



Rizzetta & Company

Heritage Landing Community Development District

**Board of Supervisors' Meeting
January 8, 2026**

**District Office:
2806 N. Fifth Street
Unit 403
St. Augustine, FL 32084**

www.heritagelandingcdd.org

HERITAGE LANDING COMMUNITY DEVELOPMENT DISTRICT

District Office - St. Augustine, Florida - (904) 436-6270
Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.heritagelandingcdd.org

Board of Supervisors	Kevin Austin Christine Mallatt Robert Och Achara Tarfa Michael Taylor	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Melissa Dobbins	Rizzetta & Company, Inc.
District Counsel	Wes Haber	Kutak Rock LLP
District Engineer	Alex Acree	Matthews Design Group

All cellular phones must be placed on mute while in the meeting room.

The Audience Comments portion, on Agenda Items Only, will be held at the beginning of the meeting. The Audience Comments portion of the agenda, on General Items, will be held at the end of the meeting. During these portions of the agenda, audience members may make comments on matters that concern the District (CDD) and will be limited to a total of three (3) minutes to make their comments.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY)
1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

HERITAGE LANDING COMMUNITY DEVELOPMENT DISTRICT

District Office · St. Augustine, Florida · (904) 436-6270
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.heritagelandingcdd.org

**Board of Supervisors
Heritage Landing Community
Development District**

December 30, 2025

AGENDA

Dear Board Members:

The **regular** meeting of the Board of Supervisors of the Heritage Landing Community Development District will be held on **January 8, 2026, at 1:00 p.m.** at the Heritage Landing Amenity Center, located at 370 Heritage Landing Parkway, St. Augustine, Florida 32092.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consent Agenda
 - 1.) Consideration of the Minutes of the Board of Supervisors' Meeting held on December 11, 2025
 - 2.) Ratification of the Operation and Maintenance Expenditures for November 2025
- 4. STAFF REPORTS - PART A**
 - A. District Engineer
 - B. Landscape and Maintenance – BrightView (*under separate cover*)
- 5. BUSINESS ITEMS**
 - A. Consideration of BrightView Crepe Myrtle and Oak Tree Pruning Proposals
 - B. Discussion on Access Control Policies and Operational Guidelines
 - C. Discussion Regarding Playground Equipment
- 6. STAFF REPORTS PART - B**
 - A. District Counsel
 - B. Amenity Center and Field Maintenance
 - 1.) Amenity Manager Report
 - 2.) Field Operation Report
 - 3.) Charles Aquatics Service Report (*under separate cover*) - C. District Manager
- 7. AUDIENCE COMMENTS AND SUPERVISOR REQUESTS**
- 8. ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (904) 436-6270.

Very truly yours,

Melissa Dobbins

District Manager

Tab 1

1
2
3

MINUTES OF MEETING

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

8
9

10 HERITAGE LANDING 11 COMMUNITY DEVELOPMENT DISTRICT

12 The regular meeting of the Heritage Landing Community Development District was
13 held on **December 11, 2025, at 1:00 p.m.** at the Heritage Landing Amenity Center, located at
14 370 Heritage Landing Parkway, St. Augustine, Florida 32092.

15
16

Present and constituting a quorum:

17 Kevin Austin	19 Board Supervisor, Chairman
18 Robert Och	20 Board Supervisor, Assistant Secretary
21 Achara Tarfa	22 Board Supervisor, Assistant Secretary (joined in progress)
22 Christine Mallatt	23 Board Supervisor, Vice Chairman
24	25 District Manager, Rizzetta & Company, Inc.
25 Melissa Dobbins	26 District Manager, Rizzetta & Company, Inc. (via zoom)
26 Lesley Gallagher	27 District Counsel, Kutak Rock LLC (via zoom)
27 Wes Haber	28 District Engineer, Matthews Design (via zoom)
28 Michael Silverstein	29 Vesta Property Services
29 Jay King	30 General Manager, Vesta Property Services
30 Lourens Erasmus	31 Amenity Manager, Vesta Property Services
31 Todd Myhill	32 BrightView, Account Manager
32 Steve McAvoy	

33
34

Audience Members are present and on Zoom.

35
36

37 FIRST ORDER OF BUSINESS

CALL TO ORDER

38

39 Mr. Austin called the meeting to order at 1:00 p.m.

40
41

44 SECOND ORDER OF BUSINESS

45 PUBLIC COMMENTS ON 46 AGENDA ITEMS

47 No audience comments.
48
49

50 **THIRD ORDER OF BUSINESS**

CONSENT AGENDA

51 **A. Consent Agenda**

52 **1.) Consideration of the Minutes of the Board of Supervisors'
53 Meeting held on November 13, 2025**

54 **2.) Ratification of the Operation and Maintenance Expenditures
55 for October 2025**

56
57
58
59 On a motion by Mr. Austin, seconded by Ms. Mallatt, with all in favor, the Board approved
60 the Board of Supervisors' meeting minutes held on November 13, 2025, and ratified the
61 Operation and Maintenance Expenditures for October 2025 in the amount of
62 \$168,924.90, for the Heritage Landing Community Development District.

63 **FOURTH ORDER OF BUSINESS**

STAFF REPORTS – PART A

64 **A. District Engineer**

65 Mr. Silverstein provided brief updates on the underdrain projects and noted that he had
66 been provided with a list of priority addresses to begin with. This project will start early next
67 year.

68 Mr. Austin inquired to the timeline for the paver project and Mr. Silverstein explained that his
69 firm would need to work through approval of the 2D model, bidding and permitting and that
70 Mr. Marcinell will be sending out questions. This project should be able to start in Feb.

71 **B. Landscape and Maintenance - BrightView**

72 **1.) Consideration of BrightView Crepe Myrtle Pruning Proposal**

73 Mr. McAvoy reviewed his report found under tab 2 of the agenda.

74 Discussion ensued regarding a landscape area on Indian River that was being monitored
75 and recommendations for this area. Board requested the shrubs get cut back now and then
76 reviewed for replacements during the FY 27 budget process.

77 Crepe Myrtle and Oak Tree trimming to be discussed further at the January meeting.

78 **FIFTH ORDER OF BUSINESS**

DISCUSSION ON PAINTING

79 Mr. Erasmus reviewed again cost information that was provided in a proposal from All
80 Weather Contracting which was included in the November meeting agenda. He stated he
81 would like to start the conversation regarding recommended repairs and ongoing
82 maintenance. Discussion ensued as to how to budget with several unknowns.

96 *Ms. Tarfa joined the meeting.
97

On a motion by Mr. Austin, seconded by Ms. Mallatt, all in favor, the Board approved up to \$20,000.00 for the welding repair and \$9,900.00 for the support arms on the slide structure with Supervisor Och authorized to sign off on the final proposal, for the Heritage Landing Community Development District.

98
99 Mr. Och asked Vesta to monitor the maintenance schedule of the painting and tower once
100 completed in their maintenance logs and programs.

101
102 **SIXTH ORDER OF BUSINESS**

DISCUSSION ON ACCESS
CONTROL POLICIES AND
OPERATIONAL GUIDELINES

103
104
105
106 Discussion ensued regarding digital keys for access and the proposed associated fee. The
107 board directed staff to work on a revised registration form and policy to incorporate language
108 regarding the digital key, fee and the limit to the number of access cards/digital keys that
109 may be issued to be discussed at the January meeting. The board will also discuss the
110 option to take pictures of residents for the access system either at the February or March
111 meeting for further discussion.

112
113 **SEVENTH ORDER OF BUSINESS**

UPDATE ON POOLSURE
POOL CHEMICAL RENEWAL

114
115 On a motion by Mr. Austin, seconded by Ms. Mallatt, with all in favor, the Board approved
Poolsure renewal at no increase and authorized payment of the full year to take
advantage of the 5% discount in the amount of \$38,778.01, for the Heritage Landing
Community Development District.

116
117 **EIGHTH ORDER OF BUSINESS**

STAFF REPORTS – PART B

118
119
120 **A. District Counsel**

121 Mr. Haber did not have a specific report but was available to answer questions.

122 Mr. Austin had a question regarding the ability for a nonresident to be trespass following
123 an incident with the Food Trucks. Mr. Haber noted that the CDD has the authority to
124 trespass someone not authorized to be on CDD property.

125 Discussion ensued regarding amending policies and proof of residency. The board also
126 stated they would assist staff with campaigning efforts to educate the community on the new
127 access system and the requirement for residents to show their ID if requested by staff. Mr.
128 Erasmus stated he is working on posting no trespassing signs to install around the property
129 as well.

130
131
132
133
134
135

136 Mr. Myhill inquired if the RV/Boat storage agreements could have the ability to auto renew if
137 there are no changes in terms or must they continue to go through the formal renewal
138 process. Mr. Haber noted that they may auto renew if there are no changes to the terms of
139 the agreement and the residents provide their updated registration and what they are
140 storing. Discussion ensued regarding the spaces that were subject to the sunset clause that
141 expires in October 2026, Mr. Haber confirmed that those may not auto renew since they will
142 no longer apply to the current rules at that time.
143

144 **B. Amenity Center and Field Maintenance**

145 **1.) Amenity Manager Report**

148 **i. New Access System**
149 **ii. Restitution for Mudding Incident**

150
151 Mr. Myhill reviewed his report found under tab 3 of the agenda. Mr. Myhill updated the
152 board that one of the people involved with the mudding incident is from Hastings and the
153 other is an adult who lives in Heritage Landing.

154
155 Mr. Myhill also updated the board regarding an incident during which he was accosted by a
156 resident and nonresident. The Board directed suspension of the father and son who are
157 residents of Heritage Landing until they come before the board and for the nonresident to be
158 trespassed.

159 **2.) Field Operation Report**

160 Mr. Erasmus reviewed the Field Operations report found under tab 3 of the agenda.
161 Mr. Erasmus updated the board regarding the need to replace the pool heaters (exhibit A).
162 Discussion ensued.
163

164 On a motion by Mr. Austin, seconded by Mr. Och, with all in favor, the board approved
165 replacement to two pool heaters at a not to exceed amount of \$14,000.00, for the
166 Heritage Landing Community Development District.

167 Mr. Erasmus also updated the board that the gator utility vehicle was in need of repairs and
168 it had been dropped off for an oil change and tune up and he would advise if there was
169 additional work needed.

170
171 **3.) Charles Aquatics Report**

172 No comments.

173
174 **C. District Manager**

175
176 Ms. Dobbins reviewed her report including a brief financial summary for October.

177
178
179
180
181

182
183 **NINETH ORDER OF BUSINESS**
184
185
186 **SUPERVISOR REQUESTS &**
187 **AUDIENCE COMMENTS**

186 **Supervisor Request:**

188 Mr. Och requested that the playground system be considered again. The board requested
189 Mr. Erasmus to have the two proposals previously presented updated and this item to be
190 added to the next agenda for discussion.

191
192 **Audience Request:**
193
194

195 Audience comments were heard on the slide and bolts.

196
197 **TENTH ORDER OF BUSINESS**
198
199
200
201

ADJOURNMENT

202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228

On a motion by Mr. Austin, and seconded by Mr. Och, with all in favor, the Board adjourned the meeting at 3:22 p.m., for the Heritage Landing Community Development District.

HERITAGE LANDING COMMUNITY DEVELOPMENT DISTRICT
December 11, 2025, Minutes of Meeting
Page 6

229
230
231
232
233
234
235
236
237
238
239
240
241
242
243

244
245 Secretary /Assistant Secretary

246
247
248
249
250
251
252
253
254
255
256
257
258
259

Chairman / Vice Chairman

Exhibit A

Big Z Pool Service LLC
9048684660
172 Stokes Landing Rd.
Saint Augustine, FL 32095
CPC1459355



Heritage Landing CDD C/O Rizzetta & Company
370 Heritage Landing Pkwy
Saint Augustine, FL 32092

Estimate Number 0000604
Estimate Date 12/12/2025
Reference Pool heat pumps

Description	Rate	Qty	Line Total
RE: Heat pump installation	\$0.00	1	\$0.00
AquaCal SQ200 139k btu Heat Pump Warranty: 3-year if the pool sync is connected to wifi; if not, the warranty is only 2 years directly through AquaCal from the installation date.	\$6,345.87	2	\$12,691.74
Labor Remove the existing heater and replace it with the one listed above. Note: 2 unit discount on labor.	\$750.00	1	\$750.00
	Subtotal		13,441.74
	Tax		0.00
	Estimate Total (USD)		\$13,441.74

Notes

This estimate is valid for 30 days from 12/12/25. After expiration, the material cost will need to be re-evaluated with the suppliers for accuracy.

Terms

Thank you for considering our services. We want to ensure clarity regarding the terms associated with your estimate.

Please review the following:

Payment Terms: NET 10; This pertains to the Deposit and Final Payment

Monthly Cleaning Service Accounts: Payment is due Net 30 from the invoice date.

Repairs, Remodels, and Material Invoices: Payment is due Net 10 from the invoice date.

Deposit Requirement: N/A

Final Balance: The remaining balance after completion is due within 10 days. We appreciate timely payments.

Late Payment Fee: Late payments are subject to a \$70.00 late fee on the total outstanding balance.

Acceptance:

Acceptance of this estimate is required via:

Signed Estimate: You may sign the estimate document.

Electronic Acceptance: Click the hyperlink attached to the email to accept electronically.

Preferred Payment Methods:

Cash

12-12-25

Check

Credit Cards: We accept credit cards; however, a 3.5% surcharge fee applies if that feature is enabled for the invoice.

Legal Considerations:

State of Florida Laws: Any legal action shall be subject to the laws of the State of Florida.

Exclusive Venue: The exclusive venue for any legal proceedings shall be St. Augustine, St. Johns County, Florida.

Litigation Costs: In the event of litigation for nonpayment, the prevailing party may recover reasonable costs and attorney fees, including those incurred on appeal.

Your cooperation in adhering to these terms is greatly appreciated. If you have any questions or need further clarification, feel free to reach out.

Tab 2

HERITAGE LANDING COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · ST. AUGUSTINE, FLORIDA 32084

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.HERITAGELANDINGCDD.ORG

Operation and Maintenance Expenditures

November 2025

Presented For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2025 through November 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$62,664.04**

Approval of Expenditures:

Chairperson

Vice Chairperson

Assistant Secretary

Heritage Landing Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Art-Z-Faces, Inc.	300231	121225 Santa	Special Events 12/25	\$ 475.00
BrightView Landscape Services, Inc.	300216	9545730	Irrigation Repair 09/25	\$ 1,774.31
BrightView Landscape Services, Inc.	300223	9545785	Irrigation Repair 10/25	\$ 2,150.59
BrightView Landscape Services, Inc.	300223	9545824	Irrigation Repair 10/25	\$ 832.06
BrightView Landscape Services, Inc.	300220	9559335	Landscape Maintenance 11/25	\$ 22,067.00
BrightView Landscape Services, Inc.	300220	9569385	Irrigation Repair 10/25	\$ 829.63
Charles Aquatics, Inc.	300217	54288	Pond Maintenance 10/25	\$ 80.00
Christine Mallatt	20251119-3	CMallatt111325-475 ACH	Board of Supervisors Meeting 11/13/25	\$ 200.00
COMCAST	20251104-1	8495 74 140 0429787 10/25 ACH	Internet Services 10/25	\$ 319.68
CX3, Inc. dba Sundancer Sign Graphics	300218	15606	Street Signs 10/25	\$ 2,595.00

Heritage Landing Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Florida Power & Light Company	20251113-4	02593-83172 10/25 ACH	Electric Services 10/25	\$ 262.65
Florida Power & Light Company	20251113-1	22531-66538 10/25 ACH	Electric Services 10/25	\$ 3,768.85
Florida Power & Light Company	20251113-3	39103-72170 10/25 ACH	Electric Services 10/25	\$ 278.22
Florida Power & Light Company	20251113-6	42941-70008 10/25 ACH	Electric Services 10/25	\$ 94.83
Florida Power & Light Company	20251113-2	60288-85090 10/25 ACH	Electric Services 10/25	\$ 285.67
Florida Power & Light Company	20251113-5	70110-35206 10/25 ACH	Electric Services 10/25	\$ 28.14
Florida Power & Light Company	20251110-1	87098-35048 10/25 ACH	Electric Services 10/25	\$ 4,510.09
Gannett Florida LocaliQ	300221	7405469	Legal Advertising 10/25	\$ 83.60
Kevin Lee Austin	20251119-1	KAustin111325-475 ACH	Board of Supervisors Meeting 11/13/25	\$ 200.00
Kutak Rock, LLP	300224	3613404	Legal Services 07/25	\$ 2,636.66

Heritage Landing Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Leeman Enterprises, Inc	300225	14063	Maintenance & Repairs 11/25	\$ 180.00
Leslie Achara McNair-Tarfa	300227	ATarfa111325-475	Board of Supervisors Meeting 11/13/25	\$ 200.00
Matthews Design Group LLC	300226	194162	Engineering Services 10/25	\$ 7,774.66
Michael C. Taylor	20251119-2	MTaylor111325-475	Board of Supervisors Meeting 11/13/25	\$ 200.00
ACH				
NEWAGETUTORS LLC	300222	7853	Website Compliance & Management 11/25	\$ 175.00
Republic Services	20251106-1	0687-001573725	ACH Account# 3-0687-0036986 Waste Disposal Services 11/25	\$ 369.03
Rizzetta & Company, Inc.	300215	INV0000104497	District Management Fees 11/25	\$ 6,323.33
Robert Och	300228	ROch111325-475	Board of Supervisors Meeting 11/13/25	\$ 200.00
St Johns Utility Department	20251118-1	503699-115198	10/25 Water Services 10/25	\$ 834.73
ACH				
St Johns Utility Department	20251118-2	533275-126033	10/25 Water Services 10/25	\$ 199.35
ACH				

Heritage Landing Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
St. Johns County Tax Collector	300229	111725-475	Property Tax Postage 11/25	\$ 219.12
Turner Pest Control, LLC	300219	621252461	Pest Control Services 10/25	\$ 135.09
Valley National Bank	20251126-1	CC103125-475 ACH	Credit Card Expenses 10/25	\$ 2,381.75
Report Total				\$ <u>62,664.04</u>

Tab 3

Proposal for Extra Work at Heritage Landing @ WGV

Property Name	Heritage Landing @ WGV	Contact	Lourens Erasmus
Property Address	370 Heritage Landing Pkwy c/o Rizzetta and Company Inc 370 Heritage Landing Pkwy St Augustine, FL 32092	To	Heritage Landing CDD
			Billing Address c/o Rizzetta and Company Inc 370 Heritage Landing Pkwy St Augustine, FL 32092
Project Name	Heritage Landing- Community Crepe Myrtle Pruning/ day rate		
Project Description	General Tree		

Scope of Work

We recommend pruning in February if approved.

This is a not to exceed 2 day rate

QTY	UoM/Size	Material/Description	Total
Crepe Myrtle Pruning			\$8,928.00
2.00	LUMP SUM	2 Day rate to prune crepe myrtle trees. Includes reducing height approx. 1/3rd and removing cross branches, dead wood, and moss to promote the health of trees and help generate more blooms	

Images

Heritage Crepes



For internal use only

SO# 8814069
JOB# 460802023
Service Line 300

Total Price \$8,928.00

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
5811 County Rd 305, Elton, FL 32033 ph. fax

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demolishing.
13. Assignment: The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.
15. Cancellation: Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

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

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

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

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

Customer

Signature	Title
Lourens Erasmus	December 03, 2025
Printed Name	Date

Property Manager

Signature	Title
Steve McAvoy	December 03, 2025
Printed Name	Date

BrightView Landscape Services, Inc. "Contractor"

Signature	Title
Steve McAvoy	December 03, 2025
Printed Name	Date

Account Manager, Senior

Job #:	460802023
SO #:	8814069
Proposed Price:	\$8,928.00

Proposal for Extra Work at Heritage Landing @ WGV

Property Name	Heritage Landing @ WGV	Contact	Lourens Erasmus
Property Address	370 Heritage Landing Pkwy c/o Rizzetta and Company Inc 370 Heritage Landing Pkwy St Augustine, FL 32092	To	Heritage Landing CDD
			c/o Rizzetta and Company Inc 370 Heritage Landing Pkwy St Augustine, FL 32092
Project Name	Heritage Landing- Community Oak Tree Structural Pruning- December		
Project Description	General Tree		

Scope of Work

QTY	UoM/Size	Material/Description	Total
Oak tree pruning			\$4,464.00
1.00	LUMP SUM	1 day rate to structurally prune oak trees. Includes elevation up to 15-18 ft, and removing inner dead wood and moss to help promote the health of trees and open up sunlight for turf health	

For internal use only

SO# 8814106
JOB# 460802023
Service Line 300

Total Price \$4,464.00

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
5811 County Rd 305, Elkton, FL 32033 ph. fax

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demolishing.
13. Assignment: The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.
15. Cancellation: Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

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

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

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

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

Customer

Signature	Title
Lourens Erasmus	December 08, 2025
Printed Name	Date

Property Manager

Signature	Title
Steve McAvoy	December 08, 2025
Printed Name	Date

BrightView Landscape Services, Inc. "Contractor"

Signature	Title
Steve McAvoy	December 08, 2025
Printed Name	Date

Account Manager, Senior

Job #:	460802023
SO #:	8814106
Proposed Price:	\$4,464.00



Tab 4



GameTime
c/o Dominica Recreation Products, Inc.
P.O. Box 520700
Longwood, FL 32752-0700
800-432-0162 * 407-331-0101
Fax: 407-331-4720
www.playdrp.com

12/17/2025
Quote #
107133-01-03

Heritage Landing CDD ~ Area 1

Heritage Landing CDD
Attn: Laurens Erasmus
370 Heritage Landing Pkwy
Saint Augustine, FL 32092
United States
lerasmus@vestapropertyservices.com

Ship to Zip 32092

Quantity	Part #	Description	Unit Price	Amount
<i>Site access for construction equipment and staging area must be provided by owner. All private underground utilities MUST be clearly marked prior to installation. Current site plan/survey must be provided for permitting.</i>				
1	INSTALL	5-Star Plus - Removal of Existing Playground Equipment- <i>Includes disposal</i>	\$9,900.00	\$9,900.00
5400	Digout	GT-Impax - Digout/Sitework of area (per sq. ft.)- <i>Does not include removal of spoils</i>	\$1.90	\$10,260.00
5400	Spoils	GT-Impax - Removal/Disposal from Site the Spoils from Digout (per sq. ft.)	\$1.75	\$9,450.00
79	4850	GameTime - 8" Playcurb Pkg	\$93.66	\$7,399.14
2	4854	GameTime - Accessible Playcurb	\$636.00	\$1,272.00
1	6376	GameTime - Duo Spinner	\$2,930.00	\$2,930.00
1	8665	GameTime - Inchworm Climber F/S	\$2,866.00	\$2,866.00
1	6256	GameTime - Sensory Dome - Medium	\$15,639.00	\$15,639.00
1	RDU	GameTime - 3 Bay PrimeTime Swings with 6 Seat Packages	\$14,616.00	\$14,616.00
		(1) 5320 -- 8' ADA Primetime Swing Frame		
		(2) 5321 -- 8' ADA Primetime Swing Add-A-Bay		
		(2) 5295 -- Expression Swing 8' Toprail Height		
		(2) 5297 -- Expression Swing Tandem 8' Ht.		
		(2) 5287 -- Belt Seat for 8' Toprail		
1	RDU	GameTime - PT24013 Starting Space- ages 2-5	\$48,055.00	\$48,055.00
		(2) 12023 -- 3 1/2" Uprt Ass'Y Alum 8'		
		(2) 12025 -- 3 1/2" Uprt Ass'Y Alum 10'		
		(1) 12068 -- 3 1/2"Uprt Ass'Y Alum 13'		
		(6) 12650 -- 3 1/2" Uprt Ass'Y Alum 4'		
		(1) 18201 -- 36" Tri Punched Deck P/T		
		(1) 18762 -- Double Leaf Topper		
		(1) 19001 -- Entry Way		
		(1) 19123 -- Straight Zip Slide (4')		
		(1) 19362 -- 3'-6"/4'-0" Zip Swerve Slide Left		
		(1) 19420 -- Fun-L Crawl Tube (Link)		
		(1) 19476 -- Pond Explorer Panel		

Laurens J Erasmus

Page 1 of 4

OMNIA
PARTNERS
NATIONAL IPA UNP



GameTime
c/o Dominica Recreation Products, Inc.
P.O. Box 520700
Longwood, FL 32752-0700
800-432-0162 * 407-331-0101
Fax: 407-331-4720
www.playdrp.com

12/17/2025
Quote #
107133-01-03

Heritage Landing CDD ~ Area 1

Quantity	Part #	Description	Unit Price	Amount
		(1) 19492 -- 4' Odyssey Pod w/thunderring		
		(1) 19637 -- Plank Climber 4'		
		(1) 18880 -- Flower Spinner Panel Assembly		
		(1) 19919 -- Modern Transfer w/Guardrail 3' Rise		
		(1) 38236 -- Yellow Flower No Label		
		(1) 38235 -- Blue Flower No Label		
		(1) 38234 -- Red Flower No Label		
1	RDU	GameTime - Custom PrimeTime System - ages 5-12	\$54,741.00	\$54,741.00
		(2) 12023 -- 3 1/2" Uprt Ass'Y Alum 8'		
		(2) 12024 -- 3 1/2" Uprt Ass'Y Alum 9'		
		(6) 12025 -- 3 1/2" Uprt Ass'Y Alum 10'		
		(4) 12027 -- 3 1/2" Uprt Ass'Y Alum 12'		
		(1) 12215 -- Crunch Bar Prime Time		
		(1) 12728 -- Single Seat P/T		
		(1) 12969 -- Telescope Upright Attachment		
		(1) 14485 -- Wrinkle Wall Cllimber 3'-0"		
		(2) 18200 -- 36" Sq Punched Deck P/T 1.3125		
		(2) 18201 -- 36" Tri Punched Deck P/T		
		(1) 18679 -- Bongos		
		(1) 19001 -- Entry Way		
		(1) 19007 -- Transfer System W/Barrier (3' Rise)		
		(1) 19287 -- River Rock Climber		
		(1) 19331 -- Spiral Step Climber 4' & 4'6"		
		(1) 19749 -- Traverse Climber Link (2' rise)		
		(1) 19791 -- Dbl Rumble & Roll 2'-6"/3'		
		(1) 19792 -- Double Zip slide 4'-0"		
		(1) 19794 -- Dueling Wave Zip 6'-0"		
		(1) 19804 -- Splitter 6'		
		(1) 19917 -- Modern Transfer w/Guardrail 2' Rise		
1	178749	GameTime - Owner's Kit	\$98.07	\$98.07
2	Sealed	5-Star Plus - Signed/Sealed FBC 2023 8th Edition Building Code Drawings	\$1,350.00	\$2,700.00
1	INSTALL	5-Star Plus - Five Star Plus Playground Installation Services- <i>Performed by a Certified Installer, includes meeting and unloading delivery truck, signed completion forms, site walkthrough, and 3-Year Labor Warranty!</i>	\$49,190.00	\$49,190.00



GameTime
c/o Dominica Recreation Products, Inc.
P.O. Box 520700
Longwood, FL 32752-0700
800-432-0162 * 407-331-0101
Fax: 407-331-4720
www.playdrp.com

12/17/2025
Quote #
107133-01-03

Heritage Landing CDD ~ Area 1

Quantity	Part #	Description	Unit Price	Amount
1	Permits	5-Star Plus - Building Permits- <i>Estimated Costs of Permits plus Time. If actual permit fees are significantly higher or lower, final invoice will be adjusted accordingly. If additional time spent acquiring permits, due to lack of information from owner, final invoice to be adjusted. Survey & Siteplan are to be provided by the owner for the permit application. Correct legal address will be required.</i>	\$1,500.00	\$1,500.00
			Sub Total	\$230,616.21
			Discount	(\$38,666.48)
			Freight	\$7,914.71
			Total	\$199,864.44

This quote was prepared by Gina Wilson, Vice President / Senior Project Manager.

For questions or to order please call - 800-432-0162 ext. 101 ginaw@gametime.com

All pricing in accordance with Omnia Partners / U.S. Communities Contract #2017001134.

All terms in the Omnia Partners / U.S. Communities Contract take precedence over terms shown below.

For more information on the Omnia Partners / U.S. Communities contract please visit [Omnia Partners Public Sector GameTime](#)

Permits are not included in cost, unless specifically listed in pricing. If permits are required Signed/Sealed drawings are needed and are also not included unless specifically listed in pricing. Any costs for municipal permits, paid by installer, will be charged back to the owner. Adding permits to any job will increase the length of completion, expect total time to be about **150 days**, after receipt of Site Plan from owner/customer (this is not due to manufacturing but rather the permit process at the municipality level). It is expected that the **owner will provide approved site plans** of the area for the permit office, and will help and assist in the securing of all required approvals before assembly of equipment can begin. Installer cannot provide site plans. **The permit process can not begin until appropriate and current site plans are provided by owner.** If there are no current surveys or site plans available, the owner may be required to obtain a new survey for the permit. This is the responsibility of the owner to obtain. If additional permitting requirements are needed during the process, those will be added and billed accordingly, i.e. soil density test, formed footers, etc.

GameTime requires a minimum deposit of 100% (\$199,864.44) upon placing an order.

Payment Terms: Payment in Full with Order!

This Quotation is subject to policies in the current GameTime Park and Playground Catalog and the following terms and conditions. Our quotation is based on shipment of all items at one time to a single destination, unless noted, and changes are subject to price adjustment.

Pricing: Firm for 60 days from date of quotation.

Shipment: F.O.B. factory.

Taxes: State and local taxes will be added at time of invoicing, if not already included, unless a tax exempt certificate is provided at the time of order entry.

Exclusions: Unless specifically discussed, this quotation excludes all sitework and landscaping; removal of existing equipment; acceptance of equipment and off-loading; lift gate delivery; storage of goods prior to installation; security of equipment (on site and at night); equipment assembly and installation; safety surfacing; borders; drainage; signed/sealed drawings; or permits.

Installation Terms: Shall be by a Certified Installer. The installer is an independent installer and not part of PlayCore, GameTime, nor Dominica Recreation Products. If playground equipment, installer will be NPSI and Factory Trained and Certified. Unless otherwise noted, installation is based on a standard installation consistent with GameTime installation sheets and in suitable soil with a sub-base that will allow proper playground installation. Drainage is not part of our scope of work unless otherwise noted. Customer shall be responsible for scheduling and coordination with the installer. Site should be level and allow for unrestricted access of trucks and machinery. Customer shall also provide a staging and construction area. Installer not responsible for sod replacement or damage to access path and staging area. Customer shall be responsible for unknown conditions such as buried utilities, tree stumps, rock, or any concealed materials or conditions that may result in additional labor or material costs. Customer will be billed hourly or per job directly by the installer for any additional costs that were not previously included.



GameTime
c/o Dominica Recreation Products, Inc.
P.O. Box 520700
Longwood, FL 32752-0700
800-432-0162 * 407-331-0101
Fax: 407-331-4720
www.playdrp.com

12/17/2025
Quote #
107133-01-03

Heritage Landing CDD ~ Area 1

ORDER INFORMATION

Bill To: _____

Ship To: _____

Contact: _____

Contact: _____

Address: _____

Address: _____

Address: _____

Address: _____

City, State, Zip: _____

City, State, Zip: _____

Tel: _____ Fax: _____

Tel: _____ Fax: _____

SALES TAX EXEMPTION CERTIFICATE #: _____ (PLEASE PROVIDE A COPY OF CERTIFICATE)

Acceptance of quotation:

Accepted By (printed): _____

P.O. No: _____

Signature: _____

Date: _____

Title: _____

Phone: _____

E-Mail: _____

Purchase Amount: **\$199,864.44**



Playpalette: Jurassic

10/18/24

Intellectual property of GameTime, a PlayCore Company. The site shown in rendering is an interpretation and may not reflect exact site conditions.



Playpalette: Jurassic

Intellectual property of GameTime, a PlayCore Company. The site shown in rendering is an interpretation and may not reflect exact site conditions.

24

Heritage Landing CDD Playground Area 1

St Augustine, FL



www.gametime.com



www.playdrp.com



Playpalette: Jurassic

10/18/24

Intellectual property of GameTime, a PlayCore Company. The site shown in rendering is an interpretation and may not reflect exact site conditions.



Playpalette: Jurassic

10/18/24

Intellectual property of GameTime, a PlayCore Company. The site shown in rendering is an interpretation and may not reflect exact site conditions.



Playpalette: Jurassic

10/18/24

Intellectual property of GameTime, a PlayCore Company. The site shown in rendering is an interpretation and may not reflect exact site conditions.



Playpalette: Jurassic

10/18/24

Intellectual property of GameTime, a PlayCore Company. The site shown in rendering is an interpretation and may not reflect exact site conditions.



Playset: Jurassic

10/18/24

Intellectual property of GameTime, a PlayCore Company. The site shown in rendering is an interpretation and may not reflect exact site conditions.



Playpalette: Jurassic

10/18/24

Intellectual property of GameTime, a PlayCore Company. The site shown in rendering is an interpretation and may not reflect exact site conditions.

Heritage Landing CDD Playground Area 1

St Augustine, FL



www.gametime.com



www.playdrp.com



Playpalette: Jurassic

10/18/24

Intellectual property of GameTime, a PlayCore Company. The site shown in rendering is an interpretation and may not reflect exact site conditions.



Playpalette: Jurassic

10/18/24

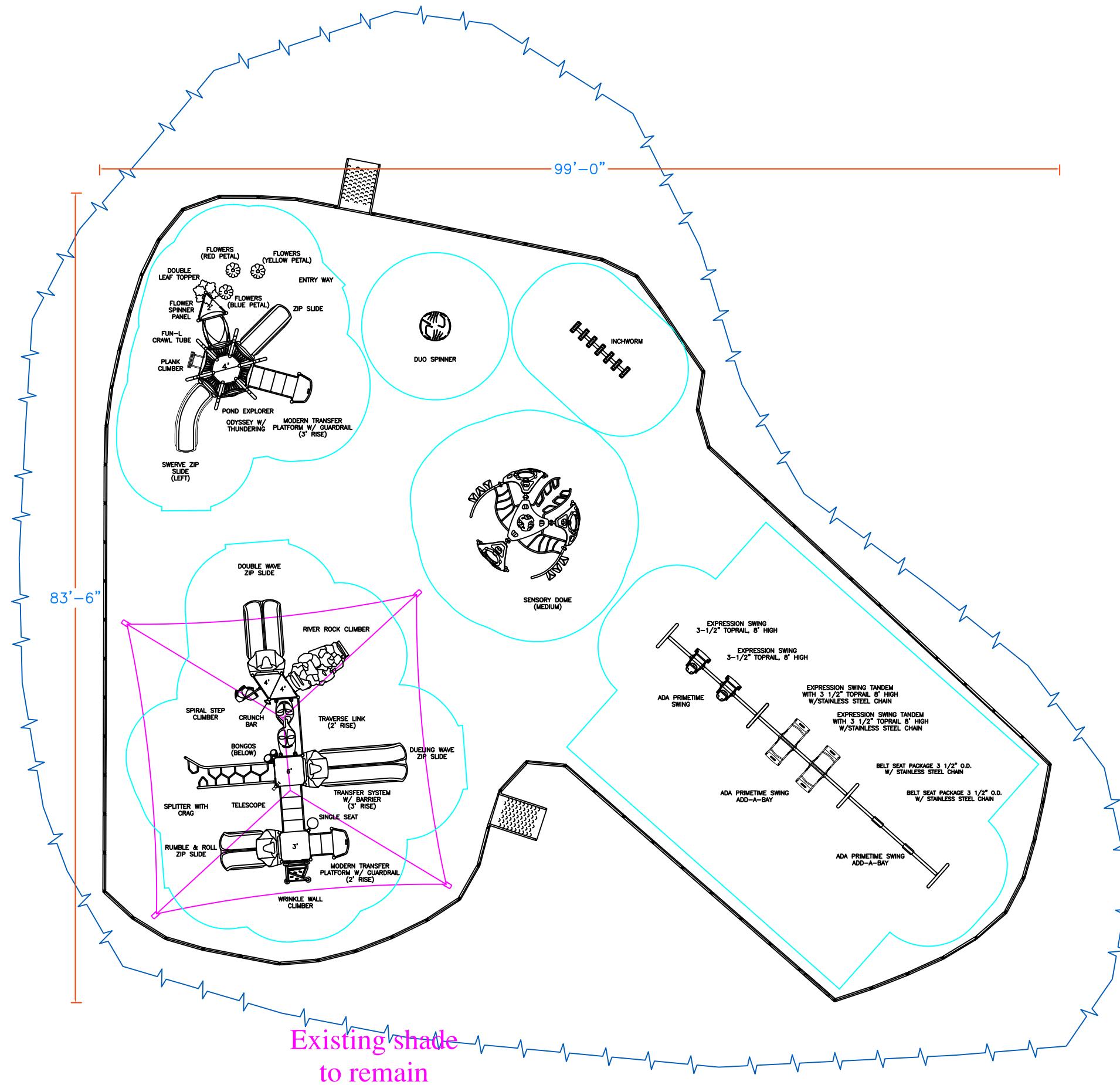
Intellectual property of GameTime, a PlayCore Company. The site shown in rendering is an interpretation and may not reflect exact site conditions.



Playpalette: Jurassic

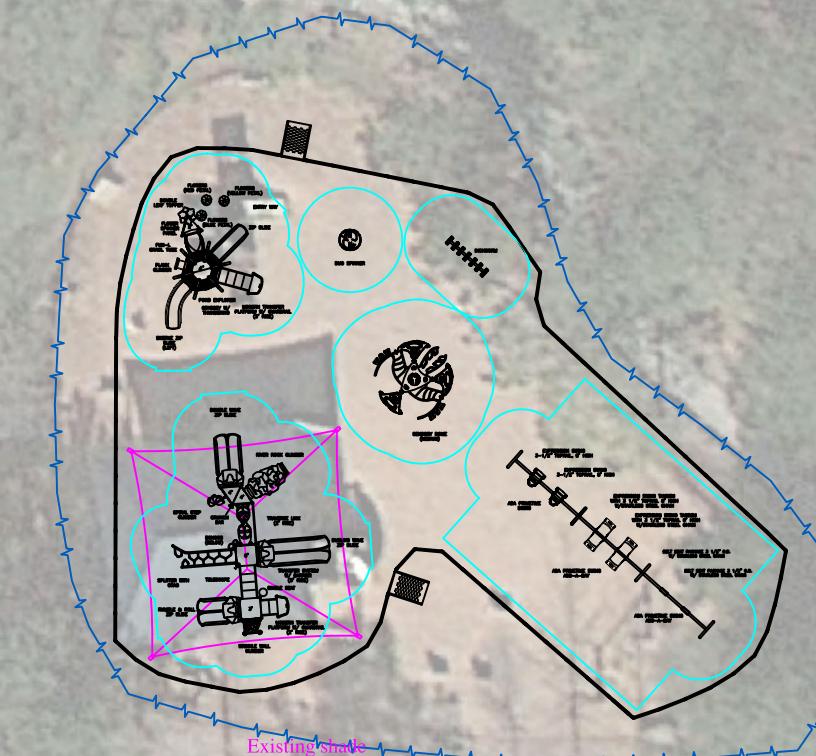
10/18/24

Intellectual property of GameTime, a PlayCore Company. The site shown in rendering is an interpretation and may not reflect exact site conditions.



Conceptual Drawing ONLY

833



la Earth



40 ft



150 PlayCore Drive SE
Fort Payne, AL 35967
www.gametime.com

Heritage Landing CDD
Playground Area 1
St. Augustine, FL
Representative
DRP

This play equipment is recommended for children ages 2-5 & 5-12

Minimum Area Required: see attached
Scale: NTS
This drawing can be scaled only when in an 36" x 48" format

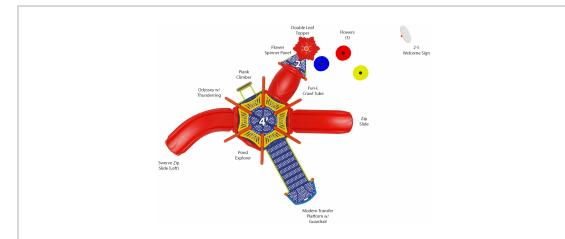
IMPORTANT: Soft resilient surfacing should be placed in the use zones of all equipment, as specified for each type of equipment, and at depths to meet the critical fall heights as specified by the U.S. Consumer Product Safety Commission, ASTM standard F 1487 and Canadian Standard CAN/CSA-Z614

Drawn By: gW
Date: 10/18/2024
Drawing Name: Heritage Landing Area 1


ACTIVE

Starting Space

Product Line: PrimeTime



Model # PT24013

The new standard for affordable play, PrimeTime play systems pack an enormous amount of play value into compact designs. The smaller footprint of PrimeTime commercial playground equipment requires less surfacing and has a lower overall cost.

Specifications

Length	27'
Width	31'
Age Range	2 to 5 Years
Fall Height	4'
Number of Children	

Accessibility

Accessible	7
Elevated	7
Ground Level	4
Types	2

Tab 5



Heritage Landing CDD Meeting
January 11, 2026
Field Operations Manager Report
Date of report: 12/26/2025

New playground mulch:



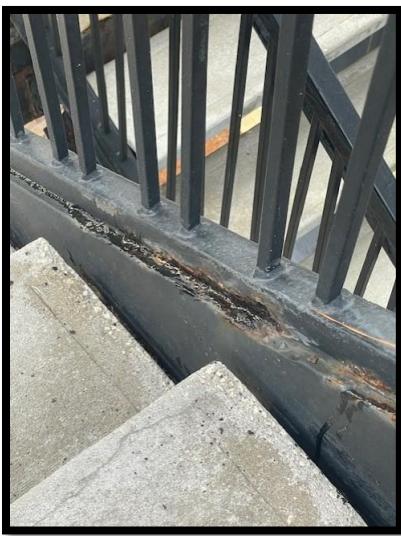
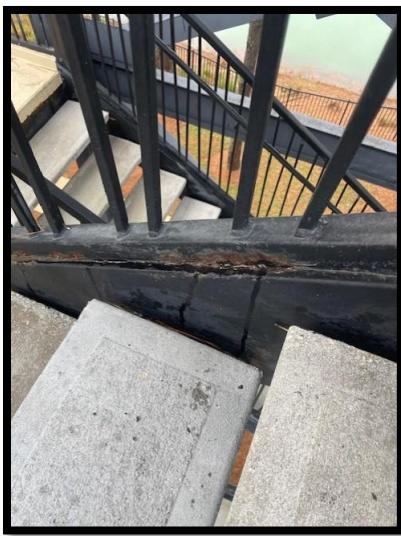
The new approved mulch were installed focusing primarily around the equipment. Looks great.

Sliver Glen Ave. deadend:



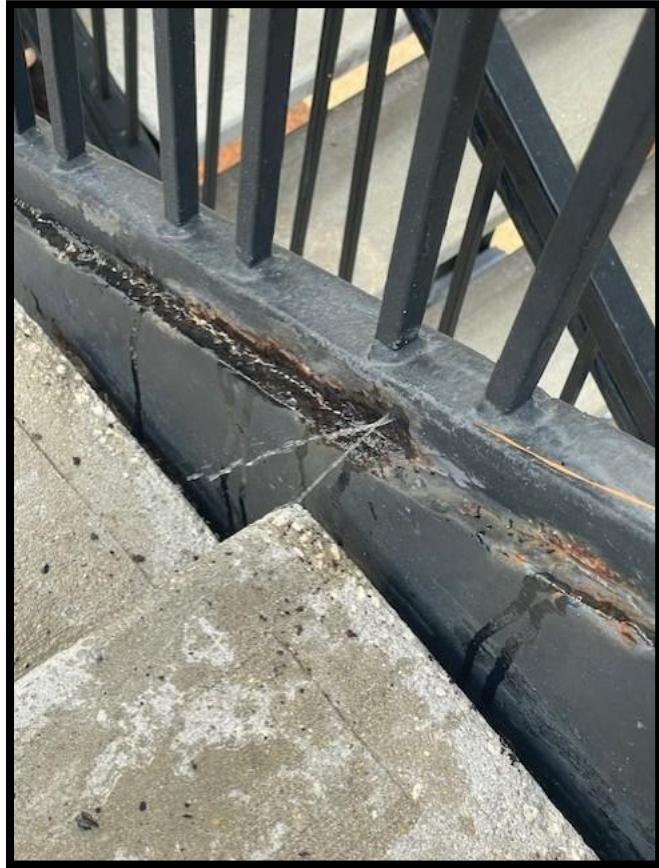
We noticed that someone made fire on the St Johns County roadway. Please stop these types of acts as it damages the roadway, make a mess and waste CDD recourses to clean up and despose of the leftovers.

Slide Tower inspection



Me and Jeff have been identifying metal that possibly need to be replaced or just burnished and painted. While using a chip hammer to check the integrity of the metal we noticed that a piece of square tubing showed moisture drainage. We chipped it more and in the picture below you can see

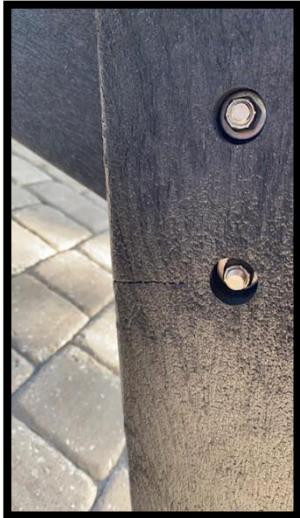
the water actually spraying out. We will discuss with the contractor his thoughts on rebuilding that entire section or smaller sections. My concern is that we can see the rust on the outside and we can mitigate but if the insides are holding water like this the square tubing is going to rot from the inside out. I will discuss with them also the options of weeping holes, the pro's and cons of that.



General Maintenance:



General clean up.



Repairs to the shade structure benches



Installed new side entrance/exit gate



Repaired a hole in the womans bathroom ceiling.



Paint back office interior



NO TRESPASSING

HERITAGE LANDING CDD PROPERTY

The Amenity Facilities are for the enjoyment of Patrons and their accompanied guests only.

To ensure that the Amenity Facilities are used by authorized individuals the following CDD Policies will be enforced.

- ALL Patrons are to present their access card and register upon entering.
- Patrons are limited to 4 guests per day.
- Consumption of alcohol and smoking/vaping is not permitted on Amenity Facilities
- Individuals that allow unauthorized guests to enter or use the Amenity Facilities risk losing their amenity privileges.
- Violators will be prosecuted in accordance with Chapter 810, Florida Statutes



Heritage Landing CDD Meeting

January 8, 2026, 1:00 p.m.

Date of Report: December 23, 2025

Todd Myhill, Amenity Manager

- **Pictures with Santa—No Board Action Required**

- 107 families showed up for this event over two nights. 15 dogs and 1 big cat brought some extra joy for Santa. 12 families were last-minute arrivals to the event and were easily accommodated. We helped children complete, stamp, and post mark 84 letters to Santa. We provided over 16 gallons of hot chocolate and 600 buttercream-frosted sugar cookies. Families created 240+ white-clay snowmen with hats and scarves and all the snowmen features. All our families enjoyed themselves immensely.



- **Restitucion for Mudding Incident—No Board Action Required**

- The HL resident involved has stated that after a second review with legal aid, he will sign the District's agreement and make full payment by mid-January.
- The non-resident minor involved was sent a certified letter with the District's agreement on 11/12/25. The letter was received on 12/19/25. I hope to have more information to report by the CDD meeting.