

*Deer Run Community
Development District*

Agenda

March 22, 2023

AGENDA

Deer Run Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.DeerRunCDD.com

March 10, 2023

Board of Supervisors
Deer Run Community Development District

Dear Board Members:

The Deer Run Community Development District Audit Committee Meeting is scheduled for **Wednesday, March 22, 2023 at 6:00 p.m.** at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida 32110. Immediately following will be the regular meeting. Following is the advance agenda for the meeting:

Audit Committee Meeting

- I. Roll Call
- II. Review and Selection of Audit RFP Criteria
- III. Other Business
- IV. Adjournment

Regular Business Meeting

- I. Roll Call
- II. Public Comments (*regarding agenda items below*)
- III. Authorization for District Engineer to Submit Restoration Plan to SJRWMD
- IV. Authorization for Chairman to Sign SJRWMD Permit Application for Expansion of Pond B1 (under separate cover)
- V. Acceptance of Audit Committee's Recommendation; Approval of Audit Criteria and Authorization for Staff to Publish an RFP for Auditing Services
- VI. Consideration of Proposals for Pond Bank Trimming
- VII. Ratification of Proposal for Replacement of Main Irrigation Pump #1

- VIII. Consideration of Resolution 2023-05, Spending Authority
- IX. Consideration of Yellowstone Landscape Proposal (Phase 4)
- X. Consideration of Yellowstone Landscape Proposal (100 Entrance)
- XI. Discussion of Amenity Center Groups, Clubs and Fitness Classes
- XII. Staff Reports
 - A. Attorney
 - B. Engineer – Report
 - C. District Manager
 - D. Operations Manager
 - 1. Report
 - 2. Towing Proposals
 - 3. Court Lighting Repair Proposal
 - 4. Turtle Crossing Sign Proposals
 - 5. Door Lock Proposals
 - E. Amenity Manager - Report
- XIII. Supervisor's Request
- XIV. Public Comments
- XV. Approval of Consent Agenda
 - A. Approval of the Minutes of the January 25, 2023 Meeting and February 23, 2023 Workshop
 - B. Balance Sheet as of January 31, 2023 and Statement of Revenues and Expenses for the Period Ending January 31, 2023
 - C. Assessment Receipt Schedule
 - D. Approval of Check Register
- XVI. Next Scheduled Meeting:
 - A. 04/27/23 (Budget Workshop) @ 6:00 p.m.@ Island Club

B. 05/24/23 @ 6:00 p.m.@ Island Club

XVII. Adjournment

SECOND ORDER OF BUSINESS

DEER RUN CDD AUDITOR SELECTION EVALUATION CRITERIA

1. *Ability of Personnel.* (20 Points)

(E.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)

2. *Proposer's Experience.* (20 Points)

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation of respondent, etc.)

3. *Understanding of Scope of Work.* (20 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. Ability to Furnish the Required Services. (20 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required. (E.g., the existence of any natural disaster plan for business operations)

5. *Price.* (20 Points)

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.

THIRD ORDER OF BUSINESS



MEMORANDUM

Date: September 7, 2021
To: Deer Run CDD
From: Nicole Gough, Dewberry - Senior Environmental Scientist
Copy: Rey Malave, PE - Project Manager
Subject: Deer Run (aka Grand Reserve & Golf Club)
Conservation Easement Vegetation

Message:

This memorandum is in response to a St Johns River Water Management District (SJRWMD) investigation, preliminary to agency action in accordance with Section 120.57(5), Florida Statutes, per correspondence received from the District on January 15, 2021. District staff was contacted, and the following summary and planned efforts were discussed in preliminary concurrence with completing the District investigation and resolving compliance issues between May and June 2021.

Project Description

The Grand Reserve & Golf Club project (Permit Number: 18525-10; Item Number: 1394805) is located east of U.S.1 and north of State Road 100 in Flagler County, Florida. More specifically, the project is located in Sections 2, 3, 10, and 11, Township 12 South, Range 30 East in Flagler County.

History

The project has been under the permitting jurisdiction of SJRWMD since 1999. Under the original permits for the development, Conservation Easements were required and subsequently recorded (see attached **Conservation Easement Mapping**). Subsequent and current modifications to the permits did not alter the recorded easement boundaries.

However, a review of aerial photos and compliance correspondence show that clearing of proposed conservation easement areas occurred during the construction of the golf course (prior to 2006). Compliance actions appear to have been taken around 2008 during permit modifications (see attached **Tract D and 2009 Restoration Plans**). This restoration authorized continued hand clearing for various edges of the conservation easement and were permitted under modification 18525-2 to address the treatment of vegetation for "undisturbed wetland and upland buffer areas of taller vegetation to be cut and kept cut in the future-approx. 13.2 acres"(see attached **Hand Clearing Areas and 18525-2 Clearing Map**).

Around 2012, and documented under permit number 18525-8 (Compliance Item 1276456), "A total of 11 areas of upland buffer under a conservation easement were over-cleared during construction of the golf course (**Figure 2**). In addition, a wetland area located along U.S. 1 was also cleared...." At this time, Compliance items #913518 and 1170351 detailed the extent of clearing and recommended restoration efforts. (see attached **Overall Impact Map and Map Key Identification Table**).

Another item of permit compliance during this timeframe, was the recording of the proposed Conservation Easements in Public Record. This recording of approved CE boundaries occurred in 2015. At the time, it appears the approved CE boundaries did not specifically match or consider the ongoing restoration area boundaries from the previous and ongoing compliance efforts (see attached **Conservation Easement Mapping**)

- Plat Book 37 Page 80 (February 13, 2015)
- OR Book 2060 Page 384 (April 16, 2015)
- OR Book 2071 Page 1356 (June 25, 2015)



MEMORANDUM

Also occurring throughout 2015, and according to monitoring reports, it was noted that weather conditions in the previous years had affected the restoration efforts. Per the monitoring report for that year, the areas to be restored, were replanted at the end of March 2015.

Also, from the monitoring reports" ... These 12 areas were replanted in 2015 in order to restore over-cleared portions of upland buffer and wetlands that were under a conservation easement. The 12 areas include 11 upland buffer/wetland restoration areas and one wetland restoration area. The upland buffer areas were originally planted with a mixture of slash pines (*Pinus elliotii*) and sand cordgrass (*Spartina bakeri*). However, a portion of the sand cordgrass did not survive in several areas, so an additional 85 1-gallon saw palmetto (*Serenoa repens*) shrubs were installed in 2017 to offset the loss of the sand cordgrass ..."

Timeline of Current Compliance Communication

Environmental Services, Inc. (ESI) (now A Terracon Company), has been monitoring and providing the compliance support for these areas since at least 2012. There is extensive correspondence between SJRWMD staff and ESI showing coordination to resolve vegetation loss and bring the Conservation Easement areas into permit compliance.

On April 23, 2019, a letter signed by Tracy Schilling, with the District, provided ESI with an acceptance of the 2018 monitoring report. It indicated "Thank you for your submittal of the 2018 wetland monitoring report. The report and recent site visit verify that the site is progressing well. Please continue preventative maintenance of the mitigation area by controlling invasive plant growth, which helps establish native plant communities."

On May 11, 2020, ESI provided the 5th and potentially final monitoring report for the buffer and conservation easement encroachment areas.

According to ESI, "...The 2019 monitoring event demonstrated that the combined survivorship of the planted trees and shrubs within the upland buffer areas was approximately 74 percent. Survivorship of trees planted within the wetland restoration areas was 100 percent. Further details pertaining to the current status of the upland buffer and wetland restoration areas can be found in the attached report. Although the survivorship of planted species within the upland buffer is slightly below the target of 80 percent, the buffers are now well established, as the planted material has matured, along with the presence of other native plant material. When combined, the planted and naturally occurring material area achieving the overall goals of the upland buffer restoration effort. Therefore, on behalf of the permittee, ESI requests that these areas be deemed as successful and no longer require the submittal of annual monitoring reports."

On May 27, 2020, the District sent Deer Run CDD Holdings, Inc., a notice that vegetation destruction and other activities were occurring within the conservation easement (see **Overview Map**).

As-builts for the development have been approved and were accepted as recently as 2020. Current modifications to the community are ongoing and address additions of residential development, correct drainage and modify portions of the property layout.

Status Summary

In comparing the current investigative areas with the previous buffer and wetland encroachment areas, and adding in the areas of conservation easement with special permit instructions allowing for trimmed vegetation; it appears the current areas of encroachment can be described as in the following table:



MEMORANDUM

Area ID - CE Encroach Map	Corresponding Area ID - 2012 Map Key	Nature of Compliance Action from Map Key	"Area of Taller vegetation to be kept clear" per 18525-2	Potential Actions
1	RA-3	Fill can stay , replant per 2010 plan	n/a	
2	RA-4	Fill can stay , replant per 2010 plan	yes	
3	12	Reduce mowing of buffer, add signage, modify permit for new tee box	Noted in 2012 that trimming permitted	
4	3	Restoration plan approved 8/2009-noted not complete in 2012. Proceed with restoration plan	n/a	
5	Adjacent to 19	Recommend to reduce mowing in buffer	Extensive area permitted for trimming	
6	23	Recommended restoration plan	Area permitted for trimming	
7	26	Noted that permit mod and/or restoration would be future course-chosen at a later date	Area permitted for trimming	
8	RA-7	Noted as golf cart and course design permanent impacts	Small area permitted for trimming	
9	n/a	n/a	Small area permitted for trimming	
10	5	Permit mod to accommodate pond berm located in CE		
11	6	Noted silt issues-shows cleared in 2012 aerals	n/a	
12	n/a	n/a	n/a	May need mowing program adjustment
13	n/a	n/a	n/a	May need mowing program adjustment
14	9	Was filled and sodded in 2012. Recommended adding CE signs at lot edges	n/a	
15	RA-6	Portion of constructed golf course overlapped CE-permit mod and restore	n/a	
16	n/a	n/a	n/a	Appears the Clubhouse phase might have induced clear zone trimming
17	27	Noted there is a restoration plan for natural regeneration approved in 2010. Noted that pine trees may discourage cart path usage	Permitted clear zone trimming	
18	n/a	n/a	Permitted clear zone trimming	

The above comparison indicates the current compliance investigation has identified areas from the ongoing compliance and restoration efforts monitored and maintained by ESI/Terracon that are not, in fact, in compliance as previously understood from the 2019 District correspondence.



MEMORANDUM

Further coordination with SJRWMD compliance staff (E. Revuelta in June 2021), resulted in the concurrence of the above findings and recommendations to adjust maintenance activities within buffer areas, with exception for (Area ID - CE Encroach Map) areas 4, 10 and 11.

The following remedial actions were discussed to address the issues raised by the District:

- CDD will coordinate the continued proper maintenance, monitor/replant activities of ESI/Terracon, as necessary, to fulfil the existing and historic compliance issues.
- The Golf Course will revisit on-site mowing program and adjust address buffer encroachment
 - Supplemental plantings of spartina and wax myrtle may be beneficial to enhance buffers in some areas (see areas #12, #13)
- Previous recommendations to monument CE boundaries adjacent to lots and high traffic areas can be implemented.

The specific issues with areas 4, 10 and 11 were discussed as follows:

Area ID - CE Encroach Map	Corresponding Area ID - 2012 Map Key	Nature of Compliance Action from Map Key	"Area of Taller vegetation to be kept clear" per 18525-2	Recommended Actions
4	3	Restoration plan approved 8/2009-noted not complete in 2012. Proceed with restoration plan	n/a	Install mix of slash pine, saw palmetto, wax myrtle and gallberry (see Tract D and 2009 Restoration Plans)
10	5	Permit mod to accommodate pond berm located in CE		<ul style="list-style-type: none">• CDD enforce encroachment by adjacent Homeowner and remove decorative fill and plantings.• Reinstall CE monuments.• Potentially replant with native plants (spartina and wax myrtle)
11	6	Noted silt issues-shows cleared in 2012 aerals	n/a	<p>*Area is mostly within a CDD owned common area.</p> <ul style="list-style-type: none">• Potentially regrade "point" of CE to natural ground• Replant with mix of slash pine, saw palmetto, wax myrtle and spartina

Conservation Easement Mapping



Grand Reserve & Golf Club

ORB 2102 PG 773, ORB 2060 PG 384
and ORB 2071 PG 1356

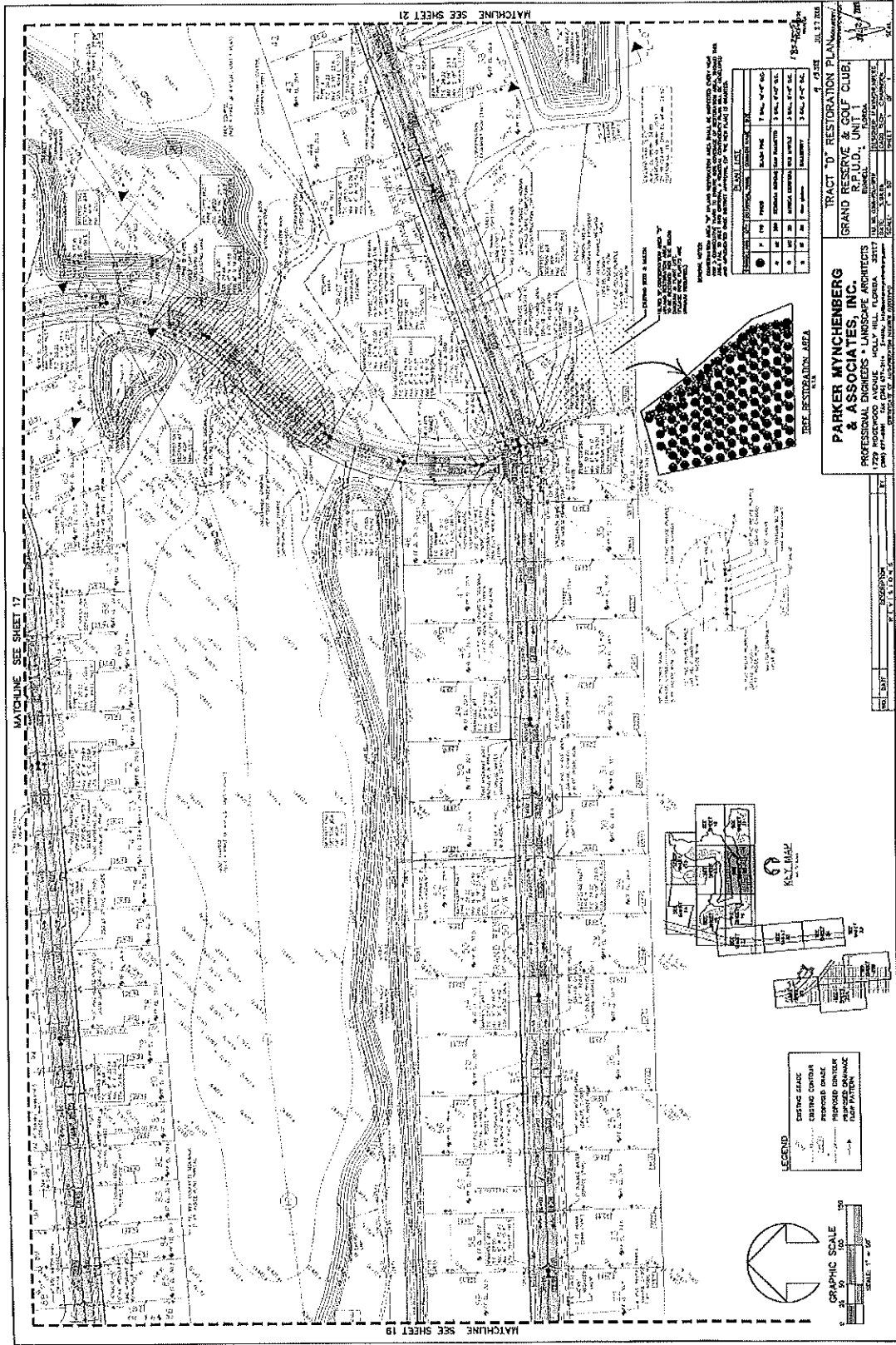
Flagler County

0 1,500 3,000 Feet

- Regulatory Conservation Easements
- ORB 2102 PG 733
- ORB 2060 PG 384
- ORB 2071 PG 1356

1:15,000

Tract D and 2009 Restoration Plans

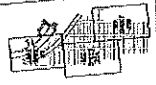
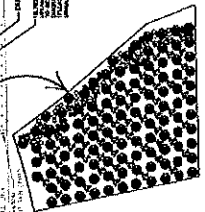


MATCHLINE SEE SHEET 17

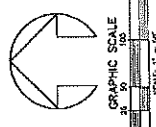
MATCHLINE SEE SHEET 21

MATCHLINE SEE SHEET 19

ITEM	DESCRIPTION	QUANTITY
1	TEES	100
2	GREENS	50
3	FAIRWAYS	200
4	OBSTACLES	10
5	WATER FEATURES	5
6	CLUBHOUSE	1
7	PROSHOP	1
8	RESTAURANT	1
9	BAR	1
10	LOCKER ROOMS	10
11	CLUBHOUSE	1
12	PROSHOP	1
13	RESTAURANT	1
14	BAR	1
15	LOCKER ROOMS	10



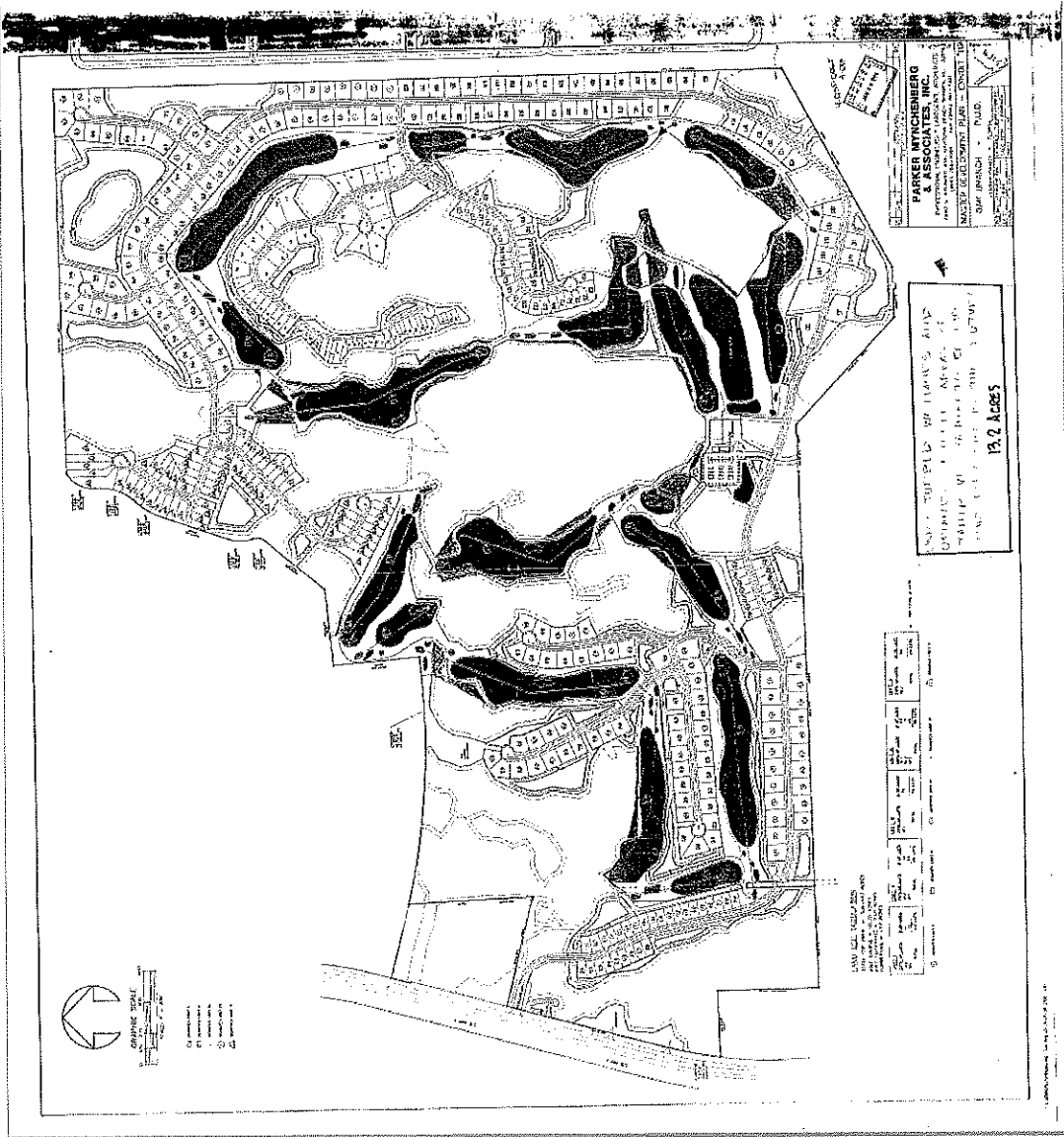
LEGEND
EXISTING GRASS
EXISTING CONTOUR
PROPOSED DRAIN
PROPOSED CENTERLINE
PROPOSED DRAINAGE

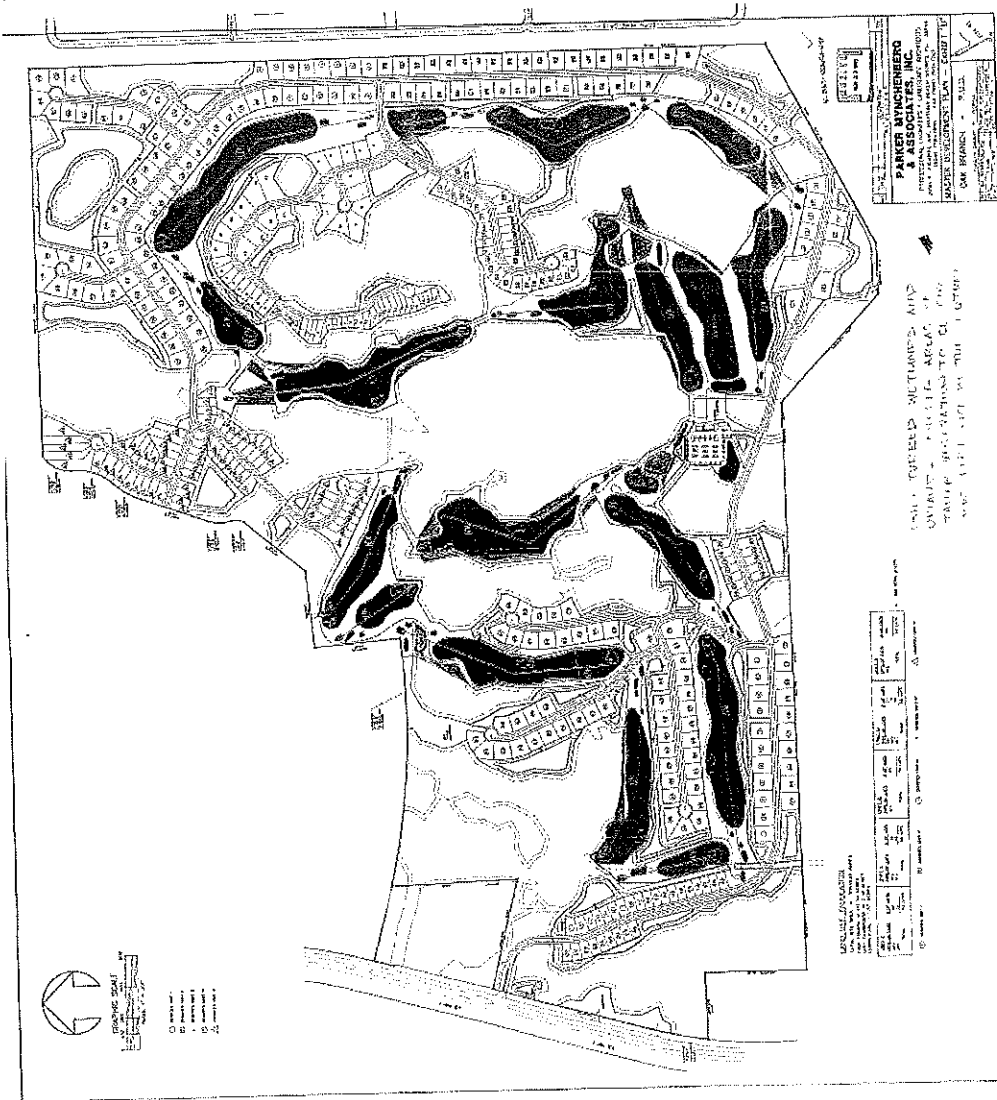


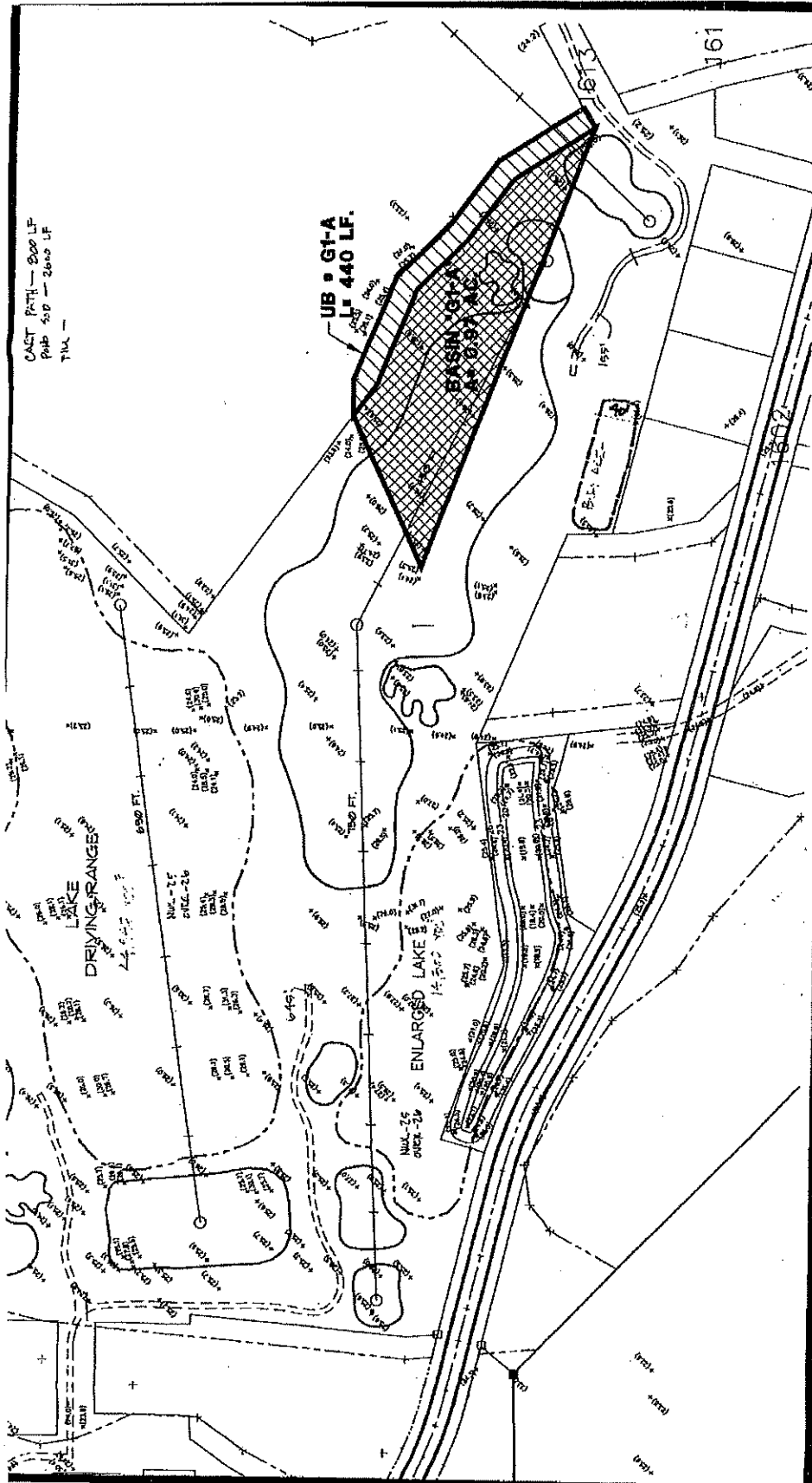
TRACT "D" RESTORATION PLAN
GRAND RESERVE & GOLF CLUB
INCORPORATED
FLORIDA
1729 PROSPECT AVENUE, HOLLY HILL, FLORIDA 32117
PREPARED BY:
PARKER MYNCHENBERG & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS - LANDSCAPE ARCHITECTS
1729 PROSPECT AVENUE, HOLLY HILL, FLORIDA 32117
DATE: 10/1/80

NO.	DATE	DESCRIPTION
1	10/1/80	PRELIMINARY
2	10/1/80	FINAL

Hand Clearing Areas and 18525-2 Clearing Map







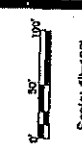
HOLE DESIGN & STRATEGY

Michael Beebe & Associates, Inc. / ASGCA
 Golf Course Design, Renovation & Development Consulting
 138 Palm Coast Parkway NE, #128, Palm Coast, Florida 32137
 Phone: (386) 831-1202 Fax: (386) 443-6075 Email: BBAssociates@aol.com

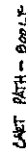
OAK BRANCH GOLF COURSE
 Bunnell, Florida

Date:

1



Sheet No.



HOLE DESIGN & STRATEGY

Michael Beebe & Associates, Inc. / ASGCA
Golf Course Design, Renovation & Development Consulting
138 Park Avenue, Suite 1000, New York, NY 10022
(212) 692-1000

138 Palm Coast Parkway NE, #128, Palm Coast, Florida 32137
Phone: (386) 971-1202 Fax: (386) 440-0078 Email: DDE@aol.com

OAK BRANCH GOLF COURSE
Bunnell, Florida

Dis:

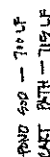
2

Sheet No.





ENLARGE



HOLE DESIGN & STRATEGY

Michael Beebe & Associates, Inc. / ASGCA
Golf Course Design, Renovation & Development Consulting
1328 Palm Coast Parkway NE, #120, Palm Coast, Florida 32137
Phone: (386) 931-1202 Fax: (386) 448-5076 Email: BBAssociates@aol.com

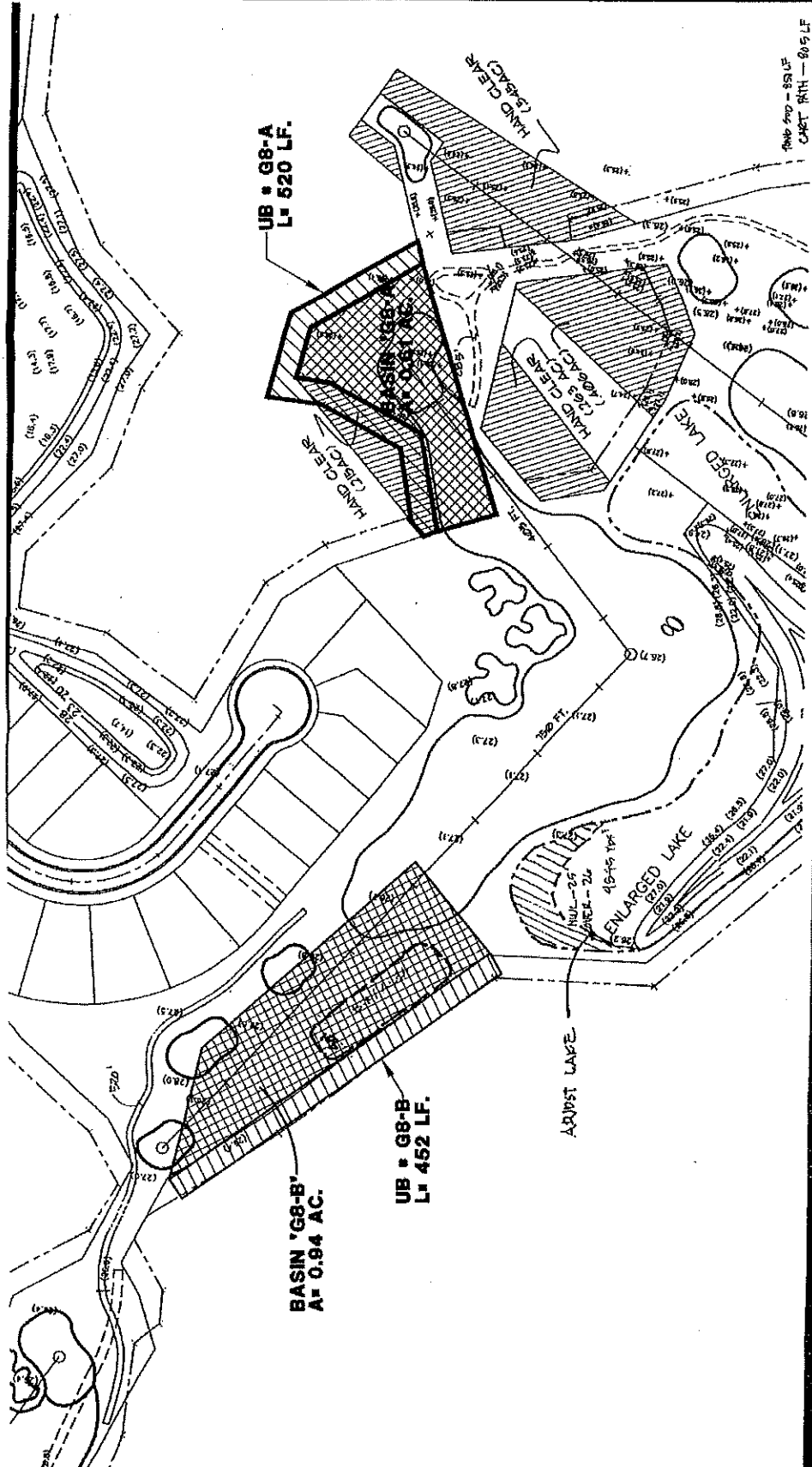
பொருள்:



Scale: 1"=100'

4

Sheet No.

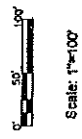


HOLE DESIGN & STRATEGY

Michael Beebe & Associates, Inc. / ASGCA
 Golf Course Design, Renovation & Development Consulting
 1341 S.W. 10th Ave., Suite 200, Fort Lauderdale, Florida 33337
 Phone: (305) 551-1222 Fax: (305) 551-4078 Email: mbeebe@asgca.com

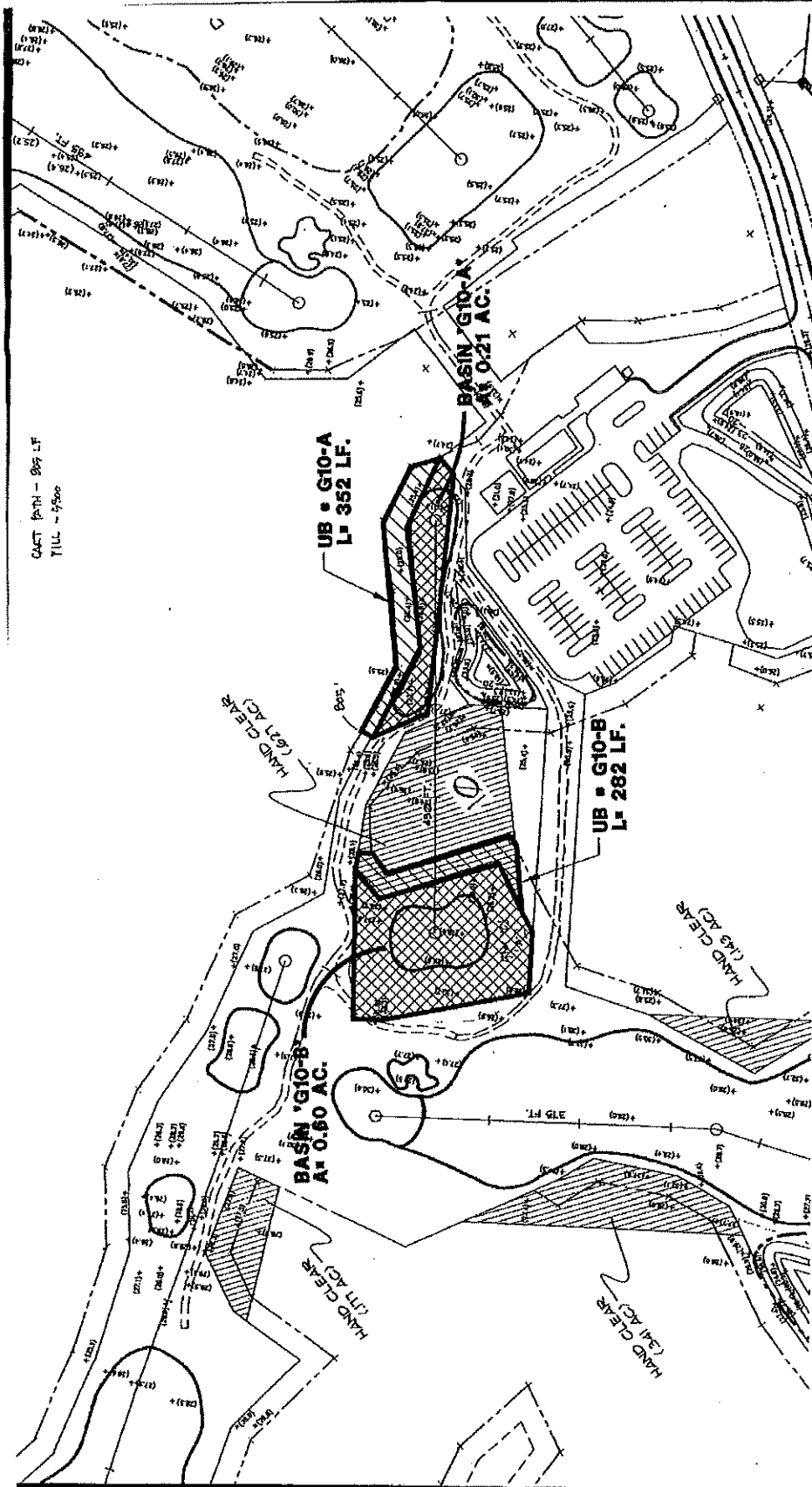
OAK BRANCH GOLF COURSE
 Bunnell, Florida

Date:

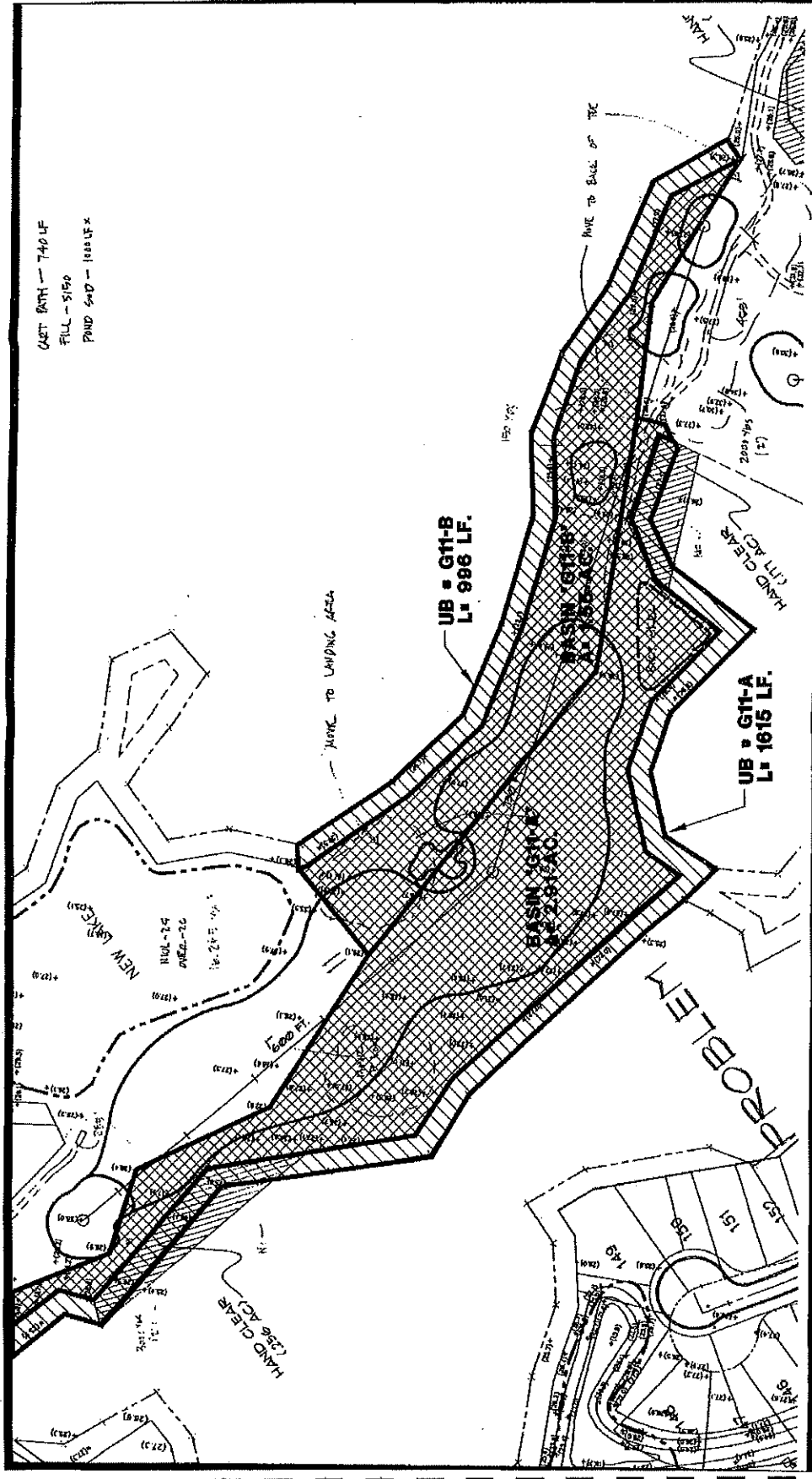


8

Sheet No.



	 Scale: 1"=100'	Sheet No. 10
	HOLE DESIGN & STRATEGY	
Michael Beebe & Associates, Inc. / ASGCA Golf Course Design, Renovation & Development Consulting 138 Palm Coast Parkway, NE #128, Palm Coast, Florida 32137 Phone: (386) 831-1222 Fax: (386) 445-6076 E-mail: BBAssociates@aol.com		
OAK BRANCH GOLF COURSE Bunnell, Florida	Date:	



CUT BATH - 740 LF
 FILL - 5150
 POND 540 - 1000 LF x

HOLE DESIGN & STRATEGY

Michael Beebe & Associates, Inc. / ASGCA
 Golf Course Design, Renovation & Development Consulting
 138 Palm Coast Parkway NE #128, Palm Coast, Florida 32137
 Phone: (386) 351-1202 Fax: (386) 440-6076 Email: MBAssociates@aol.com

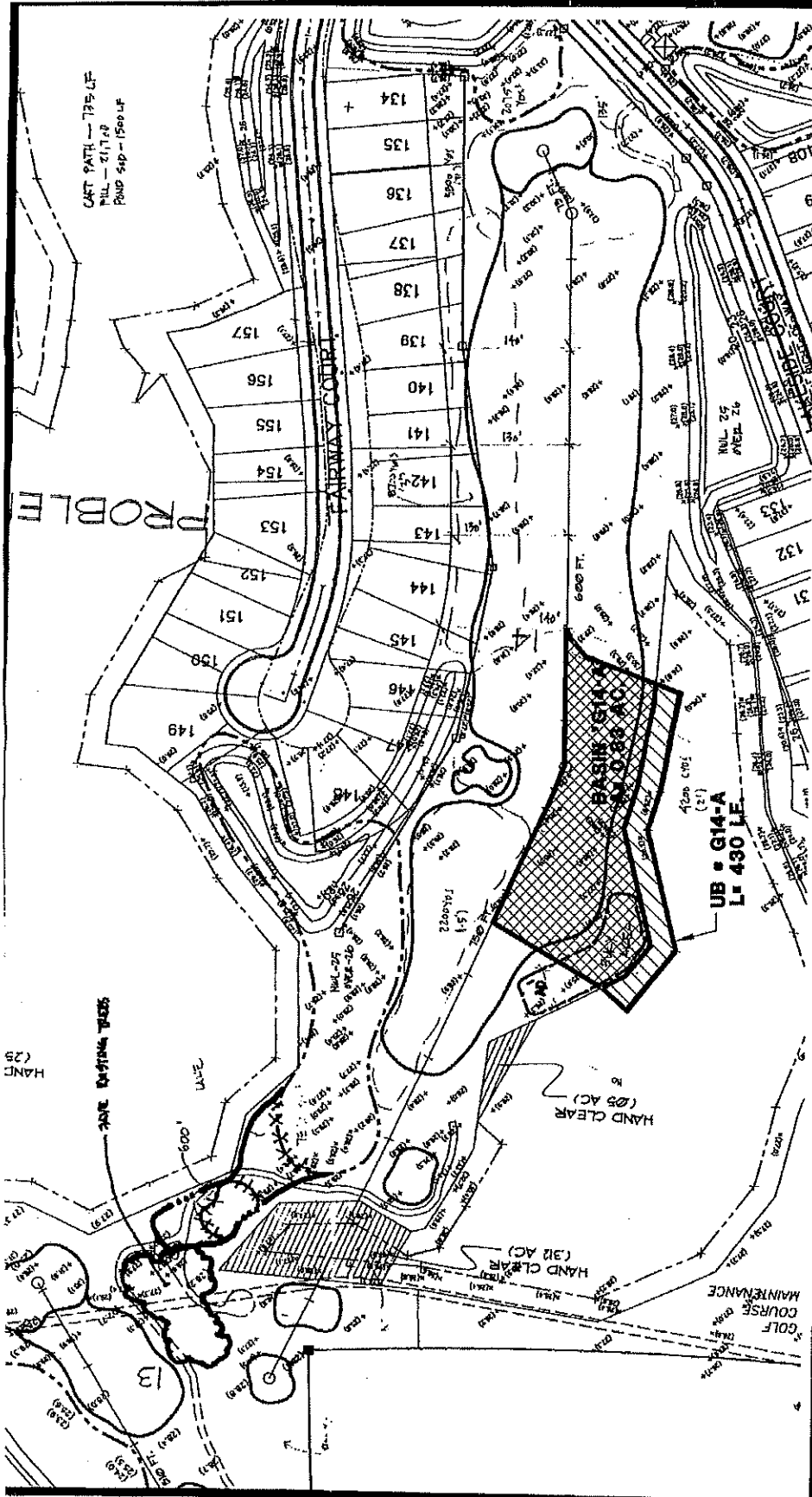


Scale: 1"=100'
 0' 50' 100'

Sheet No. 11

OAK BRANCH GOLF COURSE Bunnell, Florida

Date:



HOLE DESIGN & STRATEGY

Michael Beebe & Associates, Inc. / ASGCA
 Golf Course Design, Renovation & Development Consulting
 138 Palm Coast Parkway NE, #128, Palm Coast, Florida 32137
 Phone: (386) 381-1202 Fax: (386) 448-8076 Email: MBAssociates@aol.com

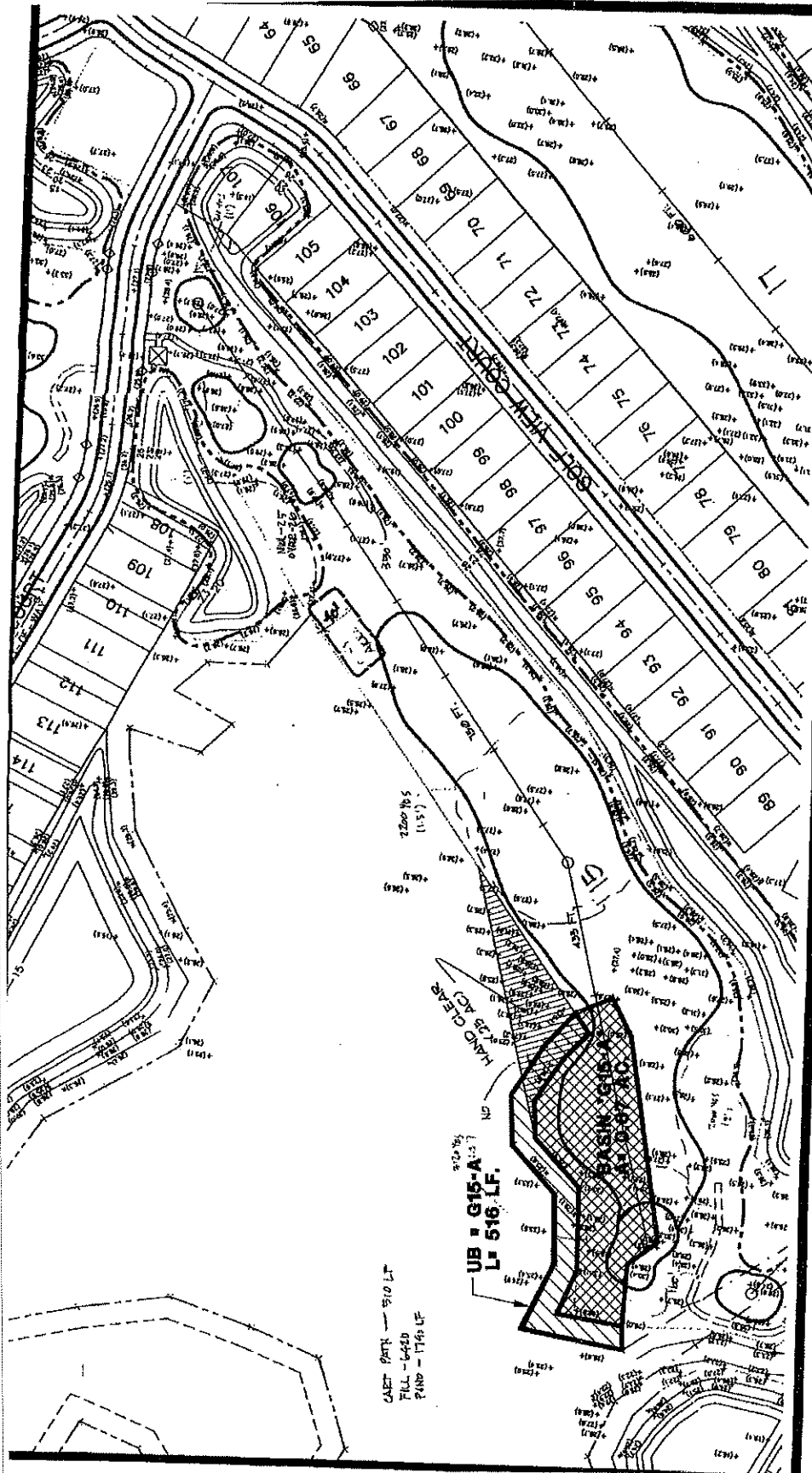
OAK BRANCH GOLF COURSE
 Bunnell, Florida

Date:

14

Scale: 1"=100'

Sheet No.

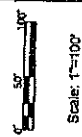


OAK BRANCH GOLF COURSE **Bunnell, Florida**

HOLE DESIGN & STRATEGY

Michael Beebe & Associates, Inc. / ASGCA
 Golf Course Design, Renovation & Development Consulting
 136 Palm Coast Parkway, Suite 201
 Palm Coast, Florida 32137
 Phone: (386) 931-1222 Fax: (386) 444-9078 Email: info@mba-golf.com

Date:



15

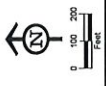
Sheet No.

Figure 2



ENVIRONMENTAL
SERVICES, INC.
2225 PINEHURST WAY, SUITE 100
JACKSONVILLE, FLORIDA 32216
(904) 433-0200
www.es-inc.com

Source: (O) Earth Watch Imagery Benchmark
Revised: 10/2015
This map is a representation of the data as of the date of the aerial photograph. It is not a warranty of accuracy or a guarantee of results. It is intended for informational purposes only.



Legend
Yellow outline: Restoration Areas
Red outline: Restoration Areas

Overall Impact Map and Map Key Identification Table

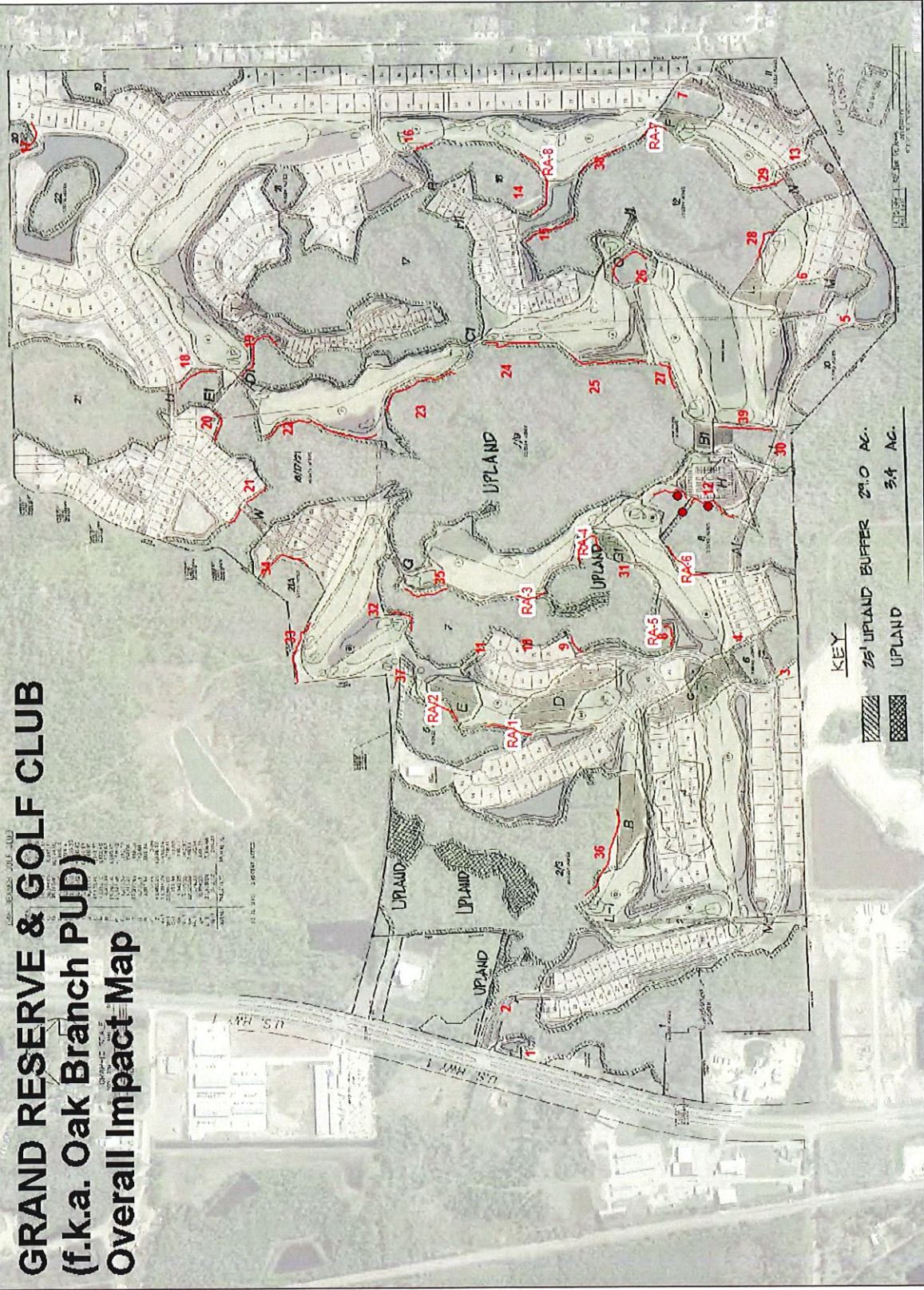


GRAND RESERVE & GOLF CLUB (f.k.a. Oak Branch PUD) Overall Impact Map

GRAPHIC SCALE

0	100	200	300	400	500	600	700	800	900	1000
0	100	200	300	400	500	600	700	800	900	1000

FOOTING: 10/10/2010 10:00 AM



**Grand Reserve and Golf Club
(f.k.a. Oak Branch PUD)
ERP # 4-035-18525-5
Compliance Item #s 913518 & 1170351**

Map Key Identification Table Revised Based on May 2012 Field Visits ^a

- See *Site Inspection Summaries* for photographs taken of the areas
- The Area ID# is based on the identification numbers used on the District's *Overall Impact Map*

Area ID #	Area Description	Status and Comments	Impact Map #
1	Tract B Wetland 1	This area is proposed for impact in the pending permit application (see ERP # 18525-8, Impact Area #1, plans dated June 28, 2010). The applicant will need to either complete the pending permit to allow for impacts or propose restoration for the area. If restoration is proposed, a restoration plan should be submitted for review/approval.	1
2	Tract B Wetland 1	Remove silt fence remnants; area is stabilized, proposed for impact in pending permit application (see ERP # 18525-8, Impact Area #9, plans dated June 28, 2010)	1
3	Tract D Wetland 6	Upland buffer cleared, erosion/sedimentation in W, restoration plan approved on 8/27/09 for this area but not completed. See "Tract D Restoration Plan" rec'd 7-27-2009; recommend remove sediment in W by hand and stabilize upland area. It is okay to proceed with the approved restoration plan	2
4	Tract C Wetland 6	Portion of upland buffer impacted thru mowing adjacent to lots, recommend cease mowing/mark CE on this side; also new area of impact to CE adjacent to tee box area; impacts are not in the current permit modification request; The applicant will need to address impacts through a permit modification or through restoration; some areas may be feasible for restoration by removing the fill and stabilizing; a restoration plan should be submitted for review/approval for any areas not being addressed through a permit modification	2
5	Tract K Wetland 5	Pond berm to toe of slope in CE, need to include in permit modification and revise sketch/legal description; also, re-establish silt fence	4

6	Tract II Wetland 12 b/w Impact Areas "L" and "M"	Noted sediment in easement, need a plan to remove sediment and properly stabilize slopes outside of easement where it's eroded, re-establish silt fence; area along golf course is "Impact Area L" but is un-stabilized and causing siltation problems in CE	4
7	Tract KK Wetland 12	Silt fence failure and sedimentation into wetland; field stake area where fill needs to be removed, re-establish silt fence and stabilize slopes outside of CE	5
8/RA-5	Restoration Area 5 Tract H Wetland 7	Pond encroaches into CE, it is recommended that this area be removed from the CE, this area won't be considered as an impacted area. In the permit modification, provide revised sketch/legal description to exclude this area from the CE.	2, 3
9	Tract H Wetland 7	U buffer was cleared but now stabilized with sod, recommend demarcating CE boundary with signage and/or trees adjacent to the lots	3, 9
10	Tract H Wetland 7	No further corrective action needed: area stabilized with sod, did not clear into U buffer of CE;	3, 9
11	Spoil pile area adjacent to CE Tract H Wetland 7	No further corrective action needed: spoil pile removed, area stabilized	3, 9
12	Clubhouse area Tract E Wetland 8	Upland buffer area adjacent to parking is being mowed, staff recommends cease mowing and monument area (trees and/or signage). New impacts from the constructed "tee box" and fairway slope need to be addressed through a permit modification, include revised CE sketch/legal description. Clearing for the trim or clear zone was authorized in the original permit.	2
13	Tract GG Wetland 12	No further corrective action needed: area does not appear to be impacted	4
14	Tract OO Wetland 16	Pond perimeter (NE side) encroaches slightly into CE; old road cut through is re-vegetating, keep blocked off so it can continue to recover	5
15	Tract QQ Wetland 12	The pending permit application (ERP # 18525-8, Impact Area #6, plans dated June 28, 2010), show this area as an impact. The applicant needs to complete pending permit to allow for impacts or propose restoration for the area (and submit restoration plan). If the impacts are included in the permit modification, will need to include revised sketch/legal descriptions.	5
16	Tract OO	U buffer impacted through construction of cart path, mowing; need to address through	6

	Wetland 16	permit modification and provide revised sketch/legal descriptions.	
17	Tract XX Wetland 20	No further corrective action needed, area re-generating	7
18	Tract TTT Wetland 16/17/21 Near Impact Areas "D1" & "E1"	Cart path is in CE, calculate impacts based on edge of sod; address through permit modification and provide revised sketch/legal descriptions; on the other side of the impacts, can cease mowing and put in a barrier (trees); U area adjacent to lots is not impacted, surveyed line shows lots out of CE, suggested signage for this area adjacent to lots	6, 7, 8
19	Tract GGG Wetland 16/17/21	Buffer impacted via mowing; recommend stop mowing and plant trees along boundary	6, 7, 8
20	Tract OOO Wetland 16/17/21	Area appears to be part of a "clear zone or flyover", which was authorized in the original permit	6, 7, 8
21	Tract OOO/KKK Wetland 16/17/21 Near Wetland Impact Area "W"	East section-some clearing noted in buffer, some sediment noted in buffer, need to re-establish silt fence; West section – minor encroachment, re-establish silt fence	6, 8
22	Tract OOO Wetland 16/17/21	West side of Hole 7 okay, no encroachment	6, 8
23	Tract OOO Wetland 16/17/21	Just south of Area 22, Hole 7, west side closer to the green- area impacted, not stabilized, need restoration plan	6, 8
24	Tract OOO Wetland 7/9	Area previously cleared is re-vegetating, no additional corrective action needed	5
25	Tract OOO Wetland 7/9	Area okay, no additional corrective action needed	5
26	Tract RR Wetland 12/Impact Area "Q"	Impacts to wetlands and uplands as part of the golf course; applicant will need to decide if the impacts will be addressed through a permit modification or through restoration; or combination of both	5
27	Tract OOO Wetland 7/9	U buffer impacted through clearing, and mowing; restoration/wetland impact plan dated June 28, 2010 indicates this area will be a "natural re-vegetation area"; recommend planting pine at edge to discourage cart path use through area	4, 5
28	Tract QQ Wetland 12	Buffer impacted, plant trees along CE line and allow to re-vegetate	4
29	Tract QQ	Portion of tee box and back slope located in CE, this was not included in the permit	4

	Wetland 12	application; will need to address through the modification or restoration, if modification is pursued, will need to provide revised sketch/legal descriptions	
30	Tract AA Wetland Impact Area "J"	No further corrective action needed area is okay	4
31	Tract H Wetland 7 West of Impact Area "G1"	Impact from golf course (fairway); this area is proposed for impact in the pending permit application (see ERP # 18525-8, Impact Area # 5, plans dated June 28, 2010); the sketch/legal description needs to be revised to reflect impacts; for impact calculations can use tree line;	2, 3, 9
32	Tract H Wetland 7	Impact from golf course, grassed slope from the green, impacts were not included in the original permit, will need to address impacts through a permit modification or restoration	8, 9
33	Tract MMM Wetland 21A	Impact from golf course and cart path, include in permit application as permanent impact, connect the two stakes along the pine tree line, this will become the new CE boundary, calculate the impact area and address in the permit (include revised sketch/legal description)	8
34	Tract MMM Wetland 21A	CE not staked, unclear where the boundary was, unable to determine if there were any impacts; road not built, area cleared for stormwater tract but not constructed	8
35	Tract H Wetland 7	U buffer impacted through clearing, fill, construction of cart path, mowing (golf course); this area is proposed for impact in the pending permit application (see ERP # 18525-8, Impact Area # 4 & 11, plans dated June 28, 2010), need to complete pending permit to allow for impacts, the sketch/legal description needs to be revised to reflect impacts	8, 9
36	Tract A Wetland 2/3	Area impacted from golf course, this area is included pending permit application (ERP # 18525-8, Impact Area # 2 & 3, plans dated June 28, 2010), need to complete pending permit to allow for impacts or propose restoration for the area and provide revised sketch/legal descriptions	1, 3, 9
37	Tract G Wetland 5	U and W impacts (permanent) fill, clearing, construction of golf cart path and tee box, area proposed for impacts in pending permit modification (see ERP # 18525-8); Also the plans do not show an access road to the maintenance area that is currently existing (access was shown from the south, not through CE), will need to address through a permit modification and provide revised sketch/legal descriptions	8, 9
38	Tract QQ Wetland 12	U buffer impacted, plant trees along CE line and cease mowing	5

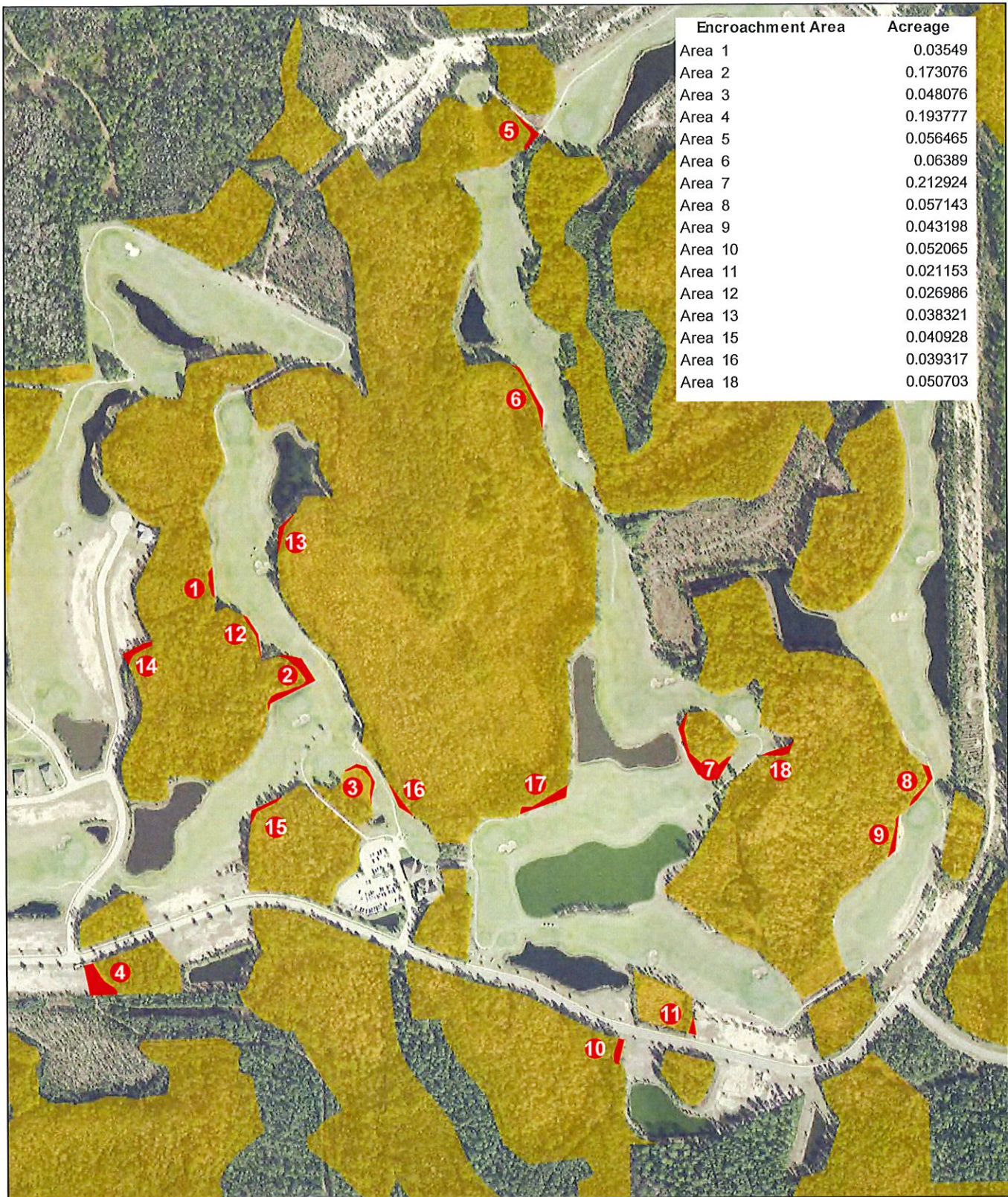
39	Tract AA Wetland Impact Area "B1"	Small corner of upland buffer is being mowed, staff recommends cease mowing, monument (either trees or signage)	4
RA-1	Restoration Area 1 Tract G Wetland 5	See proposed restoration plan (rec'd June 28, 2010) for this area, W area filled, proposed removal of fill and replanting, may proceed with proposed restoration plan	1, 3, 9
RA-2	Restoration Area 2 Tract G Wetland 5	See proposed restoration plan (rec'd June 28, 2010) for this area, W area filled, proposed removal of fill and replanting, may proceed with proposed restoration plan	1, 9
RA-3	Restoration Area 3 Tract H Wetland 7	See proposed restoration plan (rec'd June 28, 2010) for this area; do not need to remove fill but can plant per plan, may proceed with proposed restoration plan	3, 9
RA-4	Restoration Area 4 Tract H Wetland 7	See proposed restoration plan (rec'd June 28, 2010) for this area; do not need to remove fill but can plant per plan, may proceed with proposed restoration plan	9
RA-5	Restoration Area 5 (also see area # 8) Tract H Wetland 7	Pond encroaches into CE, it is recommended that this area be removed from the CE, this area won't be considered as an impacted area. In the permit modification, provide revised sketch/legal description to exclude this area from the CE.	2, 3
RA-6	Restoration Area 6 Tract E Wetland 8	A portion of the CE is located within the golf course; impacts will need to be addressed through a permit modification or through restoration; acreage of U and/or W impacted is not clear; also some areas may need stabilization	2
RA-7	Restoration Area 7 Tract QQ Wetland 12	Permanent impacts from golf course and cart path; impacts were not included in the original permit or pending modification; will need to address impacts through a permit modification, restoration, or combination of both	5
RA-8	Restoration Area 8 Tract OO Wetland 16	U buffer impacted; can plant trees along CE line and cease mowing	5

^a Commonly Used Acronyms

CE = conservation easement

U = upland W = wetland

Overview Map -from SJRWMD



Encroachment Area	Acreage
Area 1	0.03549
Area 2	0.173076
Area 3	0.048076
Area 4	0.193777
Area 5	0.056465
Area 6	0.06389
Area 7	0.212924
Area 8	0.057143
Area 9	0.043198
Area 10	0.052065
Area 11	0.021153
Area 12	0.026986
Area 13	0.038321
Area 15	0.040928
Area 16	0.039317
Area 18	0.050703



GRAND RESERVE GOLF COURSE Conservation Easement Encroachments

- Encroachments
- Regulatory_Conservation_Easement_SJRWMD



SIXTH ORDER OF BUSINESS



Blue Ribbon Property Maintenance
75 Ramblewood Dr
Palm Coast, FL 32164 US
386-986-8460
blueribbon_palmcoast@yahoo.com
www.blueribbonpm.com

Estimate

ADDRESS

Mark Rousseau
Riverside Management Services Inc
Grand Reserve
Bunnell, FL 01130

ESTIMATE #	DATE	
3697	02/22/2023	

ACTIVITY	AMOUNT
Cleanup *Lakeside Cleanup per customers request as Grand Reserve - Line Trimming of over grown grass 6' from water - No Debris removed from property - No trees to be cut in reserve - Labor and tools-----\$3525.00	3,525.00
TOTAL	\$3,525.00

Accepted By

Accepted Date



Proposal #274162

Date: 01/10/2023

From: Antonio Perez-Mejia

Proposal For

GMS-CF, LLC

6200 Lee Vista Blvd
Suite 300
Orlando, FL 32822

main: 407-841-5524
mobile:

Location

400 Grand Reserve Dr

Bunnell, FL 32110

Property Name: Deer Run CDD

1X Clean Up Around Pond Behind The Homes On The 100's

Terms: Net 30

The 1x clean up on the back of the pond located at the homes on the 100's near the US 1 entrance. We will cut all of the underbrush and trim the dead limbs and remove a couple of dead trees.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor	72.00	\$65.00	\$4,680.00
Disposal Fee	1.00	\$272.00	\$272.00

Client Notes

	SUBTOTAL	\$4,952.00
Signature	SALES TAX	\$0.00
X	TOTAL	\$4,952.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

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

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Antonio Perez-Mejia

Office:
aperez@yellowstonelandscape.com

SEVENTH ORDER OF BUSINESS



M and M Sales-Service
2100 Dennis Street
Jacksonville, FL 32204 US
904-825-8381
mandmpumpsandcontrols@gmail.com

Proposal

ADDRESS

Lisa Cruz
Deer Run CDD
210 E Livingston Street
Orlando, FL 32822 USA

PROPOSAL #	DATE	
1525	02/16/2023	

DATE	ACTIVITY	QTY	RATE	AMOUNT
	50HP Motpr 50HP Vertical Motor	1	6,075.00	6,075.00
	Technician	10	135.00	1,350.00T
	Crane Crane with operator	1	1,500.00	1,500.00
	Laborer	8	85.00	680.00

Location: Deer Run Irrigation pump station

SUBTOTAL

9,605.00

TAX

0.00

Remove failed motor pump #1

TOTAL

\$9,605.00

Install new motor

Run and test for proper operation

Accepted By

Accepted Date

Terms and Conditions:

One year warranty on parts, 90 days on labor.

Due to the current economical environment and the fluctuation of parts and shipping costs daily, Estimate pricing is good for 24hrs. After this time, if approved, review of cost of materials will be updated and resubmitted for final approval.

EIGHTH ORDER OF BUSINESS

RESOLUTION 2023-05

A RESOLUTION OF THE DEER RUN COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") AUTHORIZING THE DISBURSEMENT OF FUNDS OF THE DISTRICT WITHOUT PRIOR APPROVAL OF THE DISTRICT'S BOARD OF SUPERVISORS ("BOARD"); SETTING CERTAIN MONETARY THRESHOLDS; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the District is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, Section 190.011(5), *Florida Statutes*, authorizes the District to adopt resolutions which may be necessary for the conduct of District business; and

WHEREAS, Rule 1.1(2) of the District's Rules of Procedure contemplates that the Board may delegate authority to others to contract or make expenditures on behalf of the District; and

WHEREAS, the Board hereby determines that for purposes of administrative and accounting necessity, it is in the best interests of the District, and necessary for the conduct of District business, to establish a policy governing the disbursement of funds without prior approval of the Board, as set forth below.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DEER RUN COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Payment of Expenses.

A. Continuing Expenses. The Board hereby authorizes the payment of invoices of continuing expenses, which meet the following requirements:

- 1.** The invoices must be due on or before the next scheduled meeting of the Board of Supervisors.
- 2.** The invoice must be pursuant to a contract or agreement authorized by the Board of Supervisors.
- 3.** The total amount paid under such contract or agreement, including the current invoice, must be equal to or less than the amount specified in the contract or agreement.

- B. Non-Continuing Expenses.** The Board hereby authorizes the disbursement of funds for payment of invoices of non-continuing expenses which are 1) required or appropriate for the District to maintain orderly, efficient and effective operations, maintenance and replacement of the District's facilities and infrastructure, 2) required to provide for the health, safety, and welfare of the residents within the District; or 3) required to repair, control, or maintain a District facility or asset beyond the normal, usual, or customary maintenance required for such facility or assets, pursuant to the following schedule:

Non-Continuing Expenses Not Exceeding \$2,500 for general maintenance, not including new projects or enhancements, with approval of the Onsite Managers, if in the judgment of the Onsite Managers, such Non-Continuing Expense is required to be addressed before the next scheduled meeting of the Board of Supervisors.

Non-Continuing Expenses Not Exceeding \$10,000 for general maintenance, not including new projects or enhancements, with approval of the District Manager, if in the judgment of the District Manager, such Non-Continuing Expense is required to be addressed before the next scheduled meeting of the Board of Supervisors.

Before any expenditure is made, the Onsite Manager shall confirm that there are available funds in the budget to pay the expense, either in the line item most germane to the expense or in another budget line item that has the capacity to be used for the expense.

- C. Emergency Expenses.** For critical or emergency repair expenses exceeding the authorization in section 1.B. above, and in the event that an emergency meeting of the Board cannot timely be convened pursuant to the District's Rule 1.3(6) and Florida law, the Board hereby authorizes the disbursement of funds, but only with the prior written approval of (i) the District Manager and (ii) the Chairperson of the Board of Supervisors, or in his or her absence, the Vice Chairperson. For purposes of this Resolution, the term "critical or emergency expense" means a purchase or payment necessitated by a sudden unexpected turn of events (for example, acts of God, riot, fires, floods, hurricanes, accidents, or any circumstances or cause beyond the control of the Board in the normal conduct of its business), where the delay of waiting for a board meeting would be detrimental to the operational readiness and interests of the District. This includes, but is not limited to, instances where delay will jeopardize the funding for the project, will materially increase the cost of

the project, will likely cause damage to property or infrastructure, will prejudice the District's interest in a project already in progress, or will create an undue hardship on the public health, safety, or welfare.

Section 2. Board Consideration. Any payment made pursuant to this Resolution shall be submitted to the Board at the next scheduled meeting for review and ratification. Copies of any disbursements made under the authority of this Resolution shall be included in the agenda package for the scheduled meeting or otherwise distributed to the Board at the meeting.

Section 3. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 4. Effective Date; Conflicts. This Resolution shall take effect upon the passage and adoption by the Board and shall remain in effect unless rescinded or repealed. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

Introduced, considered favorably, and adopted this 22nd day of March, 2023.

ATTEST:

**DEER RUN COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairman / Vice Chairman

NINTH ORDER OF BUSINESS



Excellence
IN COMMERCIAL LANDSCAPING



Landscape Maintenance Services Proposal
prepared for

DEER RUN CDD - PHASE 4 ADDENDUM

February 07, 2023



Chris Hall
Operations Manager
Deer Run Community Development
District

Chris Hall
Operations Manager

Deer Run Community Development District

475 West Town Place Suite 114
St Augustine, Florida 32092

Re: Landscape Maintenance Addendum Proposal for Deer Run Community Development District

Thank you for continuing your partnership with **Yellowstone Landscape** as your landscape maintenance service provider. Our proposal has been created to address the specific needs and expectations you have expressed for the Deer Run CDD - Phase 4 Addendum. We call this your Plan for Success because our integrated service plan has been designed to give you a landscape that you can be proud of.

This addendum is based on the scope we discussed during our onsite walk. This will give them 38 visits for the mowing in Phase 4 and 28 occurrences for the pond bank string trimming. If this is more than they would like to add on right now, we can scale it back to 28 visits for all of those areas. However, this will address your concerns for regular maintenance behind the homes.

This also will increase the mowing for the areas we discussed at the roadway of the pond at the corner of Grand Reserve Dr and Grand Reserve Blvd.

If you have any questions after reviewing our proposal, please contact me at any time. I welcome the opportunity to provide you any further details about our firm's commitment to delivering a landscape that you will be proud of.

Sincerely,
John Distler, *Business Development Manager*
Yellowstone Landscape

jdistler@yellowstonelandscape.com
386-237-8621

SERVICE MAP

The image below depicts the boundaries of the serviceable areas of your landscape as understood for the purposes of developing this proposal.

Deer Run CDD - Phase 4

Legend
Phase 04 Addendum





LANDSCAPE MAINTENANCE

Your commercial landscape is a valuable investment and retaining that value ultimately comes down to excellent landscape maintenance.

The following is a summary of the proposed scope of services to be provided. It serves as an outline, detailing the Best Practices that our company has developed in order to ensure that we provide consistent landscape maintenance services to your property and meet all the contractual specifications of your landscape maintenance agreement.

MOWING

- Schedule of mowing is determined by the type of turf being serviced and adjusted to coincide with seasonal growth rates to maintain a consistent, healthy appearance.
- Scheduled cuts missed due to inclement weather will be made up as soon as possible.
- Mower blades will be kept sharp at all times to prevent tearing of grass leaves.
- Turf growth regulators may be used to assist in maintaining a consistent and healthy appearance of the turf.
- Various mowing patterns will be employed to ensure the even distribution of clippings and to prevent ruts in the turf caused by mowers. Grass clippings will be left on the lawn to restore nutrients, unless excess clippings create an unsightly appearance.
- Turf will be cut to a desirable height with no more than 1/3 of the leaf blade removed during each mowing to enhance health and vigor.

EDGING & TRIMMING

- Yellowstone Landscape will neatly edge and trim around all plant beds, curbs, streets, trees, buildings, etc. to maintain shape and configuration.
- Edging equipment will be equipped with manufacturer's guards to deflect hazardous debris. All walks will be blown after edging to maintain a clean, well-groomed appearance.
- All grass runners will be removed after edging to keep mulch areas free of weeds and encroaching grass. "Hard" edging, "soft" edging and string trimming will be performed in conjunction with turf mowing operations.
- Areas mutually agreed to be inaccessible to mowing machinery will be maintained with string trimmers or chemical means, as environmental conditions permit.





DEBRIS REMOVAL

- Prior to mowing, each area will be patrolled for trash and other debris to reduce the risk of object propulsion and scattering, excluding areas concentrated with trash (e.g., dumpster zones, dock areas, and construction sites).
- Landscape debris generated on the property during landscape maintenance is the sole responsibility of Yellowstone Landscape, and will be removed no additional expense to the Client.

FERTILIZER

- Turf grass will be fertilized as appropriate in accordance with type using a premium turf fertilizer containing minor elements.
- Various ratios of Nitrogen, Phosphorus, and Potassium (NPK) will be utilized for different growing seasons and environmental conditions. All sidewalks, roads, curbs, and patios will be swept clean of granular fertilizer after applications to minimize staining.

INSECT, DISEASE, & WEED CONTROL

- Treatment of turf areas for damaging insect infestation or disease and weed control will be the responsibility of Yellowstone Landscape.
- All products will be applied as directed by the manufacturer's instructions and in accordance with all state and federal regulations.
- Yellowstone Landscape must possess and maintain an active certified Pest Control License issued through the local governing department responsible for issuing such licenses. Only trained applicators will apply agricultural chemicals.
- Access to a water source on the Client's property must be provided for use in spray applications.

SHRUBS

- All pruning and thinning will be performed to retain the intended shape and function of plant material using proper horticultural techniques. Shrubs will be trimmed with a slight inward slope rising from the bottom of the plant to retain proper fullness of foliage at all levels.
- Plant growth regulators may be used to provide consistent and healthy appearance for certain varieties of plant material and ground covers.
- Clippings are to be removed by Yellowstone Landscape following pruning.

TREE MAINTENANCE

- Trees will be cleared of sprouts from trunk. "Lifting" of limbs up to 10 feet above the ground is included.
- Palm Trees will have only brown or broken fronds removed at time of pruning.
- Yellowstone Landscape will maintain staking and guying of new trees. Re-staking of trees due to extreme weather is provided as a separate, billable service.

FERTILIZATION

- Shrubs and ground cover will be fertilized with a recommended analysis containing a balanced minor nutrient package with a minimum 50% slow-release Nitrogen source product. Fertilization typically occurs in spring and fall, according to environmental conditions.
- Ornamental and Shade Trees will be fertilized utilizing a balanced tree fertilizer at recommended rates according to size.
- Palm Trees will be fertilized utilizing a balanced palm tree fertilizer at recommended rates according to size.

INSECT, DISEASE, & WEED CONTROL

- Plants will be treated chemically as needed to effectively control insect infestation and disease as environmental and horticultural conditions permit. In extraordinary cases where disease or pests resist standard chemical treatments, Yellowstone Landscape will offer suggestions regarding the best course of action.
- Open ground in plant beds will be treated by manual or chemical means to control weed pressure as environmental, horticultural, and weather conditions permit.
- Yellowstone Landscape will maintain a log listing all applications and will have MSDS sheets available for each product used on the Client's property.
- The Client must provide access to a suitable water source on their property for use by Yellowstone Landscape in spray applications



EDGING & TRIMMING

- Groundcovers will be confined to plant bed areas by manual or chemical means as environmental conditions permit.
- “Weedeating” type edging will not be used around trees.

IRRIGATION SYSTEM SPECIFICATIONS

- Irrigation inspections include inspection of sprinkler heads, timer mechanism, and each zone. In addition, the system will be inspected visually for hot spots and line breaks with each additional visit to the property.
- Irrigation rotors and spray nozzles will be kept free of grass and other plant material to ensure proper performance.
- Minor nozzle adjustments and cleaning and timer adjustments will be performed with no additional charge.
- Yellowstone Landscape will promptly inform the client of any system malfunction or deficiencies.
- Repairs for items such as head replacement, broken lines, pumps or timers will be performed upon the client's approval and billed accordingly.
- Any damage caused by Yellowstone Landscape personnel shall be repaired promptly at no cost to the Client.

ANNUAL FLOWERS

- Annual flower beds will be serviced to remove flowers that are fading or dead (“deadheading”) to prolong blooming time and to improve the general appearance of the plant.
- All soils are to be roto-tilled after removing and prior to installing new flowers.
- “Flower Saver Plus®” (or comparable product) containing beneficial soil micro-organisms and rich organic soil nutrients, will be incorporated in the annual flower planting soil at the time of each flower change.
- Supplemental top-dressing with a controlled-release fertilizer and/or soluble liquid fertilizer will be applied to enhance flowering and plant vigor.

- Yellowstone Landscape will provide extra services, special services and/or landscape enhancements over and above the specifications of landscape maintenance agreement at an additional charge with written approval from an authorized management representative of the Client.
- Property inspections will be conducted regularly by an authorized Yellowstone Landscape representative. Yellowstone Landscape will document and correct any landscape maintenance deficiencies identified within one week, or provide a status update for work requiring a longer period to accomplish.
- Yellowstone Landscape will provide the Client with a contact list for use in case of emergencies and will have personnel on call after regular business hours to respond accordingly.





- Yellowstone Landscape will provide all labor, transportation and supervision necessary to perform the work described herein.
- Field personnel will be equipped with all necessary supplies, tools, parts and equipment and trained to perform work in a safe manner.
- Personnel will be licensed for all applicable maintenance functions, including any pesticide or supplemental nutrient applications, as required by law.
- Yellowstone Landscape service vehicles will be well maintained and clean in appearance. Vehicles must be properly licensed and tagged, and operated only by licensed personnel.
- All Yellowstone Landscape vehicles must operate in a safe and courteous manner while on the Client's property. Pedestrians have the right-of-way and service vehicles are expected to yield.
- All trailers, storage facilities, and maintenance equipment must be in good condition and present a clean and neat appearance.
- Tools and equipment must be properly suited for their purpose and used in a safe manner, utilizing the appropriate safety gear at all times.

YOUR INVESTMENT

CORE MAINTENANCE SERVICES	PRICE
Mowing & Detail Services Includes Mowing, Edging, String Trimming & Cleanup of additional areas in Phase 4	\$30,000
ANNUAL GRAND TOTAL	\$30,000

ANNUAL GRAND TOTAL

MONTHLY GRAND TOTAL

YOUR SERVICE CALENDAR

Managing the needs of your unique landscape requires careful planning and attention to detail. Our experienced professionals use their extensive training and state-of-the-art equipment to ensure the health and sustainability of your living investment. Should you ever have additional needs, questions or concerns, please ask us.

Geographic location and climate play a major role in the timing of our service delivery; schedules are adjusted to coincide with seasonal growth rates in order to maintain a consistent, healthy appearance. Services missed due to inclement weather will be made up as soon as possible. The following table summarizes our planned visits for completing each of the services performed on your property:

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
MOWING	2	2	3	4	4	4	4	4	4	3	2	2
EDGING & TRIMMING	2	2	3	4	4	4	4	4	4	3	2	2
POND BANK TRIMMING	0	2	2	2	3	4	4	4	3	2	2	0
DEBRIS REMOVAL	2	2	3	4	4	4	4	4	4	3	2	2

CLIENT NAME:	Deer Run Community Development District
BILLING ADDRESS:	475 West Town Place St Augustine, Florida 32092
PROPERTY CONTACT:	Chris Hall
PROPERTY CONTACT EMAIL:	chall@rmsnf.com
PROPERTY CONTACT PHONE:	904-288-7667
CONTRACT EFFECTIVE DATE:	
CONTRACT EXPIRATION DATE:	
INITIAL TERM:	One Year
PROPERTY NAME:	Deer Run CDD - Phase 4 Addendum
PROPERTY ADDRESS:	
CONTRACTOR:	Yellowstone Landscape, PO Box 849, Bunnell, FL 32110
YELLOWSTONE CONTACT:	Business Development Manager
YELLOWSTONE CONTACT EMAIL:	jdistler@yellowstonelandscape.com
YELLOWSTONE CONTACT PHONE:	386-237-8621
YELLOWSTONE SCOPE OF SERVICES:	The Client agrees to engage Yellowstone Landscape to provide the services and work as described.

AGREEMENT

COMPENSATION SCHEDULE:

The Client agrees to pay Yellowstone Landscape annually, in equal monthly installments billed in the amount of upon receipt of invoice.

Charges will increase at the commencement of each additional automatic twelve (12) month renewal term per the Agreement Renewal section on the following page of this agreement. The TERMS AND CONDITIONS following and the EXHIBITS attached hereto constitute part of this agreement.

Presented by: Yellowstone Landscape



Printed Name: Christopher Adornetti, Officer
Date: Not yet accepted

Accepted by: Deer Run Community Development District

 **SIGNATURE**
Chris Hall

Printed Name: Chris Hall
Date: Not yet accepted



TERMS & CONDITIONS

Entire Agreement: This Landscape Management Agreement contains the entire agreement between the Parties and supersedes all prior and contemporaneous negotiations, promises, understandings, commitments, proposals, or agreements, whether oral or written on the subject matter addressed herein. This Agreement may only be modified or amended by a writing signed by authorized representatives of both Parties.

Acceptance of Agreement: The Agreement constitutes Yellowstone Landscape (hereafter referred to as "Yellowstone") offer to Client and shall become a binding contract upon acceptance by Client's signature on this Agreement and/or instruction to perform the Services by Client's authorized representative. The Parties agree that the provisions of the Agreement shall control and govern over any contract terms and/or Purchase Orders generated by Client and that such documentation may be issued by Client to, and accepted by, Yellowstone without altering the terms hereof.

Price, Quality, and Working Conditions: The amounts in the "Compensation Schedule" include all labor, materials, insurance, equipment, and supervision for the performance of the specified Services in the attached exhibits. All materials supplied as part of this agreement are guaranteed to be as specified and all work shall be completed in a workmanlike manner according to standard landscape maintenance practices ("Warranty"). Unless otherwise stated in writing Yellowstone shall have the right to rely on the contents of all documents provided by Client and/or its agents, including Plans, Specifications, and test results, without independent verification and analysis by Yellowstone. Client agrees that Yellowstone is not an insurer or guarantor of the appropriateness of any landscape design provided by others, or of the long term viability of plant material utilized within that specified landscape design or of the site constraints (including watering restrictions) under which Yellowstone is required to perform its Services.

Assignment: Neither Client nor Yellowstone may assign this Agreement or transfer any right, interest, obligation, claim, or relief under this Agreement without the prior written consent of the other party. Client acknowledges that Yellowstone may subcontract portions of the Work to specialty subcontractors.

Relationship of Parties: The legal relationship of Yellowstone to Client with respect to the Services shall be that of an independent contractor, not an agent or employee. Yellowstone is responsible for its own withholding taxes, social security taxes, unemployment taxes, licenses, and insurance pertaining to its employees or operations. If applicable, Yellowstone agrees to pay all sales taxes on materials supplied.

Agreement Renewal: Unless Client notifies Yellowstone regarding its intent to terminate Services prior to expiration of the "Initial Term", this Agreement will renew automatically for an additional twelve (12) month term and will continue to renew at the end of each successive twelve (12) month unless canceled by either party in accordance with the "Termination" provision or by either party with written notice of not less than 30 days prior to the end of the "Initial Term" or any automatic term(s). Charges will increase by 3.0% at the commencement of each additional automatic twelve (12) month renewal term.

Payment Terms: Billing for Services occurs in advance at the first of each month in accordance with the "Compensation Schedule" on the preceding page of this agreement. Payment for Service(s) is due upon receipt of monthly invoices. The Parties contractually agree that interest on all past due amounts shall accrue at the maximum allowable rate provided by law per month, beginning on the first day following the month in which the invoice was received. This Agreement constitutes a contract of indebtedness. Our preferred payment method is ACH transfer. If Client chooses to pay by check or money order, payments should be mailed to the address indicated on the invoice.

Termination for Cause: It is agreed that either party may terminate this agreement given (30) thirty days' notice in writing. However, the following conditions must be met in order to substantiate the cancellation of the agreement. Yellowstone will be given 30 days written notice to correct any issues that the Client feels justify the cancellation of the agreement. Yellowstone must receive notification in writing that the issue has not been resolved to the established level of satisfaction prior to termination. Final billing will be prorated to reflect services rendered until the termination date. Please note that the equal monthly payment in no way represents the value of work performed in any given month. In the event of cancellation, the Client agrees to pay Yellowstone any amount above and beyond the payments for actual work performed.

Default: In the event that Client breaches its obligations under this Agreement to permit and cooperate with Yellowstone's performance of its duties or Client fails to make payment for any Services within 30 days of receipt of Yellowstone's invoice, Yellowstone may, but shall not be obligated to, suspend Services until the breach is cured and/or until all arrearages have been paid in full. This Agreement will terminate automatically and without notice upon the insolvency of, or upon the filing of a bankruptcy petition by or against Client.

Claims: Yellowstone's responsibility with regard to Services not meeting the "Warranty" shall be limited, at the sole choice of Yellowstone, to the re-performance of those defective Services and replacement of those defective materials without charge during the ninety (90) day period following completion of the defective Services or provision of defective materials, or a credit to Client's account of the compensation paid by Client for the portion of such Services determined to be defective. If the attached exhibit(s) expressly provide for a longer "Warranty" period, that "Warranty" period shall apply. The Parties shall endeavor in good faith to resolve any such Claim within 30 days, failing which all claims, counterclaims, disputes, and other matters in question between Client and Yellowstone arising out of or relating to this Agreement or the breach thereof may be decided by the dispute resolution process identified below. Each Party will bear its own costs, including attorneys' fees; however, the prevailing party shall have the right to collect reasonable costs and attorneys fees for enforcing this agreement as allowable by applicable law.

Jurisdiction: By entering into this Agreement and unless otherwise agreed the parties agree that the courts of the State of Florida, or the courts of the United States located in the Middle District of the State of Florida, shall have the sole and exclusive jurisdiction to entertain any action between the parties hereto and the parties hereto waive any and all objections to venue being in the state courts located in Flagler County (and agree that the sole venue for such challenges shall be Flagler County) or the Middle District of Florida, if federal jurisdiction is appropriate. Should the parties not agree on the State of Florida as the appropriate jurisdiction for legal challenges, the parties agree the state in which the job site is located will be designated as the appropriate legal jurisdiction for all legal disputes and challenges to the contract or the work related thereto.

Insurance: Yellowstone shall secure and maintain, throughout the performance of Services under this Agreement, General Liability, Employers Liability, Auto Liability & Umbrella Liability coverage, as specified herein:

- a. Worker's Compensation Insurance with statutory limits;
- b. Employer's Liability Insurance with limits of not less than \$1,000,000;
- c. Commercial General Liability Insurance with combined single limits of not less than \$1,000,000 per occurrence/\$2,000,000 annual aggregate;
- d. Comprehensive Automobile Liability Insurance, including owned, non-owned, and hired vehicles, with combined single limits of not less than \$1,000,000.
- e. Umbrella Coverage \$10,000,000 per occurrence/\$10,000,000 annual aggregate

If required in writing by Client, Yellowstone shall furnish Certificates of Insurance verifying such insurance and Yellowstone agrees to provide written notice to Client at least thirty (30) days prior to any cancellation, non-renewal, or material modification of the policies. When requested by Client, the original insurance policies required of Yellowstone will be made available for review.

Licenses: Yellowstone shall maintain all applicable licenses and permits within the cities, counties, and states of operation.

Indemnification for Third Party Claims: Yellowstone agrees to indemnify, defend, and hold harmless Client from and against any and all claims, losses, liabilities, judgments, costs and expenses, and damages and injuries to third parties ("Claims") arising out of or caused by the negligent act, error, omission or intentional wrongdoing of Yellowstone, its subcontractors or their respective agents, employees or representatives which arise from the performance of the Services or otherwise while present on the Property for the purpose of rendering Services pursuant to this Agreement. Client agrees to indemnify and hold harmless Yellowstone against any Claims based in whole or in part by the conduct or actions of Client. The indemnity rights and obligations identified in this Agreement shall be and are the only indemnity rights and obligations between the Parties, in law or equity, arising out of or related to Yellowstone's Services under this Agreement or any claims asserted in relation thereto.

Limitation of Liability: Except for the indemnification provision applicable to claims by third parties against Client, Yellowstone's total and cumulative liability to Client for any and all claims, losses, costs, expenses, and damages, whether in contract, tort, or any other theory of recovery, shall in no event exceed the amount Client has paid to Yellowstone for Services under this Agreement during the calendar year in which the claim first occurred. In no event shall Yellowstone be liable for incidental, consequential, special, or punitive damages.

Indirect Damages: Neither Party shall be responsible to the other or to any third party for any economic, consequential, incidental, or punitive damages (including but not limited to loss of use, income, profits, financing, or loss of reputation) arising out of or relating to this Service Agreement or the performance of the Services.

Excusable Delays and Risk of Loss: Yellowstone shall not be in breach of this Agreement nor liable for damages due to (i) delays, (ii) failure to perform any obligation under this Agreement, or (iii) losses caused or attributable, in whole or in part, to circumstances beyond its reasonable control, including but not limited to: drought conditions, acts of God, governmental restrictions or requirements, severe or unusual weather, natural catastrophes, vandalism or acts of third persons. Client assumes the full risk of loss attributable to all such occurrences, including but not limited to, the repair or replacement of landscaping and payment to Yellowstone of all amounts provided in this Agreement, notwithstanding that Yellowstone may not have been able to provide all or any of its Services during such occurrences or until the premises described under this Agreement has been restored to its pre-occurrence condition.

Watering Restrictions and Drought Conditions: Should the Property be located in an area which is or becomes subject to governmental restrictions on water usage and/or watering times applicable to the Services Yellowstone will comply with such governmental restrictions which may then impact the performance, viability, and/or looks of plant materials and, as such, shall be deemed circumstances beyond its reasonable control.

Warranty: Yellowstone's warranties shall not be in effect in the event of misuse, abuse or negligence by Client or any party affiliated with same. Additionally, Yellowstone's warranties shall not be in effect in the event of freeze, flood, fire and/or any other acts of God.

Nonwaiver: No delay or omission by Yellowstone in exercising any right under this Agreement, and no partial exercise of any right under this Agreement, shall operate as a waiver of such right or of any other right under this Agreement as provided for by law or equity. No purported waiver of any right shall be effective unless in writing signed by an authorized representative of Yellowstone and no waiver on one occasion shall be construed as a bar to or waiver of any such right on any other occasion. All rights of Yellowstone under this Agreement, at law or in equity, are cumulative and the exercise of one shall not be construed as a bar to or waiver of any other.

Construction: The rule of adverse construction shall not apply. No provision of this Agreement is to be interpreted for or against any Party because that Party or that Party's legal representative drafted the provision. In the event any provision of the Agreement is deemed invalid or unenforceable, the remaining provisions shall continue in full force and effect, and the invalid or unenforceable provision shall be interpreted and enforced as closely as possible to the intent of the Parties as expressed herein.

Change in Law: This Agreement is based on the laws and regulations existing at the date of execution. In the event that a governmental authority enacts laws or modifies regulations in a manner that increases Yellowstone's costs associated with providing the services under this Agreement, Yellowstone reserves the right to notify Client in writing of such material cost increase and to adjust pricing accordingly as of the effective date of such cost increase. Yellowstone must submit clear documentation supporting the cost increase and can only increase pricing to the extent of actual costs incurred.



Excellence
IN COMMERCIAL LANDSCAPING

THANK YOU FOR YOUR TRUST

We look forward to working with you!

YELLOWSTONELANDSCAPE.COM

TENTH ORDER OF BUSINESS

Deer Run

March, 2023

Palm Coast, FL

Conceptual Rendering-Plants are depicted at mature stage



Existing

(RP)



Potential

Landscape Design Suggestions

- Roebelenii Palm (RP)
- Sod
- Mulch

Grand Reserve

Palm Coast, FL

February, 2023

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

- Roebelenii Palm (RP)
- Pringle Podocarpus (PP)
- Aztec Grass (AG)
- Liriope Muscari (LM)
- Sod
- Egg Rock
- Mulch

(RP)

(PP)

(LM)

(AG)



Potential



Proposal #290261

Date: 03/06/2023

From: Antonio Perez-Mejia

Proposal For

Deer Run CDD

c/o GMS-CF, LLC
6200 Lee Vista Blvd
Suite 300
Orlando, FL 32822

main: 407-841-5524
mobile:

Location

400 Grand Reserve Dr

Bunnell, FL 32110

Property Name: Deer Run CDD

100 Entrance Center Island Sod Installation

Terms: Net 30

The preparation and installation of new sod as shown on the provided landscape renderings. Including the installation of 1 Robellini palm. Irrigation will be modified to irrigate new sod and palm.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor	24.00	\$65.00	\$1,560.00
Zoysia Sod	4.00	\$371.42	\$1,485.69
Robellini Palm, 7 GAL	1.00	\$98.00	\$98.00
Irrigation Parts	1.00	\$120.00	\$120.00

Client Notes

	SUBTOTAL	\$3,263.69
Signature	SALES TAX	\$0.00
x	TOTAL	\$3,263.69

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

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

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Antonio Perez-Mejia

Office:
aperez@yellowstonelandscape.com



Proposal #290254

Date: 03/06/2023

From: Antonio Perez-Mejia

Proposal For

Deer Run CDD

c/o GMS-CF, LLC
6200 Lee Vista Blvd
Suite 300
Orlando, FL 32822

main: 407-841-5524
mobile:

Location

400 Grand Reserve Dr

Bunnell, FL 32110

Property Name: Deer Run CDD

100 Entrance Fountain Landscape Enhancement

Terms: Net 30

The installation of new plant material as shown on the provided landscape renderings. Irrigation will be modified to irrigate new plant material and sod.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Labor For Removal, Preparation, Installation& Irrigation	24.00	\$65.00	\$1,560.00
Robellini Palm, 7 GAL	2.00	\$98.00	\$196.00
Podocarpus "Pringles", 3 GAL	6.00	\$28.00	\$168.00
Aztec Grass, 1 GAL	18.00	\$8.43	\$151.71
Liriope, 1 GAL	12.00	\$11.49	\$137.83
Zoysia Sod (Pallets)	0.50	\$371.42	\$185.71
Rock, Weed Mat & Black Jack Edging	1.00	\$680.00	\$680.00
Mulch	1.00	\$130.00	\$130.00
Irrigation Parts	1.00	\$100.00	\$100.00

Client Notes

Signature

X

SUBTOTAL	\$3,309.25
SALES TAX	\$0.00
TOTAL	\$3,309.25

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Antonio Perez-Mejia

Office:
aperez@yellowstonelandscape.com

TWELFTH ORDER OF BUSINESS

B.



ENGINEER'S REPORT

MARCH 2023

Date: March 10, 2023

To: Deer Run CDD Board of Supervisors

From: Peter Armans, PE, District Engineer

Subject: Engineer's Report

Overview:

The purpose of this report memo is to provide a summary and an update on the progress of engineering related activities since the previous meeting with the Board.

SJRWMD Compliance:

As presented during the previous meeting, Dewberry submitted a memo summarizing the completed research relating to historic compliance records, previous interactions with SJRWMD, recent communication between Dewberry and SJRWMD and a plan proposal for compliance resolution. For this plan to be implemented, we are requesting the Board of Supervisors, after having reviewed and approved the memo, to approve the Engineer to submit the memo to SJRWMD for acceptance.

The proposed compliance plan includes activities to be completed by the golf course, as well as activities on CDD owned properties outside the golf course. The District Manager and the Engineer are scheduled to meet with golf course representatives on 3-10-2023 to discuss the compliance issues on the golf course. An update on the meeting will be provided during the CDD Board meeting.

DR Horton Phase 6 Permitting:

DR Horton has requested the CDD to be a co-applicant on the permitting of the pond expansion for Phase 6. Since the previous meeting, Dewberry requested and received the stormwater design drawings by DR Horton for our review and for the District records. Based on our review and the information shared with us, Dewberry does not have concerns regarding the proposed stormwater improvements relating to the pond expansion.

During the previous meeting, it was brought to our attention that sightings of gofer tortoises have been reported at or near the pond site proposed on Phase 6. Therefore, we requested and received the environmental assessment report completed by DR Horton's subcontractors. The report identified potential sites for the presence of gofer tortoise, however, the identified sites did not include the pond expansion site. We requested that DR Horton completes an update to the environmental assessment specific to protected species on the pond site. On March 2, 2023, DR Horton contracted with Carter Environmental Services to complete an updated gopher tortoise survey on the pond site and, if necessary, develop a relocation plan.

If you have any questions relating to this summary report, please contact the District Engineer, Peter Armans, P.E. at parmans@Dewberry.com.

D.

1.

A dark blue vertical bar runs down the left side of the page. A blue arrow points to the right from this bar, containing the date.

3/22/2023

Deer Run at Grand Reserve

Several thin, curved lines in dark blue and light grey originate from the bottom left corner, resembling blades of grass or reeds.

Marc J. Rousseau

FIELD OPERATIONS MANAGER

RIVERSIDE MANAGEMENT SERVICES, INC.

Field Operations Report – RMS 2023

Deer Run
Community Development District

Field Operations Report

March 22, 2023

To: The Board of Supervisors

From: Marc J. Rousseau
Field Operations Manager

RE: Deer Run CDD Operations Report – March 22, 2023

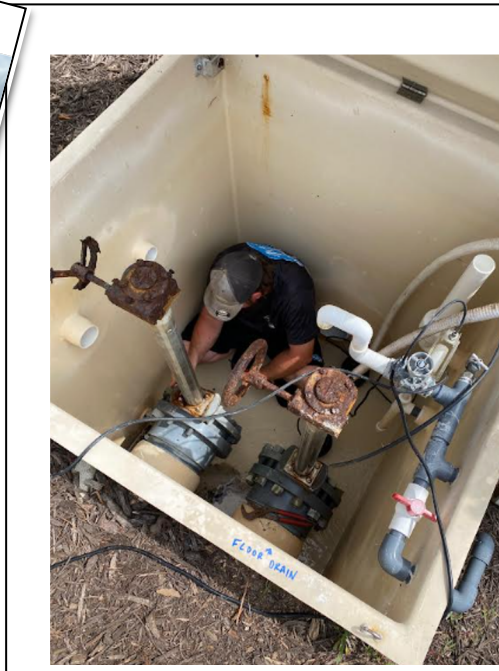
The following is a summary of items related to the field operations and maintenance management of Deer Run CDD.

Other Maintenance Items:

- Patched potholes on the entrance road with cold patch.
- Cleaned and tested the grills. Igniters are working properly, but gas fires up slowly. All igniters, fire tubes, and drip shields are brand new.
- Poolside fire pit has been tested and is functioning properly. Slow to ignite, especially when it's windy.
- Grand Reserve letters on RTE 100 entrance were painted black.
- Flood lights at front of sign were shortened to provide uplighting.
- White portions of Rte. 100 entry pillars and columns were painted white.
- Beacon Electric was able to relight 5 LED pool lights.

- Beacon Electric inspected the LED Pickleball lights and found that some LED drivers are bad. Will need to get taller ladder to get driver information. (see attached proposal to repair pickleball lights)
- DR Horton will send a representative to look at two windows in the Amenity Center that have lost their inert gas. The windows fog up or have condensation between the double pane. The windows are under warranty by the manufacturer.
- DR Horton will have a representative move the large 'Model Homes' sign to the left and back away from the Grand Reserve sign.
- Received information from towing companies on their ability to tow from Deer Run community. (see more information below)
- Received proposal from 2Men Concrete on the repairs to three sections of sidewalk at parking lot. (See attached proposal)
- Pool deck and pickleball courts are blown off weekly.
- Trash pickup is completed weekly.

Completed Items



Big Z Pools repairing a 6 inch water line, and replacing rusted/rotted crank valves for the pool.

Completed Items



Grand Reserve letters were painted black, and the white portions of the marquee were pressure washed and painted white

Conclusion

For any questions or comments regarding the above information or for any future maintenance requests and concerns please contact:

mrousseau.deerrun@rmsnf.com

Respectfully,

Riverside Management Services

2.

Deer Run Notes on the Following Proposals

Tow Truck Proposals

Contacted :

Roger's Towing	Not accepting contracts. Lot too full
John's Towing	Will email contract. Provide all signs we request, no charge
Saxson's Towing	Not accepting contracts
Palm Coast Towing	No contract, but \$35.00 per sign

John's Towing indicated that they require a contract with the community. All towing signs are free upon request. (See below for contract)

Palm Coast Towing does not require a contract, but all signs to be posted are \$35.00 each with the first two are free.

Landscape Company for Pond Bank Trimming

Contacted:

1. Blue Ribbon Landscape
2. Southern Stream Landscape
3. Udell's Landscaping

Blue Ribbon Landscape was the only company out of three contacted that reached back out to me for a proposal to trim the back of the pond bank behind first house on left on Grand Reserve Parkway entrance. (see below for proposal) Keep in mind, I believe this area is considered a "Preserve" and should not be cleared per Florida statutes.

Electrical Company for Pickleball Lighting

Contacted:

1. Little Electrical Solutions
2. Beacon Electrical

Beacon Electrical provided a proposal to repair the repair nine (9) new LED drivers that are not functioning properly. (see proposal below) As of Friday, 3/10/23 **Little Electrical Solutions** has not returned my calls.

Concrete Company to Replace Broken Concrete Sidewalk

Contacted:

1. 2 Men Concrete

2 Men Concrete has provided a proposal to replace three sections of broken or cracked sections of sidewalk in the side parking lot of the Amenity Center. (see proposal below)

Miscellaneous Items Researched

Turtle Crossing Signs

Presented below are three (3) examples of '**Turtle Crossing**' signs for a roadway. The prices on each example are just for the signs. Mounting hardware and post are not included. (see below for screen captures)

Security Lock for Pool-side Restrooms

Home Depot has two keyless locks that would work for locking the bathrooms at reasonable prices. (see below for screen captures)

**JOHN'S TOWING AUTOMOTIVE & TRUCK SERVICES, INC.
PRATT'S TOWING**

1103 N. State St.
Bunnell, FL, 32110
Phone: 386-437-5555
Fax: 386-437-6838

10205 US Hwy 1 South
St. Augustine, FL 32086
Phone: 904-794-5041
Fax: 904-797-4809

4020 N US. Highway 17
DeLand, FL 32720
Phone# 386-985-5555
Fax: 386-985-3700

PRIVATE PROPERTY OWNER TOWING CONTRACT

Date: _____

Company Name: _____

Company Address: _____

Company Phone: _____

Owner / Manager's
Name: _____

Persons other than property owner or property manager authorized to have vehicles removed from property:

Name: _____ Agent: _____

Name: _____ Agent: _____

Name: _____ Agent: _____

Name: _____ Agent: _____

The following conditions apply in accordance with the Florida Statute 715.07

1. Vehicles will be towed only at the authorization of the property owner or their representative. Towing is authorized 24 hours a day, 7 days a week at the call of the property owner or their authorized representative. The property owner or authorized representative must be present at the time of towing and must sign the authorization at the time.
2. The rebate or payment of the money to property owner by John's Towing or Pratt's Towing is prohibited in accordance with Florida Statute 715.07. No fees will be paid by the property owner. The vehicle owner / operator will pay fees in accordance with the rates established by Florida State Law. A copy of these rates is attached and on file with the St. John's County Sheriff's Office, the Flagler County Sheriff's Office, the Volusia County Sheriff's Office, John's Towing and Pratt's Towing.
3. All vehicles will be stored at John's Towing Automotive & Truck Services, Inc. or Pratt's Towing in accordance with the Florida Statute 715.07.

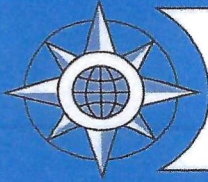
4. If the registered owner arrives at the scene prior to removal or towing of the vehicle, the vehicle will be disconnected from the tow truck and the owner will be allowed to remove the vehicle, without interference upon the payment of a reasonable service fee of not more than one-half ($\frac{1}{2}$) of the posted rate. John's Towing & Pratt's Towing must wait a minimum of (30) minutes to allow the vehicle owner to secure cash for the payment of the fees.
5. John's Towing and Pratt's Towing have the responsibility to notify Law Enforcement within 30 minutes of completion of such towing in accordance with Florida Statute 715.07.

Owner / Manager's

Signature _____

John's Towing / Pratt's Towing Rep:

3.



Beacon Electrical

Commercial & Residential State Certified Electrical Contractor EC 13003971

March 6, 2023

Riverside Management Services, Inc.
9655 Florida Mining Blvd., BLD 300, Suite 305
Jacksonville, FL 32257

Phone: 904-288-7667

Re: Grand Reserve – Pickle Ball & Bocce Ball Court Lighting Repairs

Attn: Mr. Marc Rousseau

Mr. Rousseau,

We are pleased to present our proposal for the repairs and replacement of the LED drivers for the existing light fixtures at the pickle ball and bocce ball courts that are not functioning. This proposal is based on our understanding of the existing conditions and as described in the following scope.

Scope

- Provide labor, material, and lift rental to replace the LED drivers in the existing pole mounted light fixtures that are not functional around the pickle ball and bocce ball courts. Seven existing light fixtures not functioning properly for a total of nine new LED drivers.

Total Proposal Amount.....\$4,998.00

Thank you for the opportunity to provide pricing on this project. Please feel free to contact me with any questions or comments. We look forward to performing this work for you.

Sincerely,
Shawn Heath
Beacon Electrical

4.



How do you want your items? ▾

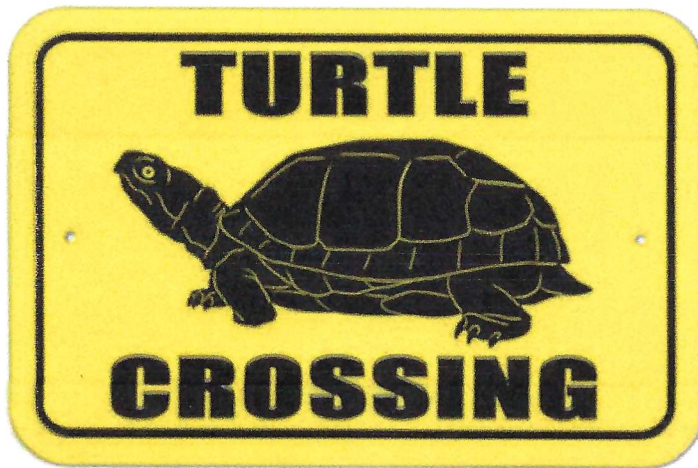
Saint Augustine, 32092

Jacksonville Supercenter

Deals

Easter

Grocery & ess



ONLINE

Turtle Crossing Sign

\$16.99

Price when purchased online ⓘ

Add to cart

Size: 12 inch x 18 inch

6 inch x 9 inch
\$8.998 inch x 12 inch
\$10.9912 inch x 18 inch
\$16.99

Finish: Plastic

Free shipping, arrives by Mon, Mar 20 to
Saint Augustine, 32092Want it faster? [Add an address](#) to see options
[More options](#)Sold and shipped by **Graphics and More**

★★★★★ 684 seller reviews

[View seller information](#)Free 30-day returns [Details](#)

audible ORIGINAL

MICHELLE OBAMA THE LIGHT PODCAST

audible

Listen free

Customers who viewed this item also viewed



Lilyanaen New Metal Sign
Aluminum Sign Beware! Guard
Tortoise On Duty Quote Sign
for Outdoor & Indoor 12" x 8"

502

\$9.99



FemiaD Tortoise Sign, Funny
Metal Signs, Tortoise
Gift, Tortoise
Accessories, Tortoise Warning

222

\$11.97



PPCLION Sulcata Tortoise
Statue Figurine Collection Gift
Decorations

148

\$25.99

Patio, Lawn & Garden Outdoor Décor Yard Signs



Roll over image to zoom in



CROSSWALKS Tortoise Crossing 12" X 12" Aluminum Sign (X285)

Brand: CROSSWALKS

330 ratings

Amazon's Choice in Yard Signs by CROSSW...

-23% \$18.50

List Price: \$23.99

Get Fast, Free Shipping with Amazon Prime
FREE Returns

Get \$60 off instantly: Pay \$0.00 ~~\$48.50~~ upon
approval for the Amazon Prime Store Card. No
annual fee.

Brand CROSSWALKS
Color Caution Yellow
Material Aluminum
Mounting Type Wall Mount
Item Weight 0.2 Kilograms
Pre-printed Letter
Product Dimensions 12"L x 12"W

About this item

- Decorated 12" X 12" Caution Yellow Aluminum
- Original reptile themed art
- Made in USA
- Suitable for indoor or outdoor use - 1 drilled hole for hanging.
- Screen Printed on sturdy .032 aluminum sign with rounded corners

Additional Details



Small Business

This product is from a small business brand. Support small. [Learn more](#)

Customer ratings by feature

Giftable

4.9

\$18.50

Get Fast, Free Shipping with
Amazon Prime
FREE Returns

FREE delivery Monday, March
13 if you spend \$25 on items
shipped by Amazon

Or fastest delivery Thursday,
March 9. Order within 5 hrs 30
mins

Select delivery location

Only 13 left in stock - order
soon

Qty: 1

Add to Cart

Buy Now

Secure transaction

Ships from Amazon

Sold by BIGFLY

Returns Eligible for Return,
Refund or Replacement
within 30 days of receipt

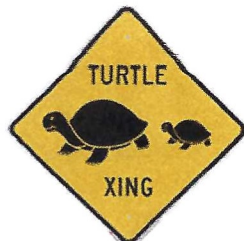


Enjoy fast, FREE delivery,
exclusive deals and award-
winning movies & TV
shows with Prime
Try Prime and start saving
today with Fast, FREE
Delivery

☐ Add a gift receipt for easy
returns

Add to List

New (8) from
\$18.50 FREE Shipping on
orders over \$25.00 shipped by
Amazon.



Ships Today.
Order within 4 hrs 40 mins

Part# K-9047
SPN# 2P2W
Color Black On Yellow
Shape Diamond



Free PDF

Product Description

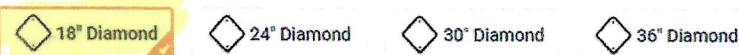
The sizes below are measured using the "sign as square" method. If you measured the Turtle Xing sign, instead, from the top to the bottom, this tip-to-tip dimension would be 40% larger.

- High grade aluminum ensures long-lasting durability
- Choose from 4 different reflective materials.

1 Select Design:



2 Select Size: 18" Diamond



3 Select Material:

Quantity / Price (Per Sign)

For size: 18" Diamond 1-2

REFLECTIVE ALUMINUM SIGNS

3M Engineer Grade Reflective Alum. \$33.75

3M Hi Intensity Reflective Aluminum \$35.44

REFLECTIVE ALUMINUM SIGNS - PREMIUM

3M DiamondGrd. Fluorescent Yellow \$54.34

3M DiamondGrd. Fluorescent Yellow Gre... \$54.34

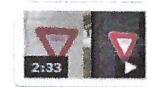
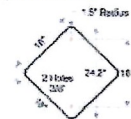
RIGID SIGNS

Aluminum \$28.69

[View all quantity based discounts](#)

3M Engineer Grade Reflective Alum

Configuration: (click to zoom) 163



Insider Buying Tip

Compare our prices with competition

Insider Tip



5.



You're shopping
St Johns
OPEN until 10 pm

Delivering to
32092

Store Finder Truck & Tool Rental For the Pro Gift Cards Cn

What can we help you find today?



My Account

All Departments Home Decor, Furniture & Kitchenware DIY Projects & Ideas Project Calculators Installation & Services Specials & Offers

Home / Hardware / Door Hardware / Door Locks / Keyless Door Locks / Keyless Locksets

Internet #31

Schlage

Camelot Satin Nickel Electronic Keypad Door Lock with Accent Door Lever

★★★★★ (175) Questions & Answers (44)



Hover Image to Zoom

272

\$109.47

Pay \$84.47 after \$25 OFF your total qualifying purchase. [Apply for a Home Depot Consumer Card](#)

- Features illuminated keypad for keyless entry
- Stores up to 19 codes to use and share
- Self-aligning screw holes make installation easy
- [View More Details](#)

Finish: Satin Chrome



Pickup at St Johns

Delivering to 32092

Ship to Store

Mar 13 - Mar 16

111 available

FREE

Delivery

Tomorrow

111 available

FREE

Get it as soon as tomorrow. Schedule your delivery in checkout.

Leave Your Next Project To Us

PRO Need a Professional?
We Can Help!

Get Referred to a Local Pro

☐ Add Pro Referral

[What to Expect](#)

[Share](#) [Print](#)



You're shopping
St Johns
OPEN until 10 pm

Delivering to
32092

Store Finder Truck & Tool Rental For the Pro Gift Cards On

What can we help you find today?



My Account

All Departments Home Decor, Furniture & Kitchenware DIY Projects & Ideas Project Calculators Installation & Services Specials & Offers

Home / Hardware / Door Hardware / Door Locks / Keyless Door Locks / Keyless Locksets

Internet #31

Schlage

382

\$102.60

Plymouth Satin Chrome Electronic Keypad Door Lock with Elan Door Lever

★★★★★ (90) Questions & Answers (30)



Pay \$77.60 after \$25 OFF your total qualifying purchase upon opening a new card. Apply for a Home Depot Consumer Card

- Features illuminated keypad for keyless entry
- Stores up to 19 codes to use and share
- Self-aligning screw holes make installation easy & hassle-free
- [View More Details](#)

Pickup at St Johns

Delivering to 32092

Ship to Store

Mar 13 - Mar 18

238 available

FREE

Delivery

Tomorrow

238 available

FREE

Get it as soon as tomorrow. Schedule your delivery in checkout.

Leave Your Next Project To Us

**Need a Professional?
We Can Help!**

Get Referred to a Local Pro

☐ Add Pro Referral

E.

3/22/2023

Deer Run at Grand Reserve

Community Development District
Amenity Management Report



Riverside Management

Kayla Rinker

AMENITY MANAGER
RIVERSIDE MANAGEMENT SERVICES, INC.

Deer Run at Grand Reserve

Community Development District

Amenity Management Report

March 22, 2023

To: Board of Supervisors

From: Kayla Rinker
Amenity Manager

RE: Amenity Management Report March 22, 2023

The following is a summary of items related to the amenity facility and management of Deer Run.

Deer Run Community Events

The following is a summary of community events and activities held at the Amenity Center:

Special Events:

- February 2nd Bingo
- February 13th Craft Night
- March 2nd & 30th Bingo
- March 13th Craft Night

Classes:

- Zumba on Monday, Wednesday, Friday, and Saturdays
- Refit on Tuesday's and Thursday's
- Yoga on Monday's and Wednesday's
- Card Making Class every 2nd and 4th Saturday

Community Organized Events:

- Ladies Night is the first Tuesday of the month
- Bunco is the first Monday and second and third Thursday of the month
- Crochet/Quilting is every Friday
- Diamond Painting is every Sunday
- Music with Kurt & Debbie held the 1st Friday of the month
- Poker Night is every third Tuesday, and Friday of the month
- Ladies Poker Night is every Wednesday
- LRC is every Monday, and the first and third Saturday of the month
- Lob Wedge Social is the second Friday of the month
- Pickleball is on Monday, Wednesday, and Friday's
- Acoustic Night is the last Saturday of the month
- Rotary Club meets every second and fourth Tuesday of the month
- Singles night is the fourth Thursday of the month
- Unplugged is every third Friday
- Happy Hour is every Friday

Rentals Held:

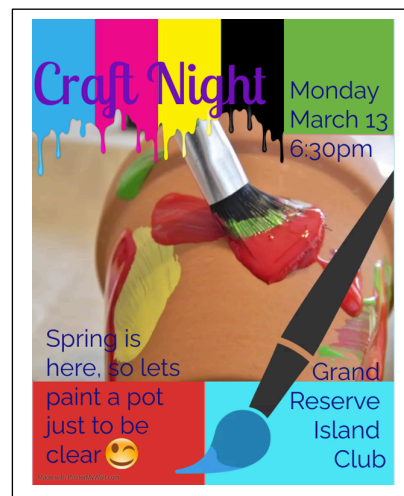
- February 4th Afternoon
- February 5th Evening
- February 25th Evening

Upcoming Rentals:

- April 11, 2023
- April 21, 2023

February 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 8:30AM- PICKLEBALL 10AM-BOCCE BALL 10:45AM-CHAIR ZUMBA 5PM- YOGA 6:15PM-LADIES POKER 7PM-PICKLEBALL	2 10:30AM-REFIT DARLA 6:30PM-BINGO 7PM- PICKLEBALL	3 8:30AM-LEARN PICKLEBALL 9AM-ZUMBA 10AM-ZUMBA TONE 1PM-CROCHET CLUB 4PM-HAPPY HOUR- BYOB 5PM- KURT & DEBBIE MUSIC 6PM MEN'S POKER UPSTAIRS	4 9:30AM-ZUMBA GOLD CANCELED 7PM-LCR
5 5-9PM-RENTAL 7PM-DIAMOND PAINTING(UPSTAIRS)	6 8:30AM- PICKLEBALL 10AM-BOCCE 10:30AM-CHAIR ZUMBA GOLD 3PM-LCR 2 6:30PM BUNCO	7 10:30 AM-REFIT DARLA 6:30PM -LADIES NIGHT SELF DEFENSE	8 8:30AM- PICKLEBALL 10AM-BOCCE BALL 10:45AM-CHAIR ZUMBA 5PM- YOGA 6:15PM-LADIES POKER 7PM-PICKLEBALL	9 10:30AM-REFIT DARLA 2PM-COFFEE BREAK 7PM-PICKLEBALL	10 8:30AM- PICKLEBALL 9AM-ZUMBA 10AM-ZUMBA TONE 1PM-CROCHET CLUB 4PM-HAPPY HOUR- BYOB 6PM-LOB WEDGE LN SOCIAL 6PM- MEN'S POKER	11 9:30AM-ZUMBA GOLD CANCELED
12 7PM-DIAMOND PAINTING	13 8:30AM- PICKLEBALL 10AM-BOCCE 10:30AM-ZG-CANCELED 3PM-LCR 2 6PM GS TROOP 54011 6:30PM -CRAFT NIGHT 7PM-PICKLEBALL	14 10:30 AM-REFIT-DARLA 5:30PM-ROTARY	15 8:30AM- PICKLEBALL 10AM-BOCCE BALL 10:45AM-CHAIR ZUMBA 5PM- YOGA 6:15PM-LADIES POKER 7PM-PICKLEBALL	16 10:30AM-REFIT DARLA 6:30PM -BUNCO 7PM-PICKLEBALL	17 8:30AM- PICKLEBALL 9AM-ZUMBA 10AM-ZUMBA TONE 1PM-CROCHET CLUB 4PM-HAPPY HOUR-BYOB 6PM-UNPLUGGED	18 9:00AM-ZUMBA GOLD (NEW TIME) 1PM- SCRAPBOOK CLASS 7PM-LCR
19 7PM-DIAMOND PAINTING	20 8:30AM- PICKLEBALL 10AM-BOCCE 10:30AM-CHAIR ZUMBA GOLD 3PM-LCR 2 7PM-PICKLEBALL	21 10:30AM-REFIT DARLA 6:15PM -STONE COLD POKER	22 8:30AM- PICKLEBALL 10AM-BOCCE BALL 10:45AM-CHAIR ZUMBA 5PM- YOGA 6:15PM-LADIES POKER 7PM-PICKLEBALL	23 10:30AM-REFIT DARLA 6PM -CDD WORKSHOP 7PM-PICKLEBALL	24 8:30AM- PICKLEBALL 9AM-ZUMBA 10AM-ZUMBA TONE 1PM-CROCHET CLUB 4PM-HAPPY HOUR- BYOB 6PM-POKER CLUB 7PM - RESERVES	25 9:30AM-ZUMBA GOLD (NEW TIME) 5:30PM-9:00PM RENTAL
26 7PM-DIAMOND PAINTING	27 8:30AM- PICKLEBALL 10AM-BOCCE 10:30AM-CHAIR ZUMBA GOLD 3PM-LCR 2 7PM-PICKLEBALL	28 10:30 AM-REFIT DARLA 5:30PM-ROTARY				



Amenity Center Maintenance

Below is a list of maintenance responsibilities that are completed weekly:

- Debris cleaned up and removed throughout the community including roadways, pickleball courts, pool area and parking lot areas.
- All trash receptacles are emptied periodically, and bags replaced.
- All pool furniture on the pool deck and BBQ area is monitored and checked daily, straightened, cleaned, and organized as well as all tables and chairs inside the clubhouse, and upstairs patio lounge.
- Light fixtures are inspected, and damaged or out bulbs are replaced.
- Minor repairs to signage on pool deck were handled.

Additional Maintenance Items Completed

- Two additional trash cans were delivered on February 14th from the City of Bunnell – Trash is picked up twice per week, staff checks the facility Sunday nights to put out any trash for early Monday morning pick up
- AEDs at the facility were inspected on February 16th by Life Safe Services
- All reachable facility windows were cleaned the week of February 20th – Certain windows are damaged and being replaced under warranty
- Florida Pest Control completed exterior preventative pest control services on February 28th
- Both grills have been cleaned and continue to be cleaned by staff
- A request has been made for No Solicitation signs and Turtle Crossing signs for the community – pricing being acquired

Conclusion

All outlined items above are for the Board consideration. For any questions or concerns regarding the above information, please contact Gwen Diaz, Amenity Manager, at 386-263-7213 or deerrunmgr@rmsnf.com.

Kind Regards,

Kayla Rinker

FIFTEENTH ORDER OF BUSINESS

A.

MINUTES OF MEETING
DEER RUN COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Deer Run Community Development District was held Wednesday, January 25, 2023 at 6:00 p.m. at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida.

Present and constituting a quorum were:

David St. Pierre	Chairman
Gail Lambert	Vice Chairperson
Darrell Broom	Supervisor
Andre Poulin	Supervisor
Greg Dean	Supervisor

Also present were:

Jim Oliver	District Manager
Katie Buchanan	District Counsel by telephone
Peter Armans	District Engineer by telephone
Chris Hall	Riverside Management
Marc Rousseau	Riverside Management
Howard McGaffney	GMS
Alison Mossing	GMS
Chief Brannon	Chief of Police, City of Bunnell
Dr. Alvin Jackson, Jr.	City Manager, City of Bunnell

FIRST ORDER OF BUSINESS

Roll Call

Mr. St. Pierre called the meeting to order and stated we have started some new interests in resident committees. Each board member has a committee they are involved with. Anyone who would like to join a committee to help improve our neighborhood see one of the board members.

Mr. Broom stated I have the amenity center.

Ms. Lambert stated I have the landscaping.

Mr. Poulin stated I have the activities group.

Mr. Dean stated I have contracts.

Mr. St. Pierre stated we are going to get off to a different start tonight. We are going to honor a volunteer in our community and the first honoree is Gary Bomley. After retiring Gary joined Flagler Volunteer Services and enrolled in CERT, community emergency response team training. He volunteered at the fairgrounds during Covid vaccinations, handling traffic control. He became an instructor training new volunteers in medical emergency situations. In addition Gary volunteers at the emergency operations center and spends time monitoring radio transmissions and phone communications during the hurricanes this past year. Over the last three years he has volunteered on many events throughout Flagler County always ready to help wherever needed. For our first ever volunteer of the year appreciation award, Gary Bomley

Mr. Bomley stated there are tons of volunteer opportunities in Flagler County.

SECOND ORDER OF BUSINESS

Public Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2023-03 Election of Officers

Mr. St. Pierre stated the only thing they are doing is adding two more people to sign checks, has no effect on anyone else.

On MOTION by Mr. Dean seconded by Mr. Poulin with all in favor Resolution 2023-03 was approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-04 Authorizing Investment of Funds in the Local Government Surplus Funds Trust Fund (State Board of Administration)

Mr. St. Pierre stated this will get us about 4% rather than the 1% we are earning now.

Ms. Lambert asked what are the withdrawal terms?

Mr. Oliver stated it is immediate withdrawal, it is in an overnight fund. As soon as we need to move funds from the surplus funds into the operating account, we will get it the next day.

On MOTION by Mr. Poulin seconded by Ms. Lambert with all in favor Resolution 2023-04 was approved.

FIFTH ORDER OF BUSINESS**Consideration of Proposals from Terracon
for Wetland/Upland Buffer Restoration**

Mr. St. Pierre stated we tabled this item at the last meeting. I suggest that we not move forward with this and put it to the side again. I have asked Jim to set up a meeting with the golf course because it is a \$10,000 project and hopefully, the golf course will pick up half because a lot of this property is close to them.

Ms. Lambert stated this particular proposal is for three areas that are specifically CDD. After the last meeting I got in touch with D.R. Horton and I copied Katie and everybody so everybody knew what the conversation was about. Basically, it is land that has been cleared for building, the one opposite Fairway Court and the three houses on hole 1, and the old model home.

Mr. St. Pierre stated we asked D.R. Horton the same question, we asked D.R. Horton to help us and in a very polite way said no. It is a mandated thing we have to do and we are just going to discuss it with the golf course to hope they throw in on it. If they don't we are still going to be left holding the \$10,000.

Mr. Armans stated I do want to highlight again, this \$10,000 is not touching any of the areas that are on the golf course. The golf course has areas that they have to address and that is a totally separate area. This proposal does not touch the golf course stuff that is the first point. The second point is this proposal is also expired so we will have to go back and make sure Terracon will still do this for work for the same price. If you decide to move forward with a motion it would be to authorize up to a certain amount and you would have to make sure that the proposal is still valid. Also, if there are meetings being scheduled with the golf course I would love to be there just to make sure, because we have an idea of what the water management district would allow and what they would approve as far as the mitigation on the golf course property. We would want to make sure that we are part of that conversation to make sure that what they agree to do is what the water management district would accept. There are two separate pots here, one is the areas that are golf course related and one is the CDD only related.

Mr. St. Pierre stated okay. When I had this conversation with Jim Oliver earlier today they would be more than glad to have you part of this whole process when we sit down with the golf course and I guess there is no harm in asking them to participate with us.

Ms. Lambert asked is this a specialist or is there a possibility of getting another quote on this?

Mr. St. Pierre asked can we get more bids on this? We would like to get three bids total to do this project.

Mr. Armans stated I'm not sure we are able to find other companies that do this type of work in the state. This is a unique market; companies are not just going to do the plantings they are going to do the planting and they are going to do an ongoing monitoring report. The water management district might require us to do four or five years of monitoring so that is going to be another cost that is going to be a yearly cost of roughly \$3,000 to \$5,000.

Mr. Oliver stated I'm going to send you some contact information for some other companies that do this in Northeast Florida in the Jacksonville area and ask you to reach out to them and get a proposal also.

Mr. Armans stated you don't have to make a decision today, I think if you could authorize someone on the board that we can work with and communicate with these contractors, starting with the golf course and if you want to approve up to a certain amount after we receive those three bids, we can move in that direction. If there is communication with the golf course, please let us know who you would want us to work with from the board.

Mr. Oliver stated I have another question for you regarding the urgency of this project. Since we are looking at other proposals, is this a front burner issue or can it wait to the next regularly scheduled meeting?

Mr. Armans stated I think it could wait. Probably not much longer, the water management district is short staffed and that is why they have been kind of quiet about it. As soon as they have personnel they are going to probably start talking to us again, but we don't want to wait until that happens and them saying we dropped the ball. I believe if by next meeting we have a plan to award to a contractor I think we will be fine.

Mr. Oliver stated in the interim if you are contacted by the water management district let them know that the CDD is soliciting additional proposals before they make a decision.

Mr. Armans stated absolutely. This proposal satisfies a plan that we have not proposed to the water management district yet. We brought before the CDD board several months ago a plan that we believe will satisfy the water management district. Before we even finalize proposals we want to take that plan to the water management district and get their blessing on it and then we can go out for proposals because they might require something slightly different. We hope not since we had some communication about it that they had a change in personnel so they might

have a different opinion. What we wanted from the board is for the board to approve the plan that we are suggesting so we can restart the communication with the water management district and propose that plan to them before we get more bids.

Mr. St. Pierre stated it makes sense and we are going to be conducting a strategy session fairly soon so I think we would like to wait until then to make any more decisions on that.

Mr. Armans stated I want to clarify. We can't go out to bid to get bids, if we don't have an approved plan. What would you like us to do before next meeting if anything?

Mr. St. Pierre stated we are going to be conducting a strategy meeting with just the board members forthcoming. We would like to have some time doing that since we are a fairly new board. We really haven't had time to discuss it. We would love for you to show up at our strategy meeting and discuss it with us and we will have more clarity and depth.

Mr. Armans stated absolutely.

Mr. St. Pierre stated Jim will be in contact with you about that.

On MOTION by Mr. Broom seconded by Mr. Dean with all in favor the proposal from Terracon was tabled.

SIXTH ORDER OF BUSINESS

Discussion of Amenity Center and Front Entrance Landscape Renderings

Ms. Lambert stated the landscape working group has met several times since the last meeting and decided to prioritize the 100 entrance. At the last meeting there was a move to fill in the fountains with plants, but in discussions the group is of the opinion that the cheaper option would be to repair the fountains since we bought a new pump just over a year ago. Chris indicated it would be a minimal amount to repair the fountains.

Mr. Hall stated what is in there now is metal pipes and it is rusted and we redid one with PVC and it works good and it would be a minimal cost to replace the other two and we can have them up and running next week.

On MOTION by Ms. Lambert seconded by Mr. Poulin with all in favor staff was authorized to repair the fountains and look for hearty plants for the other entrances.

Ms. Lambert stated we are going to adopt the same principle at the amenity center and take small sections, put in plants that will survive and look at a couple proposals for that. Smaller landscapers may give us ideas rather than just using Yellowstone on these smaller projects.

SEVENTH ORDER OF BUSINESS

Schedule of Workshops

A. Board of Supervisors Strategy Session

Mr. St. Pierre stated Mac is going to work on this one. Everybody is flexible as long as they have enough notice and it will be toward the end of February.

Mr. McGaffney stated I will communicate with the board members to find a date and we will notice it accordingly.

On MOTION by Mr. Poulin seconded by Mr. Broom with all in favor staff was authorized to notice the strategy session workshop subject to getting a quorum check outside this meeting.

B. Fiscal Year 2024 Budget Workshop

Mr. St. Pierre stated we will do the same thing with the budget workshop and Mac will coordinate that. Our budget workshop will be for next year's budget and hopefully we will have that done by the end of March. We start going to budget in May and start taking proposals. These people up here want to get involved in the budget. We haven't had a lot of say over the years but now we do. People are welcome to join us.

On MOTION by Ms. Lambert seconded by Mr. Dean with all in favor staff was authorized to notice the budget workshop.

EIGHTH ORDER OF BUSINESS

Appointment of Audit Committee

Mr. Oliver stated Chapter 218 of the Florida Statutes requires that every three to five years the board appoints an audit selection committee so that you can select an independent CPA firm to conduct your financial audit. As a unit of government in Florida CDDs like other local units of government are required to have a financial audit. This audit would begin after the end of the fiscal year, which ends on September 30th. The committee will select the evaluation

criteria, we publish notice of the RFP, bring proposals back to the audit committee, they will review those and make a selection and have the audit start at the end of the fiscal year. Typically we have the board members serve as the audit committee because if you have quorum for one meeting, you will have quorum for your committee meeting also.

On MOTION by Mr. St. Pierre seconded by Mr. Poulin with all in favor the board members were appointed to serve as the audit committee.

NINTH ORDER OF BUSINESS

Grand Reserve Construction Update

Mr. Oliver stated one of the chairman's first acts as chairman was to ask D.R. Horton to provide us a regular update on construction that we could have for each meeting. The one I received on the 19th was from Joe Walter and there was nothing to update for Phase 3, no changes. The previous one that you sent two days prior to our last meeting with the project update for Phase 3 which is located inside the Links, clearing is complete and approved and monitored burning should occur this week, importing dirt will start next week, trucks will be traveling between Phase 6 recreation area and Phase 3. The contractor will sweep and maintain the roads throughout the day and end of day. This process will take a few months, there is considerable amount of fill needed to import, 60 lots in Phase 3.

We want to continue to get them to be a little more robust in the updates that they give us.

TENTH ORDER OF BUSINESS

Discussion and Consideration of Yellowstone Proposal for Pond Bank Trimming

Mr. McGaffney stated a resident reached out to me when they found out that I was going to be assisting Mr. Oliver and the district and said that behind the 100's their pond is trimmed on the residents' side and on the other side and at a certain point beyond the pond bank the conservation area begins. They would like to have that done on at least an annual basis preferably semi-annual. I reached out to Chris and worked with Yellowstone and we have a proposal before you and it is up to you. The price may be a factor.

Mr. St. Pierre stated I understand about conservation areas. People would like to have dead trees removed. If we start doing little projects like this we are adding to cost throughout. We won't do anything now in this situation and it is outside the budget.

A resident stated I'm not talking about taking out trees, I'm talking about picking up dead limbs off the bank, raking the pond leaves. They specifically exclude those areas from their contract.

Mr. McGaffney stated those areas are not in the contract.

Mr. St. Pierre stated maybe we can get someone else to look at it for a different price?

Mr. Rousseau stated yes.

Mr. St. Pierre stated Mac is going to share your information with Marc and Marc will be in contact with you.

ELEVENTH ORDER OF BUSINESS

Update on Insurance Claim (Main Irrigation Pump)

Mr. St. Pierre stated we went back to our insurance company to make restitution for us on the main irrigation and he will update us in the future on where we are.

TWELFTH ORDER OF BUSINESS

Consideration of Proposal from Hi-Tech System for Additional Access Readers for Outside Restrooms

Ms. Mossing stated we requested a quote to add access control to the outdoor restrooms from Hi-Tech Systems, the current access control system vendor we use here. We have young people hopping the fence at night, going to the bathroom and causing damage. If the bathrooms are access controlled, we can tell who went in the bathroom by whose card was used or if they are not residents hopping the fence, they won't be able to get into the bathrooms. This is something we have at the majority of our other communities we manage, most of their outdoor bathrooms are access controlled.

Ms. Lambert stated we always have this problem. It seemed like a lot of money and I would like to see that kind of money spent on security. There are things that are excluded from the proposal and things we need to do before we spent the \$4,500.

On MOTION by Mr. Broom seconded by Mr. Poulin with all in favor this item was tabled in order for the amenity center committee to come up with a plan.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

There being none, the next item followed.

C. District Manager

Mr. Oliver stated the FY 22 audit is underway and we will be able to deliver that well in advance of the June 20, 2023 deadline.

D. Operations Manager

1. Report

Mr. Hall gave an overview of the field operations manager's report, copy of which was included in the agenda package.

2. Proposal for Pool Equipment Repairs

Mr. Hall outlined the proposals and stated the original builder of the pool has not responded. This is what we have now and we can try to get more proposals if you want.

Mr. Dean stated I looked at it and I'm familiar with this through my career and the price of \$6,91.62 is not unreasonable for the scope of work they are going to be doing. One of the things I discussed with Chris already is looking at everything at the pool and its subsequent systems to make sure everything is ready so we can go through the summer without any interruptions with any of the equipment.

On MOTION by Mr. Dean seconded by Mr. Poulin with all in favor the proposal from Big Z Pool Service in the amount of \$6,091.62 was approved.

E. Amenity Manager

1. Report

Ms. Mossing stated Gwen submitted her amenity manager's report and her last day was Thursday. RMS is actively looking for her replacement and we will keep the board updated along the way. Natalie is filling in until we find that replacement.

2. Proposal from 3B's Custom Concrete

Ms. Lambert stated I saw the proposal for repair of the sidewalk. Is there a chance we could speak with D.R. Horton when their concrete guys come?

Mr. St. Pierre stated I gave Alison another person to contact.

FOURTEENTH ORDER OF BUSINESS Supervisor's Requests

Other items: road repairs, air conditioning to be kept at 74° at amenity center, additional trash cans around amenity center,

FIFTEENTH ORDER OF BUSINESS Public Comments

Other items: Shades for amenity center, clean fireplace screen/glass, water level in the pool, water stain on sign, entrance lighting, lake in 700 block needs maintenance, fluctuation of water level in the ponds, fishing in ponds, timing of installation of pine straw, tree replacement, width of bicycle path at entrance.

SIXTEENTH ORDER OF BUSINESS Approval of Consent Agenda

A. Approval of the Minutes of the November 30, 2022 Meeting

On MOTION by Ms. Lambert seconded by Mr. Poulin with all in favor the minutes of the November 30, 2022 meeting were approved.

B. Balance Sheet as of December 31, 2022 and Statement of Revenues and Expenses for the Period Ending December 31, 2022

C. Assessment Receipt Schedule

D. Approval of Check Register

On MOTION by Mr. Poulin seconded by Mr. Broom with all in favor the balance of the consent agenda items was approved.

SEVENTEENTH ORDER OF BUSINESS Next Scheduled Meeting – 03/22/23 at 6:00 p.m. at the Island Club

Mr. St. Pierre stated the next scheduled meeting is March 22, 2023 at 6:00 p.m. in the same location.

On MOTION by Mr. Broom seconded by Mr. Poulin with all in favor the meeting adjourned at 7:13 p.m.
--

Secretary/Assistant Secretary

Chairman/Vice Chairman

MINUTES OF MEETING
DEER RUN COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Deer Run Community Development District held a workshop on Thursday, February 23, 2023 at 6:02 p.m. at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida.

Present and constituting a quorum were:

David St. Pierre	Chairman
Gail Lambert	Vice Chairperson
Darrell Broom	Supervisor
Andre Poulin	Supervisor
Greg Dean	Supervisor

Also present were:

Howard McGaffney	District Manager
Jim Oliver	GMS
Katie Buchanan	District Counsel
Peter Armans	District Engineer
Several Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. McGaffney called the workshop to order at 6:02 p.m. and called the roll.

SECOND ORDER OF BUSINESS

**Wetland Restoration Plan and Process
(Presenter: District Engineer)**

Mr. Armans reviewed the history of correspondence and warning letters from the St. Johns River Water Management District regarding issues with conservation areas and easements some of which were over cleared and some that needed additional plantings. Areas 4, 10 and 11 will be addressed by the board and district staff will correspond with the golf course for areas that were encroached upon by over mowing.

The district engineer will present at the next board meeting his proposed plan to be presented to the St. Johns River Water Management District to bring the conservation area/easements into compliance.

THIRD ORDER OF BUSINESS

Stormwater Ponds

A. Function and Flow

Mr. Armans reviewed the ownership of the ponds, advised that the ponds within Freedom are owned and maintained by Freedom HOA and that ponds are replenished by rainfall only.

B. Retention vs. Detention (which type does Deer Run have?)

Mr. Armans reviewed the differences in retention and retention ponds, both of which are in the district.

FOURTH ORDER OF BUSINESS

SJRWMD Permits

A. Pond Expansion (currently in application)

Ms. Buchanan advised that D.R. Horton wants to expand Pond B1 and part of the permitting needs for Phases 5 & 6 and the application for the permit needs to be signed by the chair. Staff will notify D.R. Horton of the presence of gopher tortoises on the property. This request will be presented at a future meeting.

B. Process of the Transfer of Maintenance/Ownership from DRH to District (Presenter: District Engineer/District Counsel)

Ms. Buchanan outlined the process of transferring completed ponds/improvements to the district for maintenance and ownership. This will add to the operation and maintenance budget. The engineer will inspect it before the district accepts improvements. The district engineer will confirm which ponds have been accepted by the district for maintenance and ownership and which ones will be transferred in the future.

The board and staff discussed the issues with the location of a mailbox kiosk and the district manager will advise D.R. Horton of the dissatisfaction of the Phase 3 mailbox cluster, regarding safety and ADA concerns.

FIFTH ORDER OF BUSINESS

Review of Sunshine Law (District Counsel)

Ms. Buchanan reviewed the sunshine law, outlined ways to avoid a sunshine law violation and reiterated that any item that could come before the board for discussion and

consideration cannot be discussed with another board member outside of a publicly advertised meeting. All supervisors have the ability to ask staff to add an item to a future agenda.

SIXTH ORDER OF BUSINESS**Resident Committees vs. Board Appointed
DHOC/Committees (Presenter: District
Counsel)**

Ms. Buchanan provided information on the differences between a committee appointed by the board or an ad hoc committee and in order to avoid a sunshine law violation to not interact with a resident committee/interest group on landscape, amenities, policies, etc.

Policies of the board related to amenities management was discussed and district counsel advised that policies are set by the board and amenity management enforces the policies. Unilateral direction by supervisors is not permitted. The existing policies will be reviewed by the district manager and district counsel and make any recommended changes at a future meeting.

SEVENTH ORDER OF BUSINESS**Update on Joint Meeting (City Manager,
DRH Representative(s), Chair, District
Manager, District Counsel, District Engineer****Purpose of this Meeting is to Discuss Outstanding Items of Concern**

Ms. Buchanan outlined issues that need to be addressed in a meeting with the city manager, D.R. Horton representative and district staff being: ownership of certain roadways, repair of main roadway. Stormwater pond repair to be addressed with D.R. Horton.

EIGHTH ORDER OF BUSINESS**Process of Assignment of Improvements from
DR Horton in Remaining Phases (Presenter:
District Counsel & District Engineer)****Forward Thinking to the Certification of Completion of the Project**

Ms. Buchanan reviewed the process of assignment from D.R. Horton to the district and that she will speak with D.R. Horton to ensure that all future acquisitions will be presented and approved by the board with all appropriate documents. D.R. Horton does not always communicate that improvements have been completed and when plats are recorded.

NINTH ORDER OF BUSINESS**Discussion of Disbursement Policy/Spending
Authority Policy**

Mr. McGaffney outlined the need to have a more defined spending authority policy for onsite staff and the district manager as well as emergency purchases that will be presented at a future meeting.

TENTH ORDER OF BUSINESS

Public Comment

Public comments were made throughout the workshop.

ELEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – 03/22/23 at 6:00 p.m. at the Island Club

Mr. McGaffney stated the next scheduled meeting will be held March 22, 2023 at 6:00 p.m. at the Island Club.

On MOTION by Mr. Dean seconded by Mr. Broom with all in favor the meeting adjourned at 8:12 p.m.
--

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Deer Run
Community Development District

Unaudited Financial Reporting
January 31, 2023



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Capital Reserve Fund</u>
5	<u>Debt Service Fund Series 2008</u>
6	<u>Debt Service Fund Series 2018</u>
7	<u>Capital Projects Fund Series 2018</u>
8-9	<u>Month to Month</u>
10	<u>Long Term Debt Report</u>
11	<u>Assessment Receipt Schedule</u>

Deer Run
Community Development District
Combined Balance Sheet
January 31, 2023

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
<u>Cash:</u>					
Operating Account	\$ 878,085	\$ 9,007	\$ -	\$ -	\$ 887,092
<u>Investments:</u>					
<u>Series 2018</u>					
Reserve	\$ -	\$ -	\$ 407,178	\$ -	\$ 407,178
Revenue	\$ -	\$ -	\$ 253,848	\$ -	\$ 253,848
Interest	\$ -	\$ -	\$ 1,489	\$ -	\$ 1,489
Prepayment	\$ -	\$ -	\$ 3,805	\$ -	\$ 3,805
Sinking Fund	\$ -	\$ -	\$ 1	\$ -	\$ 1
Construction	\$ -	\$ -	\$ -	\$ 22,310	\$ 22,310
Due from General Fund	\$ -	\$ -	\$ 360,303	\$ -	\$ 360,303
Due from Other	\$ 100	\$ -	\$ -	\$ -	\$ 100
Due from Golf Course	\$ 1,005	\$ -	\$ -	\$ -	\$ 1,005
Total Assets	\$ 879,190	\$ 9,007	\$ 1,026,623	\$ 22,310	\$ 1,937,130
Liabilities:					
Accounts Payable	\$ 17,640	\$ -	\$ -	\$ -	\$ 17,640
Due to Debt Service	\$ 360,303	\$ -	\$ -	\$ -	\$ 360,303
Total Liabilities	\$ 377,942	\$ -	\$ -	\$ -	\$ 377,942
Fund Balance:					
Restricted for:					
Debt Service - Series 2018	\$ -	\$ -	\$ 1,026,623	\$ -	\$ 1,026,623
Capital Projects - Series 2018	\$ -	\$ -	\$ -	\$ 22,310	\$ 22,310
Assigned for:					
Capital Reserves	\$ -	\$ 9,007	\$ -	\$ -	\$ 9,007
Unassigned	\$ 501,248	\$ -	\$ -	\$ -	\$ 501,248
Total Fund Balances	\$ 501,248	\$ 9,007	\$ 1,026,623	\$ 22,310	\$ 1,559,188
Total Liabilities & Fund Balance	\$ 879,190	\$ 9,007	\$ 1,026,623	\$ 22,310	\$ 1,937,130

Deer Run
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/23	Thru 01/31/23	Variance

Revenues:

Assessments - Tax Roll	\$ 534,612	\$ 516,606	\$ 516,606	\$ -
Assessments - Direct	\$ 264,583	\$ 132,283	\$ 132,283	\$ -
Golf Course Lake Maintenance Contribution	\$ 4,800	\$ 1,005	\$ 1,005	\$ -
Rental Income	\$ -	\$ -	\$ 1,010	\$ 1,010
Miscellaneous Income	\$ -	\$ -	\$ 80	\$ 80
Total Revenues	\$ 803,995	\$ 649,894	\$ 650,984	\$ 1,090

Expenditures:

General & Administrative:

Supervisor Fees	\$ 4,200	\$ 1,400	\$ 2,600	\$ (1,200)
FICA Expense	\$ 321	\$ 107	\$ 199	\$ (92)
Engineering	\$ 12,000	\$ 4,000	\$ 1,295	\$ 2,705
Dissemination	\$ 2,500	\$ 833	\$ 1,083	\$ (250)
Attorney	\$ 20,000	\$ 6,667	\$ 6,716	\$ (50)
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -
Trustee Fees	\$ 3,500	\$ -	\$ -	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Assessment Roll Services	\$ 2,500	\$ 5,000	\$ 5,000	\$ -
Management Fees	\$ 34,421	\$ 11,474	\$ 11,474	\$ (0)
Information Technology	\$ 1,095	\$ 365	\$ 365	\$ -
Website Maintance	\$ 655	\$ 218	\$ 218	\$ 0
Telephone	\$ 100	\$ 33	\$ 36	\$ (2)
Postage	\$ 600	\$ 200	\$ 197	\$ 3
Insurance	\$ 7,858	\$ 7,858	\$ 7,040	\$ 818
Printing & Binding	\$ 800	\$ 267	\$ 58	\$ 209
Travel Per Diem	\$ 250	\$ 83	\$ -	\$ 83
Legal Advertising	\$ 1,330	\$ 443	\$ (430)	\$ 873
Other Current Charges	\$ 2,500	\$ 833	\$ 493	\$ 340
Office Supplies	\$ 100	\$ 33	\$ 2	\$ 31
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 99,355	\$ 39,990	\$ 36,522	\$ 3,469

Operations & Maintenance

Field Expenditures

Field Management	\$ 33,418	\$ 11,139	\$ 11,139	\$ 0
Electric	\$ 85,048	\$ 28,349	\$ 29,308	\$ (959)
Water & Sewer	\$ 12,500	\$ 4,167	\$ 6,112	\$ (1,946)
Landscape Maintenance	\$ 141,900	\$ 47,300	\$ 42,636	\$ 4,664
Landscape Contingency	\$ 6,000	\$ 2,000	\$ 1,774	\$ 226
Lake Maintenance	\$ 30,000	\$ 10,000	\$ 9,125	\$ 875
Water Feature Maintenance	\$ 8,000	\$ 2,667	\$ -	\$ 2,667
Irrigation Repairs	\$ 20,400	\$ 6,800	\$ 2,667	\$ 4,133
Contingency	\$ 3,000	\$ 1,000	\$ -	\$ 1,000
Subtotal Field Expenditures	\$ 340,266	\$ 113,422	\$ 102,762	\$ 10,660

Deer Run
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/23	Thru 01/31/23	Variance
Amenity Expenditures				
Amenities Management	\$ 86,625	\$ 28,875	\$ 20,610	\$ 8,265
Property Insurance	\$ 41,946	\$ 41,946	\$ 39,011	\$ 2,935
Pool Maintenance	\$ 11,220	\$ 3,740	\$ 4,300	\$ (560)
Pool Chemicals	\$ 10,560	\$ 3,520	\$ 3,984	\$ (464)
Janitorial Services	\$ 14,032	\$ 4,677	\$ 5,400	\$ (723)
Pest Control	\$ 1,100	\$ 367	\$ 240	\$ 127
Facilities Maintenance	\$ 25,000	\$ 8,333	\$ 4,153	\$ 4,180
Cable, Internet & Telephone Services	\$ 6,600	\$ 2,200	\$ 2,135	\$ 65
Electric - Amenities	\$ 18,000	\$ 6,000	\$ 4,860	\$ 1,140
Water & Sewer - Amenities	\$ 30,000	\$ 10,000	\$ 5,937	\$ 4,063
Gas Service	\$ 950	\$ 317	\$ 212	\$ 105
Security Monitoring	\$ 1,500	\$ 500	\$ 592	\$ (92)
Access Cards	\$ 500	\$ 500	\$ 619	\$ (119)
Operating Supplies	\$ 3,000	\$ 1,000	\$ 632	\$ 368
Amenity Repairs & Maintenance	\$ 18,800	\$ 6,267	\$ 6,279	\$ (13)
Pool Repairs & Maintenance	\$ 15,000	\$ 5,000	\$ -	\$ 5,000
Special Events	\$ 13,000	\$ 4,333	\$ 4,223	\$ 111
Holiday Décor	\$ 4,000	\$ 1,333	\$ 308	\$ 1,025
Fitness Center Repairs & Maintenance	\$ 500	\$ 167	\$ 510	\$ (343)
Office Supplies	\$ 1,000	\$ 333	\$ 324	\$ 9
Elevator Maintenance	\$ 2,000	\$ 667	\$ 125	\$ 542
Contingency	\$ 9,041	\$ 3,014	\$ -	\$ 3,014
Subtotal Amenity Expenditures	\$ 314,374	\$ 133,089	\$ 104,455	\$ 28,634
Total Operations & Maintenance	\$ 654,640	\$ 246,511	\$ 207,217	\$ 39,294
Total Expenditures	\$ 753,995	\$ 286,501	\$ 243,738	\$ 42,763
Excess (Deficiency) of Revenues over Expenditures	\$ 50,000		\$ 407,246	
<u>Other Financing Sources/(Uses):</u>				
Transfer (Out)	\$ (50,000)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (50,000)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (0)		\$ 407,246	
Fund Balance - Beginning	\$ -		\$ 94,002	
Fund Balance - Ending	\$ (0)		\$ 501,248	

Deer Run
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/23	Thru 01/31/23	Variance
Expenditures:				
Capital Outlay	\$ 1,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,000	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (1,000)		\$ -	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 50,000	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 50,000	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 49,000		\$ -	
Fund Balance - Beginning	\$ 9,007		\$ 9,007	
Fund Balance - Ending	\$ 58,007		\$ 9,007	

Deer Run
Community Development District
Debt Service Fund Series 2008
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/23	Thru 01/31/23	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 6	\$ 6
Total Revenues	\$ -	\$ -	\$ 6	\$ 6
Expenditures:				
Interest - 11/1	\$ -	\$ -	\$ -	\$ -
Principal - 5/1	\$ -	\$ -	\$ -	\$ -
Interest - 5/1	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 6	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (624)	\$ (624)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (624)	\$ (624)
Net Change in Fund Balance	\$ -		\$ (618)	
Fund Balance - Beginning	\$ -		\$ 618	
Fund Balance - Ending	\$ -		\$ 0	

Deer Run
Community Development District
Debt Service Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/23	Thru 01/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 362,943	\$ 354,064	\$ 354,064	\$ -
Assessments - Direct	\$ 289,520	\$ 144,760	\$ 144,760	\$ -
Interest	\$ 100	\$ 100	\$ 6,502	\$ 6,402
Total Revenues	\$ 652,563	\$ 498,924	\$ 505,326	\$ 6,402
Expenditures:				
Interest - 11/1	\$ 226,468	\$ 226,468	\$ 226,060	\$ 408
Special Call - 11/1	\$ 100,000	\$ 100,000	\$ 55,000	\$ 45,000
Principal - 5/1	\$ 205,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 226,468	\$ -	\$ -	\$ -
Total Expenditures	\$ 757,935	\$ 326,468	\$ 281,060	\$ 45,408
Excess (Deficiency) of Revenues over Expenditures	\$ (105,373)		\$ 224,266	
Fund Balance - Beginning	\$ 385,336		\$ 802,357	
Fund Balance - Ending	\$ 279,964		\$ 1,026,623	

Deer Run
Community Development District
Capital Projects Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/23	Thru 01/31/23	Variance
Revenues				
Interest	\$ -	\$ -	\$ 213	\$ 213
Total Revenues	\$ -	\$ -	\$ 213	\$ 213
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 213	
Fund Balance - Beginning	\$ -		\$ 22,097	
Fund Balance - Ending	\$ -		\$ 22,310	

Deer Run
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ 58,136	\$ 443,189	\$ 15,282	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 516,606
Assessments - Direct	\$ 66,141	\$ -	\$ 66,141	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 132,283
Golf Course Lake Maintenance Contribution	\$ -	\$ -	\$ 1,005	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,005
Rental Income	\$ -	\$ 500	\$ 200	\$ 310	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,010
Miscellaneous Income	\$ -	\$ -	\$ 30	\$ 50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80
Total Revenues	\$ -	\$ 500	\$ 1,235	\$ 360	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 650,984
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ 1,000	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,600
FICA Expense	\$ -	\$ 77	\$ 61	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 199
Engineering	\$ -	\$ 555	\$ -	\$ 740	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,295
Dissemination	\$ 208	\$ 458	\$ 208	\$ 208	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,083
Attorney	\$ 489	\$ 2,639	\$ 630	\$ 2,959	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,716
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Roll Services	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Management Fees	\$ 2,868	\$ 2,868	\$ 2,868	\$ 2,868	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,474
Information Technology	\$ 91	\$ 91	\$ 91	\$ 91	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 365
Website Maintance	\$ 55	\$ 55	\$ 55	\$ 55	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 218
Telephone	\$ -	\$ 36	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36
Postage	\$ 54	\$ 5	\$ 88	\$ 50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 197
Insurance	\$ 7,040	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,040
Printing & Binding	\$ -	\$ 2	\$ -	\$ 56	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 58
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ 25	\$ (480)	\$ 25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (430)
Other Current Charges	\$ 130	\$ 138	\$ 165	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 493
Office Supplies	\$ 1	\$ -	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 16,111	\$ 7,949	\$ 4,488	\$ 7,974	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,522
<u>Operations & Maintenance</u>													
Field Expenditures													
Field Management	\$ 2,785	\$ 2,785	\$ 2,785	\$ 2,785	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,139
Electric	\$ 7,111	\$ 7,488	\$ 7,370	\$ 7,339	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,308
Water & Sewer	\$ 826	\$ 1,322	\$ 986	\$ 2,978	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,112
Landscape Maintenance	\$ 11,493	\$ 10,381	\$ 10,381	\$ 10,381	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,636
Landscape Contingency	\$ 1,201	\$ 573	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,774
Lake Maintenance	\$ 2,345	\$ 2,090	\$ 2,345	\$ 2,345	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,125
Water Feature Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ 2,262	\$ -	\$ 405	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,667
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Field Expenditures	\$ 25,760	\$ 26,901	\$ 23,868	\$ 26,233	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 102,762

Deer Run
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Expenditures													
Amenities Management	\$ 988	\$ 6,762	\$ 6,674	\$ 6,187	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	20,610
Property Insurance	\$ 39,011	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	39,011
Pool Maintenance	\$ 1,325	\$ 1,125	\$ 925	\$ 925	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,300
Pool Chemicals	\$ 862	\$ 896	\$ 862	\$ 1,364	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,984
Janitorial Services	\$ 1,500	\$ 1,200	\$ 1,200	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,400
Pest Control	\$ 80	\$ 80	\$ 80	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	240
Facilities Maintenance	\$ 1,360	\$ 879	\$ 944	\$ 970	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,153
Cable, Internet & Telephone Services	\$ 779	\$ 418	\$ 563	\$ 376	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,135
Electric - Amenities	\$ 1,129	\$ 1,129	\$ 1,204	\$ 1,397	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,860
Water & Sewer - Amenities	\$ 1,186	\$ 1,010	\$ 1,891	\$ 1,850	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,937
Gas Service	\$ 50	\$ 61	\$ 47	\$ 54	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	212
Security Monitoring	\$ -	\$ -	\$ 592	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	592
Access Cards	\$ -	\$ 619	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	619
Operating Supplies	\$ -	\$ -	\$ 632	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	632
Amenity Repairs & Maintenance	\$ 1,915	\$ 1,721	\$ 1,873	\$ 770	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,279
Pool Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Special Events	\$ 221	\$ 763	\$ 1,427	\$ 1,811	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,223
Holiday Décor	\$ -	\$ -	\$ 308	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	308
Fitness Center Repairs & Maintenance	\$ -	\$ 100	\$ -	\$ 410	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	510
Office Supplies	\$ -	\$ 228	\$ 96	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	324
Elevator Maintenance	\$ -	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	125
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Amenity Expenditures	\$ 50,407	\$ 17,117	\$ 19,317	\$ 17,614	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	104,455
Total Operations & Maintenance	\$ 76,167	\$ 44,018	\$ 43,185	\$ 43,847	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	207,217
Total Expenditures	\$ 92,278	\$ 51,967	\$ 47,673	\$ 51,821	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	243,738
Excess (Deficiency) of Revenues over Expenditures	\$ (92,278)	\$ (51,467)	\$ (46,438)	\$ (51,461)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	407,246
Other Financing Sources/Uses:													
Transfer (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (92,278)	\$ (51,467)	\$ (46,438)	\$ (51,461)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	407,246

Deer Run

Community Development District

Long Term Debt Report

Series 2018, Special Assessment Revenue and Refunding Bonds		
Interest Rate:	5.40%, 5.50%	
Maturity Date:	5/1/2044	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$403,290	
Reserve Fund Balance	\$407,178	
Bonds Outstanding - 08/02/18		\$11,175,000
Less: Principal Payment - 05/01/19		(\$205,000)
Less: Special Call - 05/01/19		(\$430,000)
Less: Special Call - 11/01/19		(\$895,000)
Less: Principal Payment - 05/01/20		(\$215,000)
Less: Special Call - 05/01/20		(\$75,000)
Less: Special Call - 08/01/20		(\$640,000)
Less: Special Call - 11/01/20		(\$10,000)
Less: Principal Payment - 05/01/21		(\$180,000)
Less: Principal Payment - 05/01/22		(\$190,000)
Less: Special Call - 11/01/22		(\$55,000)
Current Bonds Outstanding		\$8,280,000

C.

DEER RUN
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2023

Gross Assessments	\$958,514.34	\$ 568,720.79	\$ 389,793.55
Net Assessments	\$901,003.48	\$ 534,597.54	\$ 366,405.94

ON ROLL ASSESSMENTS

								59.33%	40.67%	100.00%
								Series 2018		
DATE	CHECK#	DESCRIPTION	GROSS AMT	COMMISSIONS	DISC/PENALTY	INTEREST	NET RECEIPTS	O&M Portion	DSF Portion	Total
11/29/22	64364	0/01/21-09/30/2:	\$0.00	\$0.00	\$0.00	\$15.63	\$15.63	\$15.63	\$0.00	\$15.63
11/29/22	64401	0/01/22-11/15/2:	\$104,133.20	\$1,999.07	\$4,179.58	\$0.00	\$97,954.55	\$58,119.93	\$39,834.62	\$97,954.55
12/13/22	64450	1/16/22-11/30/2:	\$793,944.73	\$15,243.76	\$31,756.96	\$0.00	\$746,944.01	\$443,188.56	\$303,755.45	\$746,944.01
01/05/23	64646	2/13/22-12/26/2:	\$8,824.28	\$170.86	\$281.34	\$0.00	\$8,372.08	\$4,967.45	\$3,404.63	\$8,372.08
01/05/23	64626	2/01/22-12/12/2:	\$18,431.10	\$354.78	\$692.28	\$0.00	\$17,384.04	\$10,314.57	\$7,069.47	\$17,384.04
TOTAL			\$925,333.31	\$17,768.47	\$36,910.16	\$15.63	\$870,670.31	\$516,606.14	\$354,064.17	\$870,670.31

97%	Gross Percent Collected
\$33,181.03	Balance Remaining to Collect

DIRECT ASSESSMENTS

DR Horton						
				Net Assessments	\$554,085.84	\$264,565.84
						\$289,520.00
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	DEBT SERVICE FUND 2018
10/21/22	10/1/22	1595192	\$138,521.46	\$138,521.46	\$66,141.46	\$72,380.00
12/6/22	12/1/22	1615180	\$138,521.46	\$138,521.46	\$66,141.46	\$72,380.00
	2/1/23		\$0.00			
	5/1/23		\$0.00			
				\$277,042.92	\$277,042.92	\$144,760.00

D.

Deer Run Community Development District

Summary of Check Register

January 01, 2023 through January 31, 2023

Fund	Date	Check No.'s	Amount
General Fund	1/6/23	1710-1716	\$ 19,669.58
	1/20/23	1717-1722	\$ 14,985.16
Total Amount			\$ 34,654.74

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/06/23	00081	1/01/23 16079	202301 320-53800-48000		*	925.00	
			POOL MAINTENANCE JAN 23				
				AQUATIC XPRESS			925.00 001710
1/06/23	00044	12/29/22 4	202212 300-20700-10200		*	170.86	
			COMMISSIONS DUE				
				FLAGLER COUNTY TAX COLLECTOR			170.86 001711
1/06/23	00092	12/27/22 66386	202212 320-53800-51000		*	496.50	
			INSTALL CAMERA/SERVICE				
		12/29/22 67276	202212 320-53800-51000		*	95.00	
			SERVICE CALL CHARGE				
				HI-TECH SYSTEM ASSOCIATES INC			591.50 001712
1/06/23	00082	1/01/23 060	202212 320-53800-48300		*	300.00	
			CLEANING 12/26/22				
				J&G COMMERCIAL CLEANING SERVICE LLC			300.00 001713
1/06/23	00059	1/01/23 11129560	202301 320-53800-48100		*	1,364.20	
			WATER MANAGEMENT JAN 23				
				POOLSURE			1,364.20 001714
1/06/23	00056	1/01/23 150	202301 320-53800-12100		*	5,936.83	
			FACILITY MGMT JAN 23				
				RIVERSIDE MANAGEMENT SERVICES, INC			5,936.83 001715
1/06/23	00042	1/01/23 472089	202301 320-53800-46000		*	10,381.19	
			LANDSCAPE MAINT JAN 23				
				YELLOWSTONE LANDSCAPE			10,381.19 001716
1/20/23	00035	1/18/23 01182023	202301 300-20700-10100		*	1,315.00	
			EXCESS REVENUE TSFR				
				DEER RUN CDD C/O REGIONS BANK			1,315.00 001717
1/20/23	00043	1/16/23 2228617	202212 310-51300-31100		*	555.00	
			ENGINEER SERVICES DEC 22				
				DEWBERRY ENGINEERS INC.			555.00 001718
1/20/23	00027	1/01/23 18003051	202301 320-53800-43000		*	902.00	
			PREMIUM LIGHTING JAN 23				
				FLORIDA POWER & LIGHT COMPANY			902.00 001719
1/20/23	00001	1/01/23 336	202301 310-51300-34000		*	2,868.42	
			MANAGEMENT FEES JAN 23				
		1/01/23 336	202301 310-51300-35200		*	54.58	
			WEBSITE ADMIN JAN 23				

DRUN DEER RUN IARAUJO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		1/01/23 336	202301 310-51300-35100	INFORMATION TECH JAN 23	*	91.25	
		1/01/23 336	202301 310-51300-31300	DISSEMINATION SVC JAN 23	*	208.33	
		1/01/23 336	202301 310-51300-51000	OFFICE SUPPLIES JAN 23	*	.51	
		1/01/23 336	202301 310-51300-42000	POSTAGE JAN 23	*	50.35	
		1/01/23 336	202301 310-51300-42500	COPIES JAN 23	*	55.50	
		1/01/23 337	202301 320-53800-12000	FIELD MANAGEMENT JAN 23	*	2,784.83	
GOVERNMENTAL MANAGEMENT SERVICES							6,113.77 001720
1/20/23 00082		1/09/23 061	202301 320-53800-48300	CLEANING 1/2/23	*	300.00	
		1/15/23 062	202301 320-53800-48300	CLEANING 1/9/23	*	300.00	
J&G COMMERCIAL CLEANING SERVICE LLC							600.00 001721
1/20/23 00056		12/31/22 151	202212 320-53800-12100	ASSISTANT MANAGER DEC 22	*	737.50	
		1/12/23 152	202212 320-53800-54000	AMENITY MAINT/REPAI JAN23	*	1,159.43	
		1/12/23 152	202212 320-53800-50000	FACILITY MAINT JAN 23	*	943.58	
		1/12/23 152	202212 320-53800-53000	OPERATING SUPPLY JAN 23	*	631.94	
		1/12/23 152	202212 320-53800-59100	HOLIDAY DECOR JAN 23	*	308.43	
		1/12/23 153	202301 320-53800-59000	MAINT SUPPLIES JAN 23	*	1,718.51	
RIVERSIDE MANAGEMENT SERVICES, INC							5,499.39 001722
TOTAL FOR BANK A						34,654.74	
TOTAL FOR REGISTER						34,654.74	

DRUN DEER RUN IARAUJO

Aquatic Xpress
P O Box 594
Flagler Beach, FL 32136


1-81

Invoice

Date	Invoice #
1/1/2023	16079

Bill To
Deer Run CDD 6200 Lee Vista Blvd Ste300 Orlando, FL 32822

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Commercial Pool Service	925.00	925.00
 48000			
Phone # (386) 225-9085		Total	\$925.00 ✓

SUZANNE JOHNSTON
FLAGLER COUNTY TAX COLLECTOR

December 29, 2022

Deer Run CDD
135 W. Central Blvd., Suite 320
Orlando, FL 32801

1-44
300 207-102

#4

Remitted Prior Distribution

879,880.21

Remitting Current Distribution

8,542.94

TOTAL COLLECTIONS REMITTED

888,423.15

Total Commissions Receivable

17,768.46

Less Received Prior Billing

17,597.60

COMMISSIONS NOW DUE

170.86



Tallahassee, FL 32308
2498 Centerville Rd.

Bill to:

Governmental Management Services, LLC
475 West Town Place
Suite 114
Saint Augustine, FL 32092
[Click Here to Pay Online!](#)

Invoice

Invoice #: 66386
Invoice Date: 12/27/2022
Completed: 12/27/2022
Terms: Due On Receipt
Bid#:
Service Ticket: 66386

475 West Town Place

HiTechFlorida.com

Description	Qty	Rate	Amount
Megapixel Starlight Eyeball Network Camera 2.8mm	1.00	\$259.00	259.00
Minimum Service Call Charge	1.00	\$95.00	95.00
Service Labor	1.50	\$95.00	142.50
Sales Tax			0.00

1-92

51000

Tech Resolution Note:

Job complete Swapped out bad camera for new one. Programmed recording in NVR

To review or pay your account online, please visit our online bill payment portal at [Hi-Tech Customer Portal](#). You will need your customer number and billing zip code to create a new login.

Support@hitechflorida.com
Office: 850-385-7649

Total	\$496.50
Payments	\$0.00
Balance Due	\$496.50

Submitted 12.29.22



Tallahassee, FL 32308
2498 Centerville Rd.

Bill to:

Governmental Management Services, LLC
475 West Town Place
Suite 114
Saint Augustine, FL 32092
[Click Here to Pay Online!](#)

Invoice

Invoice #: 67276
Invoice Date: 12/29/2022
Completed: 12/29/2022
Terms: Due On Receipt
Bid#:
Service Ticket: 67276

475 West Town Place

HiTechFlorida.com

Description	Qty	Rate	Amount
1-11885-CCTV-1 - CCTV System - Grand Palms Deer Run Waterfront Community - Santa Fe Springs, FL	1.00	\$95.00	95.00
Minimum Service Call Charge			0.00
Sales Tax			

1-92
51000

RECEIVED
JAN - 3 2023

[Signature]

Tech Resolution Note:

The camera just needed to be rebooted. I had to scour OvrC and look for the MAC address. I found it. I'm guessing AT&T replaced it at some point. I set static addresses.

To review or pay your account online, please visit our online bill payment portal at [Hi-Tech Customer Portal](#). You will need your customer number and billing zip code to create a new login.

Support@hitechflorida.com
Office: 850-385-7649

Total	\$95.00
Payments	\$0.00
Balance Due	\$95.00

✓

Invoice

060

1-82

1/1/2023

NET 15

Dear Run Amenity Center
Attn: Gwen

<u>Service</u>	<u>Cost</u>
Week of 12/26	300.00
Total Due:	300.00 ✓

Please make checks payable to J&G Commercial Cleaning Services LLC.

Thank you,

Jason & Gretchen Sandoval
Owners*J&G Commercial Cleaning Services LLC*

386-986-7445

22 Prince Anthony Ln.

Palm Coast FL, 32164



48300



1707 Townhurst Dr.
Houston TX 77043
(800) 858-POOL (7665)
www.poolsure.com

Invoice

Date

1/1/2023

Invoice #

111295603054

Terms	Net 20
Due Date	1/21/2023
PO #	

Bill To Deer Run Community Development District 6200 Lee Vista Blvd, Suite 300 Orlando FL 32822	Ship To Rich Whetsel Deer Run Community Development District 501 Grand Reserve Drive Bunnell FL 32110
---	--

Item ID	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	1,339.20
WM-XPC Upgrade	XPC System Upgrade	1	ea	25.00
WM-Wireless Communication Charge	XPC Communication Fee	1	ea	0.00
Approved - 12-22-2022 Pool Chemicals 001.320.53800.48100 Chris Hall				

Reminder - A 5% discount is still available if 2023 is paid in full by 12/31/2022. If you are interested in receiving the 5% discount please email ar@poolsure.com and ask for an annual invoice!

Subtotal	1,364.20
Shipping Cost (FEDEX GROUND)	0.00
Total	1,364.20
Amount Due	\$1,364.20

RECEIVED

DEC 20 2022

Remittance Slip

Customer
11DEE025
Invoice #
111295603054

Amount Due \$1,364.20

Amount Paid

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



111295603054

Riverside Management Services, Inc

9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

Invoice**Bill To:**

Deer Run CDD
9145 Narcoosee Rd.
Suite A208
Orlando, FL 32827

1-56
Invoice #: 150**Invoice Date:** 1/1/2023**Due Date:** 1/1/2023**Case:****P.O. Number:**

Description	Hours/Qty	Rate	Amount
1.320.53800.12100 - Facility Management - Deer Run - January 2023		5,936.83	5,936.83

RECEIVED

JAN - 6 2023

Jerry Lambert
1-5-23

Total	\$5,936.83
--------------	-------------------

Payments/Credits	\$0.00
-------------------------	---------------

Balance Due	\$5,936.83
--------------------	-------------------

1-42



YELLOWSTONE
LANDSCAPE

3235 North State Street
PO Box 849
Bunnell, FL 32110

www.yellowstonelandscape.com

INVOICE

Date	Invoice No.
01/01/23	472089
Terms	Due Date
Net 30	01/31/23

BILL TO
ATTN: Accounting Deer Run CDD GMS-CF, LLC 6200 Lee Vista Blvd Suite 300 Orlando, FL 32822

PROPERTY
Deer Run CDD 400 Grand Reserve Dr Bunnell, FL 32110

Amount Due	Enclosed
\$10,381.19	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#179152 - Monthly Landscape Maintenance January 2023		\$10,381.19	\$0.00	\$10,381.19
	Total		\$10,381.19	\$0.00	\$10,381.19

RECEIVED

DEC 21 2022

Approved - 1-4-2023
Landscape Maintenance
001.320.53800.46000
Chris Hall

CHECK REQUEST FORM

DISTRICT/ASSOCIATION: Deer Run CDD

DATE: 1/18/23

PAYABLE TO: Deer Run c/o Regions Bank

AMOUNT REQUESTED: \$1,315.00

REQUESTED BY: Indhira Araujo

ACCOUNT # 001-300-207-101 V#35

DESCRIPTION OF NEED: Excess Revenue txfer

Fiscal Year 2022

101%	Gross Percent Collected
(\$3,340.41)	Balance Remaining to Collect

\$ 720,526.30

TRANSFERS TO 2018 DEBT SERVICE - DIRECT:		
<u>DATE</u>	<u>CHECK #</u>	<u>AMOUNT</u>
11/12/21	1445	\$101,492.47
5/16/22	1560	\$101,492.49
5/16/22	1561	\$101,492.49
5/16/22	1562	\$101,492.49
TOTAL		\$405,969.94

INVOICE



Dewberry

Please remit to: DEWBERRY ENGINEERS INC.
P.O. Box 821824
Philadelphia, PA 19182-1824
(703)849-0100 TIN: 13-0746510

Invoice #: 2228617
Invoice Date: 1/16/2023
Due Date: 2/15/2023
Client #: 327127
Contract #: 50147438
Batch #: 3222490

Bill To: DEER RUN CDD
9145 NARCOOSSEE RD, SUITE 206-A
ORLANDO FL 32827

Work Performed Thru Period Ending 12/30/2022

Job: 50147438 Deer Run CDD WA 2022-1

TIME & MATERIAL BILLING

Task ID	Task Description	CURRENT PERIOD BILLING		
T001	GENERAL ENGINEERING			
	Description	Prev Amount Billed	\$	4,982.50
	ENGINEER V	Hours	Rate	Amount
		3.00	185.000	\$ 555.00
		TOTAL HOURLY LABOR	3.00	\$ 555.00
		TOTAL FOR T001		\$ 555.00

TOTAL FOR JOB: 50147438 \$ 555.00

TOTAL INVOICE AMOUNT DUE \$ 555.00
BY 2/15/2023

Please Reference Invoice Number with Payment

RECEIVED

JAN 17 2023

NOTE: Dewberry will not ask our clients to update any banking information via email. Please call Richard Goldstein directly at 703.849.0219 to request or verify our banking information or account number.

This invoice is due and payable within 30 days of the invoice date. Any questions pertaining to the above should be brought to the attention of Dewberry immediately. Thank you.

This invoice accurately reflects the terms and conditions of our agreement and the amount hereon is correct.
PETER NASSIF ARMANS

Dewberry complies with Section 202 of Executive Order 11246 as amended by Executive Order 11375.



Page 1 of 1

WEEK BEGINNING		WEEK ENDING		EMPLOYEE NO.	NAME (Last, First, M.I.)	HOME B.U.	P.C.	WEEKLY TIMESHEET					
11/26/2022		12/2/2022		957610	ARMANS, PETER N.	2530	2						
PAY TYPE	WORK STATE	JOB/BU	COST CODE	WORK ORDER	DESCRIPTION/CREW INFO	SAT	SUN	MON	TUES	WED	THURS	FRI	TOTALS
1	FL	50147438	T0010000		Board Meeting Agenda: General Engineering; E-mails about CE Encroachment Deer Run CDD WA 2022-1					2.0	0.5	0.5	3.0
PETER ARMANS 12/2/2022					REINARDO MALAVE DAVILA 12/2/2022								
EMPLOYEE SIGNATURE					APPROVED BY								

PAYMENT COUPON

1800305170 1 of 1

/4115006401066800007166180030517060000090200

4,1,1500,640106,6800007166,1800305170,6,0000090200

Please mail this portion with your check

DEER RUN CDD
6200 LEE VISTA BLVD STE 300
ORLANDO FL 32822

27
320 538 43

Cust. No.: 6800007166	Inv. No.: 1800305170
This Month's Charges	Amount Due
Past Due After 01/31/2023	This Invoice \$ 902.00

Please see payment options and instructions at the bottom of this invoice.

RECEIVED

JAN 09 2023

FPL
General Mail Facility
Miami FL 33188-0001

Florida Power & Light Company

Federal Tax Id.#: 59-0247775

Invoice

Customer Name and Address

DEER RUN CDD
6200 LEE VISTA BLVD STE 300
ORLANDO FL 32822

Customer Number: 6800007166

Invoice Number: 1800305170

Invoice Date: 01/01/2023

4,1,1500,640106,6800007166,1800305170,6,0000090200

Please retain this portion for your records

CURRENT CHARGES AND CREDITS

Customer No: 6800007166 Invoice No: 1800305170

Description	Amount
PREMIUM LIGHTING 20 YR CONTRACT MONTHLY BILLING	902.00
For Inquiries Contact: JAMES MONROIG 1-800-847-5484	Total Amount Due \$902.00 This Month's Charges Past Due After 01/31/2023

Wire & ACH Payments

Account Name: Florida Power & Light Co.
Bank Name: Bank of America
Account Number: 3750132076
WIRE Only: City/State: New York, NY 10001 ABA No: 026-009-593
ACH Only: City/State: Dallas, TX ABA No.: 111-000-012
Please include the invoice number in the payment reference

Check Payments

Make check payable to Florida Power & Light in USD and mail payment with the top portion of this invoice to the address below:

General Mail Facility
Miami FL 33188-0001

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 336

Invoice Date: 1/1/23

Due Date: 1/1/23

Case:

P.O. Number:

Bill To:

Deer Run CDD
9145 Narcoossee Rd
Suite A206
Orlando, FL 32827

1-1

Description	Hours/Qty	Rate	Amount
Management Fees - January 2023 310 513 34		2,868.42	2,868.42
Website Administration - January 2023 352		54.58	54.58
Information Technology - January 2023 351		91.25	91.25
Dissemination Agent Services - January 2023 313		208.33	208.33
Office Supplies 51		0.51	0.51
Postage 42		50.35	50.35
Copies 425		55.50	55.50

RECEIVED

JAN 10 2023

Total \$3,328.94**Payments/Credits** \$0.00**Balance Due** \$3,328.94

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763**Invoice**

Invoice #: 337

Invoice Date: 1/1/23

Due Date: 1/1/23

Case:

P.O. Number:

Bill To:Deer Run CDD
9145 Narcoossee Rd
Suite A206
Orlando, FL 32827

1-1

Description	Hours/Qty	Rate	Amount
Field Management - January 2023 320 53812		2,784.83	2,784.83

RECEIVED

JAN 10 2023

Total \$2,784.83**Payments/Credits** \$0.00**Balance Due** \$2,784.83

Invoice

061

1/9/2023

NET 15

Dear Run Amenity Center
Attn: Gwen

1-82

<u>Service</u>	<u>Cost</u>
Week of 1/2	300.00
Total Due:	300.00 ✓

Please make checks payable to J&G Commercial Cleaning Services LLC.

Thank you,

Jason & Gretchen Sandoval
Owners
J&G Commercial Cleaning Services LLC
386-986-7445
22 Prince Anthony Ln.
Palm Coast FL, 32164



48300

Invoice
062

1/15/2023
NET 15

Dear Run Amenity Center
Attn: Gwen

<u>Service</u>	<u>Cost</u>
Week of 1/9	300.00
Total Due:	300.00

Please make checks payable to J&G Commercial Cleaning Services LLC.

Thank you,

Jason & Gretchen Sandoval
Owners
J&G Commercial Cleaning Services LLC
386-986-7445
22 Prince Anthony Ln.
Palm Coast FL, 32164



43800

Riverside Management Services, Inc
9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

Invoice

Invoice #: 151
Invoice Date: 12/31/2022
Due Date: 12/31/2022
Case:
P.O. Number:

Bill To:

Deer Run CDD
9145 Narcoossee Rd.
Suite A206
Orlando, FL 32827

Description	Hours/Qty	Rate	Amount
Assistant Manager through December 2022 320.53800.12100	29.5	25.00	737.50
<div>RECEIVED JAN - 6 2023</div> <div><i>Jerry Lambert</i> 1-6-23</div>			

Total \$737.50

Payments/Credits \$0.00

Balance Due \$737.50

DEER RUN COMMUNITY DEVELOPMENT DISTRICT

Assistant Manager

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
29.5	Assistant Manager	\$ 25.00	\$ 737.50

Covers Period: December 2022

GL # 320.53800.12100

TOTAL DUE:

\$ 737.50

RMS

DEER RUN COMMUNITY DEVELOPMENT DISTRICT
AMENITY ASSISTANT BILLABLE HOURS
FOR THE MONTH OF DECEMBER 2022

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
12/1/22	3	N.C.	Bingo Night - set up, assist and clean up
12/3/22	7	H.C.	Christmas Preparation
12/3/22	8	N.C.	Christmas Preparation
12/6/22	2.5	N.C.	Event - Prep assistance
12/10/22	5	N.C.	Winter Event - set up, assist and clean up
12/12/22	4	N.C.	Craft Night - set up, assist and clean up

29.5

Event - Prep assistance
Completed daily checklist, returned calls and emails

Invoice

Deer Run CDD
9145 Narcoossee Rd.
Suite A206
Orlando, FL 32827

RECEIVED
JAN 17 2023

Balance Due	\$3,043.38
--------------------	-------------------

**DEER RUN COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF DECEMBER 2022**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
12/7/22	8	P.S.	Blew leaves and debris off pool deck, outdoor grilling area, stairwell, all sports courts and surrounding areas, removed all debris around property, sprayed second coat of paint on eight outdoor speakers, cleaned all outdoor signs, cleaned all exterior of spider webs, rehung Christmas decorations, cut up and removed two fallen trees, set ice maker, replaced three lightbulbs -
12/14/22	8	P.S.	Tested all lights, replaced emergency exit light, sanded fireplace frame, replaced two batteries in emergency lights, purchased trash receptacle, hung business card displays, disabled lock to storage room, removed debris around property, blew leaves and debris off all common areas
12/21/22	6	P.S.	Diagnosed problem with pickleball courts lights and ordered parts, repaired gate latch at pickleball courts, removed debris from roadways, replace ignitors on grills
12/22/22	8	P.S.	Replaced five hanging outdoor light fixtures above island, painted, repaired and replaced fireplace screen
12/28/22	8	P.S.	Blew leaves and debris off pool deck, surrounding gathering areas and sports courts, sanded and painted three grates near fire place, cleaned shutter on roof, installed five no parking signs, filled in pot holes, checked and changed all trash receptacles

TOTAL 38

MILES 565

*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 1/05/23

DISTRICT
DEER RUN

<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
10/10/22	5 Gallon Water (2)	32.15	G.D.
11/20/22	Gingerbread Inflatable	67.67	H.C.
11/20/22	Santa Inflatable	73.52	H.C.
11/20/22	Binder Clips	15.99	H.C.
11/21/22	Multifold Towels 16pk (2)	86.87	C.H.
11/28/22	Toilet Paper 80pk	58.43	C.H.
11/30/22	Garland (4)	147.61	H.C.
11/30/22	Christmas Gel Filter	19.63	H.C.
11/30/22	Desk Calendar	14.75	H.C.
12/8/22	Keys (2)	7.98	P.S.
12/13/22	Felt 40W Glass Filament Lights 6pk (3)	53.41	G.D.
12/13/22	Toilet Seat Covers 4pk of 250 (2)	48.19	G.D.
12/13/22	Windex (2)	8.30	G.D.
12/13/22	Paper Towels 12 Super Rolls	24.14	G.D.
12/13/22	Air Wick Plug In 5 Refills (2)	26.50	G.D.
12/15/22	Cyan Toner Cartridge	104.45	G.D.
12/15/22	Paint Brush	4.58	P.S.
12/15/22	Exit Light - LED	131.10	P.S.
12/15/22	Light bulbs for bathroom	13.73	P.S.
12/15/22	Emergency Light Batteries (2)	59.73	P.S.
12/15/22	36"x7' Screen	10.90	P.S.
12/15/22	50 Gallon Trash Can	90.24	P.S.
12/27/22	4x4x6 PT (5)	51.64	P.S.
12/27/22	Air Wick Plug In 5 Refills	13.50	G.D.
12/27/22	Air Wick Plug In Warmer (4)	9.25	G.D.
12/28/22	Air Vent Grilles (2)	53.03	C.H.
12/30/22	Antibacterial Hand Soap (12)	29.52	G.D.
12/30/22	Gym Wipes 3200 wipes 4 rolls	159.91	G.D.
1/2/23	Rubber Base Adhesive	11.48	P.S.
1/2/23	Rubber Base (5)	13.11	P.S.
1/3/23	4x4x6 PT (2)	20.65	P.S.

TOTAL \$1,461.95

invoice

Deer Run CDD
9145 Narcoossee Rd.
Suite A206
Orlando, FL 32827

1-54

JAN 17 2023

Jerry Lambert
1-13-23

Total	\$1,718.51
Payments/Credits	\$0.00
Balance Due	\$1,718.51

SPECIAL EVENTS

Period Ending 1/05/23

<u>DISTRICT</u>	<u>DATE</u>	<u>EVENT</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
<u>DEER RUN</u>					
	11/25/22	Christmas Event	Dice Game 2pk	18.45	H.C.
	11/25/22	Christmas Event	Table Runners 14X90 (4)	127.93	H.C.
	11/25/22	Christmas Event	Table Runners 14x69 (3)	73.80	H.C.
	11/25/22	Christmas Event	Connect 4 Game	7.38	H.C.
	11/25/22	Christmas Event	Glitter Reindeer Décor 2pc (4)	58.52	H.C.
	11/25/22	Christmas Event	Organizer Station	47.98	H.C.
	11/25/22	Christmas Event	Wicker Baskets 3pk	49.20	H.C.
	11/25/22	Christmas Event	UNO Card Game	24.59	H.C.
	11/25/22	Christmas Event	AA Batteries 24ct	22.13	H.C.
	12/5/22	Craft Night	Craft Scissors (10)	58.77	H.C.
	12/6/22	Christmas Event	Christmas Banner	28.55	H.C.
	12/6/22	Christmas Event	Inflatable Tree	56.87	H.C.
	12/6/22	Christmas Event	Inflatable Snowman	19.94	H.C.
	12/6/22	Christmas Event	Extension Cords	28.58	H.C.
	12/7/22	Christmas Event	Inflatable Gnomes	43.06	H.C.
	12/8/22	Christmas Event	Christmas Gift Bag (4)	6.15	G.D.
	12/8/22	Christmas Event	Christmas Kid Stamps (2)	3.08	G.D.
	12/8/22	Christmas Event	Christmas Hat	1.54	G.D.
	12/8/22	Christmas Event	Zip Lock Gift Bags for Kids	1.54	G.D.
	12/8/22	Christmas Event	Christmas Tree Bowl (3)	4.61	G.D.
	12/8/22	Christmas Event	Christmas Bead Necklace	1.54	G.D.
	12/8/22	Christmas Event	Tooth Picks	1.54	G.D.
	12/8/22	Christmas Event	Chocolate Covered Santa (5)	7.69	G.D.
	12/8/22	Christmas Event	Peppermint Candy Canes (2)	3.07	G.D.
	12/8/22	Christmas Event	Taffy (2)	3.07	G.D.
	12/8/22	Christmas Event	Mints	1.54	G.D.
	12/8/22	Christmas Event	Foil Bells Candy (3)	4.61	G.D.
	12/8/22	Christmas Event	Crisp Santa Candy	3.07	G.D.
	12/8/22	Christmas Event	Refund Deposit for Santa	-124.20	G.D.
	12/9/22	Christmas Event	Sweet Tea (2)	5.75	H.C.
	12/9/22	Christmas Event	Lemonade (2)	8.05	H.C.
	12/9/22	Christmas Event	Napkins (3)	14.80	H.C.
	12/9/22	Christmas Event	Plates (4)	16.05	H.C.
	12/10/22	Christmas Event	Food for Christmas Event	779.63	G.D.
	1/4/23	Craft Night	Lights 30pk	22.14	H.C.
	1/5/23	Bingo	Gift Cards (10)	287.50	H.C.
			TOTAL	<u>\$1,718.51</u>	