



Rizzetta & Company

NatureWalk Community Development District

Board of Supervisors' Meeting May 2, 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.

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
District Office · Panama City Beach, Florida · (850) 334-9055
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.naturewalkcdd.org

**Board of Supervisors
NatureWalk Community
Development District**

April 25, 2024

FINAL AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of the NatureWalk Community Development District will be held on **Thursday, May 2, 2024, at 12:00 p.m. (CT)** at the **Walton Chamber of Commerce** located at **63 South Centre Trail, Santa Rosa Beach, FL 32459**. The following is the **final** agenda for the meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS IN AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board Supervisors Meeting
Held on April 4, 2024 Tab 1
 - B. Ratification of the Operations and Maintenance Expenditures
For the Month of March 2024 Tab 2
 - C. Consideration of Resolution 2024-06, Setting
Landowner Election Date Tab 3
- 4. STAFF REPORTS**
 - A. District Landscape Provider
 1. Presentation of District Landscape Reports
(Under Separate Cover)
 - B. District Counsel
 1. Parcels Update
 2. Update on Costs for District Counsel Services for FY 24/25
 - C. District Engineer
 1. Update on Costs for District Engineering Services for FY 24/25
 2. Update on Petition for Speed Limit Reduction at CR395
 - D. District Manager
 1. Presentation of District Manager Report
 1. Registered Voter Count Tab 4
- 5. BUSINESS ITEMS**
 - A. Consideration of Pond 28 Proposals
(Under Separate Cover)
 - B. Consideration of Pond 12 Bulkhead Repairs Proposal
(Under Separate Cover)
 - C. Consideration of Pond 12 Rear Lot Surveys Proposal
(Under Separate Cover)
 - D. Ratification of Atlas Engineering Boardwalk & Bridge Overview
Report for Budgetary Purposes Tab 5
 - E. Consideration of District Towing Providers Proposals Tab 6
 - F. Ratification of GE WA# 24-05 Muhly Grass Replacement..... Tab 7
 - G. Consideration of Green Earth Nature Trail
Reconfiguration Proposal

- (Under Separate Cover)
- H. Ratification of Virgin Brothers Work Authorization WA#6 for Pond 14 Bulkhead Repair & Annual Insurance Tab 8
 - I. Consideration of Homeowner Request for Trash Corral Relocation Tab 9
 - J. Discussion of Fiscal Year 2024/2025 Proposed Budget
 - K. Consideration of Resolution 2024-07, Approving the Proposed For FY 24/25 & Declaring Special Assessments Tab 10
- 6. SUPERVISOR REQUESTS AND COMMENTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (407) 472-2471.

Very truly yours,

Holly Bailey

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, April 4, 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

Also present were:

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. Bailey called the meeting to order at 12:00 p.m. and confirmed there was a quorum.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There were five (5) audience member present. Audience member Barbara Tato gave comment on the Parcel 290 tax deed sale.

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
April 4, 2024 - Minutes of Meeting

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Regular Board of Supervisor Meeting
held on March 7, 2024**

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 March 7, 2024, for NatureWalk Community Development District.

**Ratification of the Operations and
Maintenance Expenditures for the
Month of February 2024**

On a motion by Mr. Egizii, seconded by Ms. Coram, with all in favor, the Board ratified Operations and Maintenance Expenditures for the Month of February 2024, in the amount of \$50,498.17 for NatureWalk Community Development District.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Landscape Provider

1. Presentation of District Landscaping Reports

Ms. Smith reviewed the landscaping reports with the Board, discussed dates for future projects, presented FY24-25 budget input and relayed GreenEarth's preferences with regard to coordinating irrigation adjustments with the HOA landscape provider, BrightView.

B. District Counsel

1. Update on Parcels

Mr. Brown provided an update on parcels E, G, I and K-1 There has been no further progress on the Quiet Title action to clear the titles on Parcels G, I and K-1 and no final bond debt settlement. Tract E is scheduled to close the end of next week.

2. Update on Tract 290 Easement Request

Mr. Brown spoke to representatives for the bond debt holders about securing continuing access to the State Forest road. They were not willing in the past and remain unwilling now to grant an easement. As it's unknown what a future parcel owner's development plans will be, an easement could affect the value of the property and repayment of the outstanding bonds.

Ms. Coram asked Counsel to address questions from NatureWalk homeowners. Mr. Brown stated the CDD has not yet identified a definitive alternative plan around Parcels 290-291-292 to the State Forest trail if an easement by the future owner of 290 is not granted. The land surrounding these parcels is encumbered by a

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
April 4, 2024 - Minutes of Meeting

Conservation Easement held by either the Water Management District or the Department of Environmental Protection (DEP) and has restrictions on what can be done on that property. It is speculative to say whether there would be continued access granted when the parcels are sold, but the District could pursue an easement once development plans are known. It is premature to spend time and money to develop an alternative access through the CDD Conservation Easement Area until it is known there in fact will not be continued access through Parcel 290.

Ms. Coram asked the District Engineer to speak on the entities and processes involved to pursue alternative access to the State Forest trail. Mr. Martelli has spoken with an Environmental Scientist familiar with South Walton County procedure. It is a possibility and a process which involves petitioning through applications to the Florida DEP to modify the existing CDD Conservation Easement. It is not a short or easy process to amend a Conservation area; the Environmental Scientist suggests budgeting 1.5-2 years.

Ms. Coram posed the possibility of seeking an easement between Parcels 290 and 291, then petitioning the DEP, State and County for a shorter boardwalk rather than going around all three parcels since Mr. Martelli previously stated that any improvement must have a net zero effect to the wetland area, and a boardwalk is a costly endeavor as well. Mr. Martelli confirmed that the process does entail employment of mitigation techniques to improve the quality of segments of the wetlands somewhere else within the site. The Conservation Area is DEP, but there are two jurisdictions for the wetlands, including the Army Corps of Engineers which typically requires boardwalks through wetlands, to provide the least amount of impact.

Mr. Brown confirmed that the cost to install and maintain an alternate access to the State Forest trail would be allocated among all the EAUs in the District based upon the existing assessment methodology. In short, the cost would be shared by all property owners within the community.

Mr. Egizii asked if the parcel owner could install infrastructure to Parcel 290, but not turn it over the District, creating a private road and making alternate access via boardwalk necessary. This is a theoretical possibility. Discussion ensued on road placement and the cost of a boardwalk around the parcels, with the Board noting that a much shorter boardwalk between Flatwoods Forest Loop and Phase 3 was priced at over \$78,000 several years ago, exclusive of permitting, engineering, legal and perpetual maintenance costs.

Based on a question asking if the District was willing to ensure continued access to the State Forest trail, the Board discussed steps taken in the past to do so. Mr. Egizii stated when the Forestry Service first placed their gate at San Juan Avenue, the District requested emergency access to the south in case of natural disaster or forest fire. In addition, the District requested emergency exit to the north through the Parcel (H) owner's gate in Phase 3. Ms. Coram stated when the HOA was concerned that a

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
April 4, 2024 - Minutes of Meeting

second Forestry Services gate would be installed at the north end of their path to stop LSV traffic through the forest, a CDD barrier was placed on Lily Lane to restrict trail access to bicyclists and pedestrians only.

Mr. Grubbs asked if Counsel had been contacted by anyone regarding the bond debt amount on Parcel 290, 291 or 292. Mr. Brown has not been contacted. It's possible the bidder is unaware of the bond debt.

Mr. Grubbs inquired if individuals could purchase Parcel 290, pay the bond debt and sell it to the HOA or District, being paid back by Special Assessment to property owners. Mr. Brown stated yes, theoretically, but the bond debt would need to be resolved first. If the debt is paid in full, the individuals would own the property clear of any lien except ongoing District Operations and Maintenance assessments and could offer it for sale to the HOA or District.

Mr. Brown stated in the case of the CDD, funds are unavailable to purchase Parcel 290.

Discussion ensued about the possibility of exercising Eminent Domain, which Mr. Brown is not aware has ever been done by a CDD, and potential litigation should property owners within the District disagree with the purchase of a parcel that resulted in the levying of a Special Assessment.

Mr. Egizii asked if the CDD can purchase land within a District. Mr. Brown said yes. The process to secure funding could include a Special Assessment, issuance of an additional bond if the purchase price is significant, issuance of additional ad valorem taxes, by including the cost in the budgeting process over several years via non-ad valorem taxes. Time frame requirement for each option varies. The District would be required to go to Circuit Court to validate the issuance of bonds, which is a month-long process of putting together a complaint filing, getting a hearing set, waiting for entry of a final judgement and a certificate of no appeal. To fund a Special Assessment through an upcoming budget cycle would require the next set of tax bills being issued and then being paid, which is typically December or January of the following year.

The Board discussed with Mr. Brown the possibility of bringing in experts in District financing and different avenues of contractual agreements for the purchase of the parcel along with parcel cost. Discussion confirmed the sale of the parcel is set for May 2, 2024, and the Board's next meeting is scheduled for May 2, 2024. There is insufficient time for purchase.

Mr. Lee stated, and Mr. Brown confirmed that to his knowledge, the May 2, 2024, tax deed sale does not include any other parcels.

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
April 4, 2024 - Minutes of Meeting

Mr. Egizii stated with the budget workshop cycle starting, the Board's challenge is to determine what amount of extra legal and engineering should be included to start the process of planning for alternate access. Ms. Coram asked what amount should be budgeted for an easement. Mr. Brown suggested speaking with a real estate appraiser, because the amount for an easement could vary wildly, depending what development is possible on the parcel. Mr. Lee suggested obtaining budget financing studies to discuss the options open to the District.

Discussion ensued with audience members. Mr. Duffey asked if Parcel 290 is the only encumbrance to NatureWalk continuing to use the State Forest trail. The Board explained that the State also needs to allow continued access to their forest service road and that in the past, Forestry Service had considered closing it due to continued LSV traffic, resulting in the installation of a barrier at Lily Lane.

Mr. Brown resumed answering homeowner questions submitted in writing, confirming path access through Parcel 290 may terminate immediately following the tax deed sale, even if bond debt is not paid off immediately by the property owner. There is no specified timeframe for a settlement. For example, Tracts G, I, K-1 are in litigation to clear the title to the properties without a finalized debt settlement, though they are being direct billed for the 2007A Bonds. Failure to resolve the debt or pay District O&M assessments or county taxes could result in losing the property to another owner who pays those liens. After a tax deed sale, the District sends a letter to notify the purchaser of the total amount of the bond debt due and begins direct billing the 2007A bonds for the bondholder.

Mr. Brown confirmed that the District cannot preclude access to Parcel 290. The District is not required to improve the existing trail to Parcel 290 or provide infrastructure for the parcel owner. While there's an interest in trying to ensure that there is continued access to the State Forest Trail, there is no requirement for the CDD to do so. However, doing so could be a bargaining chip in exchange for an easement through Parcel 290 to the State Forest trail. Alternatively, the HOA could allow the parcel owner to join the Association in exchange for an easement.

Mr. Brown confirmed the current owner of Tract E on Beargrass Way did enter into a reduced debt settlement agreement with the bondholder. The amount of the reduction was not readily available.

A request to pause the discussion on the 290 parcel was made to allow for the District Engineer, Mr. Martelli to give his report. Following Mr. Martelli's report, discussion of parcel 290 resumed. Mr. Martelli had to leave the BOS meeting at 2:00pm.

The Board discussed how to determine the cost of easements through parcels, legal and engineering costs for the permitting process required to amend the CDD conservation area and the cost of installing boardwalks that require perpetual maintenance.

Mr. Egizii suggested the Board plan for the worst-case boardwalk scenario, without an easement through Parcel 290, and budget to start the engineering and legal processes in the fall to get a variance from the DEP for the wetland incursion if needed. Mr. Lee suggested asking Mr. Brown to bring someone in with financing expertise to help with the budget process.

Board discussion determined the District's next steps are to seek an easement from the Parcel 290 owner after the tax deed sale takes place, but budget for alternate access, a process that could take 1.5-2 years. Mr. Egizii noted that the HOA might also be able to assist with an easement by allowing Association membership, offering access to NatureWalk amenities.

3. *Update on HOA Irrigation MOU*

Discussion with Mr. Brown determined that a formal MOU is unnecessary. The Board agreed that Green Earth will regulate all controllers for the District's irrigation system, including those zones that irrigate HOA property. BrightView may contact Green Earth and the District if adjustments are needed to system timing for HOA property. All communications between BrightView and Green Earth are to be in writing via email with Barbara Tato, Jonette Coram and Rizzetta copied. An HOA representative must approve the request prior to any adjustment. The CDD will audit, repair and maintain all irrigation lines on the District system, including those on HOA property.

On a motion by Ms. Coram and seconded by Mr. Lee, with all in favor, the Board authorized Green Earth to regulate the District irrigation system and to perform all audits, repairs and maintenance of irrigation lines, including those on HOA property. The District will be responsible for payment of these services.

C. District Engineer

1. *Resolution of Pond 28 Beaver Dam, Habitat and Weir Reconstruction SOW*

Mr. Martelli discussed the requirements of removing the Beaver Dam and general discussion ensued. Coastal Wildlife Removal advises there might be a requirement to relocate the beaver on the same body of water. Mr. Martelli is currently looking for a contractor to remove the dam and put the stormwater management pond back to its previous state.

2. *Review of 1121 Sandgrass Erosion Repair by Emerald Coast Scapes*

Mr. Martelli approved the Scope of Work that Emerald Coast Scapes submitted for the 1121 Sandgrass Erosion Repair.

3. *Bridge one (1) West approach Scope of Work for Speed Bump Installation*

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
April 4, 2024 - Minutes of Meeting

Mr. Martelli opened discussion with the Board regarding the speed bump installation. Mr. Lee and Ms. Coram discussed matters regarding the speed bump installation and signage. Mr. Egizii emphasized the goal of the speed bumps is to reduce yearly maintenance costs on the bridges and to slow down motorists. Mr. Egizii made a motion to accept the current proposals as written.

On a motion by Mr. Egizii, seconded by Mr. Grubbs, with a 4-1 vote, the Board authorized the proposals for the installation of concrete cement at the Bridge 1 west approach by Pat Shea's Concrete in the amount of \$3950.00 with a \$2000 contingency, followed by installation of six (6) speed bumps and six (6) regulatory signs by Coastal Seal Coating & Striping, INC. in the amount of \$14,650.00 with a \$2000 contingency. Total project cost is \$22,600.00

4. Scope of Work for Pond 12 Fence at 28 Salamander

Mr. Martelli detailed recommendations for the items that will need to be repaired. Ms. Coram asked if this was something that Virgin Brothers could do and requested a not to exceed amount. Mr. Martelli and Board had general discussion.

On a motion by Ms. Head, seconded by Mr. Egizii, with all in favor, the Board authorized Virgin Brothers to make the necessary repairs to the Pond 12 fence with a not to exceed of \$5,000.00.

5. Pond 12 Fence Line Encroachment Update

Mr. Martelli recommended surveys for each independent lot; Ms. Coram requested an estimate for the surveys. Mr. Martelli recommended that the Board budget a \$3,000 not to exceed amount. Ms. Coram and Mr. Martelli agreed to present at next meeting. Mr. Martelli also reported that the Pond 12 bulkhead has deteriorated. Ms. Coram asked Mr. Martelli to inspect the bulkhead at Pond 12 and provide a scope of work for repair or replacement.

On a motion by Ms. Coram, seconded by Ms. Head, with all in favor, the Board approved District Engineer Jim Martelli to make a site visit and inspect the bulkhead at Pond 12.

6. Discussion on CR395 Speed Limit Reduction Request to Walton County

A previously denied request to Walton County Traffic Control to improve safety in and around the entrance to NatureWalk at the Sandgrass Blvd / CR 395 Intersection by lowering the speed limit to 25mph was revisited. Mr. Martelli stated that a report with exhibits that would substantiate the request to reduce the speed limit is required. The petition must be presented to the Board of County Commissioners by Traffic Engineer Chance Powell for approval. General discussion between the board regarding past damage to and the current state of

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT

April 4, 2024 - Minutes of Meeting

the existing crosswalk signs took place. Ms. Tato offered to provide data from the HOA's speed radar sign for the petition.

On a motion by Ms. Coram, seconded by Mr. Egizii, with all in favor, the Board approved District Engineer Jim Martelli to develop the petition with exhibits and schematics to reduce the speed to 25mph at the Sandgrass Blvd / CR395 intersection in the amount of \$4,500.00.

D. District Manager

Ms. Bailey spoke on the upcoming projects planned for the spring.

1. *Update on the Pat Shea Roadway Replacement*

Contract has been executed. Project to begin April 15, 2024. All vendors and trash collectors have been notified via phone call and/or email

2. *Update on El Sankary*

El Sankary is reviewing the latest contract and will notify Ms. Bailey of any changes they are requesting. Ms. Bailey to reach out to potential new towing company that Mr. Egizii recommended to check into.

3. *Update on Community Email blast and USPS Mailing*

Homeowners were notified of the upcoming Pat Shea Roadway Repair Project.

4. *Update on Sandgrass Encroachments*

Ms. Bailey received an email from the homeowner and general discussion ensued.

Ms. Coram requested that counsel draft a letter regarding the encroachment based on Board input, using documentation provided by the District Manager.

FIFTH ORDER OF BUSINESS

Consideration of Pond Bank Erosion

The repair was approved for an amount to not exceed \$5,000 at the March, 7, 2024 BOS meeting, pending Mr. Martelli's review of the proposed Scope of Work. Ms. Coram asked Mr. Brown to prepare a Continuing Services Agreement for Emerald Coast Scapes.

SIXTH ORDER OF BUSINESS

Discussion and Consideration of Reserve Study

The Board discussed the Reserve Study proposals received from Custom Reserves and Association Reserves.

On a motion by Mr. Egizii, seconded by Mr. Lee, with all in favor, the Board approved the proposal from Custom Reserves in the amount of \$4,400.00

SEVENTH ORDER OF BUSINESS

**Ratification Addendum to Agreement
for Alleyway Concrete Repair Service –
Pat Shea Concrete Revised Contract**

Ms. Coram led discussion that Pat Shea Concrete had requested a change order in the amount of eight hundred dollars (\$800.00) to the Alleyway repair due to an increase in concrete pricing. A change order is needed for the amended amount to allow the project to complete prior to Memorial Day.

On a motion by Mr. Egizii, seconded by Ms. Head, with all in favor, the Board approved the ratification of a change order for Pat Shea's Concrete in the amount of \$800.00.

EIGHTH ORDER OF BUSINESS

**Discussion and Consideration of
Stormwater Fencing Around All
Retention Ponds Adjacent to Streets**

Ms. Coram led the general discussion with the Board regarding the fencing locations. Mr. Egizii withdrew consideration of this business item, noting the cost for each pond and how this may negatively impact homeowners and vendors that need access to ponds to complete work.

NINETH ORDER OF BUSINESS

**Discussion and Consideration of
Inspection & Structural Assessment
Of Vehicular Bridges Proposal**

Ms. Coram recommended that the Board consider having Atlas Engineering provide a Structural Vehicular Assessment and Pedestrian Walkways Report of Bridges 1-2-3-4 as the last report was done in 2021. The Board discussed the option of having Atlas Engineering also make a site visit in April to put together an overview of areas of concern for FY24-25 budgetary purposes.

On a motion by Mr. Egizii, seconded by Ms. Head, with all in favor, the Board approved a Structural Assessment Report to be done by Atlas Engineering in the amount of \$5000 and to schedule a site visit for budgetary purposes in April.

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
April 4, 2024 - Minutes of Meeting

TENTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

There were no Supervisor Requests. Mr. Hale and Ms. Tato gave general comment.

ELEVENTH ORDER OF BUSINESS

Adjournment

On a motion by Ms. Coram, seconded by Mr. Egizii, with all in favor, the Board Adjourned the Meeting at 2:56 P.M., for NatureWalk Community Development District.

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 March 2024 For Board Approval

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

The total items being presented: **\$108,901.41**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

NatureWalk Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2024 Through March 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
CHELCO	100348	Monthly Summary 02/24	Electric Services 02/24	\$ 1,441.12
Danell Head	100353	DH030724	Board of Supervisors Meeting 03/07/24	\$ 200.00
Gannett Florida LocaliQ	100354	0006267505	Account #536208 Legal Advertising 02/24	\$ 159.45
GreenEarth Southeast, LLC	100351	83986	Irrigation Repairs 03/24	\$ 635.38
GreenEarth Southeast, LLC	100352	84156	Landscape Maintenance 03/24	\$ 11,890.44
GreenEarth Southeast, LLC	100355	84512	Holly Replacement 03/24	\$ 643.29
Gulf Coast Electric	100356	3727	Electrician Services 03/24	\$ 642.19
IPFS Corporation	100346	GAA-D39618 Payment Six 04/2024	GAA-D39618 Payment Six 04/2024	\$ 5,694.87
J.D James, Inc	100362	945-1	Bridge Maintenance FY23/24	\$ 78,000.00
Jonette Anne Coram	100357	JC030724	Board of Supervisors Meeting 03/07/24	\$ 200.00
Kutak Rock, LLP	100349	3355199	Legal Services 12/23	\$ 2,603.50
Michael W Grubbs	100358	MG030724	Board of Supervisors Meeting 03/07/24	\$ 200.00
Rizzetta & Company, Inc.	100347	INV0000087894	District Management Fees 03/24	\$ 4,966.17
Skylar P Lee	100359	SL030724	Board of Supervisors Meeting 03/07/24	\$ 200.00

NatureWalk Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2024 Through March 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
The Lake Doctors, Inc.	100360	1872724	Fountain Cleaning 03/24	\$ 179.00
The Lake Doctors, Inc.	100360	1872726	Pond Maintenance 03/24	\$ 746.00
Todd B. Egizii	100361	TE030724	Board of Supervisors Meeting 03/07/24	\$ 200.00
VGlobal Tech	100350	5919	ADA Website Maintenance 03/24	<u>\$ 300.00</u>
Report Total				<u>\$ 108,901.41</u>

Tab 3

RESOLUTION 2024-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NATUREWALK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Naturewalk Community Development District ("**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, pursuant to Section 190.006(1), *Florida Statutes*, the District's Board of Supervisors ("**Board**") "shall exercise the powers granted to the district pursuant to [Chapter 190, *Florida Statutes*]," and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Jonette Coram	November 2024
2	Todd Egizii	November 2024
3	Skylar Lee	November 2026
4	Danell Head	November 2026
5	Mike Grubbs	November 2024

This year Seat 1, currently held by Jonette Coram, Seat 2, currently held by Todd Egizii, and Seat 5, currently held by Mike Grubbs are subject to election by landowners in November 2024. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

2. **LANDOWNER'S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the _____ day of November, 2024, at _____ a.m./p.m., and located at _____.

3. **PUBLICATION.** The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election have been announced by the Board at its May 2, 2024 meeting. A sample notice of landowners'

meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office, located at the office of the District Manager, 120 Richard Jackson Boulevard, Suite 220, Panama City Beach, Florida 32407, Ph: (850) 334-9055.

5. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 2nd DAY OF May, 2024.

**NATUREWALK COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

CHAIR / VICE CHAIR

SECRETARY / ASST. SECRETARY

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE NATUREWALK COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within NatureWalk Community Development District ("**District**") the location of which is generally described as comprising a parcel or parcels of land containing approximately 153.04 acres, generally located east of County Road 395, and north, south and west of Point Washington State Forest in Walton County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) people to the District's Board of Supervisors ("**Board**", and individually, "**Supervisor**"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: _____
TIME: _____
PLACE: _____

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 120 Richard Jackson Boulevard, Suite 220, Panama City Beach, Florida 32407, Ph: (850) 334-9055 ("**District Manager's Office**"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. 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), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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.

Holly Bailey
District Manager
Run Date(s): _____ & _____

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: _____, November __, 2024

TIME: _____ .M.

LOCATION:

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
WALTON COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER __, 2024**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (**"Proxy Holder"**) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the NatureWalk Community Development District to be held at _____, on _____, at _____ a/p.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description

Acreage

Authorized Votes

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes:

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2019), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
WALTON COUNTY, FLORIDA
LANDOWNERS' MEETING - NOVEMBER __, 2024

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the NatureWalk Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
1		
2		
3		

Date: _____

Signed: _____

Printed Name: _____

Tab 4

**WALTON COUNTY
SUPERVISOR OF ELECTIONS
Ryan Messer**



571 US HWY 90 E, DeFuniak Springs, FL 32433
Phone: (850) 892-8112 • Fax: (850) 892-8113
votewalton.gov • info@votewalton.gov

Contact Information

Ryan Messer Supervisor
of Elections Walton County
RMesser@votewalton.gov

March 6, 2024

Address

571 US Hwy 90 East, Suite 102
DeFuniak Springs, FL 32433

Tel: (850) 892-8112
Fax: (850) 892-8113

Kimberly O'Mera District Manager
Naturewalk CDD
120 Richard Jackson Blvd, Ste 220
Panama City Beach, FL 32407

Re: Naturewalk Community Development District

Dear Ms. O'Mera:

This letter is in response to your request for the number of registered voters within the Naturewalk Community Development District.

We are showing that there were 196 (one hundred and ninety-six) registered voters in that district as of February 29, 2024.

Sincerely,

Ryan Messer, Supervisor of Elections

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 120 RICHARD JACKSON BLVD · SUITE 220 · PANAMA CITY BEACH, FLORIDA 32407

February 27, 2024

Walton County Supervisor of Elections
Ryan Messer, Supervisor
571 US Hwy 90 East, Suite 102
DeFuniak Springs, FL 32433

REC MAR 6 '24 1412 WAL

Re: NatureWalk Community Development District Registered Voters

Dear Mr. Messer,

I am writing to request a letter from your office stating the number of registered voters within the NatureWalk Community Development District, as of **February**.

Please forward this information at your earliest convenience to komera@rizzetta.com or mail to 3434 Colwell Avenue Suite 200 Tampa, FL 33614. If you need any additional information, or have any questions, please feel free to contact me at 850-334-9055. Thank you for your assistance with this matter.

Sincerely,



Kimberly O'Mera
District Manager

Tab 5



455 Harrison Ave, Suite B
Panama City, Florida 32401

Vehicular Bridges & Pedestrian Walkways Inspection Report

Location

Santa Rosa Beach, Florida 32459

Prepared For

NatureWalk at Seagrove

Prepared By

Shawn Lawrence

Date Prepared

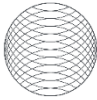
04/22/2024

Inspection Date

04/17/2024

To: Naturewalk at Seagrove

Re: Structural Inspection & Deficiency Log
Santa Rosa Beach
Walton County, FL 32459



ATLAS
ENGINEERING AND CONSULTING

455 Harrison Ave, Suite B, Panama City, Florida 32401
Phone: (850) 257-5316, FL. Reg. No. 34399
Email: info@atlasengineeringfl.com

Inspection: Bridge #1	Date: 04/17/2024
Inspector: RSL	Weather Conditions: 81°, Sunny
Summary of Inspection:	Visual inspection of this structure, which includes vehicular lanes w/ curbs and pedestrian walkways w/ handrails.

Decking		
Component/System	Average Condition	Remedial Actions
Vehicular Lanes	Good	None.
Pedestrian Walkways	Fair	Replacement recommended.
Wearing Layer	Good	Some replacement recommended.

Railing/Curb		
Component/System	Average Condition	Remedial Actions
Vehicular Lanes	Fair	Replacement recommended
Pedestrian Walkways	Good	Future replacement recommended (2-3 years)



Hardware

All corroded/deteriorated hardware to be replaced as needed.

Inspection: Bridge #2		Date: 04/17/2024
Inspector: RSL		Weather Conditions: 81°, Sunny
Summary of Inspection:	Visual inspection of this structure, which includes vehicular lanes w/ curbs and pedestrian walkways w/ handrails.	

Decking		
Component/System	Average Condition	Remedial Actions
Vehicular Lanes	Good	None.
Pedestrian Walkways	Fair	Replacement recommended.
Wearing Layer	Good	Some replacement recommended.

Railing/Curb		
Component/System	Average Condition	Remedial Actions
Vehicular Lanes	Fair	Replacement recommended
Pedestrian Walkways	Good	Future replacement recommended (2-3 years)



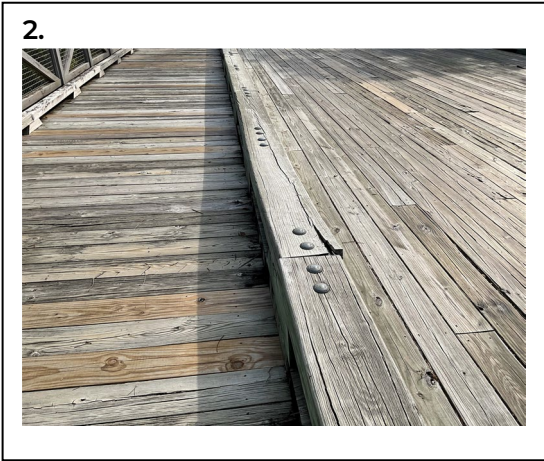
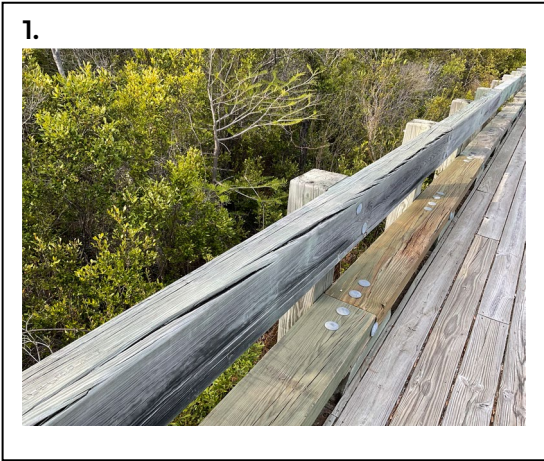
Hardware

All corroded/deteriorated hardware to be replaced as needed.

Inspection: Bridge #3		Date: 04/17/2024
Inspector: RSL		Weather Conditions: 81°, Sunny
Summary of Inspection:	Visual inspection of this structure, which includes vehicular lanes w/ curbs and pedestrian walkways w/ handrails.	

Decking		
Component/System	Average Condition	Remedial Actions
Vehicular Lanes	Good	None.
Pedestrian Walkways	Fair	Replacement recommended.
Wearing Layer	Good	Some replacement recommended.

Railing/Curb		
Component/System	Average Condition	Remedial Actions
Vehicular Lanes	Fair	Replacement recommended
Pedestrian Walkways	Good	Future replacement recommended (2-3 years)



Hardware

All corroded/deteriorated hardware to be replaced as needed.

Inspection: Bridge #4		Date: 04/17/2024
Inspector: RSL		Weather Conditions: 81°, Sunny
Summary of Inspection:	Visual inspection of this structure, which includes vehicular lanes w/ curbs and pedestrian walkways w/ handrails.	

Decking		
Component/System	Average Condition	Remedial Actions
Vehicular Lanes	Poor	Replacement recommended.
Pedestrian Walkways	Poor	Replacement recommended.

Railing/Curb		
Component/System	Average Condition	Remedial Actions
Vehicular Lanes	Fair	Replacement recommended
Pedestrian Walkways	Fair	Future replacement recommended (1-2 years)



Hardware

All corroded/deteriorated hardware to be replaced as needed.

Inspection: State Trail		Date: 04/17/2024
Inspector: RSL		Weather Conditions: 81°, Sunny
Summary of Inspection:	Visual inspection of this structure, which includes pedestrian walkway w/ curbs.	

Decking		
Component/System	Average Condition	Remedial Actions
Pedestrian Walkways	Good	Future replacement recommended. (2-3 years)

Railing/Curb		
Component/System	Average Condition	Remedial Actions
Pedestrian Walkways	Fair	Replacement recommended



Hardware

All corroded/deteriorated hardware to be replaced as needed.

Inspection: Preserve Trail Pt. 1		Date: 04/17/2024
Inspector: RSL		Weather Conditions: 81°, Sunny
Summary of Inspection:	Visual inspection of this structure, which includes pedestrian walkway w/ curbs.	

Decking		
Component/System	Average Condition	Remedial Actions
Pedestrian Walkways	Fair	Replacement recommended

Railing/Curb		
Component/System	Average Condition	Remedial Actions
Pedestrian Walkways	Fair	Replacement recommended



Hardware

All corroded/deteriorated hardware to be replaced as needed.

Inspection: Preserve Trail Pt. 2		Date: 04/17/2024
Inspector: RSL		Weather Conditions: 81°, Sunny
Summary of Inspection:	Visual inspection of this structure, which includes pedestrian walkway w/ curbs.	

Decking		
Component/System	Average Condition	Remedial Actions
Pedestrian Walkways	Fair	Replacement recommended

Railing/Curb		
Component/System	Average Condition	Remedial Actions
Pedestrian Walkways	Poor	Replacement required.



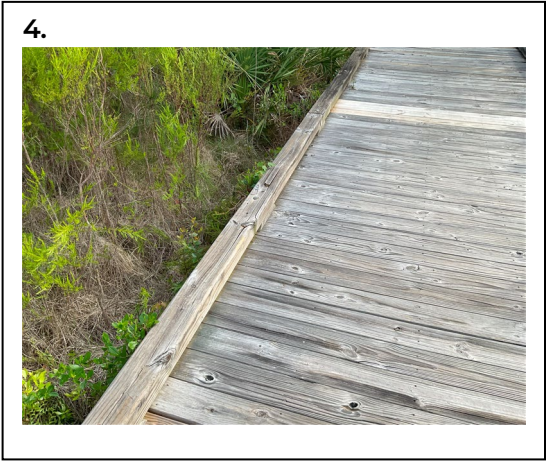
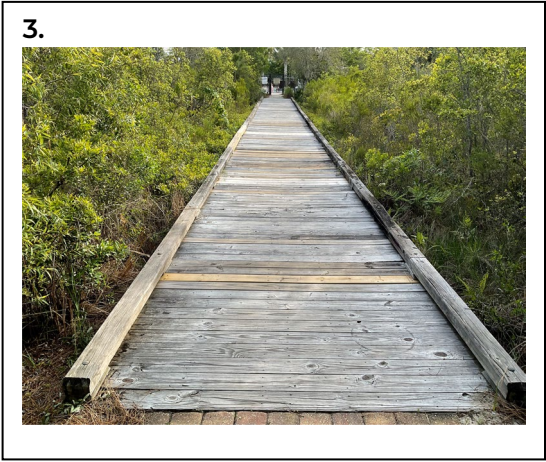
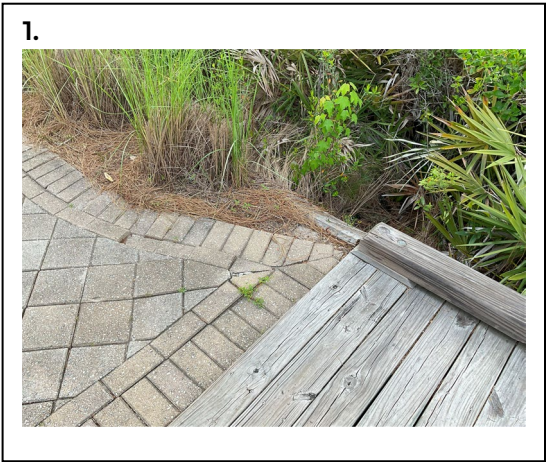
Hardware

All corroded/deteriorated hardware to be replaced as needed.

Inspection: Pool Trail		Date: 04/17/2024
Inspector: RSL		Weather Conditions: 81°, Sunny
Summary of Inspection:	Visual inspection of this structure, which includes pedestrian walkway w/ curbs.	

Decking		
Component/System	Average Condition	Remedial Actions
Pedestrian Walkways	Fair	Replacement recommended

Railing/Curb		
Component/System	Average Condition	Remedial Actions
Pedestrian Walkways	Fair	Replacement recommended.



Note: The Pool trail appears to have some settlement at the pool end of the walkway which is directly impacting the wingwall adjacent to the settlement. This area will need to be addressed as this is a high traffic area.

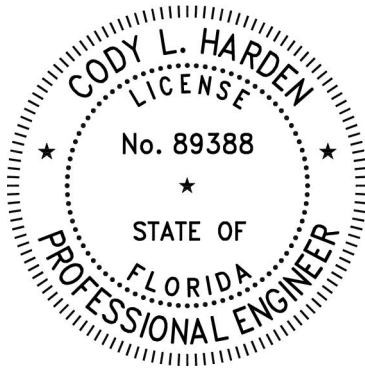
Hardware

All corroded/deteriorated hardware to be replaced as needed.

General Maintenance Recommendations

1. Tightening and replacing bolts in components.
2. Applying preservative or waterproofing treatments on components, particular member ends.
3. Temporary propping of defective components.
4. Repairing bridge footway surfaces.
5. Clearing scuppers.
6. Cleaning aggressive contamination on steel components.
7. Removing deck vegetation or excessive vegetation which maybe a fire risk below the bridge.
8. Spraying termicide poisons.

Reviewed By:



A handwritten signature in blue ink that reads "Cody L. Harden".

Cody L. Harden, M.E., P.E., M.L.E.
Florida Reg. No. 89388

Tab 6

Private Towing Service Agreement



This agreement is between Jimmy's Towing Pros, Inc (JTP) &

(organization name) located
(subject property address)

JTP agrees to provide private towing services (removal of unauthorized vehicles parked on subject property) upon the organization's request by authorized representative of the organization (subject to liability of owner's own locks). This is agreeing to this service provided that the following conditions remain in effect:

1. The organization makes \$400.00 deposit to cover "Go or Arrive" (GOA) event. A GOA fee will occur any time a tow truck is dispatched, and the operator is unable to collect the vehicle for any reason. When a GOA event occurs, \$200.00 deduction will be made from the deposit and notification of these charges and current deposit balance will be sent to the organization. When the deposit is depleted, these services will be suspended until additional deposit is made. When JTP is able to successfully collect vehicle from the subject property, GOA fee will not be charged to the organization, and all incurred charges (towing, labor, storage, etc...) will then become the responsibility of the vehicle owner.
2. To prevent any conflict between vehicle owner and JTP tow truck operator, one of the organization's representatives (i.e. security personnel) or Walworth County Sheriff's Deputy must be present the time of service.
3. The organization must provide detailed list of representatives who are authorized to request the services described in this agreement. The organization must also ensure proper training is provided to the authorized representatives of the GOA policy.
4. The organization will also be responsible to be compliant with any state and local regulations and statutes regarding signage.

This agreement can be canceled by either party any time. Upon cancellation of this agreement, JTP will refund your security deposit to the organization within 30 days upon receipt of written request to do so.

I, _____, accept _____ of _____ Inc. Private Towing
Service Agreement in the amount of _____.

_____ b _____ b _____
Organization's Authorized Representative/Title _____ b Date

b _____ b
Daniel Roach, President, _____, Inc. _____ Date

Tab 7

**GREEN EARTH THEATRE COMPANY
WORK AUTHORIZATION 24-05**

THIS WORK AUTHORIZATION (“Work Authorization”) is presented according to the requirements of that certain *Proposal Agreement for by and between NatureWalk Community Development District and Green Earth Southeast, LLC for Landscape and Property Maintenance Services* (“Agreement”), and is made and entered into this 9th day of April, 2024 by and between:

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Walton County, Florida (“District”); and

GREEN EARTH THEATRE COMPANY with a mailing address at 15167 Highway 331 Business Suite B, Freeport, FL 32439, (hereinafter “Contractor”).

SECTION 1. PURPOSE OF SERVICE. Contractor shall provide the services set forth on the proposal attached hereto as **Exhibit A** and incorporated herein by reference (“Services”) in accordance with the terms of the Agreement. The Agreement and this Work Authorization shall be controlling over any conflict between either document and the provisions of **Exhibit A**.

SECTION 2. COMPENSATION. Payment of compensation for the Services under this Work Authorization shall be based upon the Agreement and as set forth in **Exhibit A**.

SECTION 3. ACCEPTANCE. Acceptance of this Work Authorization will authorize the Contractor to complete the Services as specified in **Exhibit A** and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall perform the Services in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.

(SIGNATURES APPEAR ON FOLLOWING PAGE)

IN WITNESS WHERE the parties hereon have caused this Work Authorization to be executed the day and year first above written.

Attest: x

NATURAL COUNTY DEVELOPMENT DISTRICT

Holly Bailey
Assistant Secretary/Secretary

Jonette A Coram
By: Jonette A Coram
Is: Chairman, Board of Supervisors

Holly Bailey
Print Name

ON GREEN BATHS THEAST LLC
CONTACT

Bob Ramser
Bob Ramser (Apr 10, 2024 08:00 CDT)

Witness Bob Ramser

Jessica Smith
Jessica Smith (Apr 9, 2024 09:42 CDT)
By: Jessica Smith
Is: Operations Coordinator x

Attachment A: Proposal x



Proposal

Date: / / 2020

Property:

Nature Walk CDD

San Rosa Beach, FL 32459

Landscape Service Provider:

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

Consists of 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

San Rosa Beach, FL 32459

Muhly Grass Enhancement Proposal

price of material and supply/demand

Any necessary irrigation modifications are included in this work order and will be billed time and materials at our current irrigation labor rate.

Work order scope: to

Muhly Grasses – Remove and Replace

To remove all dead and replace with 100 muhly grasses - \$5,000.

Removal and replacement will be determined by a CDD board member and a GreenEarth site representative. to

This will be a strategic plan as we want to ensure the sidewalks are not overcrowded with grasses or left bare.

Once locations have been determined a map can be drawn up for approval.

To

To

Your and our attention:

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 _____

4/8/2024

Green Earth South East, LLC.

By _____

at _____

Nature Walk CDD

C at d: H	2024-04-09
By: H	olly Bail y (hbail y@rizz tta.com)
Status: H	Sig d
T a sactio ID: H	CBJC BCAABAAult1 yhJsbC3Msk4U kXdIkUk2kAxClu H

"WA #24-0 Ea th" isto y

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-  Docume t mail d to Jo tt Co am (s at1@natu walkcdd.o g) fo sig atu H
2024-04-09 - 2:1 :42 PM M
-  Docume t mail d to J ssica Smith (jsmith@g a ths .com) fo sig atu
2024-04-09 - 2:1 :42 PM M
-  Docume t mail d to Bob Rams (b ams @ame ica la dscapi gpa t s.com) fo sig atu
2024-04-09 - 2:1 :42 PM M
-  Email vi w d by Jo tt Co am (s at1@natu walkcdd.o g)
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-  Docume t -sig d by Bob Rams (b ams @ame ica la dscapi gpa t s.com) H
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✔ Agreement mpete .
2024-04-10 - 1:00:33 PM GMT

Tab 8

SERVICES MEE
WORK U HORIZ ION O.6

HIS WORK i U HORIZ ION (“Work Author zat on”) s presented accord ng to the requ rements of that certa n *Continuing Services Agreement for General Maintenance and Repair Services* (“Agreement”), and s made and entered nto th s 11th day of April 2024, by and between:

UREW LK CO IMUDEVELOP DISE RIC , a local un t of spec al-purpose government establ shed pursuant to Chapter 190, Flor da Statutes, be ng s tuated n Walton County, Flor da (“D str ct”); and i

G I VIR BRO THERS, LLC, whose address s 526 Cosson Road, DeFun ak Spr ngs, Flor da 32435 (here nafter “Contractor”).

SEC ION 1. SCOPE OF SERVICES. Contractor shall prov de the serv ces set forth on the proposal attached hereto as **Exhibit** and ncorporated here n by reference (“Serv ces”) n accordance w th the terms of the Agreement. The Agreement and th s Work Author zat on shall i be controll ng over any confl ct between e ther document and the prov s ons of **Exhibit** .

SEC ION 2. COMPE S ION Payment of compensat on for the Serv ces under th s Work i Author zat on shall be based upon the Agreement and as set forth n **Exhibit** .

SEC ION 3. CCEP CE. Acceptance of th s Work Author zat on w ll author ze the Contractor to complete the Serv ces as spec f ed n **Exhibit** , and s nd cated by the s gnature of the author zed representat ve of the D str ct and the Contractor n the spaces prov ded below. Contractor shall perform the Serv ces n accordance w th the terms and cond t ons of the Agreement, wh ch, except to the extent expressly altered or changed n th s Work Author zat on, rema n n full force and effect.

(SIGNATURES APPEAR ON FOLLOWING PAGE) i

IN WITNESS WHERE the parties hereto have caused this Work Authorization to be executed the day and year first above written.

Attest: b

NATU EWALK C MMUNIT DEVELOPMENT
DISTRICT

Holly Bailey
Assistant Secretary/Secretary b

Jonette A Coram
By: Jonette A Coram
Its: Chairman, Board of Supervisors b

Holly Baile
Print Name b

VIRGIN B ES LLC

Woodrow Virgin (Apr 15, 2024 10:50 CDT)
By: Woodrow Virgin
Its: MGR

Attachment A: Proposal b

VIRGIN BROTHERS, LLC
PROJECT PROPOSAL

PROJECT NAME	START DATE
POND 14 BULKHEAD REPAIR	
JOB LOCATION	EST. DATE OF COMPLETION
POND 14 NATURE WALK	

OWNER INFORMATION

Contact Name	
Contact Address	
Contact Email	Contact Number

SUBCONTRACTOR INFORMATION

Company Name	Contact Name
Virgin Brothers, LLC	Woodrow Virgin
Company Address	
526 Cosson Road, DeFuniak Springs, FL 32435	
Company Email	Company Number
woodyvirgin@embarqmail.com	850-333-3547

SCOPE OF WORK

REPLACE BULKHEADS (2x10x16 MARINE)
REPLACE BRACING ON RETAINING WALL
UNDER BULKHEAD BOARD
HAUL OFF ALL DEBRIS

AGREEMENT TERMS

NOT PAINTED OR STAINED
\$ 587.50 FOR ANNUAL INSURANCE
(EXCLUSIVE FOR NATURE WALK)
\$ 806.18 FOR MATERIALS / LABOR

TOTAL COST

\$ 1393.68

ACCEPTANCE

The undersigned hereby accepts the proposed total cost, specifications, and conditions detailed above, and the scope of work herein detailed is hereby authorized to begin on the agreed upon date. Payment for services rendered will be made as specified in the Agreement Terms.

Signature

Date

4/11/24

Created:	2024-04-12
By:	Ho y B iey (hb iey@rizzett com)
Status:	Signed
Transaction ID:	CBJCHBC . B 8w q9JOs_e0Ot- wbOTyf3U7Uw9qwDSg .

"Binder1" History

-  Document created by Ho y B iey (hb iey@rizzett com)
2024-04-12 - 10:07:42 PM GMT
-  Document emailed to Jonette Cor m (se t1@n t rew kcdd org) for sign t re
2024-04-12 - 10:07:46 PM GMT
-  Document emailed to Woodrow Virgin (woodyvirgin@emb rqm ai com) for sign t re
2024-04-12 - 10:07:47 PM GMT
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2024-04-12 - 10:29:11 PM GMT
-  Signer Jonette Cor m (se t1@n t rew kcdd org) entered name to signing s Jonette Cor m .
2024-04-12 - 10:30:31 PM GMT
-  Document e-signed by Jonette Cor m (se t1@n t rew kcdd org)
Sign t re D te: 2024-04-12 - 10:30:33 PM GMT - Time So rce: server
-  Email viewed by Woodrow Virgin (woodyvirgin@emb rqm ai com)
2024-04-15 - 3:49:44 PM GMT
-  Document e-signed by Woodrow Virgin (woodyvirgin@emb rqm ai com)
Sign t re D te: 2024-04-15 - 3:50:00 PM GMT - Time So rce: server
-  Agreement completed
2024-04-15 - 3:50:00 PM GMT .

Tab 9



NATUREWALK HOMEOWNERS' ASSOCIATION, INC.

ALTERATION APPLICATION- GENERAL

OWNER'S NAME: Jennifer and Brian Mier DATE: 03.04.2024
ADDRESS: 50 Salamander Circle Santa Rosa Beach, FL 32459 PHONE: 214-364-5136
E-MAIL: jennifertmier@outlook.com

Jennifer Mier **(Initial):** You agree to submit adequate pictures to Rizzetta within 14 days of completion of the approved application showing what changes were done.

DESCRIBE IN DETAIL, TYPE OF ALTERATION, MATERIALS TO BE USED & CONTRACTOR INFORMATION:

Waste Management will not pick up our trash since the original placement of the trash corral is more than 14 feet from curb. They have requested we move the trash corral or place the trash cans out by the curb the night before trash pick up. There are not a lot of suitable locations for the trash corral. We have provided a document illustrating where the current trash corral is located and where we would like to relocate it. Please consider our request to relocate the trash corral. Kindest regards- Jennifer Mier

(IF MORE SPACE IS REQUIRED, PLEASE ATTACH TO THIS FORM. THANK YOU)

An application requesting approval for any alteration which occurs outside the exterior walls of the building MUST BE ACCOMPANIED BY A COPY OF YOUR LOT SURVEY WITH A SKETCH INDICATING LOCATION, SIZE AND TYPE OF CONSTRUCTION AND MATERIAL LISTING FROM THE CONTRACTOR, IF APPLICABLE. Applications are reviewed monthly by the Architectural Review Committee.

If approval is granted, it is not to be construed to cover approval of any County Code Requirements. A building permit from the appropriate building department is needed on most property alterations and/or improvements. The Association shall have no liability or obligation to determine whether such improvement, alteration or addition complies with any applicable law, rule, regulation, code or ordinance.

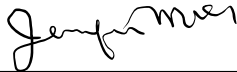
Building and construction materials, trash, and refuse may not be stored or staged on District Property without prior approval of the District's Board of Supervisors.



NATUREWALK HOMEOWNERS' ASSOCIATION, INC.

As a condition precedent to granting approval of any request for a change, alteration or addition to an existing basic structure, the applicant, their heirs and assigns thereto, hereby assume sole responsibility for the repair, maintenance, or replacement of any such change, alteration, or addition. IT IS UNDERSTOOD AND AGREED THAT THE NATUREWALK HOMEOWNERS' ASSOCIATION, INC. AND RIZZETTA & COMPANY, INC., ARE NOT REQUIRED TO TAKE ANY ACTION TO REPAIR, REPLACE OR MAINTAIN ANY SUCH APPROVED CHANGE, ALTERATION OR ADDITION, OR ANY STRUCTURE OR ANY OTHER PROPERTY. THE HOMEOWNER AND ITS ASSIGNS ASSUME ALL RESPONSIBILITY AND COST FOR ANY ADDITION OR CHANGE AND ITS FUTURE UPKEEP AND MAINTENANCE.

If the work has not begun within 6 months after approval date, a new ARC application must be submitted and approved.

DATE: 03.04.2024 OWNER'S SIGNATURE: 

ACTION TAKEN BY THE ASSOCIATION:

APPROVED: ✓ APPROVED WITH CONDITIONS NOT APPROVED:

CONDITIONS OF APPROVAL, IF APPLICABLE & ADDITIONAL COMMENTS:

Request to ve trash corral was approved unani usly by ARC but will also require approval
by the CDD. Waste Manage nt will no longer pick up their trash fro the present
location of the corral. 9

AUTHORIZED SIGNATURE FOR THE ASSOCIATION

April , 2024 9
DATE

BOUNDARY SURVEY

LEGEND:

- No. = NUMBER
- # = NUMBER
- L.B. = LICENSED BUSINESS
- F.F.E. = FINISHED FLOOR ELEVATION
- ± = MORE OR LESS
- (F) = FIELD MEASUREMENT
- (P) = PLAT DATA
- A = ARC LENGTH
- R = RADIUS
- D = DELTA ANGLE
- B = CHORD BEARING
- C = CHORD LENGTH
- R/W = RIGHT OF WAY
- (TYP.) = TYPICAL
- B.S.L. = BUILDING SETBACK LINE
- = DISTANCE NOT TO SCALE
- NAVD 88 = NORTH AMERICAN VERTICAL DATUM 1988
- = FOUND 1/2" CAPPED IRON ROD L.B. #3724
- ⊙ = WATER METER
- ⊙ = SEWER MANHOLE
- ⊙ = TELEVISION BOX
- ⊙ = ELECTRIC BOX
- ⊙ = BENCHMARK
- = CONCRETE
- = BRICK PAVERS
- = WOOD

CERTIFICATIONS:

FRED LEWIS CARLISLE AND PATTI McALEXANDER CARLISLE
K TITLE COMPANY, LLC
CHICAGO TITLE INSURANCE COMPANY
RENSANT BANK ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR

SURVEY REPORT:

- BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTHEAST LINE OF LOT 93, NATUREWALK AT SEAGROVE REPLAT AS BEING S 44°22'40" E (PER PLAT).
- THIS PARCEL IS LOCATED IN FLOOD ZONE X. NO MINIMUM FLOOR ELEVATION REQUIRED AND FLOOD ZONE A, 32'-4" MINIMUM FLOOR ELEVATION REQUIRED, AS DETERMINED BY SCALE FROM F.E.M.A. MAP NUMBER 12131C0703 G, PANEL 745 OF 738, DATED SEPTEMBER 29, 2010, WALTON COUNTY, FLORIDA, FLOOD ZONE A FLOOR ELEVATION DETERMINED BY FORMER WALTON COUNTY FLOOD PLAIN MANAGER JONATHAN BILEY.
- NO ENVIRONMENTAL JURISDICTION LINES HAVE BEEN DETERMINED BY EMERALD COAST ASSOCIATES, INC.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE OR TITLE INSURANCE POLICY. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY EMERALD COAST ASSOCIATES INC. NO CERTIFICATION IS GIVEN THAT EASEMENTS, UNDERGROUND ENCROACHMENTS OR OTHER MATTERS OF RECORD DO NOT EXIST.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA.
- APPARENT USES ARE AS SHOWN.
- NO STRUCTURAL FOUNDATIONS BELOW THE SURFACE OF THE GROUND WERE LOCATED.
- GRAPHIC SYMBOLISM OF CORNER MONUMENTATION, UTILITIES, SIGNS, ETCETERA, ARE EXAGGERATED FOR CLARITY AND ARE NOT TO SCALE. THE CENTER POINT OF WHICH IS ACCURATELY PLOTTED TO SCALE AND/OR DIMENSIONED THERE TO.
- NO UNDERGROUND UTILITIES OR UTILITY LINES WERE LOCATED.
- ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

DESCRIPTION:

LOT 93, NATUREWALK AT SEAGROVE REPLAT, PLAT BOOK 18, PAGES 8-8Q OF THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA.

www.eca-fl.com

179 COUNTY HIGHWAY 393 SOUTH
SANTA ROSA BEACH, FLORIDA 32469
PH: (850) 287-0473, FAX: (850) 287-0579

Emerald Coast Associates Inc.

Land Planning • Engineering • Surveying
Since 1979

SCALE: 1" = 10'

DRAWN BY: WJL

PROJECT: 15-326

ORDER: 16-0536

FILE: 15-3267N.dwg

DWG. DATE: 6-8-16

FIELD DATE: 6-7-16

FIELD BOOK(S):
2070, PAGES 30-31 (DR)
2070, PAGES 57-58 (DR)
2089, PAGES 29-32 (RL)

BOUNDARY SURVEY ON LOT 93,
NATUREWALK AT SEAGROVE REPLAT LOCATED IN
SECTION 14, TOWNSHIP 3 SOUTH, RANGE
19 WEST, WALTON COUNTY, FLORIDA

FOR: FRED LEWIS CARLISLE AND PATTI McALEXANDER CARLISLE
BY: KOLTER SIGNATURE HOMES, LLC

DATE	REVISION	BY
6-8-16	FINAL SURVEY - WAL	WJL
THE SURVEY SHOWN HEREON, PREPARED IN ACCORDANCE WITH SECTION 472.027 FLORIDA STATUTES AND CHAPTER 5J-17.051 AND 5J-17.052, FLORIDA ADMINISTRATIVE CODE, STANDARDS OF PRACTICE, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.		
 14 JUL 2016 DANIEL G. ROSS FLORIDA LICENSED SURVEYOR & MAPPER #5856 EMERALD COAST ASSOCIATES, INC., L.B. # 3724		
15-326B		



Tab 10

RESOLUTION 2024-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NATUREWALK COMMUNITY DEVELOPMENT DISTRICT APPROVING THE PROPOSED BUDGETS FOR FISCAL YEAR 2024/2025; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the NatureWalk Community Development District ("**District**") prior to June 15, 2024, the proposed budgets ("**Proposed Budgets**") for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("**Fiscal Year 2024/2025**"); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, "**Services**") set forth in the Proposed Budgets by levy of special assessments pursuant to Chapters 190 and 197, *Florida Statutes* ("**Assessments**"), as set forth in the preliminary assessment roll included within the Proposed Budgets; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budgets, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budgets; and

WHEREAS, the Board has considered the Proposed Budgets, including the Assessments, and desires to set the required public hearings thereon;

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

1. PROPOSED BUDGETS APPROVED. The Proposed Budgets prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** are hereby approved as the basis for conducting a public hearing to adopt said Proposed Budgets.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 190 and 197, *Florida Statutes*, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budgets. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budgets and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the "**District's Office**," c/o Rizzetta & Company, 120 Richard Jackson Blvd., Suite 220, Panama City Beach, Florida 32407, (850) 334-9055. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budgets and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for

public inspection at the District's Office. The Assessments shall be paid pursuant to the *Uniform Method* as set forth in Chapter 197, *Florida Statutes*.

SETTING PUBLIC HEARINGS. Public hearings on said approved Proposed Budget and Assessments are hereby declared and set for:

DATE: _____
HOUR: _____ a.m./p.m.
LOCATION: _____

3. TRANSMITTAL OF PROPOSED BUDGETS TO LOCAL GENERAL PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budgets to Walton County at least sixty (60) days prior to the hearing set above.

4. POSTING OF PROPOSED BUDGETS. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budgets on the District's website at least two (2) days before the budget hearing date as set forth in Section 3, and shall remain on the website for at least forty-five (45) days.

5. PUBLICATION OF NOTICE. The District shall cause notice of the public hearings to be published in the manner prescribed by Florida law.

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

7. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 2nd day of May, 2024.

ATTEST:

**NATUREWALK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Chair, Board of Supervisors

Exhibit A: Budgets FY 2024/2025