



Rizzetta & Company

NatureWalk Community Development District

**Board of Supervisors' Meeting
April 4, 2024**

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

www.naturewalkcdd.org

NATUREWALK

COMMUNITY DEVELOPMENT DISTRICT AGENDA

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

District Board of Supervisors	Jonette Coram Todd Egizii Mike Grubbs Danell Head Skylar Lee	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Holly Bailey	Rizzetta & Company, Inc.
District Counsel	Joseph Brown	Kutak Rock LLP
District Engineer	Jim Martelli, P.E.	Innerlight Engineering Corporation
Bond Counsel	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.

April 3, 2024

Board of Supervisors
**NatureWalk Community
Development District**

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the **NatureWalk Community Development District** will be held on **Thursday, April 4, 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 March 7, 2024 Tab 1
 - B. Ratification of the Operations and Maintenance Expenditures for the Month of February 2024 Tab 2
- 4. STAFF REPORTS**
 - A. District Landscape Provider Tab 3
 1. Presentation of District Landscaping Reports
 - B. District Counsel
 1. Update on Parcels
 2. Update on Tract 2900 Easement Request
 3. Update on HOA Irrigation MOU
 - C. District Engineer Tab 4
 1. Resolution of Pond 28 Beaver Dam, Habitat and Weir Reconstruction SOW
 2. Review of 1121 Sandgrass Erosion Repair by Emerald Coast Scapes
 3. Bridge 1 West Approach Scope of Work for Speed Bump Installation
 4. Scope of Work for Pond 12 Fence at 28 Salamander Plus Vendors
 5. Pond 12 Fence Line Encroachment Updates
 - D. District Manager
 1. Pat Shae Roadway Replacement Project
 - a. Update on Trash Collectors
 - b. Update on Elsankary Towing
 - c. Update on Community Email Blast and USPS Mailing
 2. Update on Sandgrass Encroachment

5. BUSINESS ITEMS

- A. Update Discussion/Consideration of Pond Bank Erosion Repair Proposal – Emerald Coast Scapes
- B. Discussion and Consideration of Reserve Study..... Tab 5
- C. Ratification Addendum to Agreement for Alleyway Concrete Repair Service - Pat Shae Concrete Revised Contract..... Tab 6
- D. Discussion and Consideration of Stormwater Fencing Around All Retention Ponds Adjacent to Streets
- E. Discussion and Consideration of Inspection & Structural Assessment Of Vehicular Bridges Proposal – Atlas Engineering and Consulting..... Tab 7

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,

Holly Bailey
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, March 7, 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	Board Supervisor, Chairman
Todd Egizii	Board Supervisor, Vice Chairman
Mike Grubbs	Board Supervisor, Assistant Secretary
Danell Head	Board Supervisor, Assistant Secretary
Skylar Lee	Board Supervisor, Assistant Secretary <i>(via speakerphone)</i>

Also present were:

Kim O'Mera	District Manager, Rizzetta & Company, Inc.
Holly Bailey	District Manager, Rizzetta & Company, Inc.
Joseph Brown	District Counsel, Kutak Rock <i>(via speakerphone)</i>
Jess Smith	Landscape Provider, GreenEarth
Jim Martelli	District Engineer, Innerlight Engineering <i>(via speakerphone)</i>

FIRST ORDER OF BUSINESS

Call to Order

Ms. O'Mera called the meeting to order at 12:01 p.m.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There was one (1) audience member present. An audience member gave comments on ducks in stormwater retention ponds.

47 **THIRD ORDER OF BUSINESS** **Consideration of the Minutes of the**
48 **Regular Board of Supervisor Meeting**
49 **held on February 8, 2024**
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On a motion by Ms. Coram, seconded by Mr. Egizii, with all in favor, the Board approved the Minutes of the Board of Supervisors Meeting held on February 8, 2024, for NatureWalk Community Development District.

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53 **FOURTH ORDER OF BUSINESS** **Ratification of the Operations and**
54 **Maintenance Expenditures for the**
55 **Month of January 2024**
56

On a motion by Ms. Coram, seconded by Mr. Egizii, with all in favor, the Board ratified Operations and Maintenance Expenditures for the Month of January 2024, in the amount of \$43,789.26, for NatureWalk Community Development District.

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59 **FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2024-05,**
60 **Re-Designating an Assistant Secretary**
61

On a motion by Ms. Head, seconded by Ms. Coram, with all in favor, the Board adopted Resolution 2024-05 Re-Designating an Assistant Secretary, removing Ken Rice and appointing Holley Bailey as Assistant Secretary, for NatureWalk Community Development District.

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64 **SIXTH ORDER OF BUSINESS** **Staff Reports**
65

66 **A. District Landscape Provider**

67 1. *Presentation of District Landscaping Reports*

68 Ms. Smith reviewed the landscaping reports with the Board noting that the Yaupon
69 Holley project was completed.

70
71 2. *Presentation of Turf Replacement Proposals*

72 Ms. Smith presented the proposals for turf replacements and general discussion
73 took place.

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75 **B. District Counsel**

76 Mr. Brown provided an update on parcel activity and general discussion took place.
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C. District Engineer

1. *Update on District Maps – Sidewalks and Medians*

Mr. Martelli shared that a first draft of the changes to the maps would be provided to Ms. Coram by the end of the day. A general discussion took place.

2. *Update on Pat Shae Roadway Replacement Project*

Ms. O'Mera shared that the contract has been executed and she is working with the vendor to return Certificates of Insurance, noting that Pat Shae's Concrete was amendable to the timeline. Ms. Bailey would be coordinating communication actions with Ms. Coram.

3. *Review of Pond 28 Beaver Dams*

Mr. Martelli presented his reviews of the beaver dam activity and potential impacts and needs. Mr. Martelli will reach out to an Environmental Consultant for input on relocating the beavers and the associated costs.

On a motion by Ms. Coram, seconded by Mr. Egizii, with all in favor, the Board authorized Mr. Martelli to solicit proposals from an Environmental Consultant on beaver removal steps, and proposals to address the weir and dams, for NatureWalk Community Development District.

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Ms. Coram referenced photos collected following a request from the owner of 28 Salamander Circle for maintenance of the fence behind the property, noting it was an area that the previous property owner had landscaping encroachments present. Ms. Coram requested that Mr. Martelli perform a site visit to evaluate existing encroachments along the stretch of the fencing and recommendations on necessary maintenance.

On a motion by Ms. Coram, seconded by Mr. Egizii, with all in favor, the Board authorized Mr. Martelli to perform a site visit to Pond 12 to evaluate the need for fencing repairs and perform an audit along the fence line for encroachments, for NatureWalk Community Development District.

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D. District Manager

Ms. Bailey introduced herself as the new District Manager for NatureWalk Community Development District and general discussion took place.

Ms. O'Mera stated that the Walton County Supervisor of Elections confirmed 196 Registered Voters in the District.

1. *Update on Nature Bridges Project*

The Pay Application for Nature Bridges was executed by Atlas Engineering and pending payment.

- 117 2. *Update on Atlas Engineering Inspection*
118 The inspection was completed, Atlas Engineering signed the Pay Application from
119 Nature Bridges.
120
- 121 3. *Update on Signaroma Street Sign Repair Project*
122 The agreement was executed, Certificates of Insurance reviewed, and the project was
123 pending the disbursement of the deposit.
124
- 125 4. *Update on Sandgrass Encroachments*
126 Ms. O'Mera noted that the owner contacted her office and had not returned her attempts
127 to reach him. The District had not received an Encroachment Agreement or review fee
128 payment from the owner. District Management would coordinate with Counsel to
129 prepare a follow-up notice to the owner.
130

131
132 **SEVENTH ORDER OF BUSINESS**

**Consideration of Turf Replacement
Proposals – Green Earth Southeast, LLC**

On a motion by Mr. Egizii, seconded by Ms. Head, with all in favor, the Board approved Proposal #46369 from GreenEarth for Turf Replacement at Sandgrass Front Entrance Plus P & Q, in the amount of \$13,900.00, for NatureWalk Community Development District.

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137 **EIGHTH ORDER OF BUSINESS**

**Consideration of Pond Bank Erosion
Repair Proposal – Emerald Coast
Scapes, LLC**

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 \$5,000.00, for erosion repairs behind 1121 Sandgrass Boulevard, by Emerald Coast Scapes, upon final review and approval of the scope of work by District Engineer, for NatureWalk Community Development District.

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142 **NINTH ORDER OF BUSINESS**

**Discussion/Consideration of Actions
Related to Ducks in Stormwater
Retention Ponds**

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146 General discussion ensued amongst the Board with input from District Counsel.
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On a motion by Mr. Egizii, seconded by Mr. Grubbs, with all in favor, the Board approved to have the unauthorized platform removed from the stormwater retention pond by The Lake Doctors, approving a not-to-exceed in the amount of \$500.00, and a communication request to the HOA for a reminder to residents on not bringing in or feeding wildlife, for NatureWalk Community Development District.

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150 **TENTH ORDER OF BUSINESS** **Discussion/Consideration of Revisions**
151 **to the Speed Bump Installation and**
152 **Removal Project**
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154 Ms. Coram explained anticipated changes contingent of the vendors' site visit. She gave a
155 detailed description of his findings and recommendations. Discussion ensued amongst the
156 Board. Ms. Coram mentioned that she would be provided with a new proposal at a later date
157 which would itemize the costs of each item. Ms. Coram expressed to have a proposal by the
158 April meeting.

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161 **ELEVENTH ORDER OF BUSINESS** **Discussion of HOA Irrigation MOU**
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164 Ms. Coram described all irrigation to HOA Common Areas are on District controllers with the
165 exception of the Gathering Place. Given that the HOA is using an alternative landscaping
166 contractor, she highlighted the need for a form of agreement to outline necessary prior
167 approval required by the District in advance of any adjustments to District's equipment.

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169 General discussion took place. Mr. Brown was asked to prepare a preliminary form of
170 agreement for continued discussion at the April meeting.

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174 **TWELFTH ORDER OF BUSINESS** **Supervisor Requests and Audience**
175 **Comments**
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177 **Mr. Egizii:**
178 Motion to Add a business item to the April meeting agenda on behalf of the HOA
179 representative request. Discussion and Consideration of Stormwater Fencing around all
180 Retention Ponds Adjacent to Streets.

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On a motion by Mr. Egizii, seconded by Mr. Grubbs, with all in favor, the Board approved to adding Discussion and Consideration of Stormwater Fencing around all Retention Ponds Adjacent to Streets to the April Meeting Agenda on behalf of the HOA, for NatureWalk Community Development District.

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185 Ms. Coram reviewed District action items and upcoming business. There was general
186 agreement amongst the Board for Ms. Coram to manage the sprint pine straw application.
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THIRTEENTH ORDER OF BUSINESS Adjournment

On a motion by Ms. Head, seconded by Ms. Egizii, with all in favor, the Board Adjourned the Meeting at 2:08 P.M., for NatureWalk Community Development District.

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Secretary/Assistant Secretary

Chairman/ Vice Chairman



Tab 2

NatureWalk Community Development District

DISTRICT OFFICE · PANAMA CITY BEACH, FL 32407

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

WWW.NATUREWALKCDD.ORG

Operations and Maintenance Expenditures February 2024 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2024 through February 29, 2024. This does not include expenditures previously approved by the Board.

The total items being presented: **\$50,498.17**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

NatureWalk Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2024 Through February 29, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
CHELCO	100332	Monthly Summary 01/24	Electric Services 01/24	\$ 1,411.36
Danell Head	100335	DH020824	Board of Supervisors Meeting 02/08/24	\$ 200.00
Gannett Florida LocaliQ	100336	0006202244 01/24	Account #536208 Legal Advertising 01/24	\$ 308.90
GreenEarth Southeast, LLC	100333	80748	Landscape Maintenance 01/24	\$ 11,890.44
GreenEarth Southeast, LLC	100341	82711	Landscape Maintenance 02/24	\$ 11,890.44
Gulf Coast Electric	100342	3202	Electrician Services 02/24	\$ 864.99
Innerlight Engineering Corporation	100343	8353	Engineering Services 10/23 -02/24	\$ 10,325.00
IPFS Corporation	100331	GAA-D39618 Payment Five 03/2024	GAA-D39618 Payment Five 03/2024	\$ 5,694.87
Jonette Anne Coram	100337	JC020824	Board of Supervisors Meeting 02/08/24	\$ 200.00
Michael W Grubbs	100338	MG020824	Board of Supervisors Meeting 02/08/24	\$ 200.00
Rizzetta & Company, Inc.	100328	INV0000087070	District Management Fees 02/24	\$ 4,966.17
The Lake Doctors, Inc.	100344	1846670	Pond Maintenance 01/24	\$ 746.00
The Lake Doctors, Inc.	100344	1854574	Fountain Cleaning 02/24	\$ 179.00
The Lake Doctors, Inc.	100344	1854576	Pond Maintenance 02/24	\$ 746.00

NatureWalk Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2024 Through February 29, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Todd B. Egizii	100339	TE020824	Board of Supervisors Meeting 02/08/24	\$ 200.00
VGlobal Tech	100334	5841	ADA Website Maintenance 02/24	\$ 300.00
Walton County Chamber of Commerce	100340	43243	Board Room Rental 04/04/24	\$ 125.00
Walton County Chamber of Commerce	100340	43244	Board Room Rental 05/02/24	\$ 125.00
Walton County Chamber of Commerce	100345	43242	Board Room Rental 03/7/24	\$ 125.00
Report Total				<u>\$ 50,498.17</u>

Tab 3



March Completed Services Nature Walk CDD

Chemical:

- Shrub bed pre-emergent. March 15th
- Turf pre-emergent. – March 4th
- Oak Tree Fertilization (328 trees) – March 15th and 29th

General Maintenance: Bi – Weekly

- March 11th
- March 27th

Nature Walk Trail Maintenance

- March 27th

3 Focal Ponds

- March 11th

Irrigation Audit

- March 29th (Not completed yet)

Pruning – Should be completed by March 5th.

- Completed March 6th.
- Grasses around sunset pond completed March 11th.



April Anticipated Services Nature Walk CDD

Chemical:

- Turf Fertilizer – Week of April 15th.
- Turf Weed Control – Week of April 15th.
- Bed Weeds – We are treating bed weeds weekly when maintenance is onsite.

General Maintenance: Weekly

- April 2nd
- April 9th
- April 16th
- April 23rd
- April 30th

Nature Walk Trail Maintenance

- April 23rd

3 Focal Ponds

- April 9th

Irrigation Audit

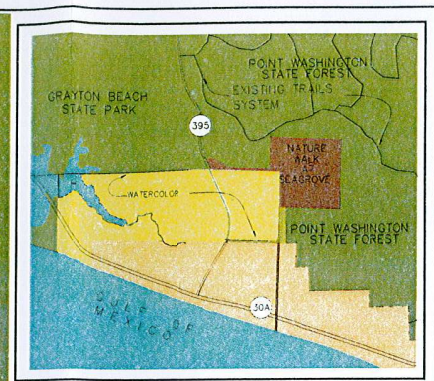
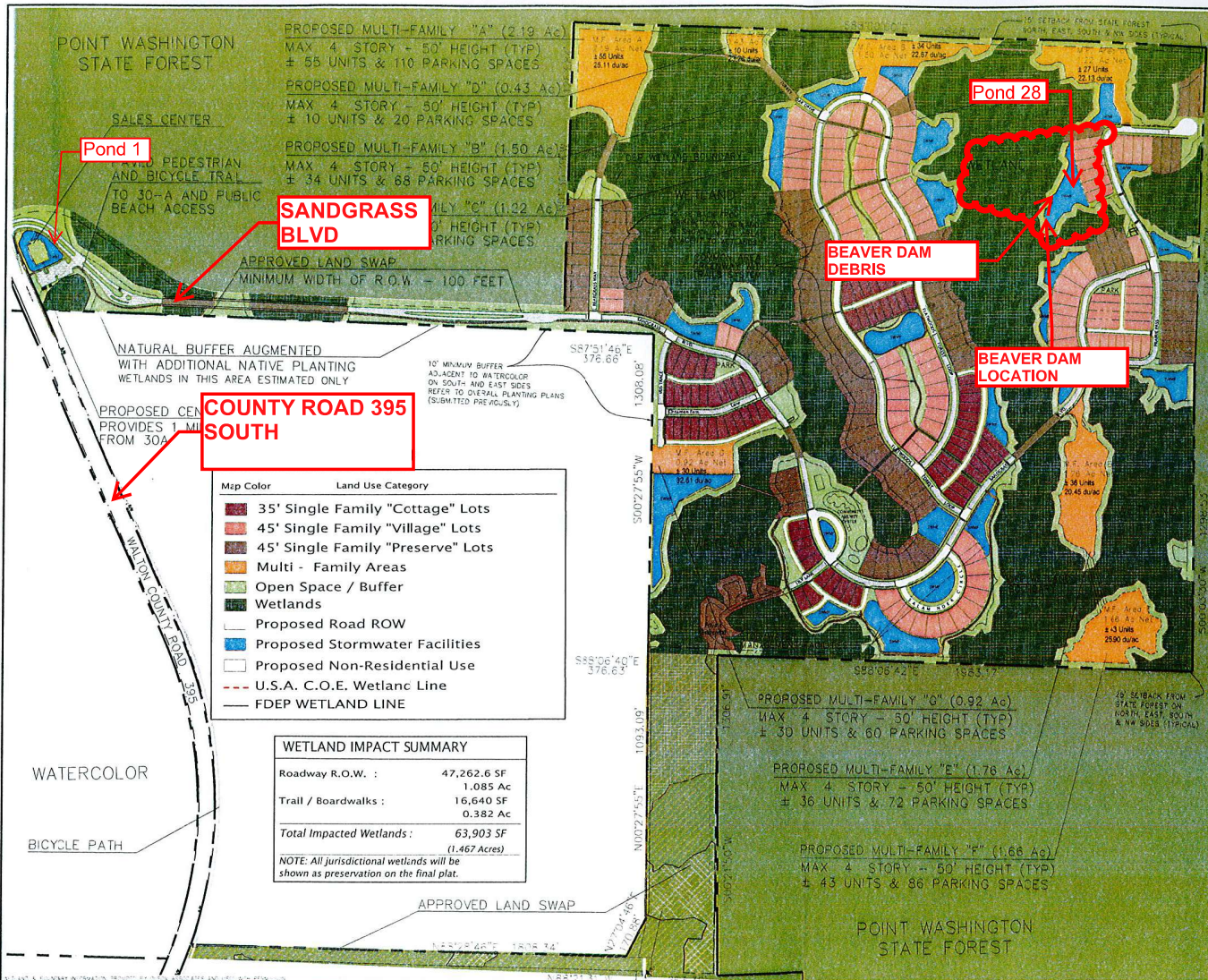
- April 24th

Sod Install

- Sod install prep will begin week of April 10th. This includes marking up the locations and killing off the turf.
- Sod installation will start on April 22nd.



Tab 4



DEVELOPMENT SUMMARY

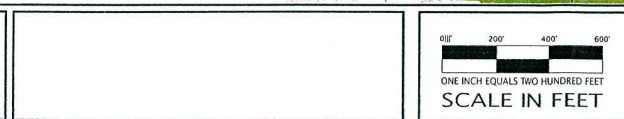
Total Project Site	
Site Acreage :	153.00 Ac
Upland :	90.50 Ac
Wetland :	62.50 Ac
Total Upland Preservation : 20.60 Ac	
Wetland Buffer :	11.83 Ac
State Forest Buffer :	3.53 Ac
Common/Open Space :	5.24 Ac
Percentage Of Upland :	22.76 %
Residential Unit Distribution :	
35' Cottage Lots :	18 % 92 Units
45' Village Lots :	13 % 71 Units
40' Village Lots :	5 % 27 Units
45' Preserve Lots :	15 % 77 Units
40' Preserve Lots :	4 % 23 Units
Multi-Family Area :	45 % 235 Units
Total Dwelling Units : 525 Units	
Total 45' R.O.W. Area :	16.20 Ac
Road Centerline :	15,683 LF
Total 24' R.O.W. Area :	3.58 Ac
Alley Centerline :	6,499 LF
Total Wetland Buffer :	11.83 Ac
25' State Forest Buffer :	3.53 Ac
Openpace / Parks :	25.25 Ac
Total Trail Length :	11,209 LF
GROSS DENSITY :	3.43 Du/Ac
NET DENSITY :	5.80 Du/Ac

REVISION: Mar 21, 2011

Hatch Mott MacDonald

3800 Esplanade Way, Suite 1150
Tallahassee, FL 32311
(850) 577-0459 Fax 577-3172
tony.monk@hatchmott.com

120 Richard Jackson Blvd., Suite 180
Panama City Beach, FL 32407
(850) 236-5831 Fax 913-8158
www.hatchmott.com



CONCEPTUAL MASTER PLAN

Seagrave Beach, Florida

DESIGNED	PKH/ALS
DRAFTED	ALS/WMM
CHECKED	ALS/PRM
DATE	15 MAR 2011
CADD FILE	209430.cadd
FORM NO.	290885

1 OF 1

MARCH 29, 2024

NATUREWALK AT SEAGROVE

1121 SANDGRASS BOULEVARD EROSION

PREPARED BY: INNERLIGHT ENGINEERING CORPORATION



NATUREWALK AT SEAGROVE

1121 SANDGRASS BOULEVARD EROSION

PREPARED FOR:

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
120 RICHARD JACKSON BLVD
PANAMA CITY BEACH, FL 33614

PREPARED BY:

INNERLIGHT ENGINEERING CORPORATION
11490 EMERALD COAST PARKWAY, SUITE 2W
MIRAMAR BEACH, FLORIDA 32550

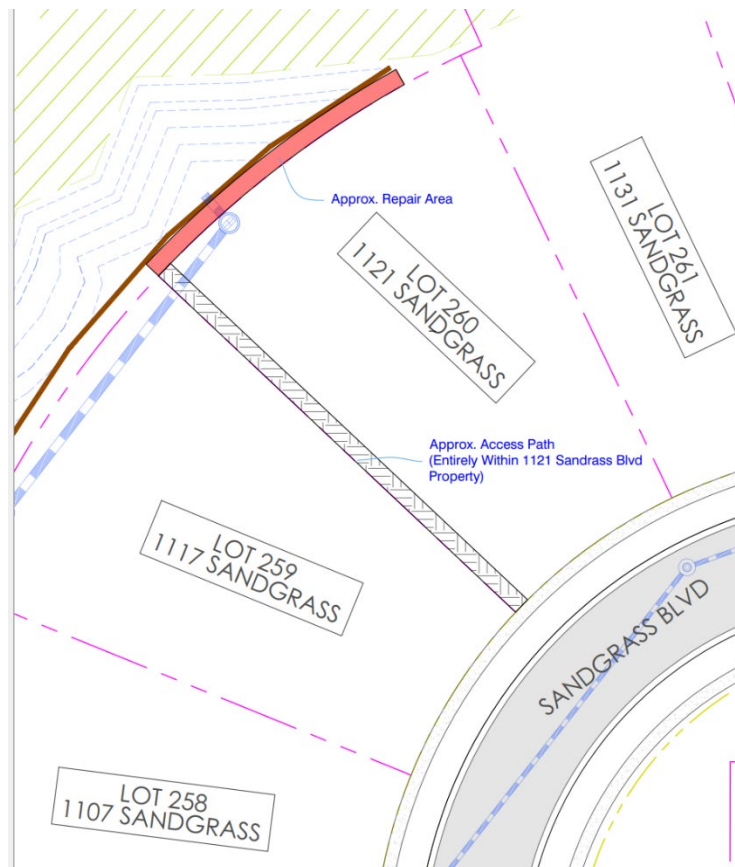
NARRATIVE

1.0	INTRODUCTION	4
2.0	EXISTING CONDITIONS	4
2.1	Site Observations	5
2.2	Engineer's Assessment	6
2.3	Recommendations / Review of Contractor Proposal	6
3.0	CONCLUSION / FINAL DISCUSSION	7

1.0 INTRODUCTION

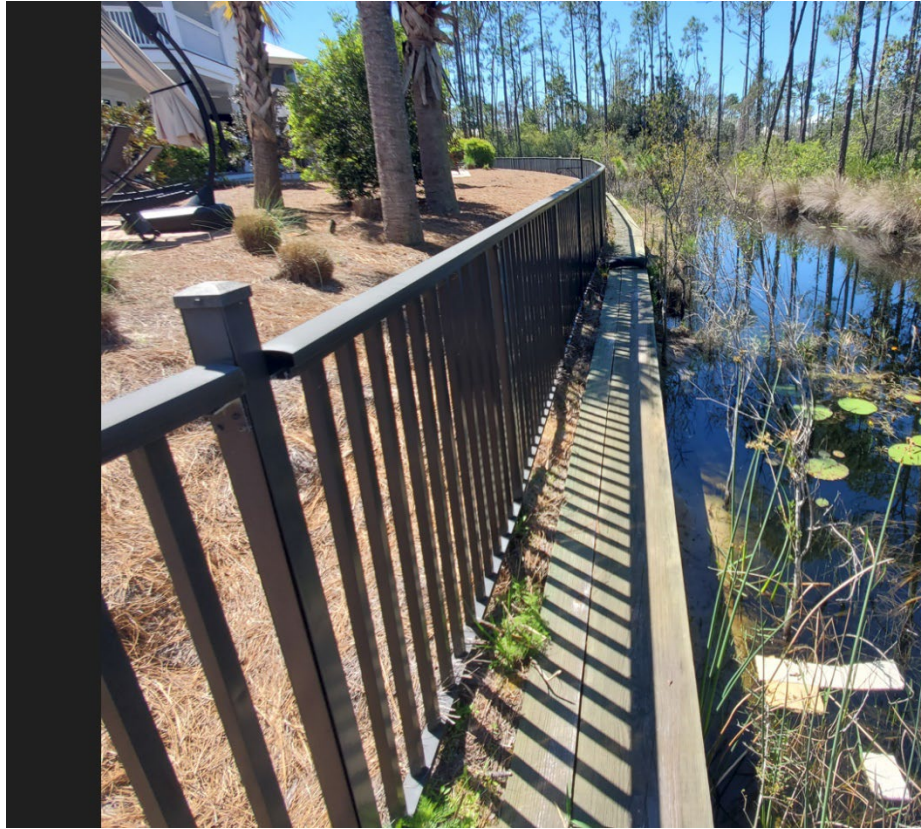
The purpose of this report is to provide a brief analysis of potential erosion conditions being experienced in the rear yard of 1121 Sandgrass Boulevard, specifically near the steel sheet pile retaining wall on the south side of Pond No. 24 and to review a proposed scope of work proposed by Emerald Coast Scapes dated 2/14/2024 to rectify the situation.

The location of the erosion area is depicted below:



2.0 EXISTING CONDITIONS

The subject property is located at 1121 Sandgrass Boulevard in the Naturewalk at Seagrove Neighborhood. The site is fully developed with a single-family residential home and associated improvements such as landscaping, hardscaping, etc. The rear of the property abuts one of the neighborhood's Stormwater Management Facilities known as Pond No. 24. There is a narrow strip of land between the rear property boundary and the southern / eastern edge of the pond. Specifically, there is a steel sheet pile wall along the southern / eastern side of the pond. The sheet pile wall has a timber bulkhead cap and just adjacent is a decorative aluminum fence. See below photo. The rear yard area has significant ground cover in the form of pine straw.



2.1 Site Observations

Innerlight Engineering Corporation (IEC) performed a site visit on March 28, 2024, to conduct an observation of the current ground surface conditions, specifically the area located between the rear yard of the aforementioned property and the pond wall. Below is a photo of the rear yard and pond wall.



2.2 Engineer's Assessment

Based on an observation of existing conditions as discussed above and an assessment of the condition of the ground surface near and between the rear of the lot and the pond wall, it was observed that this area is experiencing significant erosion. The cause appears to be a combination of the sloped ground surface and gaps between the timber wall cap and the top of the sheet pile wall as well as there appears to be a couple unplugged, original lifting rings in certain locations of the sheet piles which soil can pass through. There is also evidence of some sediment which has breached the wall and deposited into Pond No. 24, from soil from the rear yard area discussed above. Below are a couple of recent photos of the erosive conditions.



2.3 Recommendations / Review of Contractor Proposal

We would recommend that the following approach be implemented to improve the situation and significantly deter or eliminate future erosion potential:

- Remove pine straw/landscaping as necessary.
- Excavate enough soil to expose problem areas, a minimum of Two Feet.
- Install Geo Grid Fabric along the existing wall, ensuring covering up all gaps, holes, and breaches and properly anchor.
- Back-fill wall with a FDOT No 57 Washed Stone Aggregate.
- Install limerock base material above the washed stone aggregate.
- Spread and level remnant soil.
- Re-apply pine straw as ground cover and establish final and effective soil stabilization.

A Proposal was provided by Emerald Coast Scapes to repair and rectify the eroded area. Their proposal is dated February 14, 2024, and substantially includes the Engineer's recommendations identified above. We recommend the Board of Supervisors approved the proposal and associated scope of work.

3.0 Conclusion / Final Discussion

Innerlight Engineering Corporation has reviewed and observed the existing conditions, presented a recommended solution, and reviewed the proposal submitted by the prospective Contractor, Emerald Coast Scapes. IEC recommends to the Naturewalk Board of Supervisors that they approve the proposal as presented.

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
----------	-----	------	--------

Landscaping 1121 Sandgrass Blvd - Erosion Project	1	4,500.00	4,500.00
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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

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

SUBTOTAL 4,500.00

TAX 0.00

Thank you and have a great day!

TOTAL **\$4,500.00**

Accepted By

Accepted Date

COASTAL SEAL COATING & STRIPING, INC

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

wytmt2@gmail.com

REV 1 SPEED BUMP PROPOSAL

Date: March 6, 2024

Submitted To: Jonette/Rep for Nature Walk Subdivision

Fax /eMail: seat1@naturewalkcdd.org

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:

B

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. Removal of the existing speed bump on the west side of the common area is separately priced as part of this revision. 5. The need for speed bump signs before each installation to warn drivers of the device is recommended especially for publicly accessible roads and are unit priced separately. 6. The total cost for the (6) Speed Bump Installation effort will be **\$12,000.00 (Twelve Thousand Dollars Exactly)**. 7. To Remove existing Speed Bump on the west end of the common area will be **\$1,000.00 (One Thousand Dollars)**. 8. To add "SPEED BUMP SIGNS" (2 for each installation) would be **\$275.00** each set in concrete. (SEE ATTACHED).

Total Cost: \$12,000.00 Basic Quote Six Speed Bump Installations

Authorized Signature: Michael T. Wyatt



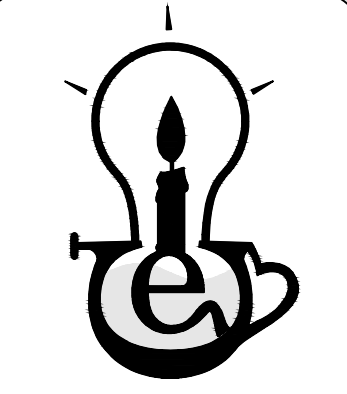
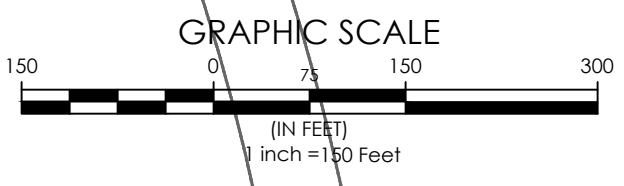
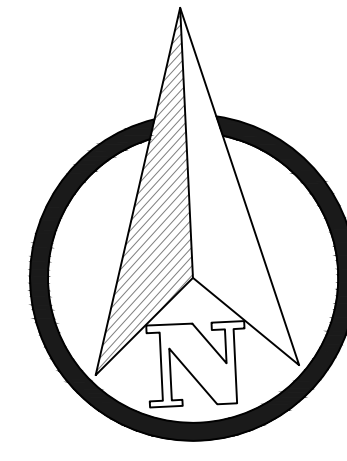
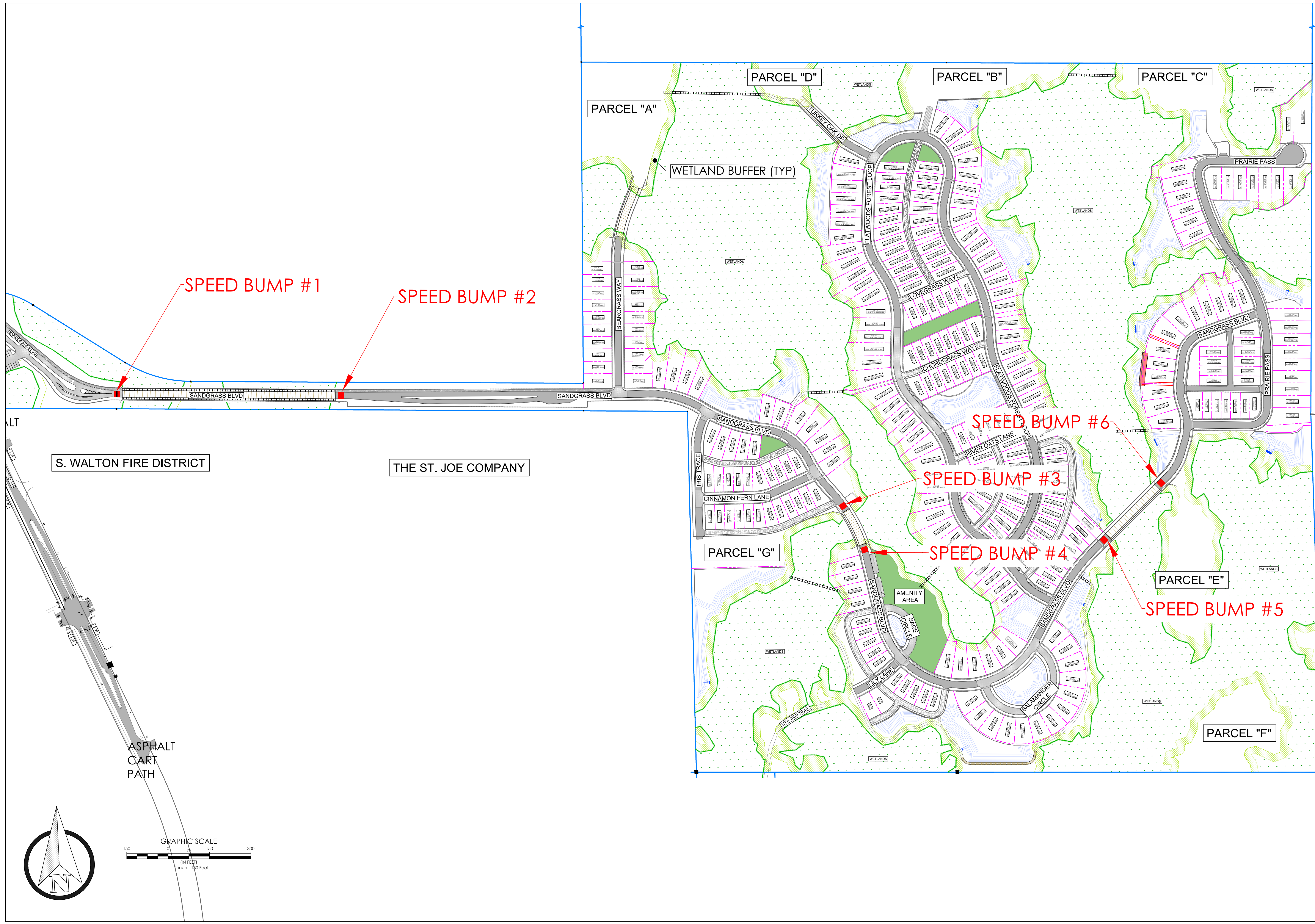
Acceptance of Proposal: The above Prices, Specifications & Conditions are Hereby Accepted. You are Authorized to do the Work as Specified. Payment will be Made as Outlined Above.

Date of Acceptance: _____

Signature: _____

#NAME?

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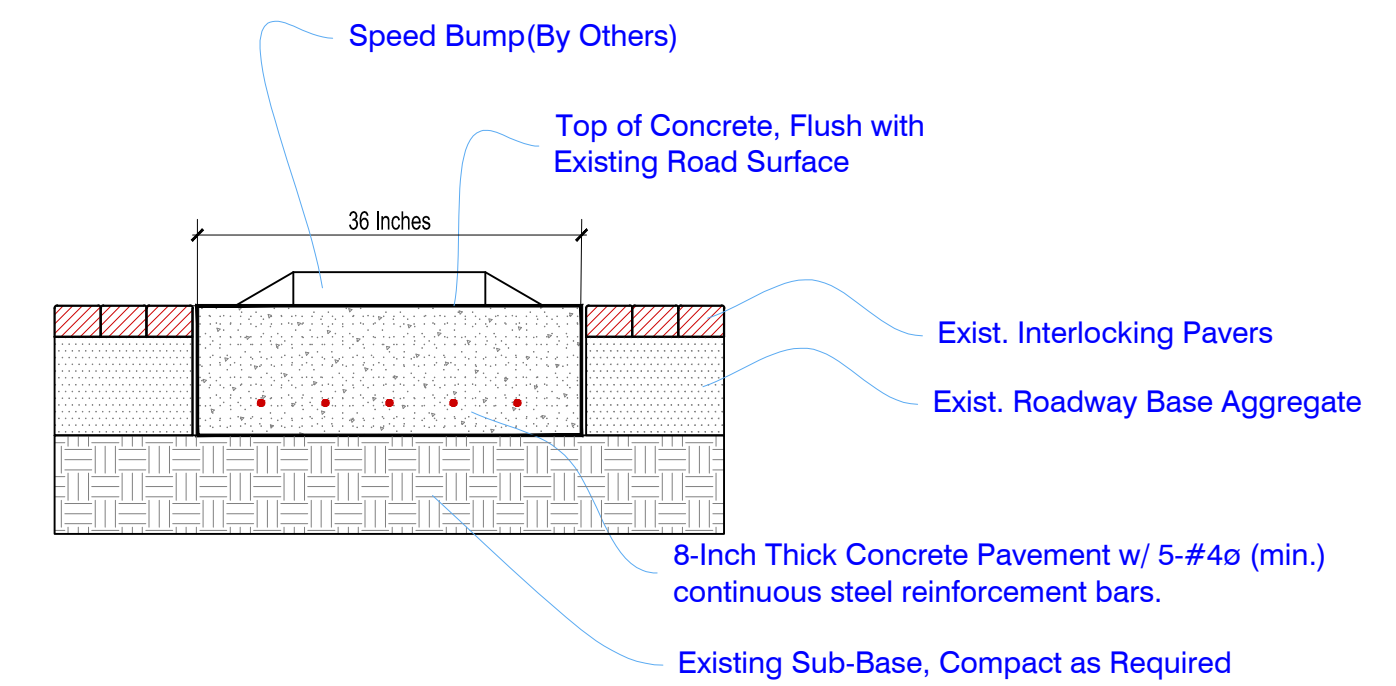
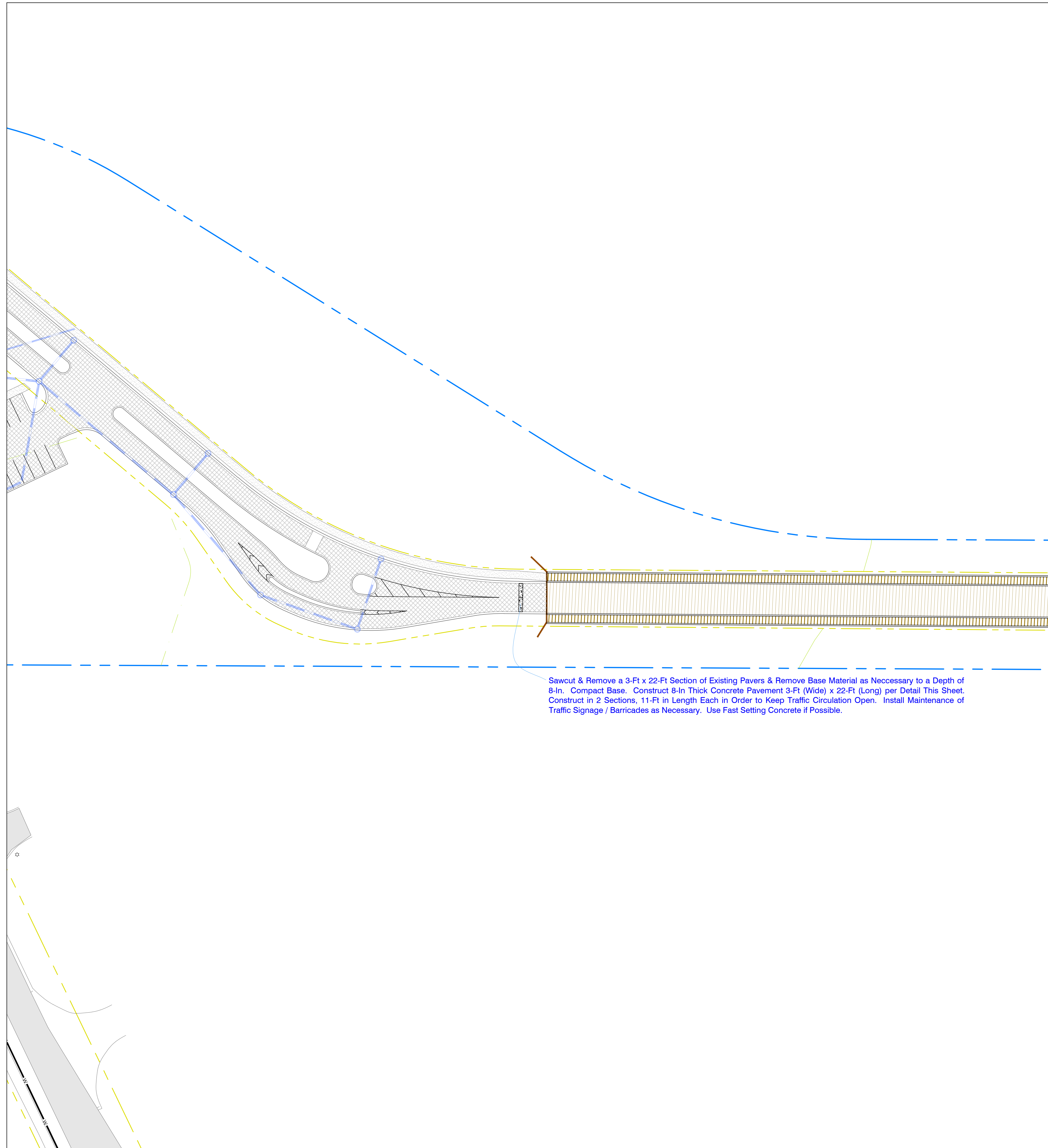


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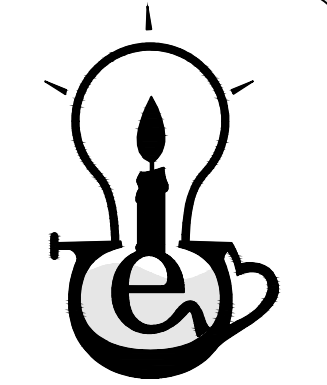
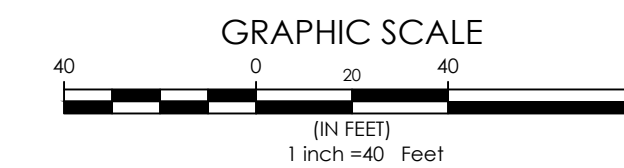
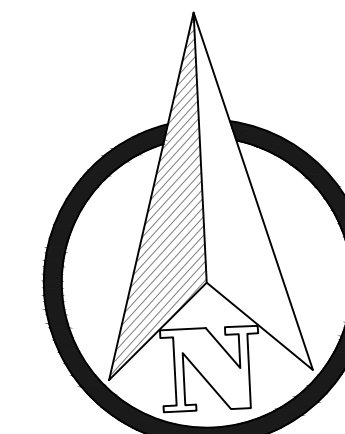
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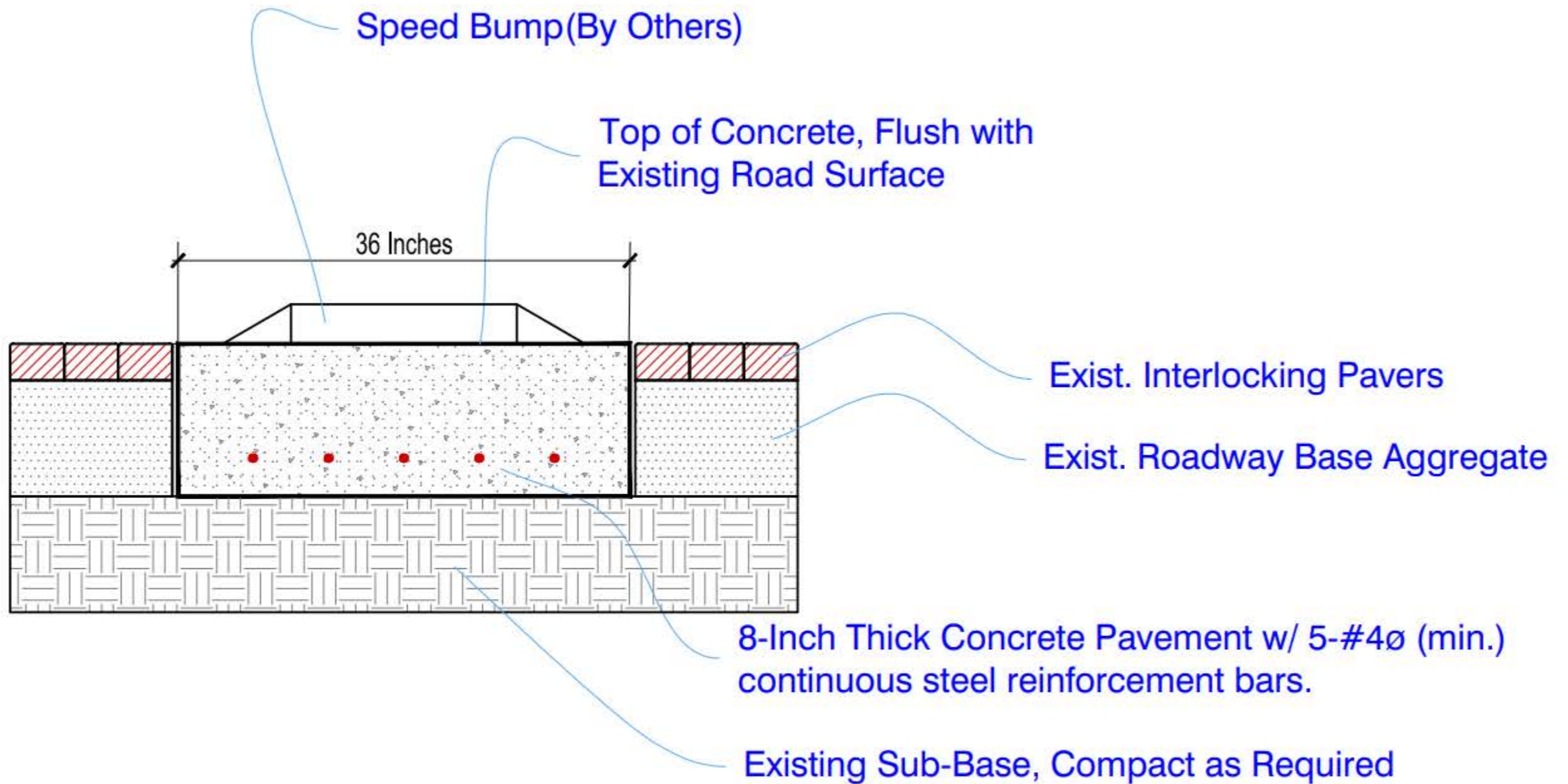
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1 CONCRETE PAVEMENT DETAIL
NTS





1

CONCRETE PAVEMENT DETAIL

NTS

APRIL 1, 2024

NATUREWALK AT SEAGROVE

POND 12 FENCE AT 28 SALAMANDER CIRCLE

PREPARED BY: INNERLIGHT ENGINEERING CORPORATION



NATUREWALK AT SEAGROVE

POND 12 FENCE AT 28 SALAMENDER CIRCLE

PREPARED FOR:

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
120 RICHARD JACKSON BLVD
PANAMA CITY BEACH, FL 33614

PREPARED BY:

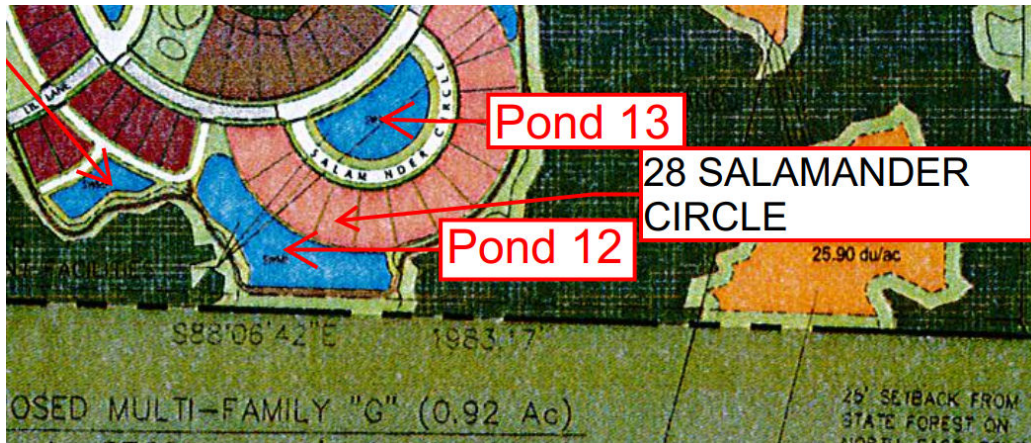
INNERLIGHT ENGINEERING CORPORATION
11490 EMERALD COAST PARKWAY, SUITE 2W
MIRAMAR BEACH, FLORIDA 32550

NARRATIVE

- 1.0 INTRODUCTION 4**
- 2.0 FENCE AT 28 SALAMANDER CIRCLE 4**
 - 2.1 Timber Fence Condition Assessment..... 5
 - 2.2 Engineer's Assessment and Contractor Proposal Discussion 9
 - 2.3 Replacement Options 9
- 3.0 CONCLUSION / FINAL DISCUSSION 10**

1.0 INTRODUCTION

The purpose of this report is to provide cursory existing conditions and proposed replacement analysis of a segment of the Pond 12 timber fence located in the rear of 28 Salamander Court within the Naturewalk at Seagrove neighborhood. According to District personnel, a homeowner has expressed a concern related to the condition of the pond fencing at this location. The location of the pond is southwest of the Salamander Circle and Flatwood Forrest Loop intersection, see location map below.



2.0 FENCE AT 28 SALAMANDER CIRCLE

The referenced fence above is located near the east end of the north side of Pond 12 as shown in the above image. The timber barrier fence is situated just north of the pond's existing sheet pile wall and timber bulkhead. The length of the fence specifically along the rear of 28 Salamander Circle is approximately 72 curvilinear feet. The fencing components generally appear to consist of vertical support posts (timber), top and bottom horizontal rails (Timber), diagonal cross bracing (timber), top cap boards (timber), welded wire fabric (chicken wire), and associated connection hardware which appears to be mostly nails. Below is a photo of a portion of the fencing at the rear of the subject property.



2.1 Timber Fence Condition Assessment

Innerlight Engineering Corporation (IEC) performed a site visit on March 28, 2024, to assess existing conditions and provide an opinion of the condition of the existing fence components behind the subject property. The existing fencing is approximately 72 linear feet in total length along the rear of the property. The support posts appear to be 8" Long x 4" wide vertical treated lumber embedded below the ground surface. The top cap consists of one, 2-inch thick (nominal) timber board appearing to be pressure treated and 8-inch wide. The top and bottom horizontal rails are 2"x4" treated timber boards. The angled cross bracing is 2"x4" treated timber boards. The vertical trim attached to vertical posts appears to be 2"x2" treated timber boards. The fence mesh material appears to be a thick welded wire fabric. The top and bottom rails, cross bracing and vertical trim boards sandwich the mesh material and hold it in place. Most of the fasteners are nails it appears.

Timber boards are commonly assessed by their level of deterioration. The following levels of deterioration could be considered for condition assessment rating purposes and are used herein:

- Severely Deteriorated
- Significantly Deteriorated
- Moderately Deteriorated
- Slightly Deteriorated
- Not Deteriorated

Based on a visual subjective assessment only, our summarized opinion of the condition of the various components area as follows:

- Vertical Support Posts:
 - Firmly Positioned and Anchored
 - The Timber Material Condition was observed to be moderately weathered with some cracking, minimal splitting but still maintaining solid uniform composition.
 - Rating: Slightly to Moderately Deteriorated
 - Example Photos:



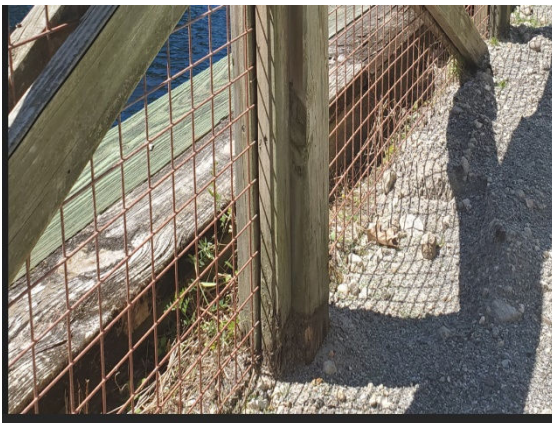
- Top Cap / Handrails:
 - Not Firmly Positioned and Anchored
 - The Timber Material Condition was observed to be severely weathered with Severe cracking and splitting and deterioration.
 - **Rating: Severely Deteriorated**
 - Example Photos:



- Top Support Rails:
 - Mostly Firmly Positioned and Anchored
 - The Timber Material Condition was observed to be moderately weathered with some cracking, minimal splitting but still maintaining mostly solid uniform composition.
 - Fasteners were observed to be in various conditions, from nails popping out to nails fully seated.
 - Rating: Slightly to Moderately Deteriorated
 - Example Photo:



- Bottom Support Rails:
 - *NOTE: THE MAJORITY OF THE BOTTOM RAILS WERE COVERED BENEATH A CRUSHED STONE BASE MATERIAL AND WERE UNABLE TO BE OBSERVED, THE FEW THAT WERE VISIBLE, HAD BELOW CHARACTERISTICS:*
 - Mostly Firmly Positioned and Anchored
 - The Timber Material Condition was observed to be moderately weathered with some cracking, minimal splitting but still maintaining mostly solid uniform composition.
 - Fasteners were observed to be in various conditions, from nails popping out to nails fully seated.
 - Rating: Slightly to Moderately Deteriorated
 - Example Photos:



- Angled Cross Bracing Boards:

- Mostly Firmly Positioned and Anchored
- The Timber Material Condition was observed to be moderately weathered with some cracking, minimal splitting but still maintaining mostly solid uniform composition.
- Fasteners were observed to be in various conditions, from nails popping out to nails fully seated.
- Several Boards were separated and no longer connected to support posts.
- Rating: Slightly to Moderately Deteriorated



- Vertical Timber Trim Boards:

- Mostly Firmly Positioned and Anchored
- The Timber Material Condition was observed to be moderately weathered with some cracking, minimal splitting but still maintaining mostly solid uniform composition.
- Fasteners were observed to be in various conditions, from nails popping out to nails fully seated.
- Several Boards were separated and no longer connected to support posts.
- Rating: Slightly to Moderately Deteriorated
- Example Photo:



- Welded Wire Mesh:
 - Generally, properly positioned
 - Generally intact and free of breaks
 - Rating: Lightly Corroded
 - Example Photo:



2.2 Engineer's Assessment and Contractor Proposal Discussion

Based on an observation of existing conditions as discussed above and an assessment of the condition of the fencing components listed above, it is our opinion that most of the components are in satisfactory condition with the exception of the top cap / handrail. We would recommend the entire timber top cap / handrail be replaced with stainless steel screw anchors. We would also recommend replacement / reconstruction of several of the cross braces, particularly where the end have separated from support posts.

IEC would recommend that any Contractor proposal include specificity with the Scope of Work to include specific demolition and removal of existing material quantities, proposed material quantities and specific materials to be supplied including fasteners. IEC would recommend fasteners to include marine / exterior grade stainless steel screws. We would also recommend a construction schedule be provided as well as a suitable workmanship warranty.

2.3 Replacement Options

Three replacement options which could be considered by the District are as follows along with IEC's commentary:

- **Do Nothing (Not Recommended)**
 - This would leave the severely deteriorated handrail in place (not recommended)
- **Selective Board Replacement (Recommended)**
 - **Specific Replacement of Top Cap / Handrail and select cross bracing members.**
 - **Option Benefit(s): This option should result in the lowest cost to District at this time.**
 - **Option Weaknesses: Aesthetics / Will require further ongoing monitoring of remaining boards in near & mid-terms.**
- **Full Replacement (Not Recommended)**
 - This option would involve demolition and replacement of the entire fence and all components for the subject property.

- Option Benefit(s): This option, with proper workmanship, will provide a new fence which would improve aesthetics and ensure a structurally sound platform for years to come and should not require expert monitoring / inspections for quite some time.
- Option Weaknesses: Higher current cost.

3.0 Conclusion / Final Discussion

Given the above discussion and the limited scope of work, IEC would recommend that the District implement the Selective option discussed above.

APRIL 1, 2024

NATUREWALK AT SEAGROVE

POND 12 FENCE LINE ENCROACHMENT REVIEW

PREPARED BY: INNERLIGHT ENGINEERING CORPORATION



NATUREWALK AT SEAGROVE

POND 12 FENCE LINE ENCROACHMENT REVIEW

PREPARED FOR:

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
120 RICHARD JACKSON BLVD
PANAMA CITY BEACH, FL 33614

PREPARED BY:

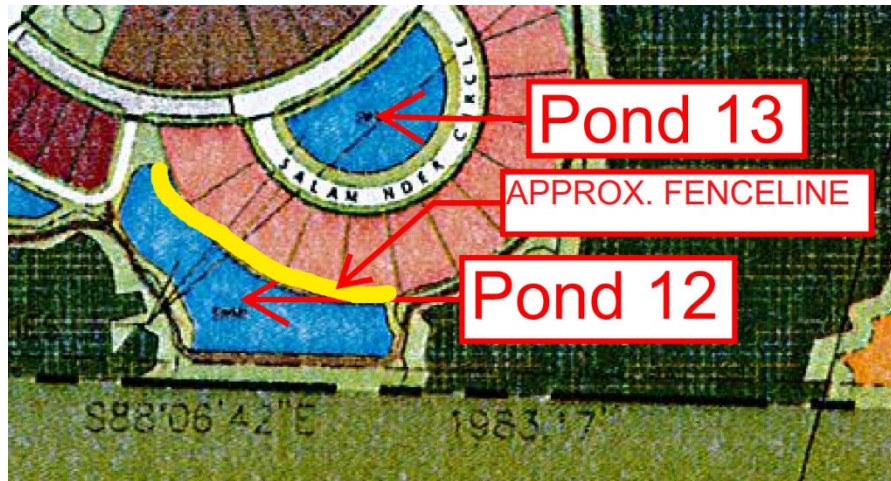
INNERLIGHT ENGINEERING CORPORATION
11490 EMERALD COAST PARKWAY, SUITE 2W
MIRAMAR BEACH, FLORIDA 32550

NARRATIVE

- 1.0 INTRODUCTION 4**
- 2.0 FENCELINE CONDITIONS (DIRECTLY ADJACENT AND NORTH) 4**
 - 2.1 Fenceline Observations 5
 - 2.2 Engineer's Assessment and Contractor Proposal Discussion 8
- 3.0 CONCLUSION / FINAL DISCUSSION 8**

1.0 INTRODUCTION

The purpose of this report is to provide a cursory review of the existing conditions along and directly adjacent to the north side of the Pond 12 Fenceline within the Naturewalk at Seagrove neighborhood. This request was initiated through the District Manager after receiving an inquiry. The location of the pond is southwest of the Salamander Circle and Flatwood Forrest Loop intersection, see location map below.



2.0 FENCELINE CONDITIONS (DIRECTLY ADJACENT AND NORTH)

The referenced fence above is located along the northern side of Pond No. 12. The timber barrier fence is situated just north of the pond's existing sheet pile wall and timber bulkhead. The length of the fence is approximately 315 curvilinear feet. The following properties are located just north of the pond & referenced fencing:

- 10 Salamander Court (Estimated Average Distance from Fence to Rear Property Line: 2-3 Feet)
- 16 Salamander Court (Estimated Average Distance from Fence to Rear Property Line: 3.75 Feet)
- 22 Salamander Court (Estimated Average Distance from Fence to Rear Property Line: 3.75 Feet)
- 28 Salamander Court (Estimated Average Distance from Fence to Rear Property Line: 3.5 Feet)
- 36 Salamander Court (Estimated Average Distance from Fence to Rear Property Line: 2.5-4 Feet)

As noted above, an estimate of the distance between the fence and rear property lines has been depicted for general informational purposes only. This information was derived from the Master Plan CAD file and is approximate only and may vary. The property between the fence and referenced rear property lines is Owned by the Naturewalk Community Development District with one of the provisions of allowing operations and maintenance access to the Pond which is a regulated stormwater management facility. A photo of the fence line is provided below.



2.1 Fenceline Observations

Innerlight Engineering Corporation (IEC) performed a site visit on March 28, 2024 to observe existing conditions and provide a description of elements within the narrow CDD owned maintenance area north of the fence line. Based on a visual subjective assessment only, our summarized opinion of the existing conditions adjacent to the rear of the subject properties is presented below:

- 10 Salamander Court (Estimated Average Distance from Fence to Rear Property Line: 2-3 Feet):
 - The area includes crushed stone ground cover and multiple saw palmetto shrubs.
 - Near the Southeast corner of Lot there is a Patio Seating Wall, 2 to 3 feet from fence.
 - See Photos Below:



- 16 Salamander Court (Estimated Average Distance from Fence to Rear Property Line: 3.75 Feet):
 - The area includes pine straw ground cover and small grassy shrubs.
 - Patio pavers meander varying distances from fence.
 - See Photo Below:



- 22 Salamander Court (Estimated Average Distance from Fence to Rear Property Line: 3.75 Feet)
 - The area includes pine straw ground cover and one loose small shrub.
 - There is a decorative rear property fence several feet away from pond fence.
 - See Photo Below:



- 28 Salamander Court (Estimated Average Distance from Fence to Rear Property Line: 3.5 Feet)
 - The area includes multiple types of ground cover along rear property line as follows:
 - Pine straw mulch
 - Small shrubs
 - Crushed stone aggregate
 - Artificial turf
 - There is a decorative landscape stone planter box several feet from the fence.
 - See Photos Below:



- 36 Salamander Court (Estimated Average Distance from Fence to Rear Property Line: 2.5-4 Feet)
 - The area includes pine straw mulch and Podocarpus Shrubbery directly adjacent to fence.
 - There is one pine tree a few feet from fence.
 - See Photo Below:



2.2 Engineer's Assessment and Contractor Proposal Discussion

Based on an observation of existing conditions as discussed above and an assessment of the condition of the fence line, it is likely that some of the elements described may be within the property owned by the CDD. It is also our opinion that some of the elements could prohibit access for CDD personnel. For instance, shrubbery right next to fence line, any landscape walls that may encroach, etc.

IEC would recommend that in order to verify any actual encroachments that a rear line survey by a qualified professional land surveyor be conducted to ascertain exact rear property limits and associated existing elements therein.

3.0 Conclusion / Final Discussion

It is likely that some encroachments may exist within CDD property. IEC recommends verifying and conducting rear lot line surveys by a licensed surveyor.

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BY THIS FACE CURVE & FIDUCIARY MARK

BY THIS FACE CURVE & FIDUCIARY MARK

1133.79'

919

Tab 5

PREPARED FOR:

Nature Walk

Community Development District

Reserve Study Proposal

PREPARED BY:

Paul Grifoni, PRA, RS

Engineer
Reserve Specialist, RS
Professional Reserve Analyst, PRA
Licensed Home Inspector

Custom Reserves

5470 E Busch Blvd., Unit 171
Tampa, FL 33617
Office: (888) 927-7865
Fax: (813) 200-8448
www.CustomReserves.com



Nature Walk Community Development District Reserve Study Proposal

Holly Bailey

District Manager

Nature Walk Community Development District

Reference #171

Sage Circle

Santa Rosa Beach, FL 32459

Dear Board of Supervisors:

Thank you for the opportunity to be of service to your community. We take great pride in our work and in helping all our clients navigate through the Reserve Study process.

A Reserve Study is a key financial planning tool that helps Management and the Board in maintaining the common property components and planning for the future.

Included in Your Reserve Study:

- **Excellent communication** with our team. We listen to our clients' concerns. From the timing of the inspection and report delivery to the financial or physical aspects of the community, we always listen and hear your concerns.
- **Industry-leading experience** in all varieties of community associations, resorts, commercial properties, country clubs and more! With over 30 years of combined experience in the industry, we take the guess work out of budget season.
- **Timely contract completion** is a must. We understand how important your receivables can be for budget and community meetings. We take great care in saying what we mean and meaning what we say when it comes to timely delivery.
- **Accuracy** in results. The results depicted in a reserve study are only as good as the estimates of useful life, replacement cost and age of the individual components. More experience leads to greater accuracy in our product.
- **Relationship-building** is paramount. A reserve study requires updating every 2 to 3 years to keep up to date with changes in construction costs, inflation and interest rate, and new technology. We put our client relationships at the forefront of our core values.

A graphic consisting of the number '25+' in a large, blue, 3D-style font, with the words 'YEARS OF EXPERIENCE' stacked below it in a smaller, blue, sans-serif font. The graphic is set against a light gray diamond-shaped background.

Nature Walk Community Development District Reserve Study Proposal

Benefits of a Custom Reserves Report

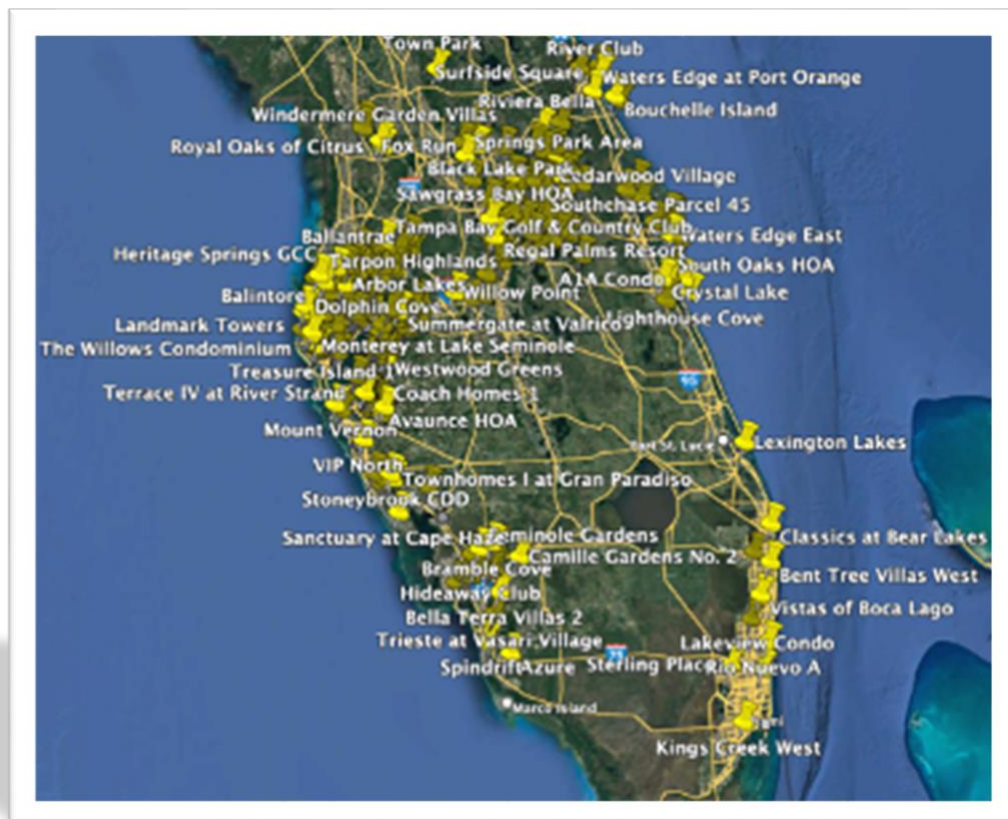
- **Proper and accurate** reserve planning for the future
- **Increased awareness** of upcoming major property repairs and replacements
- **Maximized** property and re-sale values when adequately funded
- **Increased** likelihood of loans being granted by lenders when adequately funded
- **Decreased** stress in knowing that a special assessment is not looming around the corner!

Click Here

For More Information



Florida Clients Served



Nature Walk Community Development District Reserve Study Proposal

Report Content and Data Visualization

CONDITION MODEL				
Component Type	Component Name	Condition	Urgency	1st Year of Replacement
Exterior Building	Chimney Caps, Partial Replacements	5	✓	2027
Exterior Building	Roofs, Aluminum-Coated Shakes (Incl. Soffit and Fascia)	6	✓	2050
Exterior Building	Walls, Siding, Wood, Paint Finishes, Phased	6	✓	2023
Exterior Building	Walls, Siding, Wood, Partial Replacements	6	✓	2023
Property Site	Asphalt Pavement, Crack Repair and Patch	4	!	
Property Site	Asphalt Pavement, Mill and Overlay, Phased	4	!	
Property Site	Concrete Streets and Common Flatwork, Partial Replacement	5	!	
Property Site	Light Fixtures, Bollards (Incl. Pool Area)	6	✓	
Property Site	Pipes, Subsurface Utilities, Partial Replacement	7	✓	
Clubhouse	Clubhouse, Deck, Composite and Wood, Replacement (Incl. Rail)	10	✓	
Clubhouse	Clubhouse, Exterior Renovation	7	✓	
Clubhouse	Clubhouse, HVAC Equipment, Replacement	7	✓	
Clubhouse	Clubhouse, Interior Renovations	6	✓	
Clubhouse	Clubhouse, Parking Area and Pool, Light Poles and Fixtures	7	✓	
Clubhouse	Clubhouse, Roof, Aluminum (Incl. Gutters and Downspouts)	8	✓	2050
Clubhouse	Clubhouse, Windows and Doors	6	!	2028
Pool	Pool, Bulkhead, Wood, Replacement	3	✗	2024
Pool	Pool, Deck, Pavers, Replacement (Incl. Clubhouse Area)	4	!	2028
Pool	Pool, Fence, Metal, Replacement	5	!	2028
Pool	Pool, Finishes, Plaster and Tile (Incl. Coping)	5	!	2028
Pool	Pool, Structure and Deck, Total Replacement	5	!	2028
Pool	Pool, Trash Receptacles	5	!	2028

Easily view components by Condition and Urgency

PROPERTY COMPONENT MODEL				REMAINING COMPONENTS (O)	
COMPONENT	COMMON COMPONENTS (X)			OWNER	OTHER
	RESERVES	OPERATING	LONG-LIVED		
Asphalt Pavement, Crack Repair and Patch	X				
Asphalt Pavement, Mill and Overlay, Phased	X				
Chimney Caps, Partial Replacements	X				
Clubhouse, Bicycle Rack		X			
Clubhouse, Deck, Composite and Wood, Replacement (Incl. Rail)	X				
Clubhouse, Exterior Renovation	X				
Clubhouse, HVAC Equipment, Replacement	X				
Clubhouse, Interior Renovations	X				
Clubhouse, Parking Area and Pool, Light Poles and Fixtures	X				
Clubhouse, Roof, Aluminum (Incl. Gutters and Downspouts)	X				
Clubhouse, Windows and Doors	X				
Driveways at Cluster Homes				O	
Concrete Streets and Common Flatwork, Partial Replacement	X				
Light Fixtures, Serving Cluster Homes				O	
Walkways, Serving Cluster Homes				O	
Repairs Less Than \$7,000		X			
Repairs					O
Repairs (5000-7000)			X		
Roofs and Associated Components					O
Downspouts, Serving Cluster Homes				O	
Central System Air Conditioners, Serving Cluster Homes				O	
Irrigation System, Controls		X			
Irrigation System, Pumps		X			
Light Fixtures, Bollards (Incl. Pool Area)	X				
Light Fixtures, Exterior, Serving Cluster Homes		X			
Light Poles and Fixtures at Streets					O
Other Repairs Normally Funded Through the Operating Budget		X			
Pipes, Subsurface Utilities, Partial Replacement	X				
Ponds, Serving Golf Course					O
Pool, Bulkhead, Wood, Replacement	X				
Pool, Deck, Pavers, Replacement (Incl. Clubhouse Area)	X				
Pool, Fence, Metal, Replacement	X				
Pool, Finishes, Plaster and Tile (Incl. Coping)	X				
Pool, Structure and Deck, Total Replacement	X				
Pool, Trash Receptacles		X			

Easily view components by Funding Source and Responsibility

Nature Walk Community Development District Reserve Study Proposal

Objectives

Conduct an on-site inspection of the common property, document condition and forecast a customized funding plan required to replace or repair these elements as they wear out over the course of their useful lives.

Scope of Services

1. An on-site meeting with Management and/or the Board.
2. Physical Analysis that includes an on-site inspection of the common property documented by photographs.
3. 30-year replacement/repair schedule that includes custom useful lives.
4. Financial Analysis with a 30-year Cash Flow and/or Component method of funding.
5. Electronic copy in PDF format of the Reserve Study that includes a detailed narrative including tables, graphs and charts depicting the findings.
6. Expenditures and Funding Plan in Excel upon request.
7. One hard copy of the Full Reserve Study upon request.
8. Free unlimited phone and online support.
9. One revision of the study up to the end of the current fiscal year.

Affiliations

Our services are provided by an Engineer with reserve study credentials from the Association of Professional Reserve Analysts (APRA) and Community Associations Institute (CAI). Additional qualifications include a Licensed Home Inspector with the Florida Association of Building Inspectors, construction management experience including estimating and scheduling.

Custom Reserves experience includes inspection and condition analysis of hundreds of communities. A partial list of relevant experience is included on the last page.



Nature Walk Community Development District

Reserve Study Proposal

Please allow approximately four weeks from inspection for report delivery. When the Reserve Study is complete, your community will have access to live support and edit capability until the budget is approved. These revisions include adjustments to variables such as costs, times of replacement, inflation, and interest rates.

Cost estimates are based on localized information gathered from resources that include, but are not limited to, local vendors and industry databases, combined with experience in home building, site development and actual data gathered from conducting thousands of reserve studies, collectively. Useful lives are generated from several factors such as environment, construction materials and historical information.

Client Responsibilities

This project requires involvement by your accounting personnel. To help achieve a smooth and successful implementation, it will be your responsibility to perform the following:

1. Include a copy of the financial statements i.e. (balance sheet, income statement and/or copy of the annual budget along with other financial reports.)
2. Supply the governing documents if applicable.
3. Provide access to all common areas.
4. Disclose known historical information.

Report Use

You may show our report in its entirety to those third parties who need to review the information contained herein. The Client and other third parties viewing this report should not reference Custom Reserves or our report, in whole or in part, in any document prepared and/or distributed to third parties without our written consent. This report contains intellectual property by Custom Reserves, LLC specified to this engagement.

Client agrees to indemnify and hold harmless Custom Reserves against any and all losses, claims, actions, damages, expenses or liabilities, including attorney's fees, to which Custom Reserves may become subject in connection with this engagement, because of any false, misleading or incomplete information supplied by client or third parties under client's control or direction.

The inspection and analysis of the subject property is limited to visual observations and is noninvasive. Custom Reserves does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, structural, latent or hidden defects which may or may not be present on or within the property. Our opinions of estimated costs and remaining useful lives are not a guarantee or a warranty of the common components.

Client Name

Custom Reserves maintains the confidentiality of all conversations, documents provided and the contents of the report, subject to legal or administrative process or proceedings. These conditions can only be modified by written documents executed by both parties.

Nature Walk Community Development District Reserve Study Proposal

[Click Here](#)

For Sample Report



Components Anticipated to be Included in Your Custom Reserve Study

Component Category	Component Name
Property Site	Asphalt Pavement Bridges Concrete Flatwork Exercise Stations Irrigation System Landscaping Lighting Nature Trails Pavers Retaining Walls Ponds Storm Water System

Nature Walk Community Development District Reserve Study Proposal

REF #: 171

Confirmation of Services

Fee estimates are based on the components summarized in the previous table. The fee for this Full Reserve Study is ----- **\$4,400.**

Custom Reserves appreciates the opportunity to be of service. Upon acceptance of this proposal, **please sign and return this page along with a fifty percent (50%) retainer payment.** We will contact you to schedule a site visit and inspection upon receipt of this payment. The remaining balance will be due upon receipt of the report.

This letter sets forth the understanding of the Community and serves as confirmation of services provided by Custom Reserves.

Sincerely,



Paul Grifoni, PRA, RS

Engineer
Reserve Specialist
Professional Reserve Analyst
Licensed Insurance Adjuster
Licensed Home Inspector



5470 E Busch Blvd., Unit 171
Tampa, FL 33617
Office: (888) 927-7865
Fax: (813) 200-8448
contact@customreserves.com
www.CustomReserves.com






Accepted By

Title

Date

OPTIONAL future services are available upon request as depicted below. If your Association is interested in any of the following services, **please check the appropriate box** and we can provide pricing upon completion of the current reserve study. Please note that a non-site update can only be conducted one time between site visits.

-  Annual Review of the 30-year expenditures and funding plan(s) only
-  Non-site update
-  Update with site visit

Nature Walk Community Development District Reserve Study Proposal

Experience

Experience includes condominiums, homeowners associations, planned unit developments, property owner associations, co-operatives and community development districts with construction styles that range from townhouses to hi-rises. Other experience includes specialty establishments such as golf clubs, international properties, vacation ownership resorts (timeshares) as well as worship, retreat and camp facilities.

A partial list of recent reserve study experience follows below:

Somerset Community Development District is a local unit of special purpose government located within Walton County, Florida established by the county in 2005. The District has constructed and/or acquired certain public infrastructure within the Alys Beach Community developed by EBSCO Gulf Coast Development, Inc. The development also contains other property site components such as a beach dune, irrigation system and street pavers.

Alys Beach Neighborhood Association is a planned unit development located in Panama City Beach, Florida and has been under development for the last two decades. This luxury beach community contains paver streets, a private beach with a high end Beach Club facility, private pool areas with food and beverage services, a complete wellness center and tennis center.

Rosemary Beach Property Owners Association is a planned unit development shared by 773 owners, located in Rosemary Beach, Florida and built from 1995 to 2007. The development contains owners center, town hall, post office, maintenance, pool and property site components such as beach walkovers, fountains, lift station, generator, playgrounds.

Harbor Bay Community Development District owns and operates the community areas of Mira Bay in Apollo Beach FL including common areas, recreational facilities, public roadways, storm water management systems, street lighting, landscaping, clubhouse with café, lap pool, waterslide, clay tennis courts 35,000 linear feet of sea wall, boatlifts.

Oak Creek Community Development District is a local unit of special purpose government located within Pasco County, FL established in 2004 and responsible for the common elements shared by 550 homes. The development contains a pool, playground, security system and ponds.

Tab 6

Pat Shea's Concrete, Inc
 236 Escanaba Ave
 Panama City Beach, FL 32413

Proposal

Date
3/25/2024

Name / Address
NatureWalk CDD c/o Rizzetta & Company, Inc 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Project
Naturewalk Alley Roadway

Description	Total
Alley Roadway	68,816.00
Tear Out Concrete & 2" of Dirt	
Repour 8" Thick	
Labor - Tear Out, Form, Prep, Pour & Finish	
Materials - Concrete, Dumpsters & Equipment	
4,251 @ \$16.00 per	\$68,016.00
Change Order	
Due to Concrete Price Increase	\$800.00

DOES NOT INCLUDE - EXCAVATION , PRETREAT, ANCHORING HARDWARE (BOLTS, STRAPS,POST BRACKETS, ETC..) FILL DIRT, FILLING SLAB TO GRADE, SITE PREPERATION, BLOCK OR BLOCK FILL, UNLESS SPECIFIED ABOVE.

Total	\$68,816.00
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Tab 7

April 3, 2024



455 Harrison Ave, Suite B
Panama City, Florida 32409
(850) 257-5316
www.atlaseng.us

Project:	Nature Walk
Address:	780 Sandgrass Boulevard, Santa Rosa Beach, Florida
Re:	Inspection & Structural Assessment of Vehicular Bridges Proposal

Atlas Engineering and Consulting is pleased to present you with a proposal for the inspection and structural assessment located at 780 Sandgrass Boulevard in Santa Rosa Beach, Florida.

Deliverables include:

- 1) Visual inspection of driving/walking surface, handrails, guardrails, decking, decorative elements, any items attached to the bridges.
- 2) Visual inspection of structural components, pilings, girders, framing, bolted connections.
- 3) Photo documentation of condition and any damages. Any critical damaged areas will be marked on site and referenced for repairs.
- 4) Conditional assessment of all items, detailed reporting of condition and location of damages if any are found.
- 5) A detailed list of repairs including means and methods, recommended improvements (if any), and general maintenance recommendations for the future.

Note: The inspection will be performed in compliance with ASCE 11-99 and standard engineering practices.

Base Structural Assessment Fee: \$5000.00

Payment Schedule:

Amount	When
\$5000	See terms in contract

Client Service Agreement

Parties:

Known as "AEC"

Atlas Engineering and Consulting
cody@atlaseng.us
455 Harrison Ave, Ste B, Panama City, Florida 32401
(850) 257-5316

and

Known as "Client"

Naturewalk CDD
seat1@naturewalkcdd.org

Address: _____

Phone Number: _____

Collectively, all of the above people or businesses entering this Agreement will be referred to as the "Parties."

Purpose of the Agreement

Client wishes to hire AEC to provide services relating to Client's Structural Assessment Services request as detailed in this Agreement. AEC has agreed to provide such services according to the terms of this Agreement.

Terms

Work beyond the Scope of Work:

Work which is not included in the above Scope of Work will be charged at the following standard hourly rates, along with other miscellaneous charges:

Senior Structural/ Principal	\$ 175/hr.
Structural Designer	\$ 120/hr.

Delivery of Services

Per clients preference and/or municipality requirements, final documents will be delivered electronically or physical copies will be delivered to client in person.

Cost, Fees and Payment

Cost

The total cost ("Total Cost") for all Services is \$5000.00 due in full prior to release of the final signed and sealed documents. Client shall pay the Total Cost to AEC as follows:

The payment will be due upon submittal of initial documents to the client.

Intellectual Property

Copyright Ownership

In the event that any copyrighted work(s) are created as a result of the Services provided by AEC in accordance with this Agreement, Vendor owns all copyrights in any and all work(s) it creates or produces pursuant to federal copyright law (Title 17, Chapter 2, Section 201-02 of the United States Code), whether registered or unregistered. Any and all products, whether tangible or intangible, produced or created in connection with, or in the process of fulfilling this Agreement, are expressly and solely owned by Vendor and may be used in the reasonable course of business.

General Provisions

Governing Law

The laws of Florida govern all matters arising out of or relating to this Agreement, including torts.

Severability

If any portion of this Agreement is deemed to be illegal or unenforceable, the remaining provisions of this Agreement remain in full force.

Notice

Parties shall provide effective notice (“Notice”) to each other via either of the following methods of delivery at the date and time which the Notice is sent:

- 1) Email:
 - AEC's Email: cody@atlaseng.us
 - Client Email: seat1@naturewalkcdd.org

Merger

This Agreement constitutes the final, exclusive agreement between the parties relating to the Assessment contained in this Agreement. All earlier and contemporaneous negotiations and agreements between the parties on the matters contained in this Agreement are expressly merged into and superseded by this Agreement.

Amendment

The parties may amend this Agreement only by the parties’ written consent via proper Notice.

Authorized Signature: _____

Date: _____

Naturewalk CDD