



Rizzetta & Company

# **NatureWalk Community Development District**

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**Board of Supervisors' Meeting  
March 7, 2024**

District Office:  
120 Richard Jackson Blvd, Suite 220  
Panama City Beach, Florida 32407  
(850) 334-9055

[www.naturewalkcdd.org](http://www.naturewalkcdd.org)

# NATUREWALK COMMUNITY DEVELOPMENT DISTRICT AGENDA

Walton Area Chamber of Commerce, 63 South Centre Trail, Santa Rosa Beach, FL 32459

<b>District Board of Supervisors</b>	Jonette Coram Todd Egizii Mike Grubbs Danell Head Skylar Lee	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Melissa Dobbins	Rizzetta & Company, Inc.
<b>District Counsel</b>	Joseph Brown	Kutak Rock LLP
<b>District Engineer</b>	Jim Martelli, P.E.	Innerlight Engineering Corporation
<b>Bond Counsel</b>	Cynthia E. Wilhelm	Nabors, Giblin & Nickerson, P.A.

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

The Public Comment portion of the agenda is where individuals may make comments on any matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

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.

February 29, 2024

Board of Supervisors  
**NatureWalk Community  
Development District**

**AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the **NatureWalk Community Development District** will be held on **Thursday, March 7, 2024, at 12:00 p.m. (Central Time)** at the Walton Area Chamber of Commerce, located at 63 South Centre Trail, Santa Rosa Beach, FL 32459. The following is the **agenda** for this meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors Meeting held on February 8, 2024 ..... Tab 1
  - B. Ratification of the Operations and Maintenance Expenditures for the Month of January 2024 ..... Tab 2
  - C. Consideration of Resolution 2024-05, Re-Designating an Assistant Secretary ..... Tab 3
- 4. STAFF REPORTS**
  - A. District Landscape Provider ..... Tab 4
    1. Presentation of District Landscaping Reports
    2. Presentation of Turf Replacement Proposals
  - B. District Counsel
  - C. District Engineer ..... Tab 5
    1. Update on District Maps – Sidewalks and Medians
    2. Update on Pat Shae Roadway Replacement Project
    3. Review of Pond 28 Beaver Dams
  - D. District Manager
    1. Update on Nature Bridges Project
    2. Update on Atlas Engineering Inspection
    3. Update on Signarama Street Sign Repair Project
    4. Update on Sandgrass Encroachments
- 5. BUSINESS ITEMS**
  - A. Consideration of Turf Replacement Proposals – GreenEarth Southeast, LLC ..... Tab 6
  - B. Consideration of Pond Bank Erosion Repair Proposal – Emerald Coast Scapes, LLC ..... Tab 7
  - C. Discussion/Consideration of Actions Related to Ducks in Stormwater Retention Ponds..... Tab 8

- D. Discussion and Consideration of Revisions to the Speed  
Bump Installation and Removal Project ..... Tab 9
- E. Discussion of HOA Irrigation MOU

**6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

**7. ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call me at (850) 334-9055.

Sincerely,

District Manager

# Tab 1

**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.

**NATUREWALK  
COMMUNITY DEVELOPMENT DISTRICT**

The special meeting of the Board of Supervisors of the NatureWalk Community Development District was held on **Thursday, February 8, 2024, at 12:00 p.m.** at Walton Area Chamber of Commerce, located at 63 South Centre Trail, Santa Rosa Beach, FL 32459.

Present and constituting a quorum:

Jonette Coram	<b>Board Supervisor, Chairman</b>
Todd Egizii	<b>Board Supervisor, Vice Chairman</b>
Mike Grubbs	<b>Board Supervisor, Assistant Secretary</b>
Danell Head	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Kim O'Mera	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Joseph Brown	<b>District Counsel, Kutak Rock</b> <i>(via speakerphone)</i>
Jim Martelli	<b>District Engineer, Innerlight Engineering</b> <i>(via speakerphone)</i>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. O'Mera called the meeting to order at 12:17 p.m.

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

There were no audience member present.

47 **THIRD ORDER OF BUSINESS** **Consideration of the Minutes of the**  
48 **Regular Board of Supervisor Meeting**  
49 **held on January 11, 2024**  
50  
51

On a motion by Ms. Coram, seconded by Ms. Head, with all in favor, the Board approved the Minutes with revisions to line 165 and 185, for the Meeting held on January 11, 2024, for NatureWalk Community Development District.

52  
53 **FOURTH ORDER OF BUSINESS** **Ratification of the Operations and**  
54 **Maintenance Expenditures for the**  
55 **Month of December 2023**  
56

On a motion by Mr. Grubbs, seconded by Ms. Coram, with all in favor, the Board ratified Operations and Maintenance Expenditures for the Month of December 2023 in the amount of \$31,186.20, for NatureWalk Community Development District.

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59 **FIFTH ORDER OF BUSINESS** **Staff Reports**  
60

61 **A. District Landscape Provider**

62 GreenEarth was not in attendance. Ms. Coram reviewed landscaping services and  
63 general discussion ensued amongst the Board.  
64

65 **B. District Counsel**

66  
67 Update on Sandgrass Encroachment Notification - Mr. Brown reviewed the draft notice in  
68 detail with the Board and outlined its processes.  
69

70 Update on Agreement for Speed Bump Project - Mr. Brown stated that the prepared  
71 agreement would be sent to the District Manager's office following the meeting.  
72

73 Mr. Brown provided a brief status of Tracts E and F, as well as the Quiet Title Action.  
74  
75

76 **C. District Engineer**  
77

78 Update on Beaver Activity - Ms. Coram provided a summary of reported beaver dam  
79 concerns in Pond 28. Mr. Martelli reviewed the findings from his thorough review of  
80 the stormwater management plans. If the dam were on top of an emergency spillway,  
81 the District would want to remove it, however, the location of a dam wasn't clear during  
82 his site visit due to access limitations. Mr. Grubbs agreed to collect photos of the areas  
83 of concern with a drone for Mr. Martelli.

84 Ms. Coram revisited the maps prepared by Mr. Martelli, expressing areas that could  
85 be enhanced to best fit their needs.  
86

On a motion by Mr. Egizii, seconded by Ms. Head, with all in favor, the Board approved a not-to-exceed budget of \$10,000.00 for the Chairman's discretionary use for working with Mr. Martelli to further enhance District maps, for NatureWalk Community Development District.

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89 **D. District Manager**  
90  
91 Update on FY23/24 Property Insurance Policy - Ms. O'Mera presented the changes  
92 to the District's property insurance policy per the acceptance of the appraisal values  
93 assigned by Sedgwick Valuation Services. The changes to the policy were effective  
94 December 21, 2023, resulting in a refund of premiums in the amount of \$14,270.00.  
95 She reviewed the financing agreement with the Board as it related to early payoff  
96 savings. There was agreement amongst the Board for District Staff to remit the credit  
97 amount at the appropriate time to pay the balance off early.  
98

99 Ms. O'Mera reminded and provided an overview of the 2024 Ethics Training  
100 requirements and electronic filing of the Form 1.  
101

102 The Board will determine at the March meeting if the April meeting would be cancelled,  
103 and a Budget Workshop noticed in its place.  
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106 **SIXTH ORDER OF BUSINESS**

**Consideration of Timing of Approved  
Roadway Repairs**

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108  
109 There was a discussion on the timing of Roadway Repairs. The Board prefers the project to  
110 be started the third week of April and completed before mid-May. Ms. Coram suggested  
111 letting third-party trash vendors know in addition to Waste Management. No action was  
112 taken.  
113

114 **SEVENTH ORDER OF BUSINESS**

**Consideration of Pond #14 Bulkhead  
Repair Proposal**

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116  
117 Ms. Coram stated a proposal had not been received and asked for a not-to exceed to approve  
118 the anticipated proposal between meetings.  
119

On a motion by Mr. Egizii, seconded by Ms. Head, with all in favor, the Board approved a not-to-exceed in the amount of \$1,000.00 for Pond #14 Bulkhead Repair, authorizing Ms. Coram to authorize the work, for NatureWalk Community Development District

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**EIGHTH ORDER OF BUSINESS**

**Consideration of Street Sign Repairs**

On a motion by Ms. Head, seconded by Mr. Egizii, with all in favor, the Board authorized Mr. Brown to prepare a Recurring Service Repair Agreement with Signarama, approving the street sign repair proposal in the amount of \$850.65, authorizing Ms. Coram to accept and execute the agreement, for NatureWalk Community Development District.

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**NINTH ORDER OF BUSINESS**

**Consideration of District Boardwalk Repairs**

Ms. Coram requested a not-to-exceed for necessary board repairs.

On a motion by Mr. Egizii, seconded by Mr. Grubbs, with all in favor, the Board approved a not-to-exceed in the amount of \$5,000.00 for boardwalk repairs, for NatureWalk Community Development District.

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**TENTH ORDER OF BUSINESS**

**Discussion/Consideration of a District Policy Regarding Homeowners Addressing Maintenance of Sidewalks**

General discussion took place, no action was taken.

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**ELEVENTH ORDER OF BUSINESS**

**Consideration of Timing for Upcoming District Projects**

**1. Sandgrass Sod Replacement**

Ms. Coram informed the Board that GreenEarth would be proving a proposal for sod replacements for presentation at the next meeting.

**2. Pedestrian Walkway Board Replacement**

Ms. Coram would be meeting with Virgin Brothers. The Board would like this project to be completed between April and May of 2024.

**3. Spring Pine Straw Application**

On a motion by Ms. Coram, seconded by Ms. Head, with all in favor, the Board approved a not-to-exceed in the amount of \$34,500.00 for Spring pine straw application, authorizing Ms. Coram to manage the project, for NatureWalk Community Development District.

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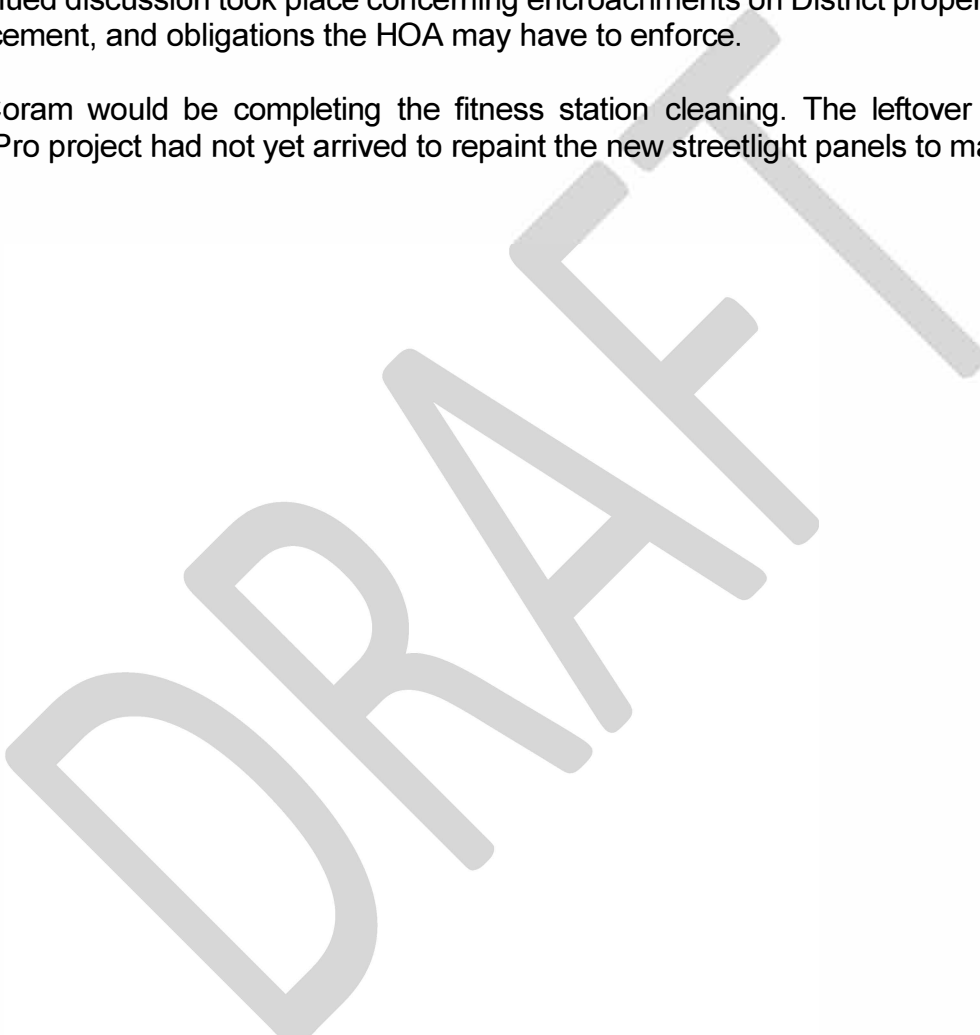
157  
158 **TWELFTH ORDER OF BUSINESS** **Supervisor Requests and Audience**  
159 **Comments**  
160

161 Mr. Egizii requested that District Staff compile and maintain a list of notices sent to landowners  
162 concerning potential District encroachments. Ms. O'Mera would circulate for the upcoming  
163 Board meeting.

164  
165 Continued discussion took place concerning encroachments on District property, lack of HOA  
166 enforcement, and obligations the HOA may have to enforce.

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168 Ms. Coram would be completing the fitness station cleaning. The leftover paint from the  
169 CertaPro project had not yet arrived to repaint the new streetlight panels to match.

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**THIRTEENTH ORDER OF BUSINESS                      Adjournment**

On a motion by Ms. Coram, seconded by Ms. Head, with all in favor, the Board Adjourned the Meeting at 2:19 P.M., for NatureWalk Community Development District.

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

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

DRAFT

## **Tab 2**

# NatureWalk Community Development District

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DISTRICT OFFICE · PANAMA CITY BEACH, FL 32407

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

WWW.NATUREWALKCDD.ORG

## Operations and Maintenance Expenditures

January 2024

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2024 through January 31, 2024. This does not include expenditures previously approved by the Board.

The total items being presented: **\$43,789.26**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

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

**NatureWalk Community Development District**

Paid Operation & Maintenance Expenditures

January 1, 2024 Through January 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Alpha Foundations	100313	121423 Alpha Foundations	25% Deposit Sidewalk Repair 12/23	\$ 3,464.72
Alpha Foundations	100325	58304	Remaining Balance -Sidewalk Maintenance 01/24	\$ 10,394.16
CHELCO	100314	Monthly Summary 12/23	Electric Services 12/23	\$ 1,572.44
Danell Head	100321	DH011124	Board of Supervisors Meeting 01/11/24	\$ 200.00
Disclosure Services, LLC	100329	1-05052023	Amortization Schedule 2007 A 05/23	\$ 500.00
GreenEarth Southeast, LLC	100322	77711	Landscape Maintenance 12/23	\$ 9,907.00
GreenEarth Southeast, LLC	100330	81389	Irrigation Repairs 01/24	\$ 82.00
Gulf Coast Electric	100315	2328	Electrician Services 12/23	\$ 315.00
IPFS Corporation	100316	GAA-D39618 Payment Four 02/2024	GAA-D39618 Payment Four 02/2024	\$ 5,694.87
Jonette Anne Coram	100323	JC011124	Board of Supervisors Meeting 01/11/24	\$ 200.00
Lightworks, Inc.	100317	PB5920	Misc 01/2024	\$ 210.00
Michael W Grubbs	100324	MG011124	Board of Supervisors Meeting 01/11/24	\$ 200.00

**NatureWalk Community Development District**

Paid Operation & Maintenance Expenditures

January 1, 2024 Through January 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	100311	INV0000086372	Dissemination Services FY 23-24	\$ 5,000.00
Rizzetta & Company, Inc.	100312	INV0000086453	District Management Fees 01/24	\$ 4,966.17
The Lake Doctors, Inc.	100318	1836171	Pond Maintenance 12/23 Fountain Cleaning	\$ 170.00
The Lake Doctors, Inc.	100326	1846667	Fountain Cleaning 01/24	\$ 179.00
The Ledger / News Chief/ CA Florida Holdings, LLC	100319	6060553.478	Account #536208 Legal Advertising 11/23	\$ 308.90
VGlobal Tech	100320	5785	ADA Website Maintenance 01/24	\$ 300.00
Walton County Chamber of Commerce	100327	42790	Board Room Rental 02/08/24	\$ <u>125.00</u>
<b>Report Total</b>				<b>\$ <u>43,789.26</u></b>

## **Tab 3**



**RESOLUTION 2024-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NATUREWALK COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING AN ASSISTANT SECRETARY OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, The NatureWalk Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Walton County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) previously designated Ken Rice as an Assistant Secretary pursuant to Resolution 2024-02; and

WHEREAS, the Board now desires to re-designate the Assistant Secretary.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE NATUREWALK COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. \_\_\_\_\_ is appointed as an Assistant Secretary.

Section 2. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 7<sup>th</sup> DAY OF MARCH 2024.**

**THE NATUREWALK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
**CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**ASSISTANT SECRETARY**

## **Tab 4**



## February Completed Services

### Nature Walk CDD

#### Chemical:

- Shrub and turf pre-m were pushed into March. Wanted irrigation to be up and running and pruning to be completed first.

#### General Maintenance: Bi – Weekly

- Feb 13<sup>th</sup>
- Feb 26<sup>th</sup>

#### Nature Walk Trail Maintenance

- Feb 13<sup>th</sup>

#### 3 Focal Ponds

- Feb 13<sup>th</sup>

#### Non-Focal Ponds

- Feb 15<sup>th</sup>

#### Irrigation Audit

- 2/23/24 - Moved up to February instead of March. Also updated map to reflect irrigation run times and new areas that are now on.
- Lateral line repair at Sandgrass Park and repaired electrical problem in ph3 zone 7.

#### Other Items

- Completed Sandgrass yaupon install.



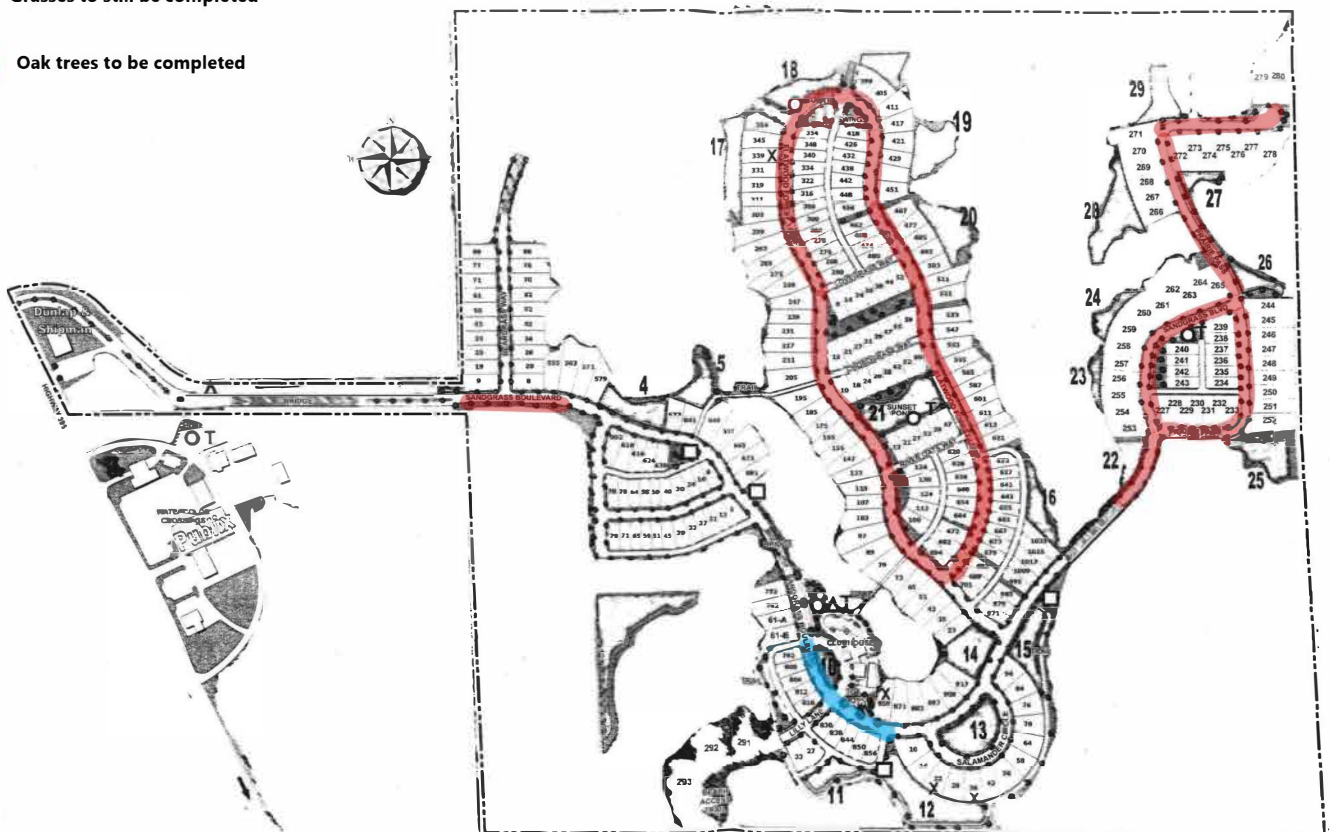


## Pruning – Should be completed by March 5th.

- Continue limbing up oak trees along sidewalks.
- Muhly grass trimming. See map.

 Grasses to still be completed

 Oak trees to be completed





## March Anticipated Services

### Nature Walk CDD

#### Chemical:

- Shrub bed pre-emergent. TBD
- Turf pre-emergent. - TBD
- Oak Tree Fertilization (328 trees) – Completed by March 4<sup>th</sup>.

#### General Maintenance: Bi – Weekly

- March 11<sup>th</sup>
- March 25<sup>th</sup>

#### Nature Walk Trail Maintenance

- March 11<sup>th</sup>

#### 3 Focal Ponds

- March 4<sup>th</sup> (will get grasses missed around sunset pond)

#### Irrigation Audit

- March 21<sup>st</sup>

#### Pruning – Should be completed by March 5th.

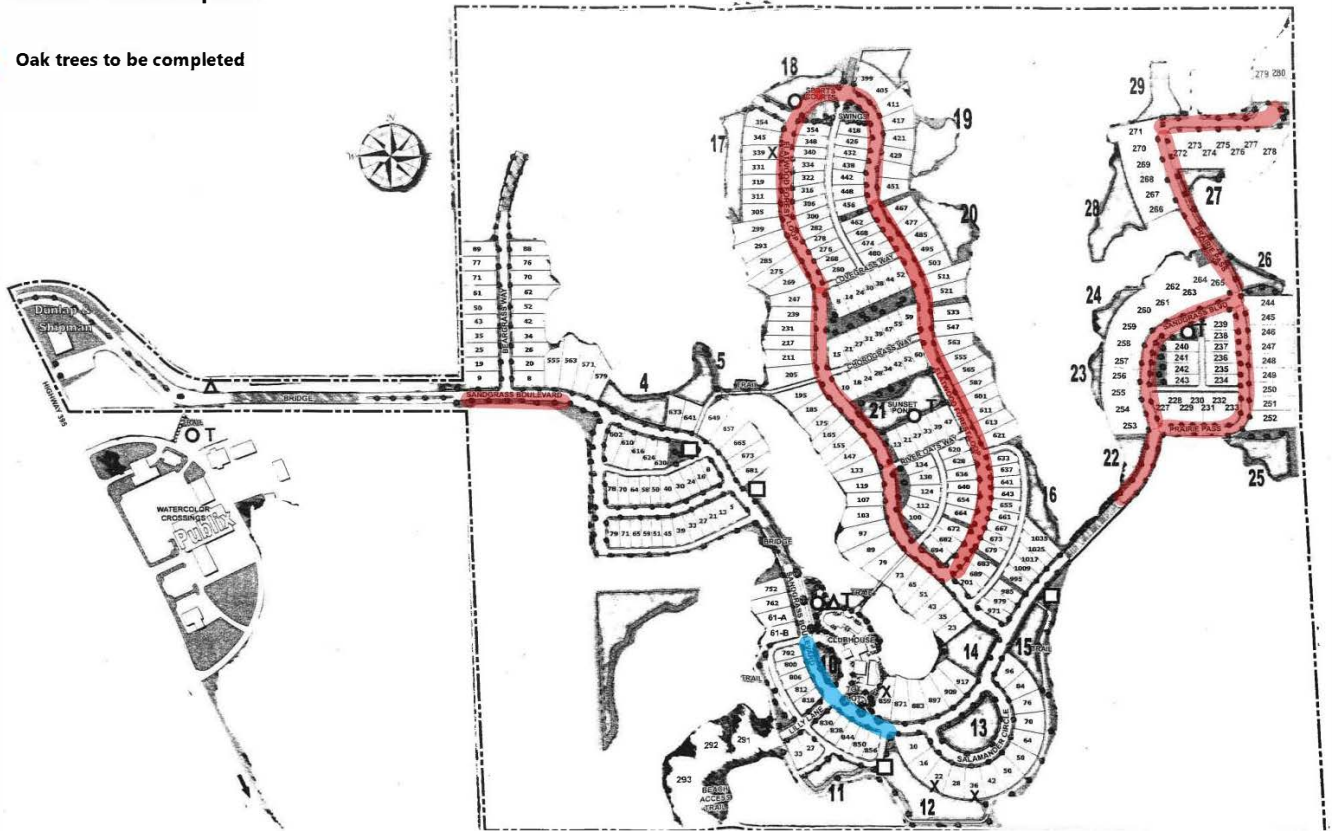
- Continue limbing up oak trees along sidewalks.
- Muhly grass trimming. See map.





 Grasses to still be completed

 Oak trees to be completed





- A 777.11 sqft
- B 526.14 sqft
- C 460.46 sqft
- D 303.28 sqft
- E 341.20 sqft
- F 282.60 sqft
- G 294.14 sqft

H 220.27 sqft    K 594.97 sqft    O 10,741 sqft OR 17,125.81 sqft  
I 539.56 sqft    L 612.49 sqft    P 2,580.87 sqft  
J 651.36 sqft    M 490.27 sqft    Q 1,936.83 sqft  
N 255.87 sqft







**Property:**

Nature Walk CDD  
Santa Rosa Beach, FL 32459

**Landscape Service Provider:**

Green Earth Southeast, LLC.  
15167 Highway 331 Business  
Suite B.  
Freeport, FL 32439

Constitutes the entire agreement between the aforementioned parties and includes the scope of service, guarantees, terms and conditions, pricing, and payment responsibilities for landscape services provided at:

Nature Walk CDD

Santa Rosa Beach, FL 32459

**Sandgrass Front Entrance - Sod Enhancement**

\*Pricing is subject to change at any time during the course of the Project/Enhancement due to price of material and supply/demand.

Any necessary irrigation modifications are not included in this work order and will be billed time and materials at our current irrigation labor rate.

Work order scope:

**Scope:**

- GE will prep and install new zoysia turf. Final grade will be included. Beds will be reshaped, serpentine, to accommodate growth challenges to include shade canopy and root restrictions.
- Existing Bermuda will be chemically treated for removal.
- Soil will be cultivated to prep for final grade
- GE will coordinate and schedule delivery and installation of new zoysia sod.
- No irrigation repairs or adjustments are included and will be billed as Time and Materials.
- GreenEarth will apply chemical to kill off existing turf. This process takes anywhere between 1 and 2 weeks.
- After turf has been killed off the soil will be cultivated and prepped for install.
- Rough grades are not included.
- After-care processes included in the project. i.e. setting and maintaining the irrigation timing for aftercare period and returning to routine irrigation schedules.
- Irrigation will need to run 2x per day for 2 weeks. After the 2 weeks, irrigation run times will be adjusted according to the needs of the turf and weather conditions.
- Mowing will take place 4-6wks after sod installation.
- GreenEarth will provide for care and maintenance of delivered sod (i.e. watering palleted sod or other maintenance needs, if needed)
- GreenEarth will provide and oversee sod delivery, storage, and work conditions. Coordination (GE) - Freeport • 15167 Highway 331 Business Suite B. • Freeport, FL 32439

will take place with the District.

**Warranty:**

GreenEarth will warranty all new sod for a period of 1 year from date of installation so long as GreenEarth continues to retain the maintenance contract with Nature Walk CDD. Warranty will be voided if the GreenEarth contract is cancelled within the warranty term.

This warranty will start on the day of installation and will only cover the cost of the sod itself and not the labor to replace. Labor will be billed separately should GreenEarth be called upon to warranty installed sod.

Once sod has been installed, GreenEarth and a District Board member will inspect the work performed to ensure the job has been completed to satisfaction. Ideally this walk will take place within 2-3 days of installation to ensure any and all concerns are addressed in a timely manner. Should there be no concerns noted during this walkthrough, the installation will be considered accepted by Nature Walk CDD and be billed accordingly.

Please note that the sod will take approximately 2 weeks to root. If sod has not been rooted by then, GreenEarth will re-assess the water coverage and, if needed, apply a fertilizer to stimulate root growth. If attempts to address non-thriving sod are still found to not promote rooting, this warranty will come into play one month post installation.

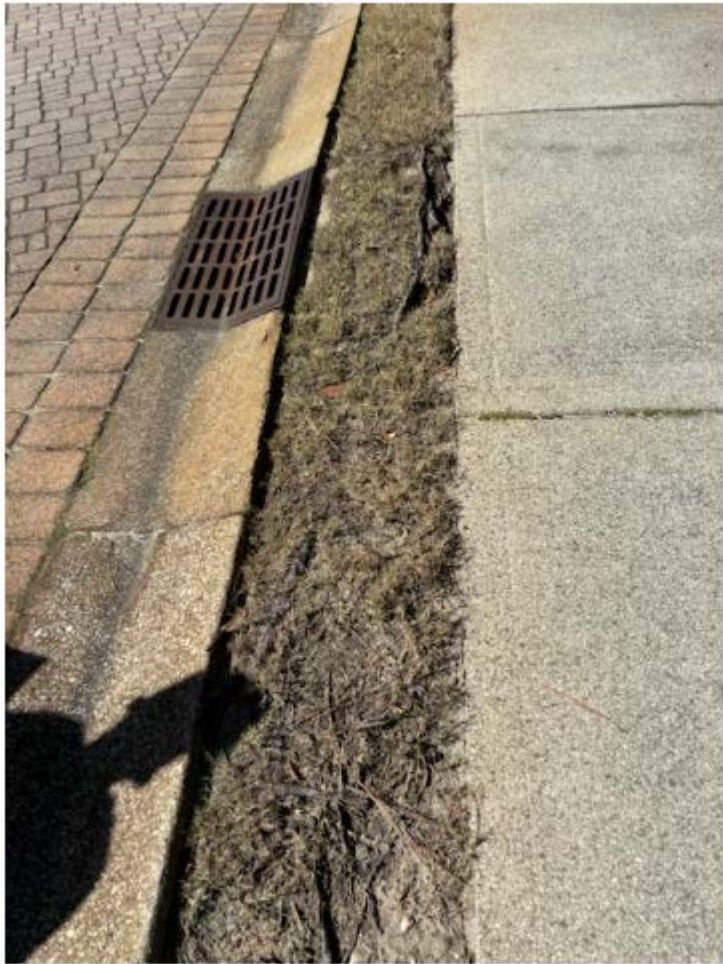
**Non-contractual: No irrigation repairs or adjustments are included and will be billed as Time and Materials.**

**Anticipated Project Timelines/Milestones:**

1. Inspection of the irrigation will be performed once sod has been removed before new sod is installed. This is to ensure that all irrigation is working, and no modifications need to be made. If so, these will be billed as time and materials.
2. Inspect for any root remediation that may be needed.
3. Chemical application to be applied to kill off existing turf. Can take up to 2wks.
4. Sod order to be placed. Usually, a week turn around.
5. Soil will be cultivated and final grade
6. Sod will be delivered day before installation.
7. GreenEarth will inspect completion of job.
8. Irrigation modifications are made to 2x a day for 2wks.

























**Total: \$5,030.00 Plus Applicable Taxes**

## Payment Schedule

Description	Price
	<hr/> \$0.00

### Your and Our Acceptance:

This Agreement will become effective only after acceptance as evidenced by the respective signatures of the parties' authorized representatives. This Agreement includes all of your and our obligations. No person has authority to make any claim, representation, promise or condition on our behalf that is not documented within this Agreement.

By \_\_\_\_\_  
Jessica Smith (GE)

Date 2/26/2024  
\_\_\_\_\_  
Green Earth Southeast, LLC.

By \_\_\_\_\_

Date \_\_\_\_\_  
\_\_\_\_\_  
Nature Walk CDD



**Property:**

Nature Walk CDD  
Santa Rosa Beach, FL 32459

**Landscape Service Provider:**

Green Earth Southeast, LLC.  
15167 Highway 331 Business  
Suite B.  
Freeport, FL 32439

Constitutes the entire agreement between the aforementioned parties and includes the scope of service, guarantees, terms and conditions, pricing, and payment responsibilities for landscape services provided at:

Nature Walk CDD

Santa Rosa Beach, FL 32459

**Sandgrass Front Entrance - Section Q**

\*Pricing is subject to change at any time during the course of the Project/Enhancement due to price of material and supply/demand.

Any necessary irrigation modifications are not included in this work order and will be billed time and materials at our current irrigation labor rate.

Work order scope:

**Scope:**

- GE will prep and install new zoysia turf. Final grade will be included. Beds will be reshaped, serpentine, to accommodate growth challenges to include shade canopy and root restrictions.
- Existing Bermuda will be chemically treated for removal.
- Soil will be cultivated to prep for final grade
- GE will coordinate and schedule delivery and installation of new zoysia sod.
- No irrigation repairs or adjustments are included and will be billed as Time and Materials.
- GreenEarth will apply chemical to kill off existing turf. This process takes anywhere between 1 and 2 weeks.
- After turf has been killed off the soil will be cultivated and prepped for install.
- Rough grades are not included.
- After-care processes included in the project. i.e. setting and maintaining the irrigation timing for aftercare period and returning to routine irrigation schedules.
- Irrigation will need to run 2x per day for 2 weeks. After the 2 weeks, irrigation run times will be adjusted according to the needs of the turf and weather conditions.
- Mowing will take place 4-6wks after sod installation.
- GreenEarth will provide for care and maintenance of delivered sod (i.e. watering palleted sod or other maintenance needs, if needed)
- GreenEarth will provide and oversee sod delivery, storage, and work conditions. Coordination will take place with the District.

**Warranty:**

GreenEarth will warranty all new sod for a period of 1 year from date of installation so long as GreenEarth continues to retain the maintenance contract with Nature Walk CDD. Warranty will be voided if the GreenEarth contract is cancelled within the warranty term.

This warranty will start on the day of installation and will only cover the cost of the sod itself and not the labor to replace. Labor will be billed separately should GreenEarth be called upon to warranty installed sod.

Once sod has been installed, GreenEarth and a District Board member will inspect the work performed to ensure the job has been completed to satisfaction. Ideally this walk will take place within 2-3 days of installation to ensure any and all concerns are addressed in a timely manner. Should there be no concerns noted during this walkthrough, the installation will be considered accepted by Nature Walk CDD and be billed accordingly.

Please note that the sod will take approximately 2 weeks to root. If sod has not been rooted by then, GreenEarth will re-assess the water coverage and, if needed, apply a fertilizer to stimulate root growth. If attempts to address non-thriving sod are still found to not promote rooting, this warranty will come into play one month post installation.

**Non-contractual: No irrigation repairs or adjustments are included and will be billed as Time and Materials.**

**Anticipated Project Timelines/Milestones:**

1. Inspection of the irrigation will be performed once sod has been removed before new sod is installed. This is to ensure that all irrigation is working, and no modifications need to be made. If so, these will be billed as time and materials.
2. Inspect for any root remediation that may be needed.
3. Chemical application to be applied to kill off existing turf. Can take up to 2wks.
4. Sod order to be placed. Usually, a week turn around.
5. Soil will be cultivated and final grade
6. Sod will be delivered day before installation.
7. GreenEarth will inspect completion of job.
8. Irrigation modifications are made to 2x a day for 2wks.





**Total: \$4,555.00**

**Plus Applicable Taxes**

## Payment Schedule

Description	Price
	<hr/> \$0.00

### Your and Our Acceptance:

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By \_\_\_\_\_  
Jessica Smith (GE)

Date 2/26/2024  
\_\_\_\_\_  
Green Earth Southeast, LLC.

By \_\_\_\_\_

Date \_\_\_\_\_  
\_\_\_\_\_  
Nature Walk CDD



**Property:**

Nature Walk CDD  
Santa Rosa Beach, FL 32459

**Landscape Service Provider:**

Green Earth Southeast, LLC.  
15167 Highway 331 Business  
Suite B.  
Freeport, FL 32439

Constitutes the entire agreement between the aforementioned parties and includes the scope of service, guarantees, terms and conditions, pricing, and payment responsibilities for landscape services provided at:

Nature Walk CDD

Santa Rosa Beach, FL 32459

**Sandgrass Front Entrance - Section P**

\*Pricing is subject to change at any time during the course of the Project/Enhancement due to price of material and supply/demand.

Any necessary irrigation modifications are not included in this work order and will be billed time and materials at our current irrigation labor rate.

Work order scope:

**Scope:**

- GE will prep and install new zoysia turf. Final grade will be included. Beds will be reshaped, serpentine, to accommodate growth challenges to include shade canopy and root restrictions.
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- After-care processes included in the project. i.e. setting and maintaining the irrigation timing for aftercare period and returning to routine irrigation schedules.
- Irrigation will need to run 2x per day for 2 weeks. After the 2 weeks, irrigation run times will be adjusted according to the needs of the turf and weather conditions.
- Mowing will take place 4-6wks after sod installation.
- GreenEarth will provide for care and maintenance of delivered sod (i.e. watering palletted sod or other maintenance needs, if needed)
- GreenEarth will provide and oversee sod delivery, storage, and work conditions. Coordination

(GE) - Freeport • 15167 Highway 331 Business Suite B. • Freeport, FL 32439

will take place with the District.

**Warranty:**

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Please note that the sod will take approximately 2 weeks to root. If sod has not been rooted by then, GreenEarth will re-assess the water coverage and, if needed, apply a fertilizer to stimulate root growth. If attempts to address non-thriving sod are still found to not promote rooting, this warranty will come into play one month post installation.

**Non-contractual: No irrigation repairs or adjustments are included and will be billed as Time and Materials.**

**Anticipated Project Timelines/Milestones:**

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**Total: \$6,337.37**

**Plus Applicable Taxes**

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Green Earth Southeast, LLC.

By \_\_\_\_\_

Date \_\_\_\_\_  
\_\_\_\_\_  
Nature Walk CDD



**Property:**

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Santa Rosa Beach, FL 32459

**Landscape Service Provider:**

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15167 Highway 331 Business  
Suite B.  
Freeport, FL 32439

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Santa Rosa Beach, FL 32459

**Sandgrass Front Entrance Plus P and Q Section - Sod Enhancement**

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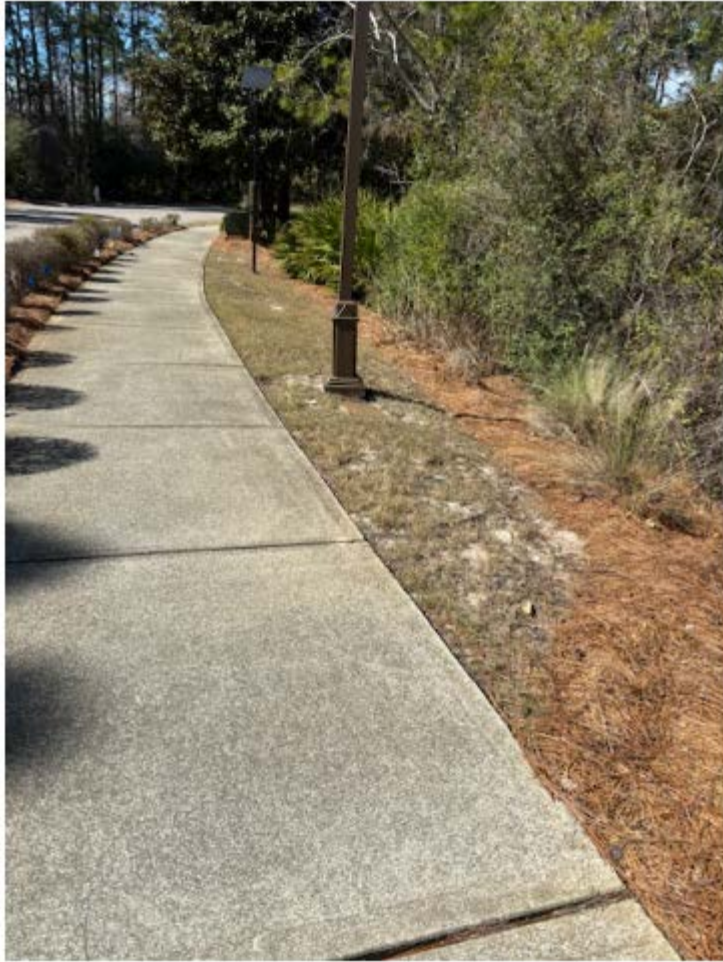
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**Total: \$13,900.00**

**Plus Applicable Taxes**

## Payment Schedule

Description

Price

\_\_\_\_\_  
\$0.00

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Jessica Smith (GE)

Date 2/26/2024  
\_\_\_\_\_  
Green Earth Southeast, LLC.

By \_\_\_\_\_

Date \_\_\_\_\_  
\_\_\_\_\_  
Nature Walk CDD

## **Tab 5**









## **Tab 6**



- A 777.11 sqft
- B 526.14 sqft
- C 460.46 sqft
- D 303.28 sqft
- E 341.20 sqft
- F 282.60 sqft
- G 294.14 sqft

H 220.27 sqft	K 594.97 sqft	O 10,741 sqft OR 17,125.81 sqft
I 539.56 sqft	L 612.49 sqft	P 2,580.87 sqft
J 651.36 sqft	M 490.27 sqft	Q 1,936.83 sqft
N 255.87 sqft		





**Property:**

Nature Walk CDD  
Santa Rosa Beach, FL 32459

**Landscape Service Provider:**

Green Earth Southeast, LLC.  
15167 Highway 331 Business  
Suite B.  
Freeport, FL 32439

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Santa Rosa Beach, FL 32459

**Sandgrass Front Entrance - Sod Enhancement**

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Any necessary irrigation modifications are not included in this work order and will be billed time and materials at our current irrigation labor rate.

Work order scope:

**Scope:**

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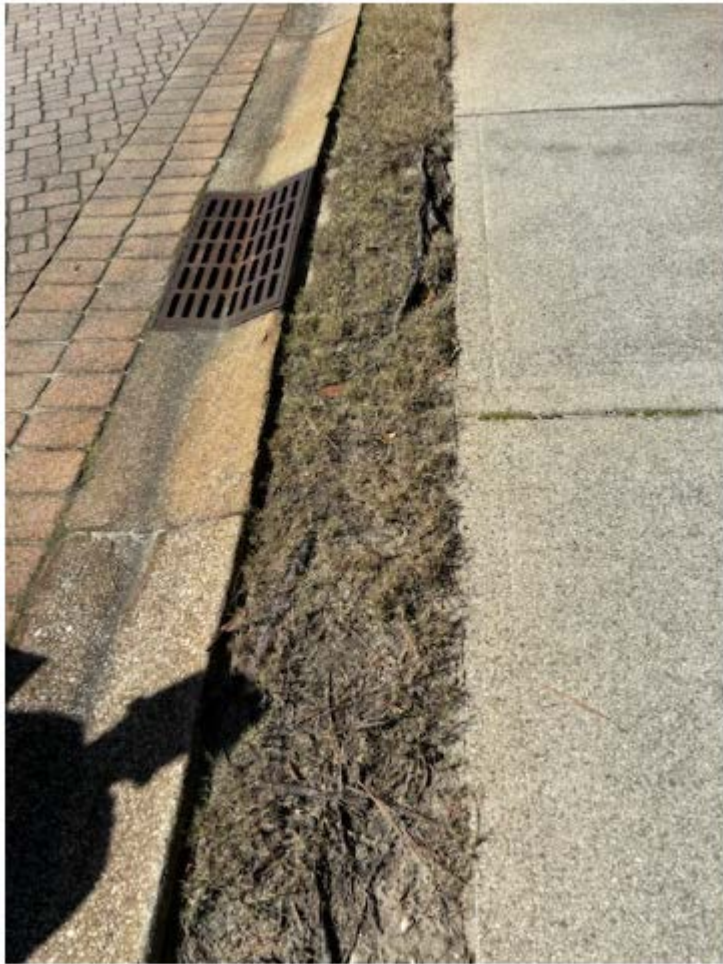
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**Total: \$5,030.00 Plus Applicable Taxes**

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	<hr/> \$0.00

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By \_\_\_\_\_  
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Date 2/26/2024  
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Green Earth Southeast, LLC.

By \_\_\_\_\_

Date \_\_\_\_\_  
\_\_\_\_\_  
Nature Walk CDD



**Property:**

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Santa Rosa Beach, FL 32459

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Santa Rosa Beach, FL 32459

**Sandgrass Front Entrance - Section Q**

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Green Earth Southeast, LLC.

By \_\_\_\_\_

Date \_\_\_\_\_  
\_\_\_\_\_  
Nature Walk CDD



**Property:**

Nature Walk CDD  
Santa Rosa Beach, FL 32459

**Landscape Service Provider:**

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15167 Highway 331 Business  
Suite B.  
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**Sandgrass Front Entrance - Section P**

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**Plus Applicable Taxes**



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Date 2/26/2024  
\_\_\_\_\_  
Green Earth Southeast, LLC.

By \_\_\_\_\_

Date \_\_\_\_\_  
\_\_\_\_\_  
Nature Walk CDD

## **Tab 7**

**Emerald Coast Scapes**

755 Grand Blvd STE B - 105 #119

Miramar Beach, FL 32550

emeraldcoastscapes@gmail.com

## Estimate

**ADDRESS**

NatureWalk Community  
Development District c/o  
Rizzetta & Company  
120 Richard Jackson Blvd. Ste.  
220  
Panama City Beach, FL 32407

**SHIP TO**

NatureWalk Community  
Development District c/o  
Rizzetta & Company  
120 Richard Jackson Blvd.  
Ste. 220  
Panama City Beach, FL  
32407

**ESTIMATE # 1588**

**DATE 02/14/2024**

ACTIVITY	QTY	RATE	AMOUNT
----------	-----	------	--------

<b>Landscaping</b> 1121 Sandgrass Blvd - Erosion Project	1	4,500.00	4,500.00
---	---	----------	----------

We will pull back the existing pinestraw away from the retaining wall and excavate dirt away from the wall 2'. Once dirt is removed we will install geo grid fabric 1 roll at 100' along the newly built green treated wall and fill in area 2' with 57 stone crushed 1 inch rock to keep water away from the wall.

- Materials 10 tons of crushed 57 stone
- 5 yards of base material - Limerock Base. This will be used to set on top of the crushed stone and will be compacted to hold a solid base for a long period of time versus the existing sand.
- Equipment
- Estimated 6 rolls of pinestraw to refresh
- Labor
- Geo grid fabric
- Boards, post and screws to build wall

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Once project is approved we require 50% deposit to secure scheduling and ordering of all materials.

SUBTOTAL	4,500.00
TAX	0.00
<b>TOTAL</b>	<b>\$4,500.00</b>

Thank you and have a great day!

Accepted By

Accepted Date

## **Tab 8**

**From:** [Ryan Rupnarain](#)  
**To:** [Kim O'Mera](#)  
**Cc:** [Kristina Rudez](#); [Holly Bailey](#); [DL-KEEN-Egis-Risk Services](#)  
**Subject:** RE: [EXTERNAL]RE: NatureWalk CDD: Ducks in stormwater retention ponds  
**Date:** Thursday, February 29, 2024 6:47:59 AM  
**Attachments:** [image005.png](#)  
[image002.png](#)  
[image004.png](#)  
[image007.png](#)

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Kim,

Thanks for the additional information. Below is a general overview of the potential liability exposures and controls associated with the aggressive duck issue, along with some resources that may be helpful. The specific risks will depend on various factors, including the severity of the duck's aggression, the chosen removal method (if applicable), and local laws and regulations. The board should carefully weigh the potential risks and benefits of both options before making a decision. Consulting with legal counsel if not already done, will be crucial to understand the legal implications and navigate through the situation effectively.

#### **Potential liability exposures with non-removal:**

- **Personal injury/premises liability:** If a resident is injured by an allegedly aggressive duck, it could be asserted that the district was negligent if it fails to take reasonable steps to address the known and foreseeable hazard. This could include failing to warn residents about the ducks, failing to take steps to deter the aggressive behavior, or failing to relocate the ducks if feasible. Injuries can stem from bites, scratches, or even being knocked over or chased by the ducks. Put another way, it could be argued that board members have a duty to act in the best interests of the district, which may include taking steps to mitigate potential risks. If they are aware of the aggressive behavior and do nothing, they could be accused of failing to fulfill this duty especially considering the anticipated high volume of bicycle and pedestrian traffic, including children on Spring Break, in this short-term rental community.
- **Property damage:** Ducks can damage property, such as landscaping or nearby structures, through nesting, foraging, or aggressive behavior. The CDD may have a liability exposure for damages if it fails to take reasonable steps to address the issue.

#### **Potential challenges if deciding to have the ducks removed:**

- **Public backlash and perception:** Residents attached to the ducks, particularly those involved in feeding them, could express strong opposition and potentially pursue actions against the district if the removal is not conducted in a way that is perceived as humane or ethical. Perception and social media coverage surrounding the removal could have a negative impact and people may share information without confirming it's accuracy. Removing a protected species (if this is confirmed), even if deemed aggressive, would likely face stronger public opposition from animal rights groups and concerned residents. Engaging licensed and insured wildlife professionals to develop a humane and legal plan for removal or mitigation strategies can significantly reduce the risk of negative publicity and other challenges.

## Controls, Risk Mitigation Strategies, and potential alternatives:

- **Signage:** The District can install signs around the stormwater ponds warning residents about the presence of aggressive ducks and advising them not to approach or feed them. Since the community has a large transient population, signage will be important in providing warning to those who may not visit the district's website or may not be familiar with Florida wildlife exposures.
- **Habitat modification:** The District can work with the wildlife removal company, district engineer, or other expert identify and implement strategies to make the ponds less attractive to ducks, such as planting dense vegetation around the perimeter. These professionals may also be able to verify the duck species and assess aggression levels to support the district's decisions.
- **Education and outreach:** The District can educate residents about the dangers of wild animals and the importance of maintaining a safe distance from aggressive ducks. This could involve distributing flyers and posting information on the District's website.
- **Addressing feeding:** Wild animals, even when accustomed to humans, can exhibit unpredictable behavior. We'd encourage a very cautious approach when evaluating feedback about the ducks aggression being linked to a lack of food. Furthermore, feeding may increase the duck population, leading to more human-duck interactions and potential conflicts. It may also contribute to aggressive behavior as ducks become dependent on handouts and may become more assertive in seeking food.
- **Proper documentation and clear communication:** Maintaining clear and detailed records of the decision-making process, the chosen approach, and the involvement of experts can help defend against potential claims.

I hope this helps. Please let us know if you have any questions.

Best Regards,

**Ryan Rupnarain, ARM CPSI**

**Sr. Manager, Loss Control Services**

**Egis Insurance & Risk Advisors**

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Mobile:(407) 878.9971

Email: [RRupnarain@egisadvisors.com](mailto:RRupnarain@egisadvisors.com)



***Associate Member of the Year Award Winner Florida Association of Special Districts (FASD)***

***Preferred Partner of the Year Award Winner Florida Consortium of Public Charter Schools (FCPCS)***

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## **Tab 9**

**COASTAL SEAL COATING & STRIPING, INC**

**MOBILE PHONE (850) 685-2665 OFFICE 850-243-7763**

[wytmt2@gmail.com](mailto:wytmt2@gmail.com)

**SPEED BUMP PROPOSAL**

**Date:** January 9, 2024

**Submitted To:** Jim Martelli/Rep for Nature Walk Subdivision

**Fax /eMail:** [Jim@iceeng.com](mailto:Jim@iceeng.com)

**PHONE:** 850-424-5855

**Job:** Quote for Installation of Speed Bumps and Removal of One Asphalt Speed Bump

**We hereby submit specifications and estimates for:**

1. CSS proposes to install Rubber Speed Bumps at (6) locations denoted on the drawing provided to us by Jim. 2. The Speed Bumps are heavy duty - solid recycled rubber -the design slows traffic to 5 - 10 MPH and comes highly recommended for high traffic areas including heavy trucks and buses. 3. The speed bumps have reflective yellow stripes making them highly visible at night. Each item is 6' long, 12" wide with the tallest portion being 2 1/4", and (2) items will be required at each location. The design is considered very aggressive and meets all safety standards required for residential roads, streets and parking lots. 4. Also included in this quote is the effort to remove one asphalt speed bump at the designated location. CSS will employ a walk behind 12" grinder for the job and we will be responsible to remove and dispose of all debris. 5. The total cost for the effort will be **\$12,890.00** (Twelve Thousand Eight Hundred Ninety Dollars).

**Total Cost: \$12,890.00**

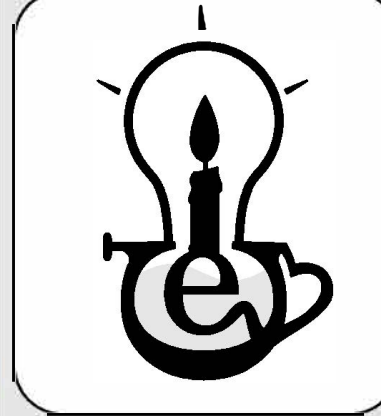
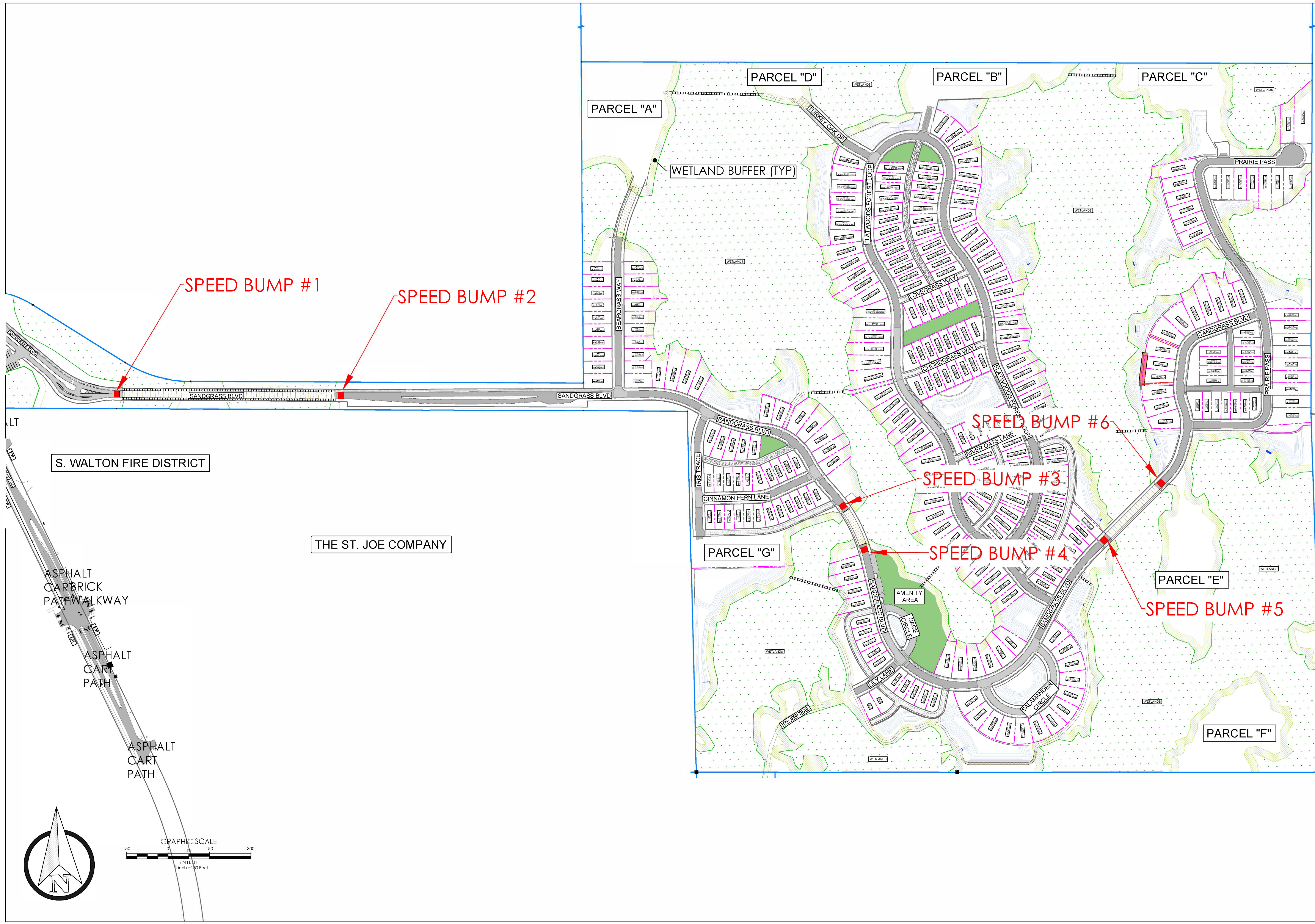
Authorized Signature: Michael T. Wyatt



Acceptance of Proposal: The above Prices, Specifications & Conditions are Hereby Accepted. You are Authorized to do the Work as Specified. Payment will be Made as Outlined Above.

Date of Acceptance: \_\_\_\_\_ Signature: \_\_\_\_\_

C:\VIC DROPBOX\PROJECTS\NATURE WALK\_CDD\_MISC\_REQUESTS\SPEED BUMP\_2023\LOCATION EXHIBIT.DWG, JimMartelli, 11/30/2023 7:25:05 PM



SEAL  
 NOT VALID WITHOUT SIGNATURE AND THE ORIGINAL SEAL

**SHEET TITLE**  
 SPEED BUMP LOCATION EXHIBIT

**SHEET NUMBER**  
 1.0