02/09/2026 - IDC will be making repair on 02/10/2026. Reimbursement from Comcast will follow once repairs are completed.</li> <li>- 02/11/2026 - Repairs completed on 02/10/2026. Invoice emailed to Comcast rep and reimbursement is being issued. Will move to completed once the check is received.</li> </ul>
3	Turtle Run Blvd/ NW 41st St Lightpole Damage	Pat B	Jun-25	In Progress	<ul style="list-style-type: none"> <li>- 06/22/2025 - Pole damaged. No driver information obtained.</li> <li>- 07/26/2025 - Pole removed and light fixtures placed on damaged pole at The Shoppes.</li> <li>- EGIS is involved and new pole material was ordered.</li> <li>- 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.</li> </ul>
4	Turtle Creek Drive/The Shoppes Lightpole Damage	Pat B	Jun-25	In Progress	<ul style="list-style-type: none"> <li>- 06/22/2025 - No driver information obtained.</li> <li>- 07/26/2025 - Pole was straightened and light fixture added</li> <li>- EGIS is involved and new pole material was ordered.</li> <li>- 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.</li> </ul>
5	Lake Bank Repair Between Avana Apartments and Harbor Island	Pat B Pat S	Apr-25	In Progress	<ul style="list-style-type: none"> <li>- 08/11/2025 - Landshore began work.</li> <li>- 11/24/2025 - Change order #1 was approved.</li> <li>- 12/11/2025 - Change order #1 work began. A report was provided that they will need to utilize a dredge system to keep the material from blocking the excavation work and that mobilization will begin the week after New Years.</li> <li>Updates will be provided once available.</li> <li>- 01/16/2026 - Dredge work began. Update will be provided at the meeting.</li> <li>- 02/09/2026 - Landshore will provide an email update that will be sent to the Board for review ahead of the Feb board meeting.</li> </ul>
6	SFWMD Compliance Request for Lake Bank Restoration Project	Engineer	Apr-25	In Progress	<ul style="list-style-type: none"> <li>Action Plan provided by KCI was approved at the April meeting and submitted to SFWMD for review. No comments back since the May meeting from SFWMD. KCI completed the restoration phase map and we anticipate the project to start moving in early 2026.</li> </ul>

<u>7</u>	Turtle Run Park Upgrades	Skip	Mar-23	In Progress	Updates provided as received.
<u>8</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>9</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>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>	Turtle Run Park - Bathroom Renovation/Repairs Progress	Pat B	Jun-25	Jan-26	Completed	Bathroom work was completed on 01/31/2026
<u>3</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>4</u>	Lake 'No Trespass' Sign Installations	Pat B	Jun-25	Dec-25	Completed	RaptorVac completed the work on 12/12/2025
<u>5</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>6</u>	TR Blvd Lake Interconnecting Pipe Cleaning	Pat B	Oct-25	Nov-25	Completed	RaptorVac completed on 11/26/2025
<u>7</u>	Wiles Road/Creekside Drive Pedestrian Sign Knockdown	Pat B	Nov-24	Nov-25	Completed	Horsepower completed the job on 11/20/2025
<u>8</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>9</u>	Industrial Divers Repair Work	Pat B	Sep-25	Oct-25	Completed	Repair work was completed on 10/06/2025
<u>10</u>	Lake Bank Survey Work by KCI	KCI	Apr-25	Aug-25	Completed	Survey work completed. KCI providing further steps in action plan.
<u>11</u>	Turtle Creek Drive/Sample Road Flagpole Damages	Patrick	Nov-24	Aug-25	Completed	Poles were installed on 08/11/2025.
<u>12</u>	License Agreement for the Estates Monument Sign Improvements by the HOA	Pat B	Apr-25	Jun-25	Completed	License agreement approved and fully executed.
<u>13</u>	Hidden Lake Easement Amendment of 4 poles	Pat B	Aug-23	May-25	Completed	Easement Amendment Approved and fully executed.
<u>14</u>	Roundabout Lake Fountain Repair	Pat B	Apr-25	Apr-25	Completed	Breaker replaced and fountain is operational.

**Turtle Run**  
COMMUNITY DEVELOPMENT DISTRICT

Check Register

<i>Date</i>	<i>Check Numbers</i>	<i>Amount</i>
<b>General Fund</b>		
1/21/26	6407-6410	\$1,083.00
1/27/26	6411-6415	\$13,892.45
2/3/26	6416-6425	\$74,061.88
2/10/26	6426-6430	\$18,253.96
<b>TOTAL</b>		<b>\$107,291.29</b>

<i>Date</i>	<i>Check Numbers</i>	<i>Amount</i>
<b>Capital Project Reserve Fund</b>		
1/21/26	382	\$4,140.00
2/11/26	5019-2020	\$9,443.61
<b>TOTAL</b>		<b>\$13,583.61</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/21/26	00266	1/09/26	26011410	202512	320	54100	34500		SECURITY SVCS 12/25 CITY OF MARGATE	*	243.00	243.00	006407
1/21/26	00185	2/01/26	59868377	202602	320	54100	46406		MAINT 02/26 SHAMROCK POOL SERVICES, INC.	*	305.00	305.00	006408
1/21/26	00220	1/16/26	01162026	202601	320	54100	46201		29 CONTRACT BLOCKS 1/26 SOUTHERN PLANT AND PEST SERVICES	*	150.00	150.00	006409
1/21/26	00285	1/01/26	119925	202601	320	54100	46004		RUST PREVENTION 1/26 WIRX INC	*	385.00	385.00	006410
1/27/26	00208	1/20/26	9642673	202601	320	54100	46205		REMOVE HEDGE/INSTALL 7GAL BRIGHTVIEW LANDSCAPE SERVICES, INC.	*	2,022.40	2,022.40	006411
1/27/26	00296	1/13/26	2328	202601	310	51300	31600		MEDIATION SVCS 01/26 COLBATH MEDIATION, PLLC	*	1,625.00	1,625.00	006412
1/27/26	00248	1/15/26	10326	202601	320	54100	46001		REPAIRS 01/26 EAGLE GROUP INC	*	366.73	366.73	006413
1/27/26	00008	1/23/26	012026	202601	320	54100	43000		SVCS 01/26 FLORIDA POWER & LIGHT	*	9,760.12	9,760.12	006414
1/27/26	00184	1/15/26	61336250	202512	320	54100	41005		SVCS 12/25 1/15/26 61336250 202512 320-54100-41005 SVCS 12/25 VERIZON WIRELESS	*	86.15	32.05	118.20
2/03/26	00208	11/19/25	9578635	202511	320	54100	47500		IRRIGATION CONTROLLER	*	1,046.20		
		12/01/25	9595596	202512	320	54100	46200		LANDSCAPE MAINT 12/25	*	29,923.03		
		1/30/26	9667229	202601	320	54100	46206		SOD PREP AND INSTALL 1/26	*	1,720.66		
		1/30/26	9667232	202601	320	54100	46206		1 PALLET OF SOD 01/26	*	860.33		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #	
		2/01/26	9652898 202602 320-54100-46200	LANDSCAPE MAINT 02/26	*	1,026.29		
		2/01/26	9659019 202602 320-54100-46200	LANDSCAPE MAINT 02/26	*	29,923.03		
							BRIGHTVIEW LANDSCAPE SERVICES, INC.	64,499.54 006416
2/03/26	00181	1/22/26	135796-1 202512 320-54100-43100	SVCS 12/25	*	12.77		
		1/22/26	53044-12 202512 320-54100-43100	SVCS 12/25	*	12.77		
		1/22/26	135796-1 202512 320-54100-43100	SVCS 12/25	V	12.77-		
		1/22/26	53044-12 202512 320-54100-43100	SVCS 12/25	V	12.77-		
							CITY OF CORAL SPRINGS-WATER BILLING	.00 006417
2/03/26	00263	1/27/26	1975 202601 320-54100-46006	CONCRETE INSTALL 01/26	*	2,275.00		
							F & K MARTINS PAVERS LLC	2,275.00 006418
2/03/26	00041	1/27/26	91549108 202601 310-51300-42000	DELIVEY THRU 01/15/26	*	22.76		
							FEDEX	22.76 006419
2/03/26	00238	12/08/25	15003 202512 320-54100-46002	SVCS 12/25	*	625.00		
		1/08/26	15004 202601 320-54100-46002	SVCS 01/26	*	625.00		
							REDLINE IGUANA REMOVAL LLC	1,250.00 006420
2/03/26	00220	1/29/26	01292026 202601 320-54100-46201	SVCS 01/26	*	4,025.00		
							SOUTHERN PLANT AND PEST SERVICES	4,025.00 006421
2/03/26	00297	1/23/26	0724 202601 320-54100-46206	TURF REPAIR 01/26	*	1,500.00		
							TURF GIRL, LLC	1,500.00 006422
2/03/26	00285	2/01/26	120297 202601 320-54100-46004	RUST PREVENTION 01/26	*	385.00		
							WIRX INC	385.00 006423
2/03/26	00181	12/20/26	119230-1 202512 320-54100-43100	SVCS 12/25	*	79.04		
		12/20/26	119230-1 202512 320-54100-43100	SVCS 12/25	V	79.04-		
							CITY OF CORAL SPRINGS-WATER BILLING	.00 006424
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				TRUN TURTLE RUN			JWASSERMAN	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/03/26	00181	1/22/26	135796-1	202512	320	54100	43100			*	12.77		
			SVCS 12/25										
		1/22/26	53044-12	202512	320	54100	43100			*	12.77		
			SVCS 12/25										
		12/22/26	119230-1	202512	320	54100	43100			*	79.04		
			SVCS 12/25										
CITY OF CORAL SPRINGS-WATER BILLING												104.58	006425
2/10/26	00208	2/04/26	9670080	202602	320	54100	47500			*	1,289.37		
			REPAIR A 4' MAINLINE 2/26										
BRIGHTVIEW LANDSCAPE SERVICES, INC.												1,289.37	006426
2/10/26	00181	1/29/26	12060-12	202512	320	54100	43100			*	864.99		
			SVCS 12/25										
CITY OF CORAL SPRINGS-WATER BILLING												864.99	006427
2/10/26	00041	2/03/26	91630033	202601	310	51300	42000			*	21.50		
			DELIVERY THRU 01/22/26										
FEDEX												21.50	006428
2/10/26	00118	2/01/26	494	202602	320	54100	25000			*	6,666.67		
			FIELD SVCS 02/26										
		2/01/26	494	202602	320	54100	52000			*	53.46		
			LOWES 2 RAKES 02/26										
		2/01/26	495	202602	310	51300	34000			*	6,025.92		
			MGMT FEE 02/26										
		2/01/26	495	202602	310	51300	44000			*	400.00		
			RENT 02/26										
		2/01/26	495	202602	310	51300	35100			*	83.33		
			COMPUTER TIME 02/26										
		2/01/26	495	202602	310	51300	35101			*	83.33		
			WEBSITE ADMIN 02/26										
		2/01/26	495	202602	310	51300	42000			*	15.09		
			POSTAGE & DELIVERY 02/26										
		2/01/26	495	202602	310	51300	42500			*	.30		
			COPIES 02/26										
GOVERNMENTAL MANAGEMENT SERVICES												13,328.10	006429
2/10/26	00295	2/09/26	1854	202602	320	54100	46300			*	2,750.00		
			MAINT 02/26										
SOUTHEAST LAND AND WATER MANAGEMENT												2,750.00	006430
TOTAL FOR BANK B											107,291.29		
TOTAL FOR REGISTER											107,291.29		
TRUN TURTLE RUN													
JWASSERMAN													

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/21/26	00040	1/19/26 0000523	202601 600-53800-46000	FRAME/PLATES 01/26	*	4,140.00	
							4,140.00 000382
TOTAL FOR BANK C						4,140.00	

TRUN TURTLE RUN JWASSERMAN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/11/26	00045	2/03/26 ARIV1051	202601 600-53800-31600	KCI TECHNOLOGIES INC	*	8,875.00	8,875.00 005019
		SVCS 01/01-01/29/26					
2/11/26	00040	2/03/26 0000543	202602 600-53800-46003	LIGHTWORKS	*	568.61	568.61 005020
		STREET SIGN 02/26					
TOTAL FOR BANK E						9,443.61	
TOTAL FOR REGISTER						13,583.61	

TRUN TURTLE RUN JWASSERMAN

***Turtle Run***  
***Community Development District***

***Unaudited Financial Reporting***  
***January 31, 2026***



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5	<hr/>	Capital Projects Reserve Fund
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9	<hr/>	Assessment Receipt Schedule

**Turtle Run**  
**Community Development District**  
**Balance Sheet**  
**January 31, 2026**

	General Fund	Debt Service Fund	Capital Project Reserve Fund	Totals Governmental Funds
<b>Assets:</b>				
<b>Cash:</b>				
Operating Account	\$ 80,122	\$ -	\$ 1,756	\$ 81,877
Due from General Fund	-	7,822	-	7,822
<b>Investments:</b>				
State Board of Administration - Operating Reserves	829,539	-	-	829,539
State Board of Administration - Emergency Reserves	5,837	-	-	5,837
State Board of Administration - Capital Reserves	-	-	37,222	37,222
Bank United - Operating Reserves	990,128	-	-	990,128
Bank United - Emergency Reserves	567,720	-	-	567,720
Bank United - Capital Reserves	-	-	255,056	255,056
<b>Series 2017-1</b>				
Reserve	-	108,324	-	108,324
Revenue	-	260,118	-	260,118
Interest	-	21	-	21
Principal	-	12	-	12
Prepayment	-	4,026	-	4,026
<b>Series 2017-2</b>				
Reserve	-	151,768	-	151,768
Revenue	-	303,263	-	303,263
Interest	-	38	-	38
Sinking	-	11	-	11
Deposits	840	-	-	840
<b>Total Assets</b>	<b>\$ 2,474,185</b>	<b>\$ 835,404</b>	<b>\$ 294,034</b>	<b>\$ 3,603,623</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 43,309	\$ -	\$ -	\$ 43,309
Due to Debt Service	7,822	-	-	7,822
Deposit/Trash Bonds	13,500	-	-	13,500
<b>Total Liabilities</b>	<b>\$ 64,632</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 64,632</b>
<b>Fund Balance:</b>				
Nonspendable:				
Deposits	\$ 840	\$ -	\$ -	\$ 840
Restricted for:				
Debt Service	-	835,404	-	835,404
Assigned for:				
Capital Project Reserve Fund	-	-	294,034	294,034
Emergency Fund	573,557	-	-	573,557
Unassigned	1,835,157	-	-	1,835,157
<b>Total Fund Balances</b>	<b>\$ 2,409,554</b>	<b>\$ 835,404</b>	<b>\$ 294,034</b>	<b>\$ 3,538,992</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 2,474,185</b>	<b>\$ 835,404</b>	<b>\$ 294,034</b>	<b>\$ 3,603,623</b>

**Turtle Run**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ended January 31, 2026**

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 1,272,662	\$ 763,597	\$ 1,044,575	\$ 280,978
Interest Income	85,000	28,333	23,516	(4,817)
Insurance Proceeds	-	-	27,750	27,750
<b>Total Revenues</b>	<b>\$ 1,357,662</b>	<b>\$ 791,931</b>	<b>\$ 1,095,841</b>	<b>\$ 303,911</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 2,800	\$ 1,200
FICA Taxes	918	306	214	92
Assessment Roll	2,000	2,000	2,000	-
Attorney	65,000	21,667	9,570	12,097
Attorney - Special Counsel	50,000	16,667	6,308	10,359
Annual Audit	3,900	1,300	-	1,300
Arbitrage Rebate	600	600	600	-
Trustee Fees	7,000	7,000	7,000	-
Management Fees	72,311	24,104	24,104	0
Information Technology	1,000	333	333	0
Website Maintenance	1,000	333	333	0
Postage & Delivery	750	250	491	(241)
Insurance General Liability	14,915	14,915	13,389	1,526
Printing & Binding	1,000	333	24	309
Rental & Leases	4,800	1,600	1,600	-
Meeting Room	1,200	400	-	400
Legal Advertising	1,250	417	144	272
Other Current Charges	1,400	467	618	(152)
Office Supplies	250	83	22	61
Dues, Licenses & Subscriptions	175	175	175	-
Security	3,000	1,000	729	271
<b>Total General &amp; Administrative</b>	<b>\$ 244,469</b>	<b>\$ 97,950</b>	<b>\$ 70,456</b>	<b>\$ 27,494</b>

**Turtle Run**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ended January 31, 2026**

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b><i>Operations &amp; Maintenance</i></b>				
Special Pay	\$ 1,000	\$ 1,000	\$ 1,000	\$ -
Field Management	80,000	26,667	26,667	(0)
Video Monitoring	3,000	1,000	906	94
Internet/Data	2,000	667	355	312
Electric	105,888	35,296	35,900	(604)
Water	11,000	3,667	2,748	918
Insurance	52,706	52,706	49,305	3,401
Weed Control	34,126	11,375	11,000	375
Culvert Inspection	15,000	15,000	30,700	(15,700)
Holiday Lighting/Decorations	77,071	38,536	35,830	2,706
Iguana Removal	7,500	2,500	2,500	-
Landscape Maintenance	371,392	123,797	123,797	0
Pest Control/Fertilization	48,600	16,200	16,550	(350)
Landscape Replacement	68,569	22,856	24,544	(1,687)
Annual Tree Trimming	39,000	13,000	10,208	2,792
Fountain Maintenance	4,000	1,333	1,190	143
Fountain Repairs and Maintenance	7,500	2,500	1,398	1,102
Irrigation Repairs/Maintenance	28,000	9,333	10,540	(1,207)
Pressure Cleaning	37,070	37,070	36,450	620
Contingencies	20,000	6,667	668	5,999
Paver Repairs	11,000	3,667	2,275	1,392
Lighting/Electrical Repairs	22,000	7,333	27,504	(20,171)
Signs	-	-	17,914	(17,914)
RPM Replacements	9,000	3,000	-	3,000
Rust Preventative TR Park	4,770	1,590	1,540	50
Flags	3,000	1,000	-	1,000
<b>Total Operations &amp; Maintenance</b>	<b>\$ 1,063,193</b>	<b>\$ 437,760</b>	<b>\$ 471,488</b>	<b>\$ (33,728)</b>
<b>Total Expenditures</b>	<b>\$ 1,307,662</b>	<b>\$ 535,710</b>	<b>\$ 541,944</b>	<b>\$ (6,234)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 50,000</b>	<b>\$ 256,221</b>	<b>\$ 553,898</b>	<b>\$ 297,677</b>
<b><i>Other Financing Sources/(Uses):</i></b>				
Transfer In/(Out)	\$ (50,000)	\$ (50,000)	\$ (50,000)	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (50,000)</b>	<b>\$ (50,000)</b>	<b>\$ (50,000)</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 0</b>	<b>\$ 206,221</b>	<b>\$ 503,898</b>	<b>\$ 297,677</b>
<b>Fund Balance - Beginning</b>			<b>\$ 1,905,656</b>	
<b>Fund Balance - Ending</b>			<b>\$ 2,409,554</b>	

**Turtle Run**  
**Community Development District**  
**Debt Service Fund Series 2017**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ended January 31, 2026**

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 445,623	\$ 267,374	\$ 364,815	\$ 97,441
Interest Income	-	-	7,259	7,259
<b>Total Revenues</b>	<b>\$ 445,623</b>	<b>\$ 267,374</b>	<b>\$ 372,075</b>	<b>\$ 104,701</b>
<b>Expenditures:</b>				
<b>Series 2017-1</b>				
Interest - 11/1	\$ 46,448	\$ 46,448	\$ 46,448	\$ (0)
Special Call - 11/1	-	-	5,000	(5,000)
Interest - 5/1	46,448	-	-	-
Principal - 5/1	90,000	-	-	-
<b>Series 2017-2</b>				
Interest - 11/1	84,575	84,575	84,575	-
Interest - 5/1	84,575	-	-	-
Principal - 5/1	90,000	-	-	-
<b>Total Expenditures</b>	<b>\$ 442,046</b>	<b>\$ 131,023</b>	<b>\$ 136,023</b>	<b>\$ (5,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 3,577</b>	<b>\$ 136,351</b>	<b>\$ 236,051</b>	<b>\$ 99,701</b>
<b>Fund Balance - Beginning</b>			<b>\$ 599,353</b>	
<b>Fund Balance - Ending</b>			<b>\$ 835,404</b>	

**Turtle Run**  
**Community Development District**  
**Capital Projects Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ended January 31, 2026**

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b>Revenues</b>				
Interest	\$ 500	\$ 167	\$ 3,462	\$ 3,295
<b>Total Revenues</b>	<b>\$ 500</b>	<b>\$ 167</b>	<b>\$ 3,462</b>	<b>\$ 3,295</b>
<b>Expenditures:</b>				
Bank Service Charges	\$ -	\$ -	\$ 422	\$ (422)
Engineering Fees	-	-	32,450	(32,450)
Signs	-	-	6,582	(6,582)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 39,453</b>	<b>\$ (39,453)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 500</b>	<b>\$ 167</b>	<b>\$ (35,991)</b>	<b>\$ (36,158)</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 50,500</b>	<b>\$ 50,167</b>	<b>\$ 14,009</b>	<b>\$ (36,158)</b>
<b>Fund Balance - Beginning</b>			<b>\$ 280,025</b>	
<b>Fund Balance - Ending</b>			<b>\$ 294,034</b>	

**Turtle Run**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments - Tax Roll	\$ -	\$ 125,876	\$ 895,355	\$ 23,345	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,044,575
Interest Income	5,625	4,995	5,562	7,334	-	-	-	-	-	-	-	-	23,516
Insurance Proceeds	-	27,750	-	-	-	-	-	-	-	-	-	-	27,750
<b>Total Revenues</b>	<b>\$ 5,625</b>	<b>\$ 158,621</b>	<b>\$ 900,917</b>	<b>\$ 30,679</b>	<b>\$ -</b>	<b>\$ 1,095,841</b>							
<b>Expenditures:</b>													
<b><u>General &amp; Administrative:</u></b>													
Supervisor Fees	\$ 1,800	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,800
FICA Taxes	138	77	-	-	-	-	-	-	-	-	-	-	214
Assessment Roll	2,000	-	-	-	-	-	-	-	-	-	-	-	2,000
Attorney	5,335	2,310	1,925	-	-	-	-	-	-	-	-	-	9,570
Attorney - Special Counsel	910	2,155	1,618	1,625	-	-	-	-	-	-	-	-	6,308
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Arbitrage Rebate	-	600	-	-	-	-	-	-	-	-	-	-	600
Trustee Fees	7,000	-	-	-	-	-	-	-	-	-	-	-	7,000
Management Fees	6,026	6,026	6,026	6,026	-	-	-	-	-	-	-	-	24,104
Information Technology	83	83	83	83	-	-	-	-	-	-	-	-	333
Website Maintenance	83	83	83	83	-	-	-	-	-	-	-	-	333
Postage & Delivery	211	58	177	46	-	-	-	-	-	-	-	-	491
Insurance General Liability	13,389	-	-	-	-	-	-	-	-	-	-	-	13,389
Printing & Binding	8	-	10	7	-	-	-	-	-	-	-	-	24
Rental & Leases	400	400	400	400	-	-	-	-	-	-	-	-	1,600
Meeting Room	-	-	-	-	-	-	-	-	-	-	-	-	-
Legal Advertising	-	144	-	-	-	-	-	-	-	-	-	-	144
Other Current Charges	176	189	153	100	-	-	-	-	-	-	-	-	618
Office Supplies	-	-	22	-	-	-	-	-	-	-	-	-	22
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Security	243	243	243	-	-	-	-	-	-	-	-	-	729
<b>Total General &amp; Administrative</b>	<b>\$ 37,977</b>	<b>\$ 13,368</b>	<b>\$ 10,740</b>	<b>\$ 8,370</b>	<b>\$ -</b>	<b>\$ 70,456</b>							

**Turtle Run**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><i>Operations &amp; Maintenance</i></b>													
Special Pay	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000
Field Management	6,667	6,667	6,667	6,667	-	-	-	-	-	-	-	-	26,667
Video Monitoring	226	226	226	226	-	-	-	-	-	-	-	-	906
Internet/Data	118	118	118	-	-	-	-	-	-	-	-	-	355
Electric	8,595	8,407	9,138	9,760	-	-	-	-	-	-	-	-	35,900
Water	771	1,008	970	-	-	-	-	-	-	-	-	-	2,748
Insurance	49,305	-	-	-	-	-	-	-	-	-	-	-	49,305
Weed Control	2,750	2,750	2,750	2,750	-	-	-	-	-	-	-	-	11,000
Culvert Inspection	16,200	-	14,500	-	-	-	-	-	-	-	-	-	30,700
Holiday Lighting/Decorations	35,830	-	-	-	-	-	-	-	-	-	-	-	35,830
Iguana Removal	625	625	625	625	-	-	-	-	-	-	-	-	2,500
Landscape Maintenance	30,949	30,949	30,949	30,949	-	-	-	-	-	-	-	-	123,797
Pest Control/Fertilization	4,175	4,175	4,025	4,175	-	-	-	-	-	-	-	-	16,550
Landscape Replacement	9,243	7,639	1,558	6,103	-	-	-	-	-	-	-	-	24,544
Annual Tree Trimming	10,208	-	-	-	-	-	-	-	-	-	-	-	10,208
Fountain Maintenance	295	295	295	305	-	-	-	-	-	-	-	-	1,190
Fountain Repairs and Maintenance	-	1,398	-	-	-	-	-	-	-	-	-	-	1,398
Irrigation Repairs/Maintenance	2,138	4,769	1,294	2,340	-	-	-	-	-	-	-	-	10,540
Pressure Cleaning	36,450	-	-	-	-	-	-	-	-	-	-	-	36,450
Contingencies	121	325	222	-	-	-	-	-	-	-	-	-	668
Paver Repairs	-	-	-	2,275	-	-	-	-	-	-	-	-	2,275
Lighting/Electrical Repairs	-	18,096	9,041	367	-	-	-	-	-	-	-	-	27,504
Signs	142	343	14,729	2,700	-	-	-	-	-	-	-	-	17,914
RPM Replacements	-	-	-	-	-	-	-	-	-	-	-	-	-
Rust Preventative TR Park	385	385	385	385	-	-	-	-	-	-	-	-	1,540
Flags	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Operations &amp; Maintenance</b>	<b>\$ 215,192</b>	<b>\$ 88,176</b>	<b>\$ 98,493</b>	<b>\$ 69,627</b>	<b>\$ -</b>	<b>\$ 471,488</b>							
<b>Total Expenditures</b>	<b>\$ 253,169</b>	<b>\$ 101,544</b>	<b>\$ 109,233</b>	<b>\$ 77,997</b>	<b>\$ -</b>	<b>\$ 541,944</b>							
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (247,544)</b>	<b>\$ 57,077</b>	<b>\$ 791,684</b>	<b>\$ (47,318)</b>	<b>\$ -</b>	<b>\$ 553,898</b>							
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	\$ (50,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (50,000)
<b>Total Other Financing Sources/Uses</b>	<b>\$ (50,000)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (50,000)</b>
<b>Net Change in Fund Balance</b>	<b>\$ (297,544)</b>	<b>\$ 57,077</b>	<b>\$ 791,684</b>	<b>\$ (47,318)</b>	<b>\$ -</b>	<b>\$ 503,898</b>							

**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)	\$0

**Current Bonds Outstanding** **\$2,845,000**

**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)	\$0

**Current Bonds Outstanding** **\$3,440,000**

**Total Current Bonds Outstanding** **\$6,285,000**

**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**

Date	Distribution	Gross Amount	Discount/(Penalty)	Commission	Interest	Allocation in %			
						Net Receipts	O&M Portion	Debt Service	Total
							74.92%	25.08%	100.00%
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
<b>TOTAL</b>		<b>\$ 699,706.42</b>	<b>\$ 27,649.32</b>	<b>\$ 7,499.06</b>	<b>\$ 389.43</b>	<b>\$ 664,947.47</b>	<b>\$ 498,208.34</b>	<b>\$ 166,739.13</b>	<b>\$ 664,947.47</b>

<b>89.00%</b>	<b>Percent Collected</b>
<b>\$ 86,453.52</b>	<b>Balance Remaining to Collect</b>

**TOTAL ASSESSMENT LEVY (RT) 2017-2**

Gross Assessments \$ 277,511.06 \$ 102,241.55 \$ 379,752.61

**ON ROLL ASSESSMENTS**

Date	Distribution	Gross Amount	Discount/(Penalty)	Commission	Interest	Allocation in %			
						Net Receipts	O&M Portion	Debt Service	Total
							73.08%	26.92%	100.00%
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
<b>TOTAL</b>		<b>\$ 379,752.61</b>	<b>\$ 15,190.11</b>	<b>\$ 4,021.67</b>	<b>\$ 249.52</b>	<b>\$ 360,790.35</b>	<b>\$ 263,654.04</b>	<b>\$ 97,136.31</b>	<b>\$ 360,790.35</b>

<b>100.00%</b>	<b>Percent Collected</b>
<b>\$ -</b>	<b>Balance Remaining to Collect</b>

**TOTAL ASSESSMENT LEVY (RN) 2017-2**

Gross Assessments \$ 489,275.22 \$ 174,690.66 \$ 663,965.88

**ON ROLL ASSESSMENTS**

Date	Distribution	Gross Amount	Discount/(Penalty)	Commission	Interest	Allocation in %			
						Net Receipts	O&M Portion	Debt Service	Total
							73.69%	26.31%	100.00%
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
<b>TOTAL</b>		<b>\$ 404,150.57</b>	<b>\$ 16,166.02</b>	<b>\$ 4,537.33</b>	<b>\$ 205.54</b>	<b>\$ 383,652.76</b>	<b>\$ 282,713.00</b>	<b>\$ 100,939.76</b>	<b>\$ 383,652.76</b>

<b>60.87%</b>	<b>Percent Collected</b>
<b>\$ 259,815.31</b>	<b>Balance Remaining to Collect</b>

<b>81.08%</b>	<b>Total Percent Collected</b>
<b>\$ 346,268.83</b>	<b>Total Balance Remaining to Collect</b>