

MINUTES OF MEETING

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

GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Grand Haven Community Development District was held on **Thursday, January 15, 2009 at 9:36 a.m.** at the Grand Haven Room, located at Grand Haven Village Center, 2000 Waterside Parkway, Palm Coast, Florida 32137.

Present and constituting a quorum:

Peter Chiodo	Board Supervisor, Chairman
Charles Trautwein	Board Supervisor, Vice Chairman
Dennis Cross	Board Supervisor, Assistant Secretary
Stephen Davidson	Board Supervisor, Assistant Secretary
Samuel Halley	Board Supervisor, Assistant Secretary

Also present were:

Melissa Dobbins	District Manager, Rizzetta & Company, Inc.
Dave Berman	District Manager, Rizzetta & Company, Inc.
Scott Clark	District Counsel, Clark & Albaugh
Libbey Webb	District Engineer, Arcadis
Barry Kloptosky	Field/Operations Manager
Robert Lyons	Representative, LandMar Group
Roy Deary	President, AMG
Bill Goudy	Representative, AMG
Howard McGaffney	Amenity Center Director, AMG
Brian Filing	Representative, AOM
Barry Martin	Guest Speaker, Quality Roofing
Mark Duda	President, Duda Pools
Audience Members	

FIRST ORDER OF BUSINESS

Call to Order

Mr. Chiodo called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Field/Operations Manager Action
Response Report

Mr. Kloptosky gave update on Aerator and Littoral Shelf Project and that he is waiting on City Permit which is currently under review. Mr. Kloptosky is awaiting response from Dr. Mark Clark on this issue as well.

Mr. Kloptosky stated additional security measures at front gate have been implemented. He also indicated that the inventory list would be completed soon.

Mr. Kloptosky gave update on the Wild Oaks landscape maintenance.

THIRD ORDER OF BUSINESS

District Manager Action Response Report

Mr. Berman presented Capital Outlay Spreadsheet (Exhibit A). Mr. Berman stated that Bond Requisitions are being reviewed by District Counsel.

Mr. Cross read letter to Mayor regarding the city sign for Waterfront Park (Exhibit B).

FOURTH ORDER OF BUSINESS

District Counsel Report

Mr. Clark updated the Board on the Whitehall Assessment Foreclosure matter, and that an agreement should be in place within two weeks.

Mr. Clark stated he received the North Park Fence Right-of-Way Agreement and he has forward it to the District Engineer for review.

Mr. Clark updated the Board on the Wild Oaks Phase 2 Turnover. Mr. Clark has reviewed Bond Requirements and he is investigating impact fees and credits.

Mr. Clark stated there was no change in the RA Scott matter. Mr. Halley asked Mr. Clark to give review of this matter for the audience benefit. Mr. Clark provided a brief history of the matter.

Mr. Clark updated the Board on the Hampton Golf Membership issue, and found that the food charges are not a CDD matter.

Mr. Clark stated that additional security measures of checking identifications at the Gatehouse are acceptable.

Mr. Clark stated he is working with Mr. Cullis to resolve multiple outstanding issues with the Developer.

FIFTH ORDER OF BUSINESS

Resident/Audience Comments and Requests

A few Audience members asked questions about the status of a Built-In Display for Creekside and supported the creating of a Creekside Built-In Display Case.

An Audience member requested an update on the Grand Haven Community Directory.

An Audience member requested a more descriptive agenda and that the agenda be posted on the website by itself without the backup.

An Audience member asked if other pools in the area could be used by Grand Haven residents until the pools in Grand Haven were open.

Mr. Berman read a resident's e-mail into the minutes.

An Audience member was concerned about the gym's hours of operation.

Several Audience members' voiced concern over the pool closures. An Audience member spoke to the City of Palm Coast about the issue and how the Palm Coast Parks & Recreation became ^{compliant} complaint with the new pool regulations. Amenity Operation Management will handle refilling pool at lowest cost to District.

SIXTH ORDER OF BUSINESS

Guest Speaker Report

Mr. Martin of Quality Roofing gave a presentation on the roof repair process. Mr. Martin discussed the Sealoflex process as having a five coat process for installation, and that the liquid applied system is seamless. Mr. Martin presented the Board with a sample of a multiple layer application. Mr. Martin stated that there is a ten year warranty for material and labor, and is renewable in ten year increments.

SEVENTH ORDER OF BUSINESS

Grand Haven Pool: Status and Problem Overview

Mr. Goudy reviewed compliance process (Exhibit C).

Mr. Filing from Amenity Operation Management stated the problem with the pool is more than changing grates, it involves sumps as well. Mr. Filing reviewed AMSE A112.19.8-2007 Sump Requirements. Mr. Filing stated that currently the Village Center Pool has multiple violations and that the fine for these non-compliance violations per day, per grate would be \$5,000.00 and this is why the pool needs to remain closed until they are compliant.

Mr. Duda gave an update on what is being done to get compliant. He reviewed steps being taken through the Engineer Report. Mr. Duda stated he could complete the job in two weeks and possibly in as little as five days. Mr. Duda stated the products needed to fix the pool were not available until recently. A general discussion ensued.

<p>On Motion by Mr. Cross, seconded by Mr. Trautwein, with all in favor, the Board approved Duda Pools Agreement not to exceed \$13,100.00 with 30% down payment and work to be completed within two weeks beginning January 19, 2009, and pool will be Virginia Graeme Baker Act compliant for Grand Haven Community Development District.</p>

(A brief recess was taken from 11:30 a.m. to 11:40 a.m.)

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Amenity Center Manager

Mr. McGaffney, Amenity Center Director reviewed staffing changes. Mr. McGaffney gave Amenities Report (Exhibit D).

Mr. McGaffney updated Board on Tennis Advisory Committee, Grand Haven Room, and Waterside Café.

Board authorized purchase of two cases of tennis balls.

Mr. McGaffney stated he is investigating bingo ball replacement options.

Mr. McGaffney gave a brief review of pending and upcoming maintenance issues.

NINTH ORDER OF BUSINESS

Consideration of Café Humidity Cabinet

A general discussion ensued.

On Motion by Mr. Trautwein, seconded by Mr. Cross, with all in favor, the Board approved a six month lease with option to purchase full height controlled humidity cabinet for the Grand Haven Community Development District.

TENTH ORDER OF BUSINESS

Staff Reports

B. District Engineer's Report

Ms. Webb gave District Engineer's Report (Exhibit E).

Ms. Webb reviewed the letter received from the St. Johns River Water Management District to Grand Haven Developers, LLC regarding the Grand Haven North Boardwalk and Trimming (Exhibit F).

Mr. Clark requests proof of dedication of land from LandMar to CDD.

ELEVENTH ORDER OF BUSINESS

Update of Marlin Pump House Project

A general discussion ensued and an Exhibit was presented (Exhibit G). Mr. Clark stated he would review the Hampton Golf Agreement to see if they can invoice any portion of the project to them.

On Motion by Dr. Davidson seconded by Mr. Cross, with all in favor, the Board approved Pump House Facility Project Option #2 (per Exhibit G) not to exceed \$25,000.00 with funding to come from 2008B Bond proceeds for the Grand Haven Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Series 2008,
Construction Requisitions #4-#6**

The Board requested a review of Requisition 156 to see if it was a reimbursement to Grand Haven Developers, LLC.

On a Motion by Mr. Chiodo, seconded by Dr. Davidson, with all in favor, the Board approved Requisition #4 in the amount of \$1,225.00 with invoices to be resubmitted to distribute charges to appropriate bond proceeds (\$550.00 to 2004 bond, and \$675.00 to 2008 bond) for Grand Haven Community Development District.

The Board instructed the Field/ Operations Manager to provide an explanation to S.E. Cline Construction, Inc. for short payment if necessary.

On a Motion by Mr. Cross, seconded by Mr. Trautwein, with all in favor, the Board approved Requisition #5 in the amount of \$24,300.00 and withheld \$2,909.28 (for concrete sidewalk repair) and authorizing Chairman to approve withheld amount for Requisition #5 to S.E. Cline Construction, Inc. for Grand Haven Community Development District.

On a Motion by Dr. Davidson, seconded by Mr. Trautwein, with all in favor, the Board approved Requisition #6 to Favoretta Lawn & Garden in the amount of \$4,525.00 for Grand Haven Community Development District.

(A lunch recess was taken from 1:17 p.m. to 1:30 p.m.)

THIRTEENTH ORDER OF BUSINESS

Staff Reports

C. Field/ Operations Manager's Report

Mr. Kloptosky gave update on a residents request for a party with a bounce house. Board stated protocol for special request will be workshop topics.

Mr. Kloptosky gave an update on the fitness equipment and specifically the treadmills. Mr. Kloptosky gave an exhibit of the treadmill repair and replacement cost (Exhibit H). The consensus of the Board was to repair middle two treadmills. Board requested tracking equipment downtime.

Mr. Kloptosky gave an update on installed irrigation filter. He will work with Austin Outdoors to track irrigation heads and replacements; to split off irrigation line with filter installed for comparison purposes.

FOURTEENTH ORDER OF BUSINESS

Consideration of Proposals

Mr. Kloptosky presented a proposal for the Center Park Pier (Exhibit I). Mr. Kloptosky will inquire about timeframe for project completion and will update the Board.

On a Motion by Dr. Davidson, seconded by Mr. Trautwein, with all in favor, the Board approved the Seapeck Dock Repair plus Coquina Wall Proposal not to exceed \$26,000.00 for Grand Haven Community Development District.

Mr. Kloptosky presented a proposal summary for Village Center Flat Roof Repair (Exhibit J). Mr. Kloptosky will get additional information from Quality Roofing regarding Solar Panel Installation, and seek additional proposals with a similar process as the Seaoflex one.

FIFTEENTH ORDER OF BUSINESS

Consideration of the Minutes from the Board of Supervisors' Meeting held on December 18, 2008; and Consideration of Operation and Maintenance Expenditures for January 2009

On a Motion by Dr. Davidson, seconded by Mr. Cross, with all in favor, the Board approved the Minutes as amended from the Board of Supervisors' Meeting held on December 18, 2008; and the Operation and Maintenance Expenditures for January 2009 totaling \$313,281.02 for Grand Haven Community Development District.

SIXTEENTH ORDER OF BUSINESS

Staff Reports

D. District Manager

Mr. Berman updated Board on next Workshop and next Board of Supervisors' Meeting.

The Board appointed Supervisor Trautwein to submit Workshop attendance when District Manager is not present for Supervisor Pay Request. A general discussion ensued regarding Workshop agenda items.

A Board Consensus was given to not allow any items to be added or presented at meetings if not prepared in time for the Agenda to go out to Board members, therefore any late items will not be considered at the next scheduled meeting.

E. District Liaison
No report.

SEVENTEENTH ORDER OF BUSINESS Supervisor Requests

Mr. Halley requested informing the landscape bidders of potential additional work to bid on. Mr. Halley requests an inventory list for Workshop and asked where the District can save money in other areas.

Mr. Cross inquired about the administrative duties of Mr. Finnimore. Mr. Cross requested more information on Requisitions #150-#151. Mr. Cross requested update on injury that occurred at the tennis court.

Dr. Davidson asked if Workshop dates were posted on the Grand Haven website. Ms. Dobbins stated they had been posted.

Dr. Davidson wants Board to have priority list and mission statements, and long range capital plan for upcoming Workshop.

Dr. Davidson gave Board update on pond bank planting. Dr. Davidson stated that the Master Association agreed not to enforce sod down to water's edge; Mr. Davidson is working with Dr. Mark Clark on approved plant species list.

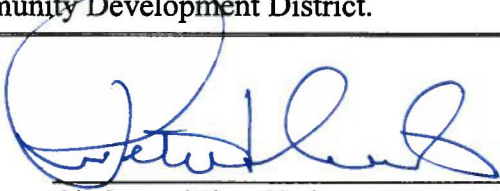
Dr. Davidson inquired about the status of the e-blast regarding the Ad Hoc Fact Finding Group.

EIGHTEENTH ORDER OF BUSINESS Adjournment

On a Motion by Mr. Cross, seconded by Mr. Trautwein, with all in favor, the Board adjourned the meeting at 3:35 p.m. for Grand Haven Community Development District.



Secretary/ Assistant Secretary



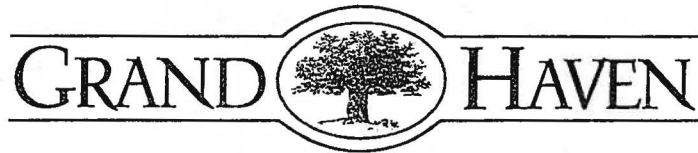
Chairman/Vice Chairman

Exhibit A

Grand Haven CDD
Capital Expenditures
FY2008-2009

<u>Effective Date</u>	<u>Vendor</u>	<u>Amount</u>	<u>Description</u>
10/08/08	Austin Outdoor	1,371.00	Landscape Repairs & Replacement 8/5/08
10/17/08	Harbour Plumbing	1,077.00	Plumbing Repairs 10/10/08
10/30/08	Robert J. Heim	600.00	2003 South Sport Jet Ski Trailer
11/01/08	Courteaux Electric, Inc.	5,000.00	Deposit for Boring & Installation of Services of Bubblers
11/13/08	Tom Lawrence	111.52	Reimbursement - GPS for Bass Boat for Pond Project
11/30/08	Keeton Industries	7,071.25	50% Down Payment - Aeration System
12/01/08	D G Meyer, Inc.	1,027.00	Replace Water Cooler at Courts 1-2
12/01/08	Electrical Wiring Solutions, Inc.	250.00	Service Work - Replace Fountain Control Panel
12/02/08	Commercial Security	3,000.00	Provide & Install DC Barrier Gate Operator for South Entrance
12/09/08	Welch Tennis Courts, Inc.	454.36	Tennis Court Supplies 11/08
12/22/08	Welch Tennis Courts, Inc.	595.00	Tennis Court Supplies 12/08
12/22/08	Sen-co Fence Co.	9,918.00	Furnish & Install White Picket Fence System
12/22/08	Sen-co Fence Co.	3,020.00	Furnish & Install Two Sets of 6' Wide Arbors
		<u>33,495.13</u>	

Exhibit B



January 05, 2009

PALM COAST

Mayor Jon Netts
City of Palm Coast
160 Cypress Point Parkway
Palm Coast, FL 32137

Subject: City Sign- Waterfront Park

Jon,

At our December Board meeting the Waterfront Park sign at the intersection of Colbert Lane and North Park road was discussed. The sign acknowledged the funding of the City of Palm Coast and the Florida Inland Navigation District towards the development of the Park. The funding by the residents of the Grand Haven Community Development District is not acknowledged.

Grand Haven resident have paid \$360,000.00. For the construction of North Park road and are prepared to make an additional contribution of \$50,000. Towards the Park. The developer did not contribute these funds. Funds are being paid by the Grand Haven residents via bond until the year 2019.

We believe the contributions of the residents of the Grand Haven Community Development District should also be acknowledged on the park sign. It would help portray Grand Haven residents as "GOOD NEIGHBOORS" to all Palm Coast residents using this Waterfront Park.

Please review our request and advise us of your plans.

Respectfully,

Dennis Cross

Board Supervisor

CC:

John Jackson-Director

Parks & Recreation

Exhibit C

Amenity Operations & Maintenance, Inc.
Recommended Compliance Protocol
For the "Virginia Graeme Baker Pool and Spa Act"

Overview:

The federal government passed a law, effective December 19, 2008, that establishes stricter federal guidelines relative to all swimming pools' drain systems. The goal is to improve pool safety by better preventing potential entrapment drowning and injury at all public pools in the U.S.

"The Amenity Companies," including its pool operation division Amenity Operations & Maintenance, Inc. ("AOM"), operates and maintains commercial swimming pools throughout Florida. AOM has been actively participating in the information-gathering and education process during the past year. In order to best assist pool owners with their pools' compliance with this new law, the following protocol is strongly recommended:

Step 1) Assessment:

A member or members of AOM shall dive into the pool and take photographs of each drain, including measurements of the respected plumbing and sumps that pertain to the ASME design standards. These measurements shall be both photographed and drawn to assist the engineer and provide documentation for future reference. This assessment phase also includes providing (when available) "as-builts" of the pool and its drain components.

Fee: \$_____.

Step 2) Engineering:

The completed assessment information, including photographs, drawings, and "as-builts" (if available) are submitted to a State of Florida licensed engineer, who will then recommend the course of action needed to bring the pool into compliance (e. g., type of grates, sumps, any alterations of pool and filtration suction/systems, etc.)

Fee: \$_____.

Step 3) Estimate for Compliance:

AOM will secure a written quotation from Duda Pools, Inc., and/or Tempool Inc., for providing the necessary compliance work, based upon the engineer's evaluation. This quotation will be provided to the pool owner or its designated representative.

Fee: \$_____.

NOTE: The engineer can be provided by the pool owner as desired, but AOM has established a relationship with a qualified engineer who is handling this process for multiple facilities. The timeframe for ultimately resolving the compliance issue will likely be shortened by utilizing AOM to work with this engineer for this step.

Step 4) Installation:

Upon the pool owner's acceptance of the proposed contracting work, AOM will, on behalf of the pool owner, coordinate the compliance work by the pool contractor.

Upon completion, the contractor will then provide a letter to the pool owner and the State Department of Health, stating that the pool is compliant with the Virginia Graeme Baker Pool and Spa Act (Fl, DOH - "Pool & Spa Main Drain Grate/Cover Retrofits.")

Furthermore, the contractor will supply the pool owner with a "Certificate of Conformity" that is provided by the manufacturer of the drain covers, ensuring compliance with ASME A112.19.8-2007 and ASME 112A.19.8A-2008 standards.

Fee: _____.

Step 5) Continuous Compliance Assurance Program

As per governing regulations, the manufacturer will not only supply a "Certificate of Conformity," but will also include an expiration date for the drain covers. The expiration date identifies when the drain covers *will need to be replaced* (- typically, five years from the date of installation.)

- "The burden of responsibility," as stated by the governing regulations, is assumed by the pool owner.

AOM will re-inspect (by diving underwater) the drain covers annually for a nominal fee (to be determined) to identify potential hazards related to the grates. Our team can manage a yearly inspection program and as the expiration date for the drain covers approaches, arrange for their replacement. Having this "continuous compliance assurance program" in place demonstrates a level of conscious monitoring by the pool owner to conform with the Consumer Product Safety Commission (CPSC) staff guidelines, thereby helping to guard against potential problems in the future.

NOTE: Amenity Operations & Maintenance, Inc. does not assume any liability with respect to the pool contractor's compliance work. These repairs lie solely upon the State Licensed Swimming Pool Contractor that is responsible for the job. However, we do recommend Duda Pools, Inc. and/or Tempool Inc. because of their experience and reputation in the swimming pool business.

Exhibit D

Amenity Companies
Grand Haven's Amenity Centers Director
CDD Report-Howard McGaffney (Mac)
CDD Meeting Thursday, January 15th, 2008

Amenities Report
Grand Haven, Village Center/Creekside

INTRODUCTION

Thank you for the approval of supplies for the Waterside café, particularly the POS and supplies requisition.

STAFFING

- New management structure and chain of command for our amenity company
 - Bill Goudy - V.P. in charge of G.H. Amenities and Waterside Café
 - Howard (Mac) McGaffney – Director of Amenities
 - Trisha Mon – Asst. Director of Amenities
 - Rhonda Leandro – Café and Banquet Manager
 - Rob Heard – Trainer for Facilities and Maintenance
- Marilyn Bellany- New Facilitator
- Alyssa Miller-New Bartender

POOLS AND SPAS

- A.O.M. /A.M.G. presentation by Roy Deary and Bill Goudy on pool assessment.

FITNESS CENTERS

- Review of repairs needed-Barry K.

TENNIS COURTS

- Amenities Director has made an adjustment to the members of the Tennis Advisory Group. 1st meeting is scheduled on January 21st, 2008.
 - Vic Natiello and Al LoMonaco - Community Tennis Players
 - Rob Carlton and Gene Diorio – Casual Players
 - Renee DeAngelis and Bob Witty – Competitive Players
 - Joe Loria and (need one more) - Non Players*Mr. Tom Lawrence stepped aside.
- It is recommended that the community purchase 2 cases of tennis balls to replace worn out tennis balls. *Please see quote, *2 cases would cost approximately \$145.00.

BASKETBALL, SOCCER

- No reports at this time

BOCCE BALL COURT

- Several residents have complained about needing more clay in the court. The courts have enough clay; rather sometimes the players rake all the clay out of the center.

HORSE SHOE PITS

- No reports at this time

GRAND HAVEN ROOM

- Valentines Prime Rib Dinner is Sold Out.
- Private Super Bowl Party has been booked in the G.H. Room.
- Ceiling tiles have been replaced.
- 2 windows need repaired in G.H. Room, working with Barry K on resolving the opportunity.

WATERSIDE CAFÉ

- POS is installed and functioning. The training process for our team is ongoing. Already seeing a positive impact on capabilities.
- New Menu is implemented.
- Review the Humidity Control Hot box for kitchen.

CLOSING REQUESTS AND MISC.

- Looking for Residents to become involved in the Community Social Events.
- Next week we will be painting both the men's and ladies shower rooms.
- Bingo Players have requested new equipment as the current set up is not easy to use and hard to see the numbers.

Exhibit E

Engineer's Report

January 15, 2009

MARLIN DRIVE STORAGE FACILITY (currently a residential zoning)

We met with the City of Palm Coast staff 1/14/09 and they relayed the following requirements depending on what option we pursued:

OPTION #1 - EXPANSION OF THE EXISTING PUMP HOUSE (considered a non-conforming use which will allow for a one time expansion)

- The addition cannot be larger than the current pump house (which is appx. 529 s.f.)
- We must apply for a fence permit
- We must apply for a building permit
- NO PUD amendment will be required (we would be grandfathered in unless we allow commercial usage.)
- We need to supply an access easement from the edge of Marlin Drive right-of-way to the reuse pond parcel for the driveway.
- We would need to comply with the residential setbacks (Sara to verify requirements after CDD Board decision.)

OPTION #2 – CONSTRUCT A GRAVEL DRIVE AND STORAGE AREA (size to be determined)

- We would apply to the city as a courtesy calling it a “maintenance project.”
- We must apply for a fence permit
- We need to supply an access easement from the edge of Marlin Drive right-of-way to the reuse pond parcel for the driveway.

NORTH PARK ROAD FENCE PERMIT APPLICATION

Permit package to be completed by 1/16/09 and forwarded to Pete for submittal to the City of Palm Coast.

WATERSIDE PARKWAY (entrance to Puffin – 0.6mi.)

Limits have been determined. P&S Paving to have revised bid no later than 1/23/09.

**GRAND HAVEN NORTH BOARDWALK CONSERVATION EASEMENT COMPLIANCE
LETTER FROM SJRWMD TO GRANDHAVEN LLC.**

I spoke with Robert Lyons (Landmar) and he has requested an extension from the 30 day notification response in order to bring into compliance.

Exhibit F



St. Johns River Water Management District

Kirby B. Green III, Executive Director • David W. Fisk, Assistant Executive Director

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • (386) 329-4500
On the Internet at www.sjrwmd.com.

December 15, 2008

Certified Mail No. 7006 0810 0006 3065 4903

Grand Haven Developers, LLC
C/O Robert Lyons
7 Sandpiper Court
Palm Coast, Florida 32137

RE: Grand Haven North – Boardwalk & Trimming, St Johns River Water Management District Permit 40-035-18447-10
Compliance No. 931994 (Please reference this number in future correspondence with the District)

Dear Sir or Madam,

St. Johns River Water Management District (the District) staff is currently reviewing the above referenced project for compliance with the permit conditions. During this review, it has come to our attention that the required conservation easement has not been recorded. Specifically, the permit required the recording of a conservation easement over 1.28 acres for onsite preservation. Please be advised that failure to record the conservation easement as required by the permit is a violation of District rules and as such, is subject to enforcement action.

Within thirty (30) days from the receipt of this letter, submit a draft conservation easement and the following supporting documentation for our staff to review:

- (a) Proof of sufficient record title of the conservation easement area by the grantor must be provided. Examples of such evidence include, but are not limited to, an attorney's title opinion, title certificate or warrant deed.
- (b) Please indicate who will be executing the easement on behalf of the Grantor and the title or position of the signatory. If the Grantor is a business entity and the information provided in the signature block does not correspond to information available from the Division of corporation, please provide documentation of the signatory's authority to convey property on behalf of the business entity.
- (c) Please include (1) a metes and bounds legal description of the area to be placed under the conservation easement, (2) a surveyor's sketch with the easement area clearly delineated and labeled, with the acres of the easement area noted on the sketch, and (3) the appropriate USGS topographic map with a surveyor's sketch of the conservation area plotted on the map. Please have the pages clearly labeled as an Exhibit to the conservation easement (i.e., Exhibit " " : page _ of _). After your submittal of the Exhibit District staff will review the exhibit to confirm that the conservation easement area described is the area approved in the plan.
- (d) If the conservation easement area will be described by reference to a plat, please provide a copy of the plat. The conservation easement must reference the book and page number in a recorded plat. If the plat has not yet been recorded, please provide a preliminary plat, and please note that the plat must be recorded by the time the conservation easement is recorded.

GOVERNING BOARD

Susan N. Hughes, CHAIRMAN
PONTE VEDRIA

W. Leonard Wood, VICE CHAIRMAN
FERNANDINA BEACH

Hersey "Herky" Huffman, SECRETARY
ENTERPRISE

Hans G. Tanzler III, TREASURER
JACKSONVILLE

Douglas C. Bournique
VERO BEACH

Michael Ertel
OVIEDO

David G. Graftam
JACKSONVILLE

Arlen N. Jumper
FOHT MCCOY

Ann T. Moore
HURNFILL

- (e) If the conservation easement will be conveyed by reference to a plat, please add the following note to the plat:
- Tracts _____ are subject to a Conservation easement in favor of the St. Johns River Water Management District pursuant to Section 704.06, Florida Statutes.
- (f) A USGS quadrangle map showing the location and approximate limits of all proposed conservation easement areas.
- (g) Is the property that will be encumbered by a conservation easement subject to a mortgage? If there is a mortgage on the property, a draft Consent and Joinder of the Mortgagee will be required. The draft Consent and Joinder must contain the name of the mortgagee, the title of the mortgage document, and the official records book and page number(s) of the public records of the country where the mortgage is recorded. If there is no mortgage on the property, please provide a letter from the applicant or other documentation such as a title insurance policy or title opinion demonstrating that no mortgage exists over the property.
- (h) Is the property that will be encumbered by as conservation easement subject to any other easements or encumbrances? Examples include utility easements and right of way easements. If there are any other easements or encumbrances, please indicate the location of the easement or encumbrance on the mitigation plan. Also, please describe the nature of each easement or encumbrance or provide a copy of the document creating the easement or encumbrance.
- (i) If the Grantor of the easement is a corporation, please note that Section 692.01, F.S. requires that the president, vice president, or chief executive officer of a corporation execute instruments conveying an interest in real property, and that the instrument contain the corporate seal.
- (j) If the grantor of the easement is a partnership (or limited liability company) please provide a partnership (limited liability company) affidavit demonstrating that the partner (member) who will execute the conservation easement has been authorized to do so by the partnership (limited liability company).

The conservation easement must be recorded within thirty (30) days from the date the draft easement is approved. Please be advised that failure to adhere to the allotted timeframes may result in further enforcement action taken against you.

It is our goal to "protect water resources through regulation of activities affecting surface waters, floodplains, and wetlands." We appreciate your cooperation with the District's Environmental Resource Permitting and Compliance program. If you have additional questions, please contact me at (386) 329-4415.

Sincerely,



Erick A. Revuelta, *Regulatory Scientist*
Division of Environmental Resource Compliance

cc: RIM, Allen Baggett (SJRWMD), Vance Kidder (SJRWMD),
Robert Lyons, Landmar Group, LLC. 7 Sandpiper Ct. Palm Coast, FL 32137
Allan Farnell, CT Corporation, 1200 South Pine Island Road. Plantation, FL 33324

Exhibit G

PUMP HOUSE FACILITY PROJECTS

I) **Planned unit development (PUD) revision with City of Palm Coast**

- Change PUD designation for pump house and adjoining parcel from residential to commercial
- Required for long term operation of pump house, a commercial operation; will allow CDD to store bass boat & trailer, pressure washer trailer, and expand pump house building.

*Verify
w/AM*

- Cost

– \$5,000 + \$1,000 contingency = \$6,000

II) **Expand gravel driveway area**

- Current driveway has several deficiencies - a safety issue where vehicles pass over the reuse water main line; inadequate area to allow access for a boat on a trailer to treat reuse pond for algae & duckweed or to store bass boat & trailer and pw trailer or to expand pump house building for GH storage.
- Proposed expansion would
 - Provide access for treating algae & duckweed
 - Provide storage for bass boat & trailer. We have purchased a pond bass boat & motor and trailer and will have to rent an offsite storage area. The closest storage area is Eagles Nest on SR 100 making it very inconvenient for resident volunteers.
 - Provide storage for pressure washer trailer. We have our pressure washer trailer stored at the Hampton Golf maintenance complex and we can't keep it there long term.
 - Provide maximum space for future needs such as
 - Staging area for annual flowers
 - Storage area for tennis court clay
 - Access for repair or replacement of pond liner, reuse pumps or repair/replacement of pump house building
 - Expansion of pump house building
 - Storage area for contractor equipment for jobs that exceed one day where providing storage would gain a cost reduction or make job viable for contractors outside Flagler county such as painting equipment for street lights, lift for holiday lights, mowing equipment for landscape maintenance.

- Cost

○ Site preparation	\$ 2,000
○ Relocate 220 ft of 6 ft fence; add double gate	\$ 4,000
○ Concrete pad over reuse line	\$ 900
○ 700 sq yds of 4" gravel	\$10,500
○ 8 concrete bollards to protect pipes	\$ 400
○ Water service	\$ 500
○ SUBTOTAL	\$18,300
○ 20% CONTINGENCY	\$ 3,700
○ Engineering	\$ 3,000
○ TOTAL	\$25,000

III) **Expand existing pump house building to provide storage for CDD maintenance supplies/equipment, pond bass boat, generator, etc. and a work area.**

Background:

The CDD maintains an inventory of maintenance supplies for it's \$40 million infrastructure including:

Streetlights: globes, bulbs, ballasts, photocells.

Signs: posts, signs, concrete

Gates: gate arms, spare gate operator parts, motors, boards, SOS devices, photocells.

Paint: for amenity centers, guard houses, gazebos, columns, etc.

Pools: spare motors, parts, etc.

2 Ladders

Pressure washer and equipment (hoses, nozzles, brushes)

General maintenance items: nuts, bolts, screws, extensions cords, etc, etc.

This CDD inventory is stored in a variety of places including a 10 ft x 20 ft. rented storage Pod, the north and south gate houses, Creekside and the Village Center. We have been given a generator.

We need a centralized storage location for all CDD equipment and maintenance supplies/equipment. To professionally manage our inventory we need a centralized location where we can organize and track our diverse inventory.

We also need a work area for our maintenance employees.

Proposed Project:

Build a 20 ft X 30 ft butler building attached to the existing butler building pump house building with a 8 ft X 14 ft covered breezeway. The 20 ft X 30 ft building will be a work and storage area; the 8 ft X 14 ft breezeway connects to the pump house and will be used for shelved storage.

Cost:

• Building + breezeway – 712 sq ft	\$23,140
• 20 % contingency	\$ 4,660
• Engineering	<u>\$ 3,000</u>
• TOTAL	\$30,800

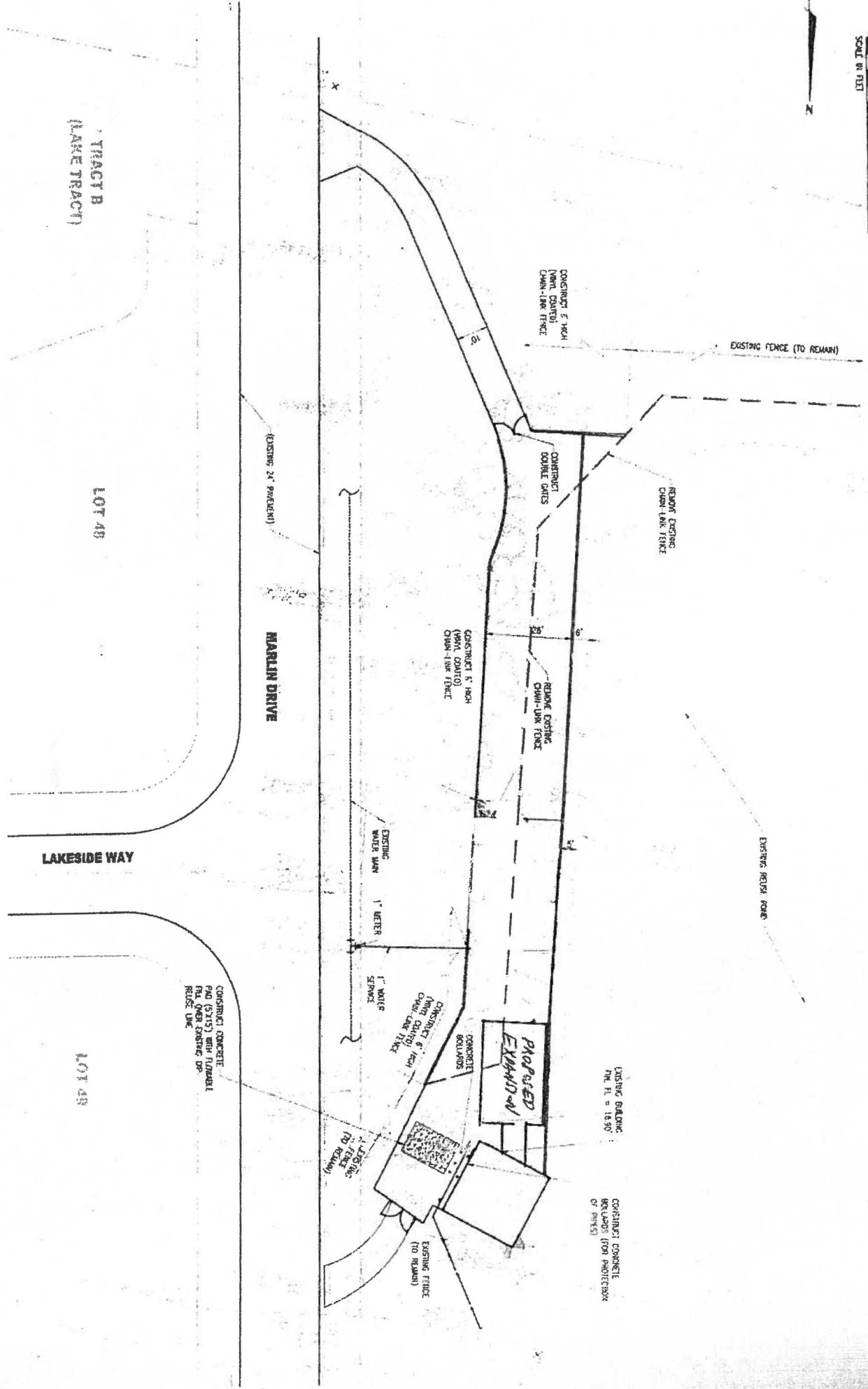


Exhibit H

**PREVIOUS TREADMILL REPAIRS / LOYDS TREADMILL ESTIMATED
REPAIR & REPLACEMENT COST**

TREADMILL	2006	2007	2008	LOYDS ESTIMATED COST for REPAIRS NEEDED	
Vision - T9700 / TM51E0503110004	\$0.00	\$172.50	\$0.00	\$413.00	
Vision - T-9700S / MTM520502100093	\$140.00	\$0.00	\$0.00	\$558.00	
Vision - T-9700S / TM51E0503110004	\$220.00	\$0.00	\$0.00		
Vision - T9700 / TM51E503110004	\$95.00	\$0.00	\$0.00		
Vision - T9700 / TM51E503110004	\$420.00	\$0.00	\$0.00		
Vision - T-9700S / MTM520502100093	\$316.00	\$0.00	\$0.00		
Vision - T-9700S / MTM520502100093	\$425.00	\$0.00	\$0.00		
TOTAL COST	\$735.00	\$172.50	\$0.00		3 YEAR TOTAL EQUALS \$907.50
TOTAL COST	\$881.00	\$0.00	\$0.00		3 YEAR TOTAL EQUALS \$881.00

NOTES:

PLUS \$80.00 Shipping & Handling

PLUS \$275.00 LABOR / TIME on SITE

GRAND TOTAL FOR REPAIRS NEEDED EQUALS \$1326.00

TREADMILL REPLACEMENT COST EQUALS \$3695.00 ea

We contracted a quarterly maintenance program beginning in 2007, which indicates a reduction
in repair cost

Exhibit I

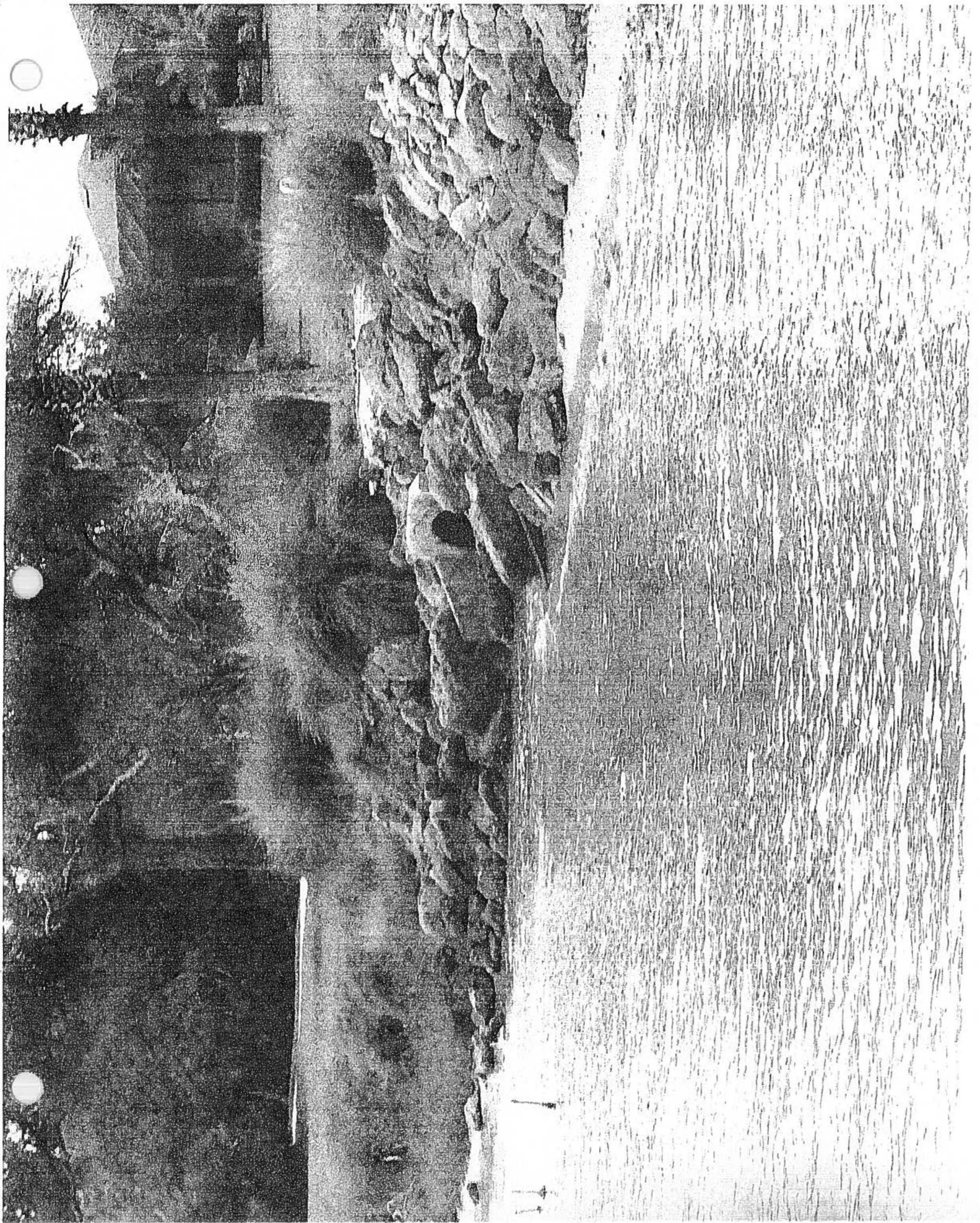
CENTER PARK PIER REPAIR, COQUINA BULKHEAD, WOODEN - COQUINA BULKHEAD PROPOSALS

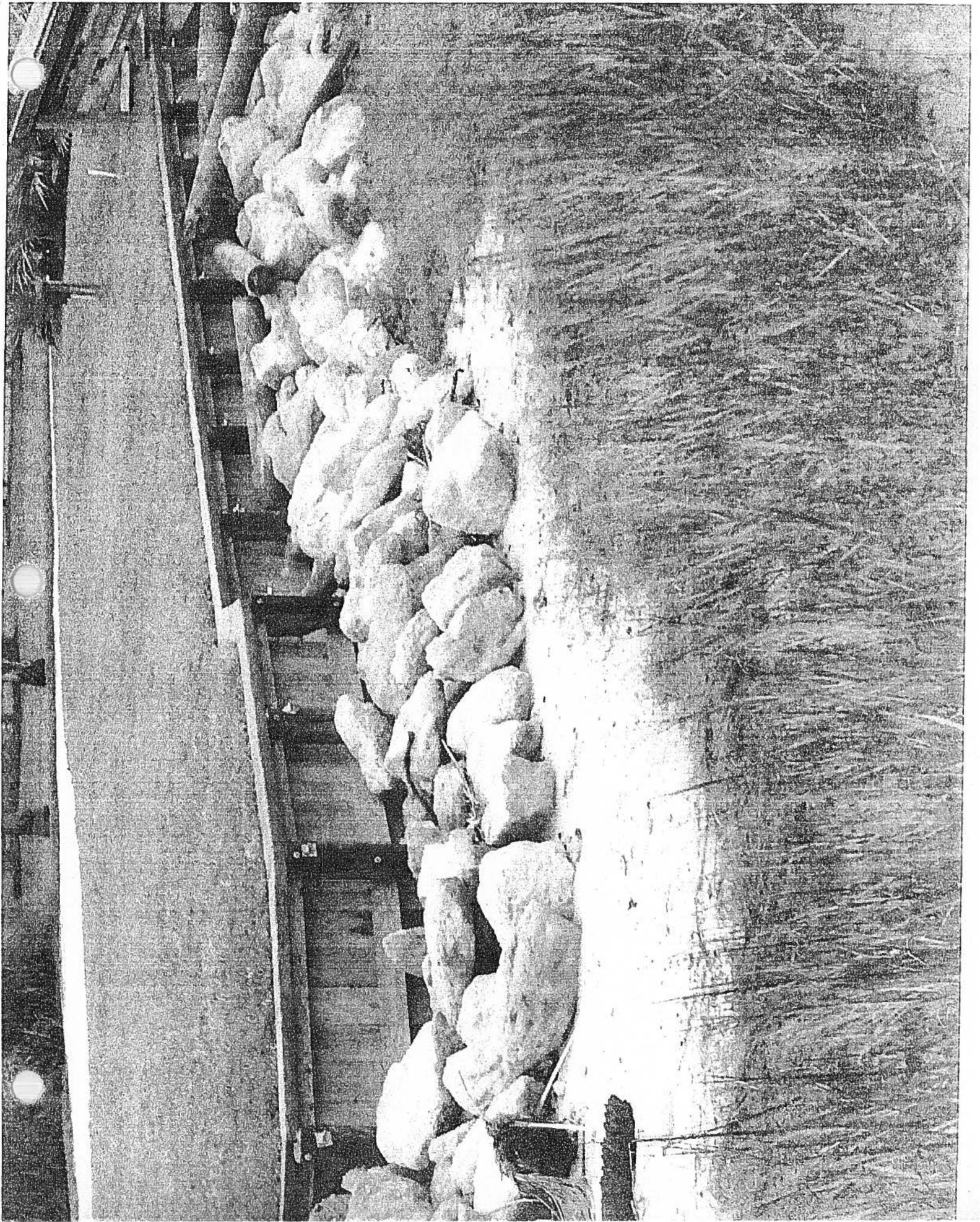
PROJECT	BIDDER #1 JETDOCK	BIDDER #2 HI-TIDE MARINE	BIDDER #3 SEAPECK
DOCK REPAIR per (Arcadis plan)	\$7,400.00	\$5,200.00	\$5,868.00
			\$9,382.00
COQUINA WALL based on (140 lin. ft)	\$11,900.00	\$14,700.00	\$12,950.00
DOCK REPAIR plus COQUINA WALL	\$19,300.00	\$19,900.00	\$18,818.00
			\$22,332.00
COQUINA WALL with WOODEN BULKHEAD based on (140 lin. ft)	\$16,800.00	\$22,300.00	\$27,720.00
DOCK REPAIR and COQUINA WALL with WOODEN BULKHEAD	\$24,200.00	\$27,500.00	\$33,588.00
			\$37,102.00
REFERENCES	NONE	NONE	YES - 3
LIABILITY INSURANCE	YES	YES	YES
USL & H NAVIGABLE WATER WAY INSURANCE	NONE	YES	YES
INCLUDING PERMIT FEES	YES	NONE	YES
CLEARING, GRADING, BACKFILLING & SOD	NONE	NONE	YES
WARRANTY	NONE	NONE	YES - 1 yr

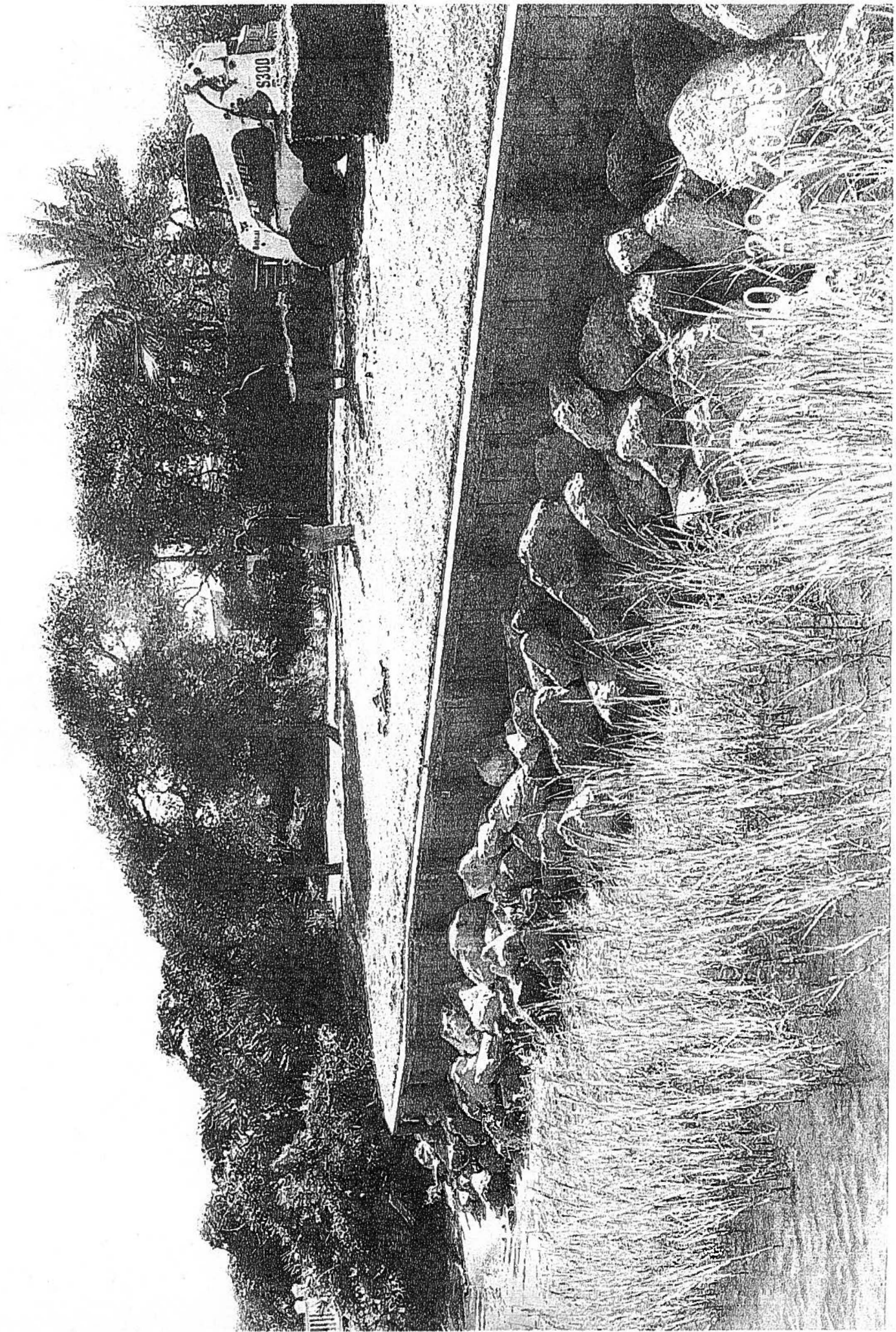
NOTES

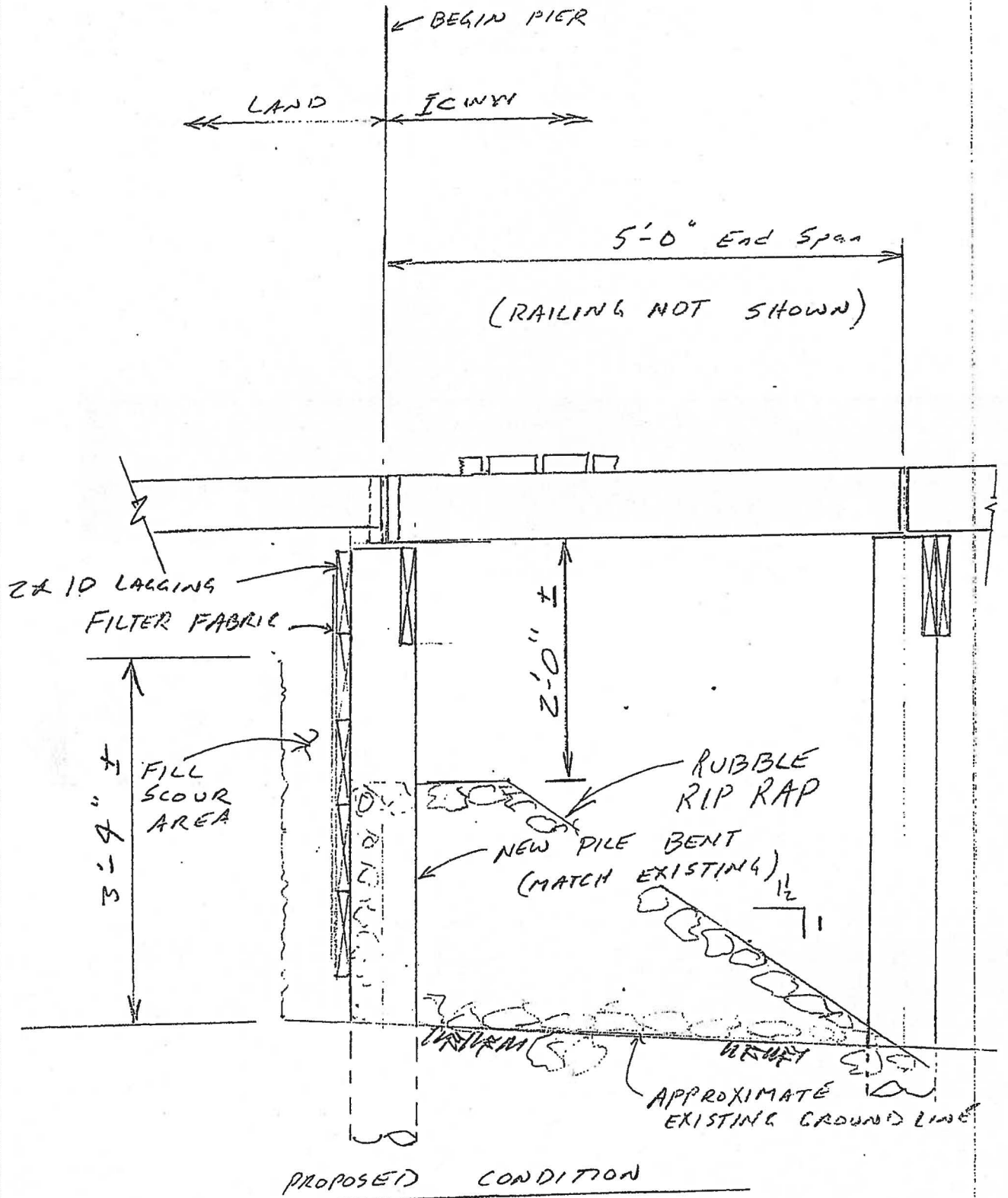
JETDOCK	REPLACING PIER RAILS & ACCESS DECK
HI-TIDE MARINE	ONLY TO REPLACE ACCESS DECK
SEAPECK	\$5868.00 - Only includes removing & replacing access deck as needed
SEAPECK	\$9382.00 - Includes removing and replacing access deck, removing first pedestals and handrails to second pedestals and reinstalling handrails and new pedestals as required

<i>PLUS \$1000.00 Property Survey Cost</i>
<i>PLUS 10% CONTINGENCY</i>
<i>RECOMMENDING SEAPECK</i>
<i>TOTAL: \$22332.00 plus \$1000.00 for Survey plus 10% Contingency at \$2333.00 equals \$25665.00</i>









SECTION THRU END SPAN

Exhibit J

**VILLAGE CENTER FLAT ROOF REPLACEMENT
PROPOSALS**

PROJECT	BIDDER # 1 QUALITY ROOFING & SHEET METAL, INC.	BIDDER # 2 PROFESSIONAL SUNSHINE ROOFING
Remove exiting flat roof material and install Sealoflex roof system	\$19,808.00	\$31,500.00
LOCAL LICENSES	YES	YES
STATE LICENSES	YES	YES
LIABILITY INSURANCE	YES	YES
CONTRACTOR WARRANTY	2 yr	2 yr
MANUFACTURER WARRANTY	10 yr Renewable	10 yr Renewable
REFERENCES	YES	NONE
PERMITTING COST	YES	YES

PLUS 10% CONTINGENCY
RECOMMENDING QUALITY ROOFING & SHEET METAL, INC.
TOTAL: \$19808.00 plus 10% CONTINGENCY at \$1908.80 equals \$21716.80