



***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**

**March 30, 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**  
**March 30, 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**

#### **Segment I:**

1. Roll Call
2. Moment of Silence
3. Pledge of Allegiance
4. Good News
5. Approval of the Minutes for the February 23, 2026 Meeting – **Page 4**
6. Staff Reports
  - A. Attorney
  - B. Engineer – Proposal with Landshore Enterprises for Erosion and Sedimentation Control Plan for the Avana Apartments Location Pipe Outfall – **Page 33**
  - C. Field Manager – Annual Maintenance Plan – **Page 41**
  - D. Manager
    - 1) Progress Report – **Page 43**
    - 2) Proposal with Industrial Divers Corp for Repairs from the Annual Inspection – **Page 44**
7. Financial Reports
  - A. Approval of Check Register – **Page 46**
  - B. Approval of Unaudited Financials – **Page 51**
8. Public Comments
9. Supervisors Requests

#### **Segment II: 7:15p.m.**

10. Announcement of Commencement of Attorney-Client Session
11. Attorney-Client Session Pursuant to Section 286.011(8), Florida Statutes, for case of TURTLE RUN COMMUNITY DEVELOPMENT DISTRICT V. ANZCO, INC. AND THE TAMARA PEACOCK COMPANY ARCHITECTS OF FLORIDA, INC., Case No. CACE-2023-019116 (Fla.17<sup>th</sup> Jud. Cir) (**Public Attendance and Participation is not Permitted – See Section 286.011(8). Florida Statute**)

12. Announcement of Termination Attorney-Client Session

13. 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, February 23, 2026 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 (via telecommunications)
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
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. Carney led a moment of silence.

**THIRD ORDER OF BUSINESS**

**Pledge of Allegiance**

Mr. Carney led the Pledge of Allegiance.

**FOURTH ORDER OF BUSINESS**

**Good News**

Mr. Carney: Any good news? Ginny do you have any good news?

Ms. Tropea: No.

Mr. Carney: Ken?

Mr. Murray: No.

Mr. Carney: Rob?

Mr. Shipe: Just glad that the District was proactive in cleaning up some of the wildlife after the cold spill, so we didn't have any problems with smell and stuff, so I appreciate you guys being on top of that.

Mr. Carney: I just have one bit of good news. I think the park is coming together really well. I will get into a little bit more of the details later.

**FIFTH ORDER OF BUSINESS**

**Approval of the Minutes of the November 24, 2025 Meeting**

Mr. Carney: Approval of the minutes of the meeting from November 24, 2025. You all got that in your packets. I hope you had an opportunity to go through them. We would need a motion to approve the minutes.

On MOTION by Mr. Murray seconded by Ms. Tropea with all in favor, the Minutes of the November 24, 2025 Meeting were approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of:**

**A. Renewal for Hoover Maintenance Agreement, MA#7667 with Hoover Pumping Systems**

**B. Quote #121025001 for Roadway Light Replacements with Lux Solar**

Mr. Carney: Number 6 on the list is consideration of the renewal for Hoover Maintenance Agreement, MA #7667 with Hoover Pumping Systems. It is page 30 on your iPads. If you all had a chance to read it I am just going to say where my questions are on the third page where it says yes I authorize Hoover to complete non-maintenance or no I want to approve each non-maintenance related repair. I will just tell you what my feeling is on it. I think we want to be able to approve each related repair and not leave it up to the vendor to do so. We have a repair later in this meeting for over \$4,000 that we need to approve. I don't think we want an outside entity approving thousands of dollars' worth of repairs.

Mr. Shipe: It is \$750.

Mr. Carney: Ok, well anyway I will leave that up to the Board however you want to deal with it. I would rather leave it with Pat or our manager to make a decision than have them do it.

Mr. Shipe: Yes. Is this replacing a contract that we already have?

Mr. Burgess: No, it is a yearly agreement.

Mr. Carney: In the past we have said no to that question, correct Pat?

Mr. Burgess: I remember seeing no. In the past when Dennis was your manager, the only one I see that says no. We can keep it that way. Besides recently you haven't had too many issues. I think we can make the right call so that irrigation stays functioning.

Mr. Carney: Let me Pat that decision. He is out there every day.

Mr. Shipe: Do you know off the top of your head how many years we have used Hoover?

Mr. Burgess: The first agreement that I have seen is 2021 when it was signed. I don't have an actual number. They are great. I like the system. It seems a little pricey, but I can turn on the zones from my house on my phone. I can turn off the valve if there is a break. I think it is a really good system.

Mr. Carney: The system is good no question about that.

Mr. Burgess: We need an approval of that.

Mr. Carney: We need a motion for that please.

Mr. Winfree: One question. Maybe that was what you were indicating, I couldn't hear it. How much of an increase is it over last year?

Mr. Burgess: Increase for the annual amount?

Mr. Carney: Isn't it based on repairs isn't it Patrick?

Mr. Burgess: It is the same price as the agreement signed in 2021. They will do their inspections and if there is any work needed based on the inspections.

Mr. Carney: Repairs are over and above that.

Mr. Winfree: Ok, sounds good. Thank you.

On MOTION by Mr. Shipe seconded by Ms. Tropea with all in favor, a motion to renew the Hoover Maintenance Agreement MA#7667 with Hoover Pumping System with no in the box for approvals was approved.

Mr. Carney: Quote #121025001 for Roadway Light Replacements with Lux Solar. That would be on page 34 of your iPads. Anything you want to say on that Patrick?

Mr. Burgess: Yes, I told the Board a few years ago that I would be inspecting twice a year, so we get any work done. This is based on my findings out there. I have my maps. I have a spreadsheet for any lights that go out to make sure that we are aware of what is being replaced possibly under warranty. This is based on the finding at \$8,352 is the max that it would be. The only way it would go down is once they pull the lights they have the serial number of it inside of the light so if it is under the two year warranty then it will be replaced free and we will be invoiced on what is outside the warranty.

Mr. Carney: So you assume it is going to be less than the \$8,352?

Mr. Burgess: Yes. There were a few that I noticed were replaced last time. We are within the warranty period so it should be cheaper. We can bring back the invoice for your approval afterwards.

Mr. Carney: That would be good. We have in the budget \$9,000. We have made provisions to cover the outage.

Mr. Burgess: It has gotten a lot cheaper. I think the lights are even a lot better. I have said this in the past, so I think they are lasting a lot longer. It should continue to go down but it always going to some sort of issue that pops up here and there.

Mr. Shipe: Are those lights mandatory by the Department of Transportation or are we putting those in as additional safety measures?

Mr. Carney: We put those in for additional safety measures about 8 or 9 years ago now.

Mr. Burgess: It must have been when the roundabout was done. I am sure they are required.

Mr. Geiger: Either that or you have to put RPM in, the raised reflective markers. It was either that or the lights. A lot of companies don't like putting the RPMs on the brick because they don't stick very long and it is a maintenance issue, so the lights were an alternative. Something has to be there.

Mr. Winfree: Skip did you say our budget was \$9,000 a year?

Mr. Carney: Correct.

Mr. Winfree: Don't we do this twice a year?

Mr. Burgess: Yes. I think this year once we start budgeting we can consider an increase if you guys would like.

Mr. Carney: We need to see where this contract lands first to see how many are under warranty.

Mr. Winfree: Let's just keep an eye on it to see what the actual price is and then if we have to increase it from what we have been spending. I am sure Jennifer came up with a good number somewhere.

Mr. Burgess: I don't think there were inspections done as frequently as the system I have in place now from when I first started with Turtle Run.

Mr. Carney: I don't recall it being done twice a year. Is that something we just started?

Mr. Burgess: It is just what I told you guys I would do. We can change it however you would like. We always look at them. I drive through the District at night to look at light issues. If there is a bunch out then we will do it but just to keep it every six months I figured it was a good system. It is really up to you guys.

Mr. Carney: Do we need a motion?

Mr. Burgess: Yes, please.

Mr. Carney: Motion to approve the amount for roadway light replacements with Lux Solar please.

On MOTION by Mr. Shipe seconded by Mr. Murray with all in favor, Quote #121025001 for Roadway Light Replacement with Lux Solar was approved.

**SEVENTH ORDER OF BUSINESS      Ratification of:**

**A. Irrigation Mainline Repair with BrightView Landscaping for Turtle Creek Drive Break**

**B. Proposal #SPN104389.0 for East Pump Station Repair with Hoover Pumping Systems**

Mr. Carney: Number 7 is the ratification of the irrigation mainline repair with BrightView Landscaping for Turtle Creek Drive break on page 35. The repair has already been done, correct Patrick?

Mr. Burgess: Correct. This was a mainline break just north of the FPL easement on Turtle Creek Drive. In order for us to continue irrigating properly and maintaining the irrigation system we had to move forward with the repairs. It was a big repair. We need ratification because the work is done in order to keep everything functioning properly.

Mr. Carney: Pat made the field decision to move forward with it of course. We need a ratification on the amount of money, correct?

Mr. Burgess: Correct.

On MOTION by Mr. Murray seconded by Mr. Shipe with all in favor, Ratification of the irrigation mainline repair with BrightView Landscaping on Turtle Creek Drive was approved.

Mr. Carney: Proposal #SPN104389.0 for the east pump station repair with Hoover Pumping Systems on page 37.

Mr. Burgess: This is another urgent repair for the irrigation system that we approved outside the Board meeting. It is with Hoover. I don't believe the east pump station was functioning without this being done so it was kind of urgent. Apparently the equipment that failed was no longer replaceable. They got everything up and running. This is for this repair. I have another item that we also approved outside of the meeting, but this repair was done and is completed. We are asking to have it ratified.

Mr. Carney: Does anybody have any questions before we start the motion? I need a motion to ratify the \$4,430 for the work already completed.

On MOTION by Mr. Shipe seconded by Mr. Murray with all in favor, Ratification of Proposal #SPN104389.0 for East Pump Station Repair with Hoover Pumping Systems was approved.

Mr. Burgess: On that same note today there is screen out there where you can turn on the zones that was not working after they did this repair so that was replaced today as well a lot cheaper but like I said I think is just really important to keep the irrigation system up and running so there is no time between meeting that you guys aren't getting irrigation.

Mr. Carney: We can ratify that at the next meeting.

Mr. Burgess: Yes.

**EIGHTH ORDER OF BUSINESS                      Staff Reports**

**A. Attorney - Consideration of Request for Adjustment to District Counsel Fee Structure**

Mr. Carney: Attorney, consideration of request for adjustment to the District Counsel fee structure on page 39. They have been with us for I don't know how many years.

Mr. Cochran: A lot.

Mr. Carney: Is there anything you want to say on this?

Mr. Cochran: Yes. The last time that we adjusted our fees was 2023. This is for starting at the next fiscal year of the District. We don't want to do anything that would effect midstream so this wouldn't take effect until October 1, 2026. As you all know us like other contractors and vendors our costs are increasing, our pay compensation and all that kind of stuff is raising just like everybody else is with the cost of living. Some contractors try to build in increases every year we try to only revisit them every three years or so. The current rates are \$275 for partners and \$225 for associates and this is a bump up of \$25 for each category so it would be at \$300 and \$250.

Mr. Carney: If I am not mistaken I remember prior to the 2023 it was many years before you guys requested an increase.

Mr. Cochran: Yes. I know it had been a lot longer prior to the 2023. That is correct.

Mr. Carney: That I recall. Do we need to have a motion to approve?

Mr. Burgess: Yes.

Mr. Carney: Does anybody have any questions for Scott before we put the motion on the table?

Mr. Murray: I think that is a really reasonable increase.

Mr. Carney: They have been around a long time. They have been fair with us. Can I have a motion to approve?

On MOTION by Mr. Murray seconded by Ms. Tropea with all in favor, a Request for Adjudgment to the District Counsel Fee Schedule was approved.

Mr. Cochran: Thank you. Other than that I think anything I have to mention will come up in other things unless there is anything else you want me to tackle.

Mr. Burgess: We are going to talk about the shade session. Do you want to do it now?

Mr. Cochran: We can talk about that later if you want.

Mr. Burgess: It is under manager.

**B. Engineer**

**1) Engineer's Report**

**2) Lake Side Slope Remediation Action Plan**

Mr. Geiger: Good evening. There was an engineer's report issued prior to this week so there was some updates to that. The two big things we are working on right now are both the Avana Apartments side slope and the pipe remediation there with Landshore. They also now provided some information on the phase 1 lakes that we are looking to get done this year. As far as me talking about Avana first because that is a little bit easier to get through. They issued a report today. Essentially they have been dredging out there. I don't know if any Board members passed by, but they have been putting material in I forget what they call it. It is not technically a geo-tube, but they pull a lot of material out. They found what they believe is the outfall pipe and cap on top of it to hold it in place. At this point though from their report in the sections that they had cuts and taken the survey on it looks like that pipe was buried in the side slope, so it looks like it was either never extended out far enough or over time erosion had covered the top of the pipe there. The good news is they found it after four week or five weeks and I believe they said they were only going to charge for four days of work and I know they were out there for a lot longer than four days. As of right now their recommendations per this report now that they identified where the pipe and the cap is and they would like to perform CCTV of the pipe to make sure there is no connectivity issues and make sure the pipe is still in good condition. Then do a more detailed engineering study to figure out how to remedy the side slopes under the water and stabilize that pipe so we are not getting the erosion back on top of it in the long run and burying the pipe again. This is all work that they would like to do prior to them going back to the original scope of work which was to regrade that lake bank to 4:1 in that area where we were eroded against the apartment building. They don't have an actual proposal in here from what I see. Like I said we were just sent this today

last minute. I believe with there being another meeting coming up in a couple of weeks that we would reach back out to Miquel and have him attend if there is time before the shade session and have an actual proposal. The original scope of work I don't think has had a change order put to it yet, but I believe what they are trying to do is figure out how to stabilize the area around that pipe or if they have to extend the pipe out. That was another thing he talked about to us in the field that way we are not dealing with this pipe getting buried every five years due to erosion. I guess this is more information for now. Like I said they want to do an engineering study and put a cost to this to basically get out there, make sure they have all the surveying they need and put together an engineering plans that we could approve with a cost to it to remedy it by either extending the pipe or stabilizing the slope under water and then getting back to the original scope of work and finishing the actual lake bank grade. I don't think at this time we need any approval.

Mr. Burgess: I will send the Board this report. They are very detailed, but we just got it today. I just want to have as much information as we can to have a proper discussion.

Mr. Carney: I know you and I had a conversation about it and we still at this time won't know if that was done to the original construction of the apartment complex or not.

Mr. Geiger: Depending on where that pipe is I could ask if they could give me the linear footage from the catch basin. They know where the top is now so if it matches what is on the as built drawings I have. Obviously this is an erosion based issue but either way the pipe portion is in our easement, and it is our responsibility.

Mr. Carney: I understand that.

Mr. Geiger: Now that they have it surveyed and they know where it is station-wised from that catch basin I can ask that information by included to make sure. If the pipe wasn't extended all the way out that is obviously a different issue then lack of maintenance on the bank. The did find the pipe. It did take a lot longer than they anticipated. They said the soil out there is really soft and hard to work with as well, which is why I think they brought the geo-tube in to move everything to shoreline. Just if anybody from the community asks that is going to stay around until we do regrade the side slope and figure this out. They don't want to dump it back in there and have to keep dredging out that pipe. It might look a little unkempt for right now, but it is just to make their lives easier when we

do get a solution provided. I will work with Patrick and them to make sure we get something for the next meeting that we can approve or review and make sure it is ok with what we need to be doing. I know we are going on almost a year now. If anybody has any questions let me know on that portion. The other thing we received today is last week we went out with Landshore to basically take a look onsite at lakes what I am calling 11 and 12 the phase 1 lakes by the Estates community. The lakes with the geo-tubes. We had previously met with them virtually with the project manager that actually used to work Keith and Schnars. Skip I don't know if you are familiar with Frank Vilar he was here for about 15 years before.

Mr. Carney: Name sounds familiar.

Mr. Geiger: He works for KCI again. He has been helping me spearhead some of this stuff for these lakes and everything. Basically we met with Landshore virtually to kind of get a feel for how we are going to remediate these lakes with the geo-tubes. Instead of just assuming we are ripping things out or spending a whole lot of time paying for a design I am just trying to get what their product recommendations or specifications for this type of work would be. We had some stuff put together based on old details that we had for Turtle Run. Essentially right now after phase 1 we are looking at remediating 9,445 linear feet of shoreline. The good news is they said they don't have to take the geo-tubes out. There is no need to do that. There is other methods. They can redress the geo-tubes, and they provided three different products that they said this is kind of based on their feeling being out there and seeing the sites and their expertise in this area they would recommend. The first one they are talking about is eco-filter tubes. Essentially smaller geo-tubes. They would be redressing, there is two tubes out there now. They would be creating a gentle slope with a 9-ince step down between them with three additional tubes. This is a method they have used with South Florida Water Management's approval before. Nine inches is about the same as a stair tread. I think that is why South Florida allows them to construct it this way instead of having a smooth 4:1. It just creates a natural staircase that somebody could get out of if they fell in the lake. That is the cheapest option they quoted us. That runs between \$85 and \$115 a linear foot so your cheapest option is looking at \$800,000 to \$1,000,000 to fix those two lakes. Then from there is gets exponentially more expensive depending on the product. I don't think the District is

interested in riprap like this that is on the screen now. I don't think that looks appropriate for Turtle Run. It is also one of the more expensive. It is \$175 to \$250 a linear foot. That is \$1,600,000 to \$2,400,000.

Mr. Carney: Where is this location?

Mr. Geiger: I am not sure.

Mr. Burgess: I don't know but they have a really good website with a lot products. They are doing a District for us in Davie Beach which I believe is the geo-tubes. I don't know where this is.

Mr. Carney: That looks more dangerous then the slope.

Mr. Geiger: That is what my project manager and myself both said. It is reinforced and that will last a lot longer, but I don't think that looks as the District intends itself to look and I don't think that is appropriate for children and everything running around. I know some communities use that. I think I have seen golf courses and more retired living communities use that kind of method. The even more expensive one is a concrete block mat. It is essentially a mat made of these little concrete pyramids. You can kind of see them there in that picture. Basically that is a blanket that goes down on top of the fill that they put in. That is a really long term solution. It is a just a little bit pricier and everything. It has the cleanest look. It is just expensive. This is going to have to get bid out because of the dollar amount. With Landshore we asked for some material and everything. Patrick has worked with them in other Districts. I have. They would be a great company to tackle this but because we have to bid this out I have not been trying to have them do too much foot work and then try to be like we didn't know that and not want to submit a bid. I think the threshold is in the \$450,000 range right now.

Mr. Carney: Can't a lot of it be done through basic excavation?

Mr. Geiger: You would have to dewater that lake. With excavation methods to compact underwater so we are not doing this every five years you have to dewater and then you are burning money dewatering. These are more long term solutions that you are not going to have to get out there every five to ten years to redress. The way these geo-tubes not these the ones at the community, is that a picture of Turtle Run? The way these are supposed to be done is there is supposed to be another flap of material to hold all that fill in. It doesn't look like it was ever done according to Miguel from Landshore. He

said he doesn't see any evidence that the portion that is supposed to be graded underwater with the fill was ever done correctly. There was staples on those tubes but there was not this extra flap of material. As of right now because we have the two big step downs and South Florida is telling us we need to fix that. You can push fill in there and compact it Skip but again it is dewatering and it is not a long term solution at all. You are looking at doing this every five to ten years. I don't have a cost on just doing it that way but with access you can't get a big excavator out there. You can't get a big roller out there, so they are going to have to work with barges. It has a lot of access, and it is a lot of restoration as well when you start pushing fill back there. I think that is why some of the pricing is a little higher on this. They looked at the site with us. He kind of said we would have to spend money cutting people's trees down and destroying their lawns and irrigation or we are spending on a barge to get in there and work. This is more information for the Board here to get a feel for what we are anticipating. Because we have to bid this out, this isn't the final cost. There are even more costs associated and because we have to bid this out there might be a company that comes in cheaper with a very similar product. They haven't provided warranty information or some of the longevity of these products. I know for a fact that the rip rap and the concrete block those are very long term solutions because they are anchored in place and with the water fluctuations you are not losing concrete or stone material. The eco-tube thing, the geo-tubes are in decent condition minus the fill that is missing so I imagine you are getting the same surface life between fifteen and 30 years out of these other tubes that they will use to reshape and regrade the bank. It is all going to depend I know a big thing he said is the water fluctuation here with the droughts and the up and down in the lakes. I guess it has been a lot more detrimental to the slopes. That is why they didn't recommend any sort of dewatering and filling it back because these lakes do fluctuate a lot these days. I know when I first started I don't ever remember seeing a geo-tube and within the last two years between the wet and dry season up and down.

Mr. Carney: The two tubes we have what are you saying you need to add another tube to the bottom to create the slope?

Mr. Geiger: If you look at the screen Skip this is the cheapest solution it is 3 of the eco-tubes they would be putting in so they create a gentle staircase.

Mr. Carney: It creates that third step down.

Mr. Geiger: Yes. We have actually reached out to South Florida Water Management with a couple of questions. One of them being is this going to be an acceptable approach if the District wants to pursue that. I want that in writing from them. I don't want us to spend money and then them not approve it. Miguel has said they have gotten approval from South Florida before to do this. The other thing that the permit states that we do need to get clarification is it says that our side slopes need to be nurtured for two feet about the water control elevation and you really can't put sod down there because that dies and doesn't root in so we would be looking to plant wetland plants. I know Patrick and Pat have worked with some vendors that do some sort of grass. I think there is some plantings like that over in one of lakes. I think one of the lakes I think has some of the wetland plantings. My issue is that we are providing a permanent stabilization method like the mat or the eco-tube why are we going to be required to, the nurturing is so the roots hold the soil, and you don't get erosion. We are hoping that they are going to relax that permit requirements just simply because a lot of the times you build these lakes you sod it, you put the water in and in two years that sod is gone. Like I said you can see the sod staples still in a lot of these tubes, but I think there has been sod under the water control elevation for quite a while now. Right now we are looking at options. Like I said this is one vendor we have talked to. This does have to go out to bid so I believe between now and the next meeting I think we want to put some bid language together to get approved by the Board or an approval to put a notice to contractor out. Hopefully between the early meeting in March and the end of March we get some interest and bids, and we have a more definite defined scope and idea moving forward. Then we can either entertain putting one specification out like yes we want to use the tubes. That is all we are going to take bids on or kind of do it the way that they approached it where here is our bid package or here is three proposals for different products and we can compare longevity, warranty, is it even going to be constructable for the District. The other thing that their report goes into is they would recommend getting an engineering study done because some of this they are saying it might not be one size fits all. You might be able to use tubes in one area no problem, but it might not be appropriate for another area. They don't have a price for that either in here. Like I said we got these today, so I didn't

have time to reach back out. I am not sure if that is something we would include in a bid out package is we would like an engineering study done so you are not just charging us X dollars per linear foot and then coming back and saying there is 600 linear foot well we can't do that. Part of their engineering study is basically looking at the soil, the stability, the specific slopes, and then just some of the other more unknowns which is going to be the site restoration and access. Like I said for these two lakes their initial thought was using the FPL easement as staging and using a barge. The only other area we have on District are by the roundabout.

Mr. Carney: Wasn't that how those two we put in originally by barge. That way you don't have to go in people's property and all that stuff.

Mr. Geiger: There is some older trees and quite a bit of irrigation.

Mr. Carney: Let me ask you a question. When the tubes were put in originally was the slope part of the plan or was it considered at that time?

Mr. Geiger: I have searched every record that I have from Keith & Schnars, and I found one detail that showed two tubes and that slope I don't know if it was every put in. There is really nothing else that I have found.

Mr. Carney: Back then it was the lake bank erosion was the topic of discussion not the slope.

Mr. Geiger: They do a good job of stopping the erosion except for the material not upland of them.

Mr. Carney: In other words it wasn't done right to start with.

Mr. Kapish: It was. The purpose of the geo-tubes Skip was to have the lank bank in compliance with South Florida Water Management.

Mr. Carney: But there is no record of it, right Jonathan.

Mr. Geiger: I have no records of it. I have some photos of construction, and I have one detail that was put together not a whole plan set. I know when I spoke with Patrick and Pat the company that did it is no longer in business. I have no way to reach out.

Mr. Carney: I understand that.

Mr. Geiger: Those were put in 2012 somewhere around there, so we are going on 15 years now. If that plaque wasn't put in the swale wasn't put in correctly that loose soil on top of the geo-tube is not going to last.

Mr. Carney: I am not placing any blame. I voted for it too.

Mr. Geiger: I guess at this point does anybody have any questions because there is a lot of information here. I know Patrick said he is going to send this out to the Board to review.

Mr. Murray: What was the total linear footage?

Mr. Geiger: 9,445. Just to put this in perspective the next phase the big lake that wraps around the south of the community I think that is about 12,500 linear feet. These two phases are going to be the more expensive bigger phases especially with the access issues. There are geo-tubes on the north side on the next phase as well. Moving forward after these three lakes I think it is going to get a lot cheaper and simpler. The FPL lakes are not going to need these treatments.

Mr. Carney: These are the biggest lakes. These have the most homes on them.

Mr. Geiger: And they are the most complicated to work with.

Mr. Murray: What is the life expectancy of option 1?

Mr. Geiger: I am going to assume you are going to get the same life expectancy as a geo-tube because that is essentially what they are and they are put in correctly and South Florida excepts the step down as they have in the past I don't see those failing. Like I said Miguel pointed out a couple of areas where the geo-tubes looked like they were failing. A lot of that has to do with the low water level and sun beating down on them. There is supposed to be a UV screen on top of them. Miguel basically said that it is not a forever thing and if there is no maintenance done it is really hard to keep them good forever. He said there is nothing wrong with a lot of them it is just the lack of the toe slope coming down. Just to remind the Board we have already surveyed all these lakes so that is not something that we need a contractor to do so that should bring some of the unknown costs down. That is another thing I wanted to ask the Board. We paid for the survey. I would like some direction on it if we were allowed to send that out to interesting contractors or not. It is the property of Turtle Run. I didn't want to just sending out lake bank surveys to companies without approaching the Board that and everything. Obviously for this phase we would strip it down to just the two lakes so we are not giving away information for the future. There might be a little cost incurred on our survey end just to take those two lakes out on a separate document. There is a couple things we have to do

to be able to send our electronic files out, disclaimers and things. When we originally had the survey's done it was just for our own analysis and benefit. I don't think it is going to be a whole lot of money. I haven't gotten an answer back from my survey department on how much it is going to cost to fix the surveys to be able to send them out but that is something we can talk about at the next meeting with the attentions of that being part of the bid package. That is going to give these companies something a little bit more concrete to look at and make a more accurate pricing based on quantities instead of them just we will just throw a linear footage price at it instead of looking at material and actual sections.

Mr. Carney: Ok.

Mr. Geiger: I know it is a lot of information.

Mr. Carney: Do you have any questions for Jonathan?

Mr. Winfree: I have a couple. You were talking about the survey. I think that it is a good idea that we do work on getting that out to them rather than spending extra money again for that. The other question I have is from the surveys is it included that we are going to build these lakes back to where they are supposed to be. In other words we have a lot of erosion. We have some that have washed out completely and we have others where it is projecting out further than where it should be. Is the idea to get our lakes back into shape as to what the original design was supposed to be?

Mr. Geiger: No. It is just to correct the slopes for us to go back in and recreate what was put in originally based on the actual permitted drawings. I know there has been some areas of erosion that will get addressed where land is dipped back into the easement and into the property line. We have not been instructed by South Florida to return them to their original conditions, which I think would cause it is a lot more upland work and it is stuff that they haven't sited us for. I don't think at this time unless there is an area like over at Avana where there was an issue. From the most part from what I have seen on aerials there is some erosion, but it is not as bad as it could have been.

Mr. Winfree: We do have a few washouts around where other outlets come out. We are planning on fixing that, correct?

Mr. Geiger: Yes. We spoke to Miguel about that and that would probably be something added as a contingency. There is some outfalls that I noticed during my

inspection that do need to be regraded around them and there might be a couple of headwalls that are not falling but this would be the time to address them while we are grading the shoreline. That will be something that we are going to have to deal with on a case by case basis. There are going to be some unknowns when we get to construction on this. We are going to try our hardest to make sure there is some contingency funds built into this or there is an allowance for certain things like fixing outfalls, fixing headwalls, and some minor grading if there is erosion. I think the biggest cost is obviously implementing anything to fix the slope. I think everything else is going to be fairly cheap compared to the actual problem.

Mr. Winfree: We hope so. The other thing that you mentioned was maintenance. Keep that in mind if that truly is what they are expecting with these secondary geo-tubes. We need to make sure that it is in the budget or reserves or something if we have to maintain them.

Mr. Geiger: Understood. That is actually part of our active plan with South Florida. The last step on there is to create a maintenance plan for these lakes where we are every year inspecting a handful of them and if there needs to be maintenance done getting it done then instead of having to do everything all at once. With that to I will make sure with whatever proposals we get for the bid out documents that the contractors are required to submit any sort of maintenance documents that would come with this. If there is something that needs to be done every year for these tubes or every five years or whatever solution I would like that upfront so we can make informed decision.

Mr. Winfree: Exactly. What additional cost is it going to be? That is all I have.

Mr. Shipe: For the original financing of the project, does the District have the ability to do special assessments before we kind of delve into doing the basics? Do we want to take one step up it that might last ten years longer? I don't have any idea on how we are going to pay for it and whether it can be assessed in a special assessment. I would like to have some of that information. I am not against putting proposals out there and seeing what it is but before I decide on which way I think we should go I think the Board needs a better idea exactly how it is going to be paid for.

Mr. Carney: There is two ways. You can do a special assessment, or you can raise taxes. That would be the two ways that we can fund this project. If the Board votes to

raise the taxes for next year, I am just going to throw a percentage out there, let's say we say 5% or 10% whatever it is. That percent will stay intact for a long period of time. We would have to outweigh what we need to bring in versus what the project is going to cost. Does that answer some of your questions?

Mr. Shipe: It does. To start with to pay these people do we need the money upfront before we start the project?

Mr. Carney: We have about \$800,000 so we are good to go. For the first two lakes we are probably fully funded.

Mr. Winfree: Pretty darn close. If we put an increase in for the next fiscal year then that should be coming in, our money usually at the beginning of the fiscal year within the first four or five months that should get us through the next level and if you keep on doing that for the next five years.

Mr. Carney: And we may not have to take a special assessment.

Mr. Winfree: Just a slight increase to keep it going.

Mr. Geiger: I know on our action plan it says this will be done by the end of this year but I think when we start the process with South Florida and they understand that we might not be able to finish it because we are waiting on funding and I believe with Landshore if we go with Landshore we are giving them a million dollars' worth of work I think they will work with the District on payment terms and everything to make sure they can keep working. They know it is a lot of work and also told us they are interested in helping out the rest of the lakes as well. I do think giving the amount of money we are spending it is going to be a fruitful relationship with them either way. Assuming that we don't get any other really good bids that we can't pass up. I know Patrick said that I don't think they have had other companies bid on work like this too often.

Mr. Burgess: They were the only company that bid for our Davie Beach property.

Mr. Shipe: Ok.

Mr. Burgess: There is a lot of companies that do this.

Mr. Murray: I think Skip you bring up a really good point, and it needs to be discussed not tonight but it needs to be discussed how is this going to be financed and paid for. We may have \$800,000 in the account now but how long did it take to build that fund sort of speak. I am sure it took quite a long time. We are going to be able to raise

phase 2 funding in a short period of time. We are going to use everything we have for phase 1 and what do we do? Pray for phase 2. My point is it is going to require some detailed discussions and research on how we are going to fund this. It is a big nut.

Mr. Burgess: Yes. January's meeting was cancelled so that delayed us a little, but we know this is the topic and we are getting all the details together. That is what we have been doing. We have been very proactive outside of the meetings. Jennifer your District account is ready to help however she can, but we have to get all this information from vendors first to even know what everything is going to cost.

Mr. Geiger: The majority of the shoreline is the first two phases. After that you are looking at the next three phases, about a third of what we are doing this phase. They are in the condition of the FPL lake. They are not bad. It is going to be a big bulk upfront. I think from there we are going to be able to taper it down especially with cost. I think the smaller lakes we are going to be able to pump them and just push fill around. Those lakes don't get the fluctuations as much. I do have to speak with them about the last phase, South Florida, because that is coral rock near the preserve, the conservation area, and I do think we are going to try and make the argument that we don't want to disturb the ecosystem there.

Mr. Shipe: Going back to the culvert at the Avana apartments is there any way that we can claw back some money from Avana? You said that that culvert goes into the lake, so it is our easement but is that really true. If a company comes in and builds a property and they have them put their drainpipes into the District lakes they have to pay for that. They don't stop at the edge, and the District pays for the rest of the piping going out into the lake. Shouldn't there be a way to claw back some of the money?

Mr. Geiger: That is a Scott question but the main concern we found working with Barry is we are named as the permit operator for some reason on their permit. That is something that me and Patrick have been working with Barry separately outside of this is the issue of us being named as the operating entity on some of these permits.

Mr. Shipe: From 1978 when they first built the apartments?

Mr. Geiger: That one went up I think in the 80's or 90's. There has been some confusion and some questions we have with South Florida. We are trying to get that done

first and then have something on the books so South Florida can have an actual conversation with us. That is going to be a legal question.

Mr. Cochran: I think it is going to depend on some of that legwork. I think it will depend a lot on that actually. If we are responsible for it then that is one thing. Are we talking about the thing that got uncovered by Landshore?

Mr. Geiger: Yes the portion of the pipe that in our easement and in the District lake.

Mr. Cochran: I guess even with that it sounds like we don't know necessarily whether the current condition of that is something that was done wrong.

Mr. Geiger: I don't know permit-wise what happens. I don't think Avana is going to do any kind of work on District property without us giving them permission. I don't know when they built the system everything in the easement to the lake is now given to the District. I am not sure how this all works. Most of the other Districts they have easements over all the drainage, and they own all the drainage, and it is all on their land. This is a very unique situation.

Mr. Burgess: And it is a county permit. The private property should be maintaining their drainage systems, vacuum out catch basins, jetting the pipes, but because it is a South Florida Water Management District permit they don't have the requirements.

Mr. Geiger: No they don't make you do a five year inspection like Broward County does. The other Districts I work in that I am talking about Cypress Cove and Sable Palm it is a county permit, and everything is in an easement. If it is on private property it is in a clear easement and it is all under one permit to the District. It is cut and clear there. This is the hodge podge of commercial residential private and District here. It is very confusing to dig through. There is 72 applications under our master permit some of which have been cancelled, redone or amended.

Mr. Winfree: My feeling on that to tell you the truth is that we need to go back after the private properties because they were the ones that were responsible for putting their drainage process in place and maintaining it. Like for Avana if they find out that it is because they haven't cleaned out their basins and it is all their refuge I will call it that got in there why are we paying for it. It is time to start looking back on the private properties that are responsible for their permits.

Mr. Carney: I agree.

Mr. Geiger: Let's get through the repair first and everything. I know at this point when we talk with Scott, let's get through this and see our recourse.

Mr. Winfree: For Avana I agree. We get it done because it is bad. Let's fix it and then we sit down and talk with them and say we can't keep doing this.

Mr. Shipe: That is all the questions from me.

Mr. Carney: Ok, Patrick, field manager.

**C. Field Manager**

**1) Annual Maintenance Plan**

**2) Quality Site Assessment with BrightView Landscape Services, Inc.**

**3) Discussion of Drone Footage Request with BrightView Landscape Services, Inc.**

Mr. Burgess: Pat is sick today, so he gave me a few updates. Irrigation repairs have been completed. Thankfully no recent issues. There was a lot of fish killed across all of our Districts that we manage. Apparently the peacock bass are not used to the cold, so we had our lake vendor Southeast Land and Water Management out there five straight days picking up dead fish and iguanas. I just spoke with them today about another issue and he told me they were out here on Saturday. If there are issues just let us know.

Mr. Carney: The turkey buzzards are doing a pretty good job by the way.

Mr. Burgess: It is crazy how many fish have died. That has been taken care of. Pat did have BrightView do a leaf cleanup to get all of the leaves off the sod throughout the District. I don't think there is anything else that he had for me to discuss with you guys. The handout in front of you is the Industrial Divers proposal for the annual inspection. We want to move this up into the dry months of the year. Last year it was done a little later than normal. It causes issues with the sod and their equipment damaging it and then the water levels in summer storms prevent them. We want to get the inspection done earlier than usual and any work done earlier in the year compared to what we did last year. That is the only thing I have on the maintenance plan.

Mr. Winfree: The only thing else to mention is next month is fertilization and the annuals get replaced.

Mr. Carney: What do we need to do with this invoice Patrick?

Mr. Burgess: It is a proposal of \$9,000 from Industrial Divers to do the annual drainage inspections. I can show you a map of what they do. I think I have shown it in the past, but this will basically allow them to write a report on any repairs. I don't think you

guys will have as many repairs as you did last year but we will see. We need a motion to approve this \$9,000 annual inspection proposal.

Mr. Winfree: Isn't that already in the budget and we are just approving to get it done. You are pulling it up a little sooner than we expected to spend it.

Mr. Burgess: Yes it is already in the budget but we do need approval.

Mr. Shipe: And it is 15 culverts, so it is not every culvert that is in the District.

Mr. Geiger: I believe it is the inner connect pipes that they mostly focus on. I don't think we have had the 20 foot into the easement inspected. A lot of those pipes are smaller. I don't think they dive anything 36 inches.

Mr. Burgess: I can check. I can show you the map if you would like just so you can visualize it.

Mr. Geiger: I think the District normally get this done in June and I think last year the biggest thing was the pipe that got bored through.

Mr. Burgess: And the Turtle Run Boulevard jet cleaning that you guys did. This was jetting entirely by Raptor Vac. That was \$15,000. You can't see it but the Sample Road drainage culvert that comes to Coral Bay, Comcast bored through it. They recently completed that repair, and they are reimbursing the District for it. There is a lot of stuff on there that I didn't see in the past years that they were proposing to repair. This is going to be excluded. We will do out outfall, but this will be excluded.

Mr. Carney: So we need a motion to approve this Patrick?

Mr. Burgess: Yes.

On MOTION by Mr. Shipe seconded by Mr. Murray with all in favor, a proposal in the amount of \$9,000 with Industrial Divers to perform the annual drainage inspection was approved.

Mr. Burgess: We will bring back the report for you guys to look at. They do a good job with pictures and everything like that. The QSA with BrightView is what they provide monthly. It is just items throughout the District that should be cleaned up and maintained. Unless you have any questions we can get an answer for you. We wanted to bring back on page 52 of the agenda packet the discussion of drone footage with BrightView. BrightView basically wants to use Turtle Run as an example the maintenance they are

providing. You guys were a little opposed to it at the last meeting when we discussed it. They provided more information, the legitimacy of the company that would be doing it, the flying zone. It is up to you guys if you would like to do it.

Ms. Tropea: I am more opposed to it then I was previously.

Mr. Burgess: Unless they are giving you guys some sort of credit or providing some free service to you just giving them free advertising. I think it would cause more issues.

Ms. Tropea: I agree. There is a lot of what ifs. That is just my opinion.

Mr. Murray: I would have to say I am not in favor.

Mr. Shipe: I am in different. I don't even know that they actually require our permission to fly that drone around once they get above the ground. I am fine with not giving them permission. I don't know if they could do it anyway if they wanted to.

Mr. Winfree: Didn't they say that they have to follow all the FAA and everything and that they are already doing this so why do they actually need our permission? Like you said can't they just do it?

Mr. Burgess: I guess as a courtesy especially since they would be focusing on the District's property. I think they are more than capable getting a camera out and taking pictures of certain areas rather than flying a drone around. That is just my opinion. It is up to you guys.

Mr. Murray: I don't think we should give them permission simply because if an issue turns up for whatever reason than we would be somewhat liable because we gave them permission whether it is required or not. I think that we should not give them permission. If they decide to do it then that is on them and we have no part in it.

Mr. Carney: I agree with that.

Mr. Shipe: Sounds good to me.

Mr. Burgess: Ok so we agree. Alright perfect.

#### **D. Manager – Progress Report**

Mr. Burgess: In your package is the progress report. We received the frame and signs for the light poles. For the speed limit sign poles and the Estates entrance we have the frame and sign we are just waiting on the pole. We have the light fixtures and all of that material for the two streetlights that were hit. We are just waiting on the poles to be delivered, and we will get shipping updates once that gets closer. Comcast did rebore

there line that caused the damage to the culvert. They sent me a picture of the check today that they are reimbursing the District. That is all taken care. Industrial Divers did the repairs. There is no issues there. We had an update on the Avana stuff and the lake bank restoration stuff. That is really all I have right now on the progress report unless you guys have any questions. There is some things that are moved to completed. The park bathrooms were completed.

Mr. Carney: The park restrooms are done. I think they look pretty nice. They tiled them all the way to the ceiling. That came out pretty well. The pavilion will be done probably an April completion. The basketball court will be in the 2026 budget for the city. It will be placed over by the school. The restroom roof will also be in the 2026 budget for the city. That is pretty much the recap on the park. I think it looks pretty nice. It came out pretty good. That is all I have.

Mr. Shipe: Have you seen any renderings on the pavilion? It is going to have the rental.

Mr. Carney: It will be a rental. You will have to go to the city purchase a permit and then whoever purchases it can use it. The pavilion is twice the size of the other one was. It is much larger. It is a much nicer pavilion.

Mr. Burgess: I do have something. March 9<sup>th</sup> we are looking to advertise to have a special meeting, so we need everyone's availability. In order to have a shade session we need to have a regular meeting, so March 9<sup>th</sup> is two weeks from today. That will put us at three weeks to the following meeting. We need to know if you guys are available for a March 9<sup>th</sup> meeting.

Mr. Carney: I am available.

Mr. Murray: I am available.

Mr. Shipe: I am not.

Mr. Winfree: I am.

Ms. Tropea: I am available.

Mr. Burgess: So what we will do is advertise for a special meeting and in the advertisement we have to discuss everything that is going to be talked about at the meeting. It is more so to discuss the shade session.

Mr. Carney: Matthew will be at the shade session correct?

Mr. Burgess: Yes, he has to be.

Mr. Cochran: That is basically the point of it. Since the last meeting there has been a mediation, so I believe that the special counsel needs additional direction from the Board based upon what transpired in mediation. He probably has some updates about the litigation schedule as well.

Mr. Burgess: So everyone except for Rob is available. We cannot do Zoom. We can Zoom the regular meeting but not the shade session. So we will send out an advertisement for the meeting on March 9<sup>th</sup> and go from there. One last thing is we had a request from Walmart. Walmart is building charging stations, and I guess they are connecting to a transformer off of Turtle Creek Drive that is somewhat entering into District property.

Mr. Geiger: I don't think it is District property. There is a small portion of the 22 foot landscape easement on Turtle Creek, the north entrance to Walmart where there is a tree and there is that big transformer I believe they are connecting to that.

Mr. Carney: They are putting them way out there?

Mr. Geiger: No that is where the power source is. The EV's are going to be in the back of the parking lot. Normally they have them kind of towards the back. They reached out because they are crossing into our easement. They said they needed District permission.

Mr. Burgess: I will show you guys a picture of the area so you can visualize it. We just need to provide them with approval or denial.

Mr. Geiger: From what I saw it is under wiring and conduit. I don't think it effects the District landscaping, and they don't have any tree removal proposed on there.

Mr. Carney: Don't we need to see an official document before we can vote on it?

Mr. Burgess: We just recently were requested with this. Jonathan marked it up for you guys to see the location based on their plans.

Mr. Carney: Did you do that Jonathan or did they send you that?

Mr. Geiger: I marked it up. They sent the plans. These are their plans. One is our landscape easement, and I guess there was something related to the Foundation that also has to approve this.

Mr. Burgess: Basically we mow up until this point. That is the FPL easement next to PetSmart. I don't see any issue with what they are proposing.

Mr. Murray: So they are not contemplating putting the equipment above ground?

Mr. Geiger: The only thing we are being effected by is underground conduit and wiring going to the transformer. The equipment is in the Walmart parking lot.

Mr. Murray: So we will still be maintaining the same space, and it won't effect the space we are maintaining.

Mr. Geiger: I don't think we mow or do anything right in that area.

Mr. Burgess: No it is just their tree line.

Mr. Geiger: It is mostly mulch and dead leaves over there. The most that they might effect it is when they are doing the trenching some of the landscaping, but I don't think it is landscaping that we maintain.

Mr. Burgess: If the Board is going to approve this we make sure that if they damage any District property they restore it to what it should be.

Mr. Geiger: Irrigation was my main concern, but I think Patrick said we don't have lines right there.

Mr. Burgess: Again if there is anything they damage that is on CDD property we will hold them accountable.

Mr. Winfree: When I talked to Pat about this he said we don't maintain anything in that easement anymore. The only thing we may do, and we don't do it consistently it is only when it is necessary we trim the trees to provide the canopy. That is all we do in that area according to Pat. We don't mulch. We don't do any of that. Walmart takes care of all that.

Mr. Carney: Where do we go with this?

Mr. Burgess: Does the Board have any objection to what they are requesting to do?

Mr. Carney: Scott your opinion?

Mr. Cochran: With the additional clarity that I have gotten, at first I was thinking they were putting the actual above ground thing and the were going to be paving part of it but if they are essentially leaving it as is I don't see a legal issue with it. It is their property. They own the property. They granted the District a landscaping easement for a portion of

it, so Walmart is actually the one that granted the easement but now they are having to ask for our permission because the easement is recorded to do it. I defer to the staff but if they say it doesn't affect any of our landscape maintenance and it not changing the character of that part of the property such that it would impact the easement then I don't have any legal issues.

Mr. Carney: Is this something we can approve on a handshake, or do we need an official document?

Mr. Geiger: They weren't clear about that they just said approval, so I don't know if an email will suffice. If the Board has no objections I think Patrick can handle reaching back out to the lady that sent the stuff over. I know Clarence has been working on this for the Foundation as well so he might have some information that Patrick can get from him. I think they need a separate permission from the Foundation.

Mr. Burgess: We just need to provide them written approval and that can be an email because I was copied with them.

Mr. Carney: We need something else from Walmart?

Mr. Burgess: No, the Board needs to either approve or deny this. Staff will reach out to Walmart representatives.

Mr. Cochran: I would say if they provide something further that asks for more than what we are discussing now then it would be brought back to the Board but if it is just District we need you to sign off on it because you have this easement than I think if the Board is inclined you could just approve granting them the permission and authorize staff or the appropriate officials to execute any documents.

Mr. Carney: Ok. If that is your guidance.

Mr. Cochran: If that is what the Board wants to do. I don't have any legal problem with it.

Mr. Winfree: As far as the Foundation is concerned. *Mr. Winfree was inaudible at this time.* I am sure they will put in there that if it all is done based on permitting, approved by the city. That is all Clarence will get into, or the Foundation will get into also.

Mr. Cochran: I would say the motion probably on the condition them if they do disrupt any property that effects our maintenance that they will fix it.

Mr. Shipe: Do want us to make a motion?

Mr. Burgess: I think is it just a motion to approve Walmart’s proposed plan as long as there is no damage done to the District and if there is damage done it is restored back to its original condition.

On MOTION by Mr. Shipe seconded by Mr. Murray with all in favor, a motion approving Walmart’s plan for EV installation with the condition that any damage done to District property be restored to its original condition was approved.

Mr. Burgess: Thank you.

**NINTH ORDER OF BUSINESS**

**Financial Reports**

**A. Approval of Check Register**

**B. Acceptance of Unaudited Financials**

Mr. Carney: The next item is financial reports, approval of the check register. I would need a motion to approve.

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

Mr. Carney: Then approval of unaudited financials. It doesn’t need a vote, but it is on iPads or in your packets. Financials right now look relatively good. A little high there, a little low there but it balances out where we need to be. That is pretty much where we are with unaudited financials.

**TENTH ORDER OF BUSINESS**

**Public Comments**

Mr. Burgess: Public comment. There is audience members. As you know the Board approved the three minute resolution for public comment. If you can, keep it to three minutes.

Mr. Kapish: I don’t have anything.

Mr. Burgess: Ok, thank you Chris.

**ELEVENTH ORDER OF BUSINESS**

**Supervisors Requests**

Mr. Burgess: Supervisor requests?

Mr. Shipe: No.

Mr. Carney: Ken?

Mr. Murray: Nothing.

Mr. Carney: Ginny?

Ms. Tropea: No.

Mr. Carney: I have nothing either.

Mr. Burgess: Barry do you have anything?

Mr. Winfree: I am good.

Mr. Carney: Motion to adjourn.

**TWELFTH ORDER OF BUSINESS      Adjournment**

On MOTION by Mr. Shipe seconded by Ms. Tropea with all in favor, the meeting was adjourned.

\_\_\_\_\_  
Assistant Secretary/Secretary

\_\_\_\_\_  
Chairman/Vice Chairman



# Landshore Enterprises, LLC

Soil Erosion Control & Shoreline Restoration Experts  
Shoreline stabilization/Environmental Engineering/Construction Management  
d/b/a Erosion Restoration, LLC

March 11, 2026

**Turtle Run Community Development District**

**c/o: KCI Technologies, Inc.**

**Attn.: Mr. Jonathan Geiger, P.E.**

1425 W Cypress Creek Road, Suite 101

Fort Lauderdale, FL 33309

Dear Mr. Geiger,

Thank you for allowing Landshore Enterprises, LLC to offer construction layout and technical-engineering services limited to research and evaluation of current conditions with the purpose of construction estimate in accordance to Chapter 472.003(3)(c) of Florida Statutes. Pursuant to your request we prepared a proposal which includes the following items.

**Erosion and Sedimentation Control Plan for the Avana Apartments Pipe Outfall - subject to approval by government agencies having jurisdiction.**

Note: any work in wetlands, flowage easements, preserves, mitigation areas, conservation areas, compensation areas, buffer impact areas and littoral zone may be entirely avoided or partially restricted at sole discretion of Landshore Enterprises, LLC.

**Measuring:**

- A. Establish horizontal and vertical control using existing plans and surveys provided by the owner or available from public sources.
- B. Bring vertical elevation, based on nearest County benchmark, if found. Otherwise, set up a temporary benchmark in reference to observed water table and local landmarks – for contractor’s use only. Verify existing topographic survey, bathymetric survey and soil survey.
- C. Inspect headwalls and outfalls if visible, measure sediment in inlet prior to outfall.

**Analysis:**

- D. Review slope geometry and soil parameters for compliance with current regulations and compare to originally permitted land development plans (if available) to identify potential safety and stability issues above and below the water table.
- E. Suggest composite material combination for protection from elements.
- F. Estimate volumes of in-situ material, determine amount of imported fill, if necessary.
- G. Provide preliminary opinion of probable construction costs.



# Landshore Enterprises, LLC

Soil Erosion Control & Shoreline Restoration Experts  
Shoreline stabilization/Environmental Engineering/Construction Management  
d/b/a Erosion Restoration, LLC

## Design and Permitting:

- H. Prepare set of drawings based on aerial photographs, to scale, in state plane coordinates with cross sections, details, specifications and best management practices for storm water pollution prevention.
- I. Signed and sealed by a Florida Licensed Professional Engineer.
- J. Submit applications, as necessary, to obtain approvals from City of Coral Springs for the proposed work.

**Items A to J, base fee, including one-time mobilization..... \$2,800.00**

The estimated cost for this work will not exceed **Two Thousand Eight Hundred Dollars (\$2,800.00)**. We will **schedule this work upon acceptance of this proposal and receipt of a \$1,500.00 retainer**. Should you require services on this project beyond this scope of supply, we would revise this proposal to include items you may add or at your discretion we are available on a time and material basis.

Besides the engineering services outlined above we will be happy to provide you with professional services in civil, structural, geotechnical, surveying, and any other disciplines on an hourly basis or by a separate contract – if it will become necessary based on our initial observations of existing situation on-site or if specifically requested in writing by yourself or by the government agencies having jurisdiction. All permit/application/review fees or separate charges accessed by the government shall be paid by the Client/Owner.

Landshore Enterprises, LLC is devoted to thoroughly studying each individual project from every perspective and strive to perform the best possible design that solves your problem. We suggest that you consult with our company for all future development and repair projects, to avoid predictable dangerous conditions and save money via preventative actions. Landshore Enterprises, LLC is a turn-key multi-disciplined design-build environmental company which focuses on erosion issues using non-structural, bioengineering and bio-technical methods for shoreline restoration, erosion control and coast protection.

Established almost two decades ago we employ civil, structural, geo-technical, surveying, environmental and other professionals, providing viable customized solutions and the highest level of service through innovation in engineering design, advancement and patenting of materials, scientific research, and development of new construction technologies.

## Standard Paragraphs:

The Standard Form of Agreement between **Turtle Run Community Development District**, further referred as “**Client**” and Landshore Enterprises, LLC for technical-engineering services related to construction, design-built services and professional services for Professional Services as published by the National Society of Professional Engineers, The American Consulting Engineers Council and The American Society of Civil Engineers shall govern all aspects, disputes and responsibilities with respect to this contract Document EJCDC E-500, latest edition.



# Landshore Enterprises, LLC

*Soil Erosion Control & Shoreline Restoration Experts  
Shoreline stabilization/Environmental Engineering/Construction Management  
d/b/a Erosion Restoration, LLC*

All technical-engineering services, design-built (D-B) services or professional services requested by the Client or government agencies having jurisdiction, which are not specifically outlined in the contract, or requested by the Client as a revision in the scope of the Project will be performed by contract addendum at an agreed upon price or the same will be accomplished at the contract's hourly rates.

It is understood that the selection decision for a contract award may be based on the best value to the Owner from the combination of quality, management expertise, and price, but not necessarily the lowest price or on the lowest priced, technically acceptable proposal.

Design by the D-B contractor usually takes place before and sometimes during construction activities in the D-B contract. When a design is being developed concurrent with construction activities, this is called the "fast-track" approach. The fast-track approach is commonly used to combine design and construction time, which results in the project being completed in a shorter time period. Fast-track approach allows the D-B contractor to design portions of the work, start construction on those designs completed, and continue work while reviewing and designing other portions of the work.

In the Design-Build process, final design solutions are provided by the D-B contractor, not the Client, since the main goal of D-B contract is to ensure the adequacy and quality of desired construction, which were built into the selection criteria during alternative bid evaluation process.

Any additions and/or deletions to the scope of work shall be presented in writing by Landshore Enterprises, LLC and executed by both the Client and Landshore Enterprises, LLC.

Hourly services as stipulated in this contract shall be performed at the company's prevailing rates for the duration of the work efforts associated with this Project. The following rates presently apply:

Professional Engineer	\$190.00/Hour
Design Engineer	\$150.00/Hour
CAD Operator	\$100.00/Hour
Construction Administration	\$ 70.00/Hour

Landshore Enterprises, LLC is not responsible for the means, methods, techniques, sequences and procedures of construction selected by another contractor. It is also not responsible for any failure of another contractor to comply with laws, regulations, ordinances, codes or orders applicable to the contractor's furnishing and performing the work proposed by Landshore Enterprises, LLC.

Measurements of lake depth and location data and its further graphical interpretation by Landshore Enterprises, LLC using Geographic Information System (GIS) and its precision and accuracy are limited to the same reference information, methods and instruments used. It is understood that information will be collected by Landshore



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Enterprises, LLC at the request of the Client, for his/her personal use such as providing more accurate estimate and submittal to the government agencies may require different standard or format.

Although every reasonable attempt will be made to present data as accurately as possible Landshore Enterprises, LLC makes no guarantees concerning its measuring, findings or any irregularities of the lake bottom or other parts of this project. By accepting this proposal or distributing information depicted on any plans and documents prepared by Landshore Enterprises, LLC to other parties the recipient hereby agrees to indemnify and hold Landshore Enterprises, LLC harmless and to waive to the fullest extent permitted by law any claim resulting from damages, losses and expenses, including attorneys' fees arising out of or resulting from usage of this information, or cause of action of any nature against Landshore Enterprises, LLC.

### **Project Limitations:**

The Client is responsible for adhering to all applicable Federal, State, County, City, District and any other municipal or local laws, regulations, rules, ordinances, and guidelines.

Unless specifically hired to obtain all necessary permits - Landshore Enterprises, LLC will not be liable for any construction or design issues, violations, fines, or claims received due to nonconformance and noncompliance to standards or absence of permits (submittal of permit application does not guarantee the approval, additional services such as expediting, meetings with reviewer, etc. may be performed at an hourly rate, at the Client's request).

### **Casus Fortuitous:**

Neither the Client nor Landshore Enterprises, LLC will be responsible to the other for any delay, failure in performance, loss or damage due to fire, explosion, power blackout, earthquake, volcanic action, flood, the weather elements, strike, embargo, labor disputes, riots, civil or military authority, war, terrorist acts, acts of God, acts or omissions of carriers or suppliers, acts of regulatory or governmental agencies, or other causes beyond the reasonable control, except that the Client must pay for any services rendered.

### **Indemnification and Duty to Defend:**

Prior to the beginning of works outlined in this Contract, the Client shall be responsible to notify the owners and interested parties of all affected properties and utilities and receive their approval.

To the extent provided by law, the Client agrees to indemnify, defend, and hold harmless Landshore Enterprises, LLC and all its officers, agents, employees, sub-contractors and consultants from any third-party claim, loss, damage, cost, charge, or expense during the performance of this Contract, whether direct or indirect and whether to any person or property to which Landshore Enterprises, LLC or said parties may be subject.

Furthermore, the Client agrees to participate and associate with Landshore Enterprises, LLC in the defense and trial of any damage claim or suit and any related settlement negotiations, shall such arise - within fourteen (14) days of receipt by the Client notice of claim. This provision will continue to apply after the contract ends.



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Pursuant to section 558.0035, Florida statutes, an individual employee or agent may not be held individually liable for negligence.

## **Qualifications:**

Landshore Enterprises, LLC agrees that its staff and sub-consultants possess the necessary licenses required by the professional licensing boards having jurisdiction over the services to be provided and that when required, staff members possessing such licenses and qualified to perform the required services shall be assigned to this project.

## **Intellectual Property Rights:**

It is understood that all sketches and calculations, including price quotations which are submitted for this proposal, based on assumptions made by Landshore Enterprises, LLC and data derived from information provided by the Client and public sources – is confidential and will not be shared or distributed to other parties without the written consent of Landshore Enterprises, LLC. All drafting and technical work performed by Landshore Enterprises, LLC or its sub-consultants is hereby declared intellectual property and protected under copyright law.

After all payments to Landshore Enterprises, LLC will be made in full in accordance with this contract, by virtue of “work for hire” doctrine outlined in Section 101 of the 1976 Copyright Act – Intellectual Property Rights are transferred to the Client who thereby accepts all responsibility and full liability for further use of all printed documents and data.

Please note that the State of Florida has a broad public records law under Florida Chapter 119. All state, county, and municipal records are open for personal inspection and copying by ANY person. Landshore Enterprises, LLC hereby disclaim all liability arising from improper usage of its information for any other purposes except from what it was specifically intended and any damages, loss or harm to public welfare that such application or interpretation may possibly cause to the Client or third parties.

## **Permit and Submittal Fees:**

Our contract fees do not include any permit application or processing fees that may be assessed by the governmental agencies having jurisdiction. The total cost of these fees shall be the Client’s responsibility.

## **Outside Service and Reproduction Fees:**

The stipulated contract fees do not include the cost of printing, copies, photo processing, long distance phone calls or the services of outside parties. These fees are separate charges, which shall be approved in writing by the Client and invoiced as direct charges.

## **Certificate of Merit:**

The Client shall make no claim for professional negligence, either directly or by way of a cross complaint against Landshore Enterprises, LLC unless the Client has first provided Landshore Enterprises, LLC with a written certification executed by an independent consulting engineer currently practicing in the same discipline as



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Landshore Enterprises, LLC and licensed in the State of Florida. This certification shall: a) contain the name and license number of the certifier; b) specify the acts or omissions that the certifier contends are not in conformance with the standard of care for a consultant performing professional services under similar circumstances and c) state in detail the basis for the certifier's opinion that such acts or omissions do not conform to the standard of care for the profession. This certificate shall be provided to Landshore Enterprises, LLC not less than thirty (30) days prior to the presentation of any claim or the institution of any arbitration, mediation or judicial proceeding.

## **Client Termination Agreement:**

This Agreement may be terminated without cause but in good faith by either Landshore Enterprises, LLC or the Client. The party terminating the Agreement must provide written notice to the other party ten (10) days prior to the effective date of termination. In the event of termination, Landshore Enterprises, LLC shall be compensated for all services performed prior to the effective date of termination and shall provide the Client with all information acquired by and/or generated by Landshore Enterprises, LLC because of performing its contractual obligations, including but not limited to survey data, reports, specifications, plans, and results of soil sampling.

## **Assignability:**

The Client and Landshore Enterprises, LLC, respectively, bind themselves, their partners, successors, assigns and legal representatives of such other party, with respect to all covenants of this Agreement. Neither party hereto shall assign this Agreement without the written consent of the other party.

## **Attorney's Fees:**

The laws of the State of Florida shall govern all aspects of the parties' Agreement. In the event of any litigation arising from or related to this agreement or the services provided under this agreement, the prevailing party shall be entitled to recover from the non-prevailing party all reasonable costs incurred, including staff time, court costs, attorneys' fees and all other related expenses in such litigation. It is also agreed that such arbitration or litigation take place in Broward County, Florida.

## **Cooperation and Project Understanding:**

To the extent requested by Landshore Enterprises, LLC, the Client shall make available to Landshore Enterprises, LLC all the information in its possession regarding existing and proposed conditions at the site. Such information shall include, but not be limited to engineering reports, plot plans, topographic or hydrographic surveys, soil data including borings, field and laboratory tests, written reports, etc. The Client shall immediately transmit to Landshore Enterprises, LLC any new information concerning site condition which becomes available, and any change in plans or specifications concerning the Project to the extent such information may affect Landshore Enterprises, LLC performance of the Services. The Client agrees, upon 24-hour oral or written notice, to provide a representative at the job site to supervise and coordinate the Services. Landshore Enterprises, LLC shall not be liable for any inaccurate or incorrect advice, judgment or decision which is based on any inaccurate information furnished by the Client and the Client shall indemnify Landshore Enterprises, LLC or its Consultants against claims, demands, or liability arising out of, or contributed to, by such inaccurate information.



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The Client agrees to provide entry to the project site for Landshore Enterprises, LLC employees and consultants with proper identification for the purposes outlined in this contract. Lock-out charges will be assessed on an hourly basis for any delay exceeding one hour.

## **Non-Solicitation and Hiring of Employees:**

To promote an optimum working relationship, the Client agrees in good faith not to directly or indirectly employ or otherwise engage any employee of Landshore Enterprises, LLC or any person employed by Landshore Enterprises, LLC within the prior twelve-month period without the prior written consent of Landshore Enterprises, LLC. This restriction shall apply during the term of and for a period of one (1) year after the termination of this Agreement. The Client further agrees that loss of any such employee would involve considerable financial loss of an amount that could not be readily established by Landshore Enterprises, LLC. Therefore, if the Client should breach this provision and without limiting any other remedy that may be available to Landshore Enterprises, LLC, the Client shall pay to Landshore Enterprises, LLC a sum equal to the employee's current annual salary plus twelve (12) additional months of the employee's current annual salary for training of a new employee as liquidated damages.

## **Invoicing and Payment:**

Landshore Enterprises, LLC will submit invoices monthly during the progress of work under this contract as a proration of the services completed to date. In some cases, invoicing may occur upon completion of a phase of the project or completion of the project. Retainers, when required, will be deducted from the final payment for the Project. Payment for services is due upon receipt of the invoice and shall be made within 15 days of receipt of the invoice. If payment is not received in 30 days from the date invoiced, Landshore Enterprises, LLC reserves the right to cease all work on the Project. After 60 days of non-payment, we will exercise the right to file a lien against the project.

The Client agrees to pay for any costs of collection, including, but not limited to lien costs, court costs or attorneys' fees involved in or arising out of collecting any unpaid or past due balances. Landshore Enterprises, LLC shall not be liable to the Client or any third party for claims arising from suspension and termination of work due to the Client's failure to provide timely payment.

Any charges held to be in dispute shall be called to our attention within fifteen (15) days of receipt of invoice and the Client and Landshore Enterprises, LLC shall work together in good faith to resolve their differences. If a portion of the invoice is disputed within 15 days, the Client shall be obligated to pay the undisputed portion of the invoice. If unable to resolve differences in thirty (30) days, Landshore Enterprises, LLC shall have the right to suspend or terminate service.

If the proposed services and fees are acceptable, please affix the signature of a duly authorized officer in the space provided, provide requested information for our records, and return an executed copy to this office. Your request for services is greatly appreciated. The undersigned signatories acknowledge that they are duly authorized to sign



# Landshore Enterprises, LLC

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and bind the party for whom they are signing for. The undersigned signatories further acknowledge that their actions and signatures have been approved by the corporation or other legal entity for whom they are acting or signing.

Sincerely,  
Landshore Enterprises, LLC

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**Signature**

**Proposal Acceptance:**

**The stated fees, conditions and terms are accepted. Payment for services will be made as stipulated above. You are authorized to perform the work specified.**

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**Signature**

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**Name, Title**

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**Date**

**Turtle Run Community Development District**

**FY 2026 - Annual Maintenance Plan**

<b>Month</b>	<b>Timeframe</b>	<b>Activity Description</b>	<b>Vendor</b>
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

**Turtle Run Community Development District**

**FY 2026 - Annual Maintenance Plan**

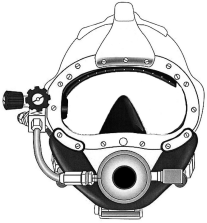
<b>Month</b>	<b>Timeframe</b>	<b>Activity Description</b>	<b>Vendor</b>
April	First Week	Hedges & Shrubs - Trim, Clean Up	Brightview
April	First Week	Spray CLR on white calcium on brick façade at Round-about Fountain	Santos/Brightview
April	Mondays	Wet Check of All Irrigation Systems	Brightview
April	Thursdays	Lawn Maintenance - Grass Cut, Edging, Clean Up per contract	Brightview
April	3 Times/Week	Empty Garbage Cans	Santos/Brightview
April	Bi-weekly	Landscape Drive Thru	Brightview/GMS
April	Bi-weekly	Remove Iguanas	Redline Iguana
April	Bi-weekly	Lake Maintenance, Water Quality per contract	SE Land & Water
April	Bi-weekly	Rust Inhibitor/Removal Turtle Run Park	WIRX
April		Service/Maintain/Repair Street Lights (Warranty expires January 2025)	GMS
April		Clean Lake Signs, Street Signs, Exterior of Street Lights (cobwebs)	Santos/Brightview
April		Mulch (Apr/Nov)	Brightview
April		Check RPM's & Replace Ones Not Working (Apr/Oct)	LUX
April	Last Meeting	Submit Quality Assessment Report to CDD Board	Brightview

# Turtle Run CDD

## Progress Report

\*Open / Active Items\*

No.	<u>Project Name / Description</u>	<u>Owner</u>	<u>Start Date (M/Year)</u>	<u>Status</u>	<u>Comments / Updates</u>
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> <li>- 03/16/2026 - Pole was shipped to Horsepower. Waiting for install date from Horsepower.</li> </ul>
2	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>
3	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>
4	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>- 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> <li>- 03/20/2026 - Outfall pipe was exposed with last approved work. Proposal for further engineering work will be presented at the March 30 meeting.</li> </ul>
5	SFWMD Compliance Request for Lake Bank Restoration Project	Engineer	Apr-25	In Progress	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.
6	Turtle Run Park Upgrades	Skip	Mar-23	In Progress	Updates provided as received.
7	Visible Lake Floating Devices	Pat S	Nov-24	In Progress	Pat S inspecting lakes and letters will be sent when inspection is final.
8	Main Entrance Fountain Repairs	Pat B	Mar-22	In Progress	In litigation. No updates at this time.



**INDUSTRIAL DIVERS CORP.**

**2901 SW 3rd Ave STE #5  
Fort Lauderdale, FL 33315  
(954) 523-2906 Office (954) 525-6521 Fax  
industrialdiversoffice@gmail.com**

**Proposal**

Date	Submitted by
3/20/2026	A. Delgado

Name / Address
Turtle Run CDD 5385 N. Nob Hill Road Sunrise, FL 33351

Project Address
Patrick Burgess District Manager Office: 954-721-8681 Ext. 333 Mobile: 540-303-9619 pburgess@gmssf.com

Project Name / Job No.	Terms
Culvert Maintenance	Net 30

Description	Qty	Rate	Total
Turtle Run CDD Storm Water Drainage Infrastructure Maintenance 2026			
Industrial Divers Corporation (IDC) will provide a three diver team for surface supplied diving with communications equipped diving helmets for a diver and standby diver with confined space entry equipment and safety gear. The dive team will perform the following maintenance in the Turtle Run CDD and provide detailed field reports:			
Maintenance Suggested:			
Site #3 - Dredge south outfall that has a build up of sediment that will restrict flow: \$4,750.00	1	4,750.00	4,750.00
Site #15 - Dredge West outfall sediment build up at the mount of the culvert that will restrict flow: \$4,750.00	1	4,750.00	4,750.00
Proposal e-mailed to Patrick Burgess <pburgess@gmssf.com>			

By signing this Proposal, you, Buyer, confirm that you have been provided, read and agreed to the Terms and Conditions page, attached hereto and incorporated by reference. Late payments will accrue finance charges of 1.5% per month. Buyer shall be liable for all the cost of collection and enforcement, including reasonable attorney's fee.

<b>Total</b>	<b>\$9,500.00</b>
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\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name & Title

\_\_\_\_\_  
Date



**Turtle Run**  
COMMUNITY DEVELOPMENT DISTRICT

Check Register

<i>Date</i>	<i>Check Numbers</i>	<i>Amount</i>
	<b>General Fund</b>	
2/17/26	6431-6436	\$21,225.19
2/25/26	6437-6444	\$5,656.41
3/3/26	6445-6451	\$60,191.62
3/11/26	6452-6455	\$31,162.43
	<b>TOTAL</b>	<b>\$118,235.65</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/17/26	00298	2/03/26	543786	202602	320	54100	46005		ENGRAVING 02/26 ALL STAR ENGRAVING INC	*	60.00	60.00	006431
2/17/26	00024	1/31/26	197063	202601	310	51300	31500		SVCS 01/26 BILLING COCHRAN PA	*	2,695.00	2,695.00	006432
2/17/26	00229	2/13/26	195086	202602	320	54100	47500		FLOW METER REPLACE 02/26 HOOVER PUMPING SYSTEMS	*	4,430.19	4,430.19	006433
2/17/26	00037	2/11/26	14181	202602	320	54100	46700		REPAIR BORING HOLES 2/26 INDUSTRIAL DIVERS CORPORATION	*	5,250.00	5,250.00	006434
2/17/26	00259	1/31/26	593	202601	310	51300	31600		SVCS 01/26 MATTHEW FORNARO P.A.	*	4,130.00	4,130.00	006435
2/17/26	00299	2/10/26	4792	202602	310	51300	31600		TRIAL PREP 02/26 TWIG TRADE & TRIBUNAL PLLC	*	4,690.00	4,690.00	006436
2/25/26	00208	2/15/26	9677934	202602	320	54100	47500		REPLACE 2 VALVES 02/26	*	1,354.83		
		2/18/26	9680001	202602	320	54100	47500		REPAIR MAINLINE 02/26	*	1,289.37		
									BRIGHTVIEW LANDSCAPE SERVICES, INC.			2,644.20	006437
2/25/26	00181	2/19/26	119230-0	202601	320	54100	43100		SVCS 01/26	*	79.04		
		2/19/26	135796-0	202601	320	54100	43100		SVCS 01/26	*	12.77		
		2/19/26	53044-01	202601	320	54100	43100		SVCS 01/26	*	12.77		
									CITY OF CORAL SPRINGS-WATER BILLING			104.58	006438
2/25/26	00248	2/17/26	10334	202602	320	54100	46001		REPLACE SPRINKLER PUMP	*	416.44		
									EAGLE GROUP INC			416.44	006439
2/25/26	00229	2/16/26	195446	202602	320	54100	47500		REPLACED POWER SUPPLY	*	941.49		
									HOOVER PUMPING SYSTEMS			941.49	006440

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/25/26	00300	2/25/26	02252026	202602	320	54100	46000		REPLACEMENT KENNETH MURRAY	*	184.70	184.70	006441
2/25/26	00280	2/18/26	I122775	202602	320	54100	47500		BACKFLOW TEST 02/26	*	135.00		
		2/18/26	I22777	202602	320	54100	47500		BACKFLOW TEST 02/26	*	135.00		
		2/18/26	I22779	202602	320	54100	47500		BACKFLOW TEST 02/26	*	135.00		
									RAIDER ROOTER			405.00	006442
2/25/26	00238	2/08/26	15005	202602	320	54100	46002		MAINT 02/26 REDLINE IGUANA REMOVAL LLC	*	625.00	625.00	006443
2/25/26	00185	3/01/26	60312161	202603	320	54100	46406		MAINT 03/26 SHAMROCK POOL SERVICES, INC.	*	305.00	305.00	006444
3/03/26	00208	2/25/26	9697976	202602	320	54100	46205		LEAF CLEANUP FEB 2026	*	2,100.00		
		2/27/26	9704343	202602	320	54100	46205		TREE REMOVAL BY LAKE	*	3,200.00		
		2/27/26	9704359	202602	320	54100	46206		REPLACE SOD-DAMAGE BY CAR	*	1,290.49		
		3/01/26	9691167	202603	320	54100	46200		MAINT MARCH 2026 TR PARK	*	1,026.29		
		3/01/26	9697770	202603	320	54100	46200		MAINT MAR 2026 TR COMMUNI	*	29,923.03		
									BRIGHTVIEW LANDSCAPE SERVICES, INC.			37,539.81	006445
3/03/26	00181	2/26/26	120260 J	202601	320	54100	43100		SVCS JAN 2026 CITY OF CORAL SPRINGS-WATER BILLING	*	782.10	782.10	006446
3/03/26	00008	2/24/26	FEB 2026	202602	320	54100	43000		SVCS FEB 2026 FLORIDA POWER & LIGHT	*	9,758.55	9,758.55	006447
3/03/26	00229	2/23/26	195503	202602	320	54100	47500		HMI FRONT PANEL INSTALL	*	1,721.16		
		2/26/26	195715	202602	320	54100	46000		SVC AGREEMENT MA#7667 HOOVER PUMPING SYSTEMS	*	4,880.00	6,601.16	006448

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/03/26	00295	2/24/26 1874	202602 320-54100-46300	CLEAN UP DEAD FISH SOUTHEAST LAND AND WATER MANAGEMENT	*	1,100.00	1,100.00 006449
3/03/26	00220	2/25/26 02252026	202602 320-54100-46201	PEST CONROL FEB 2026 SOUTHERN PLANT AND PEST SERVICES	*	4,025.00	4,025.00 006450
3/03/26	00285	3/01/26 120665	202603 320-54100-46004	REST PREVENTION MARCH 26 WIRX INC	*	385.00	385.00 006451
3/11/26	00024	2/28/26 197459	202602 310-51300-31500	SVCS 02/26 BILLING COCHRAN PA	*	1,787.50	1,787.50 006452
3/11/26	00208	1/19/26 9642128	202601 320-54100-47500	MAINLINE REPAIR 01/26	*	6,647.34	13,334.54 006453
		1/22/26 9644077	202601 320-54100-47500	REPAIR MAINLINE 01/26	*	1,289.37	
		3/10/26 9709553	202603 320-54100-46205	INSTALL 3 BALT CYPRESS	*	1,727.17	
		3/10/26 9709566	202603 320-54100-46205	INSTALL OAK TREE 03/26	*	1,950.00	
		3/10/26 9709587	202603 320-54100-46206	SOD INSTALL 03/26	*	1,720.66	
3/11/26	00118	3/01/26 496	202603 320-54100-25000	FIELD SVCS 03/26	*	6,666.67	13,290.39 006454
		3/01/26 497	202603 310-51300-34000	MGMT FEE 03/26	*	6,025.92	
		3/01/26 497	202603 310-51300-44000	RENT 03/26	*	400.00	
		3/01/26 497	202603 310-51300-35100	COMPUTER TIME 03/26	*	83.33	
		3/01/26 497	202603 310-51300-35101	WEBSITE ADMIN 03/26	*	83.33	
		3/01/26 497	202603 310-51300-42000	POSTAGE&DELIVERY 03/26	*	26.64	
		3/01/26 497	202603 310-51300-42500	COPIES 03/26	*	4.50	
				GOVERNMENTAL MANAGEMENT SERVICES			
3/11/26	00295	3/10/26 1930	202603 320-54100-46300	MAINT 03/26 SOUTHEAST LAND AND WATER MANAGEMENT	*	2,750.00	2,750.00 006455
TOTAL FOR BANK B						118,235.65	
				TRUN TURTLE RUN	JWASSERMAN		

AP300R  
\*\*\* CHECK NOS. 006431-006455

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
TURTLE RUN - GENERAL FUND  
BANK B GENERAL FUND

RUN 3/13/26

PAGE 4

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
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TOTAL FOR REGISTER 118,235.65

TRUN TURTLE RUN JWASSERMAN

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

***Unaudited Financial Reporting***  
***February 28, 2026***



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**Turtle Run**  
**Community Development District**  
**Balance Sheet**  
**February 28, 2026**

	General Fund	Debt Service Fund	Capital Project Reserve Fund	Totals Governmental Funds
<b>Assets:</b>				
<b>Cash:</b>				
Operating Account	\$ 192,298	\$ -	\$ 1,680	\$ 193,978
Due from General Fund	-	52,370	-	52,370
<b>Investments:</b>				
State Board of Administration - Operating Reserves	781,848	-	-	781,848
State Board of Administration - Emergency Reserves	5,855	-	-	5,855
State Board of Administration - Capital Reserves	-	-	37,332	37,332
Bank United - Operating Reserves	992,655	-	-	992,655
Bank United - Emergency Reserves	569,148	-	-	569,148
Bank United - Capital Reserves	-	-	246,217	246,217
<b>Series 2017-1</b>				
Reserve	-	108,655	-	108,655
Revenue	-	260,912	-	260,912
Interest	-	21	-	21
Principal	-	12	-	12
Prepayment	-	4,038	-	4,038
<b>Series 2017-2</b>				
Reserve	-	152,231	-	152,231
Revenue	-	304,188	-	304,188
Interest	-	38	-	38
Sinking	-	11	-	11
Deposits	840	-	-	840
<b>Total Assets</b>	<b>\$ 2,542,643</b>	<b>\$ 882,476</b>	<b>\$ 285,229</b>	<b>\$ 3,710,348</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 38,277	\$ -	\$ -	\$ 38,277
Due to Debt Service	52,370	-	-	52,370
Deposit/Trash Bonds	13,500	-	-	13,500
<b>Total Liabilities</b>	<b>\$ 104,146</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 104,146</b>
<b>Fund Balance:</b>				
Nonspendable:				
Deposits	\$ 840	\$ -	\$ -	\$ 840
Restricted for:				
Debt Service	-	882,476	-	882,476
Assigned for:				
Capital Project Reserve Fund	-	-	285,229	285,229
Emergency Fund	575,002	-	-	575,002
Unassigned	1,862,655	-	-	1,862,655
<b>Total Fund Balances</b>	<b>\$ 2,438,497</b>	<b>\$ 882,476</b>	<b>\$ 285,229</b>	<b>\$ 3,606,202</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 2,542,643</b>	<b>\$ 882,476</b>	<b>\$ 285,229</b>	<b>\$ 3,710,348</b>

**Turtle Run**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ended February 28, 2026**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 1,272,662	\$ 1,018,130	\$ 1,170,175	\$ 152,045
Interest Income	85,000	35,417	29,897	(5,519)
Insurance Proceeds	-	-	40,169	40,169
<b>Total Revenues</b>	<b>\$ 1,357,662</b>	<b>\$ 1,053,546</b>	<b>\$ 1,240,241</b>	<b>\$ 186,694</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 3,800	\$ 1,200
FICA Taxes	918	383	291	92
Assessment Roll	2,000	2,000	2,000	-
Attorney	65,000	27,083	14,053	13,031
Attorney - Special Counsel	50,000	20,833	15,128	5,706
Annual Audit	3,900	1,625	-	1,625
Arbitrage Rebate	600	600	600	-
Trustee Fees	7,000	7,000	7,000	-
Management Fees	72,311	30,130	30,130	0
Information Technology	1,000	417	417	0
Website Maintenance	1,000	417	417	0
Postage & Delivery	750	313	506	(194)
Insurance General Liability	14,915	14,915	13,389	1,526
Printing & Binding	1,000	417	25	392
Rental & Leases	4,800	2,000	2,000	-
Meeting Room	1,200	500	-	500
Legal Advertising	1,250	521	144	377
Other Current Charges	1,400	583	791	(208)
Office Supplies	250	104	22	82
Dues, Licenses & Subscriptions	175	175	175	-
Security	3,000	1,250	729	521
<b>Total General &amp; Administrative</b>	<b>\$ 244,469</b>	<b>\$ 116,265</b>	<b>\$ 91,615</b>	<b>\$ 24,649</b>

**Turtle Run**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ended February 28, 2026**

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<b><i>Operations &amp; Maintenance</i></b>				
Special Pay	\$ 1,000	\$ 1,000	\$ 1,000	\$ -
Field Management	80,000	33,333	33,333	(0)
Video Monitoring	3,000	1,250	1,132	118
Internet/Data	2,000	833	355	479
Electric	105,888	44,120	45,658	(1,538)
Water	11,000	4,583	3,635	948
Insurance	52,706	52,706	49,305	3,401
Weed Control	34,126	14,219	14,850	(631)
Culvert Inspection	15,000	15,000	35,950	(20,950)
Holiday Lighting/Decorations	77,071	38,536	35,830	2,706
Iguana Removal	7,500	3,125	3,125	-
Landscape Maintenance	371,392	154,747	154,747	0
Pest Control/Fertilization	48,600	20,250	20,575	(325)
Landscape Replacement	68,569	28,570	31,134	(2,564)
Annual Tree Trimming	39,000	16,250	10,208	6,042
Fountain Maintenance	4,000	1,667	1,495	172
Fountain Repairs and Maintenance	7,500	3,125	1,398	1,727
Irrigation Repairs/Maintenance	28,000	11,667	29,909	(18,242)
Pressure Cleaning	37,070	37,070	36,450	620
Contingencies	20,000	8,333	5,601	2,732
Paver Repairs	11,000	4,583	2,275	2,308
Lighting/Electrical Repairs	22,000	9,167	27,920	(18,754)
Signs	-	-	17,974	(17,974)
RPM Replacements	9,000	3,750	-	3,750
Rust Preventative TR Park	4,770	1,987	1,925	62
Flags	3,000	1,250	-	1,250
<b>Total Operations &amp; Maintenance</b>	<b>\$ 1,063,193</b>	<b>\$ 511,122</b>	<b>\$ 565,784</b>	<b>\$ (54,662)</b>
<b>Total Expenditures</b>	<b>\$ 1,307,662</b>	<b>\$ 627,387</b>	<b>\$ 657,400</b>	<b>\$ (30,013)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 50,000</b>	<b>\$ 426,159</b>	<b>\$ 582,841</b>	<b>\$ 156,681</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>\$ 376,159</b>	<b>\$ 532,841</b>	<b>\$ 156,681</b>
<b>Fund Balance - Beginning</b>			<b>\$ 1,905,656</b>	
<b>Fund Balance - Ending</b>			<b>\$ 2,438,497</b>	

**Turtle Run**  
**Community Development District**  
**Debt Service Fund Series 2017**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ended February 28, 2026**

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 445,623	\$ 356,498	\$ 409,362	\$ 52,864
Interest Income	-	-	9,784	9,784
<b>Total Revenues</b>	<b>\$ 445,623</b>	<b>\$ 356,498</b>	<b>\$ 419,147</b>	<b>\$ 62,648</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>\$ 225,475</b>	<b>\$ 283,124</b>	<b>\$ 57,648</b>
<b>Fund Balance - Beginning</b>			<b>\$ 599,353</b>	
<b>Fund Balance - Ending</b>			<b>\$ 882,476</b>	

**Turtle Run**  
**Community Development District**  
**Capital Projects Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ended February 28, 2026**

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<b>Revenues</b>				
Interest	\$ 500	\$ 208	\$ 4,226	\$ 4,018
<b>Total Revenues</b>	<b>\$ 500</b>	<b>\$ 208</b>	<b>\$ 4,226</b>	<b>\$ 4,018</b>
<b>Expenditures:</b>				
Bank Service Charges	\$ -	\$ -	\$ 547	\$ (547)
Engineering Fees	-	-	38,825	(38,825)
Lake Bank Restoration	-	-	2,500	-
Signs	-	-	7,150	(7,150)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 49,022</b>	<b>\$ (46,522)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 500</b>	<b>\$ 208</b>	<b>\$ (44,796)</b>	<b>\$ (42,504)</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>\$ 50,208</b>	<b>\$ 5,204</b>	<b>\$ (42,504)</b>
<b>Fund Balance - Beginning</b>			<b>\$ 280,025</b>	
<b>Fund Balance - Ending</b>			<b>\$ 285,229</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	\$ 125,599	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,170,175
Interest Income	5,625	4,995	5,562	7,334	6,381	-	-	-	-	-	-	-	29,897
Insurance Proceeds	-	27,750	-	-	12,419	-	-	-	-	-	-	-	40,169
<b>Total Revenues</b>	<b>\$ 5,625</b>	<b>\$ 158,621</b>	<b>\$ 900,917</b>	<b>\$ 30,679</b>	<b>\$ 144,399</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,240,241</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 1,800	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,800
FICA Taxes	138	77	-	-	77	-	-	-	-	-	-	-	291
Assessment Roll	2,000	-	-	-	-	-	-	-	-	-	-	-	2,000
Attorney	5,335	2,310	1,925	2,695	1,788	-	-	-	-	-	-	-	14,053
Attorney - Special Counsel	910	2,155	1,618	5,755	4,690	-	-	-	-	-	-	-	15,128
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Arbitrage Rebate	-	600	-	-	-	-	-	-	-	-	-	-	600
Trustee Fees	7,000	-	-	-	-	-	-	-	-	-	-	-	7,000
Management Fees	6,026	6,026	6,026	6,026	6,026	-	-	-	-	-	-	-	30,130
Information Technology	83	83	83	83	83	-	-	-	-	-	-	-	417
Website Maintenance	83	83	83	83	83	-	-	-	-	-	-	-	417
Postage & Delivery	211	58	177	46	15	-	-	-	-	-	-	-	506
Insurance General Liability	13,389	-	-	-	-	-	-	-	-	-	-	-	13,389
Printing & Binding	8	-	10	7	0	-	-	-	-	-	-	-	25
Rental & Leases	400	400	400	400	400	-	-	-	-	-	-	-	2,000
Meeting Room	-	-	-	-	-	-	-	-	-	-	-	-	-
Legal Advertising	-	144	-	-	-	-	-	-	-	-	-	-	144
Other Current Charges	176	189	153	100	173	-	-	-	-	-	-	-	791
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>\$ 15,195</b>	<b>\$ 14,335</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 91,615</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	6,667	-	-	-	-	-	-	-	33,333
Video Monitoring	226	226	226	226	226	-	-	-	-	-	-	-	1,132
Internet/Data	118	118	118	-	-	-	-	-	-	-	-	-	355
Electric	8,595	8,407	9,138	9,760	9,759	-	-	-	-	-	-	-	45,658
Water	771	1,008	970	887	-	-	-	-	-	-	-	-	3,635
Insurance	49,305	-	-	-	-	-	-	-	-	-	-	-	49,305
Weed Control	2,750	2,750	2,750	2,750	3,850	-	-	-	-	-	-	-	14,850
Culvert Inspection	16,200	-	14,500	-	5,250	-	-	-	-	-	-	-	35,950
Holiday Lighting/Decorations	35,830	-	-	-	-	-	-	-	-	-	-	-	35,830
Iguana Removal	625	625	625	625	625	-	-	-	-	-	-	-	3,125
Landscape Maintenance	30,949	30,949	30,949	30,949	30,949	-	-	-	-	-	-	-	154,747
Pest Control/Fertilization	4,175	4,175	4,025	4,175	4,025	-	-	-	-	-	-	-	20,575
Landscape Replacement	9,243	7,639	1,558	6,103	6,590	-	-	-	-	-	-	-	31,134
Annual Tree Trimming	10,208	-	-	-	-	-	-	-	-	-	-	-	10,208
Fountain Maintenance	295	295	295	305	305	-	-	-	-	-	-	-	1,495
Fountain Repairs and Maintenance	-	1,398	-	-	-	-	-	-	-	-	-	-	1,398
Irrigation Repairs/Maintenance	2,138	5,815	1,294	9,230	11,431	-	-	-	-	-	-	-	29,909
Pressure Cleaning	36,450	-	-	-	-	-	-	-	-	-	-	-	36,450
Contingencies	121	325	222	-	4,933	-	-	-	-	-	-	-	5,601
Paver Repairs	-	-	-	2,275	-	-	-	-	-	-	-	-	2,275
Lighting/Electrical Repairs	-	18,096	9,041	367	416	-	-	-	-	-	-	-	27,920
Signs	142	343	14,729	2,700	60	-	-	-	-	-	-	-	17,974
RPM Replacements	-	-	-	-	-	-	-	-	-	-	-	-	-
Rust Preventative TR Park	385	385	385	385	385	-	-	-	-	-	-	-	1,925
Flags	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Operations &amp; Maintenance</b>	<b>\$ 215,192</b>	<b>\$ 89,222</b>	<b>\$ 98,493</b>	<b>\$ 77,404</b>	<b>\$ 85,473</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 565,784</b>
<b>Total Expenditures</b>	<b>\$ 253,169</b>	<b>\$ 102,590</b>	<b>\$ 109,233</b>	<b>\$ 92,600</b>	<b>\$ 99,808</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 657,400</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$(247,544)</b>	<b>\$ 56,031</b>	<b>\$ 791,684</b>	<b>\$ (61,921)</b>	<b>\$ 44,592</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 582,841</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>\$ 56,031</b>	<b>\$ 791,684</b>	<b>\$ (61,921)</b>	<b>\$ 44,592</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 532,841</b>

**Turtle Run**  
**Community Development District**  
**Long Term Debt Report**

<b>Series 2017-1, Special Assessment Bonds</b>		
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
<b>Current Bonds Outstanding</b>		<b>\$2,845,000</b>

<b>Series 2017-2, Special Assessment Bonds</b>		
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
<b>Current Bonds Outstanding</b>		<b>\$3,440,000</b>
<b>Total Current Bonds Outstanding</b>		<b>\$6,285,000</b>

**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
2/13/26	1/1/26-1/31/26	\$18,282.95	\$392.60	\$178.89	\$0.00	17,711.46	13,270.22	4,441.24	17,711.46
<b>TOTAL</b>		<b>\$ 717,989.37</b>	<b>\$ 28,041.92</b>	<b>\$ 7,677.95</b>	<b>\$ 389.43</b>	<b>\$ 682,658.93</b>	<b>\$ 511,478.56</b>	<b>\$ 171,180.37</b>	<b>\$ 682,658.93</b>

<b>91.33%</b>	<b>Percent Collected</b>
<b>\$ 68,170.57</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
2/13/26	1/1/26-1/31/26	\$159,500.52	\$5,525.58	\$1,539.74	\$0.00	152,435.20	112,329.21	40,105.99	152,435.20
<b>TOTAL</b>		<b>\$ 563,651.09</b>	<b>\$ 21,691.60</b>	<b>\$ 6,077.07</b>	<b>\$ 205.54</b>	<b>\$ 536,087.96</b>	<b>\$ 395,042.21</b>	<b>\$ 141,045.75</b>	<b>\$ 536,087.96</b>

<b>84.89%</b>	<b>Percent Collected</b>
<b>\$ 100,314.79</b>	<b>Balance Remaining to Collect</b>

<b>90.79%</b>	<b>Total Percent Collected</b>
<b>\$ 168,485.36</b>	<b>Total Balance Remaining to Collect</b>