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2 **MINUTES OF MEETING**  
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4 *Each person who decides to appeal any decision made by the Board with respect to any matter*  
5 *considered at the meeting is advised that the person may need to ensure that a verbatim record*  
6 *of the proceedings is made, including the testimony and evidence upon which such appeal is to*  
7 *be based.*  
8

9 **NATUREWALK**  
10 **COMMUNITY DEVELOPMENT DISTRICT**  
11

12 The special meeting of the Board of Supervisors of the NatureWalk Community  
13 Development District was held on **Thursday, June 6, 2024, at 12:01 p.m.** at the Walton  
14 Area Chamber of Commerce, located at 63 South Centre Trail, Santa Rosa Beach, FL  
15 32459.  
16

17 Present and constituting a quorum:

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19	Jonette Coram	<b>Board Supervisor, Chairman</b>
20	Todd Egizii	<b>Board Supervisor, Vice Chairman</b>
21	Mike Grubbs	<b>Board Supervisor, Assistant Secretary</b>
22	Danell Head	<b>Board Supervisor, Assistant Secretary</b>
23		

24 Also present were:

25		
26	Holly Bailey	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
27	Melissa Dobbins	<b>Regional District Manager, Rizzetta &amp; Company Inc.</b>
28	Katie Buchanan	<b>District Counsel, Kutak Rock</b>
29		<i>(via speakerphone)</i>
30	Jess Smith	<b>Landscape Provider, GreenEarth</b>
31	Jim Martelli	<b>District Engineer, Innerlight Engineering</b>
32		<i>(via speakerphone)</i>
33		

34	Audience	<b>Present</b>
35		

36 **FIRST ORDER OF BUSINESS**

**Call to Order**

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38 Ms. Bailey called the meeting to order at 12:02 p.m. and confirmed there was a quorum.  
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40 **SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

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42 There no audience members commented.  
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**NATUREWALK COMMUNITY DEVELOPMENT DISTRICT  
June 6, 2024 - Minutes of Meeting**

46 **THIRD ORDER OF BUSINESS** **Consideration of the Minutes of the**  
47 **Budget Workshop held on April 4, 2024**  
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49 Ms. Bailey presented the minutes of the budget workshop asked if any changes were  
50 requested. No changes were requested.  
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On a motion by Ms. Coram, seconded by Ms. Head, with all in favor, the Board approved the Minutes of the Budget Workshop held on April 4, 2024, for NatureWalk Community Development District.

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53 **FOURTH ORDER OF BUSINESS** **Consideration of the Minutes of the of**  
54 **the Board of Supervisor Meeting held**  
55 **on May 2, 2024**  
56

57 Ms. Bailey presented the minutes of Board of Supervisors meeting and asked if any  
58 changes were requested. No changes were requested.  
59

On a motion by Ms. Coram, seconded by Ms. Head, with all in favor, the Board approved the Minutes of the Board of Supervisors Meeting held on May 2, 2024, for NatureWalk Community Development District.

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61 **FIFTH ORDER OF BUSINESS** **Ratification of the Operations and**  
62 **Maintenance Expenditures for the**  
63 **Month of April 2024**  
64

65 Ms. Bailey reviewed the maintenance expenditures with the Board and asked if there  
66 were any questions. There were none.  
67

On a motion by Ms. Coram seconded by Ms. Head, with all in favor, the Board ratified Operations and Maintenance Expenditures for the Month of April 2024, in the amount of \$73,395.30, for NatureWalk Community Development District.

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69 **SIXTH ORDER OF BUSINESS** **Staff Reports**  
70

71 **A. District Landscape Provider**

72 *1. Presentation of District Landscaping Reports*  
73

74 Ms. Smith reviewed the landscaping reports with the Board and asked if there were  
75 any questions. Ms. Smith informed the Board that the Salamander Circle trees  
76 adjacent to parking pads have been trimmed. During the June community  
77 inspection, Ms. Coram identified a number of streetlights which needed tree  
78 branches trimmed away from their fixtures. A list of the post numbers was compiled  
79 and will be given to the crew, who will begin trimming during the week of June 10<sup>th</sup>.

**NATUREWALK COMMUNITY DEVELOPMENT DISTRICT  
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- 2. *Discussion of 2025 Green Earth Contract for Budgetary Purposes*
  - 1. *Base Contract*
  - 2. *Contract with Additional Community Trim*

Ms. Smith reviewed the scopes of service for the two contracts for the District's landscaping services and stated there is a 3% increase in the contract due to an increase in the CPI (consumer price index). Ms. Smith reviewed the differences in both contracts and gave her recommendation to include an additional community trim.

Ms. Coram suggested that in FY25-26, rather than continuing to only trim trees off of roadways, the District should seek an arborist to provide structural, internal pruning of oaks as is done in other communities, such as Watercolor. This would benefit tree health, but is not included in either contract option before the Board.

Ms. Coram and Mr. Egizii discussed whether bed plants require fertilization. Ms. Smith stated that grasses do not, but that the perennial drift roses on the Sandgrass entranceway medians would benefit from an application.

Ms. Head commented on the appearance of the landscaping along the community entranceway. Ms. Coram & Mr. Egizii gave historical data regarding the planting of annuals at the NatureWalk signs, which are now the responsibility of the HOA, and the associated costs.

Ms. Coram suggested using funds from the Replacement Plants and Trees budget line item to change out the three drift roses on the CR395 bed in favor of deer resistant plant materials that will provide more impact and color, rather than adding annuals to the scope of service in the landscaping contract. Ms. Smith will provide a proposal, to include sufficient irrigation for new plants.

On a motion by Mr. Grubbs, seconded by Ms. Head, with all in favor, the Board approved the FY2025 Green Earth Landscape Services Contract with the additional community trim, for the total of \$154,885.50, for NatureWalk Community Development District.

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**B. District Counsel**

- 1. *Parcels Update*

Ms. Buchanan provided an update on Tract H and recommended putting together an agreement for access.

Ms. Coram inquired why additional insurance would be required for Tract H.

Mr. Egizii discussed his concerns regarding insuring New Naturewalk property, since access to/through that tract has never been fully restricted, even before

122 developer turnover. The existing gate allows pedestrian and bicycle traffic to and  
123 from the Point Washington State Forest.

124  
125 Ms. Buchanan stated that Egis does not typically like to insure private entities  
126 because the District's liability insurance is capped by sovereign immunity. District  
127 Counsel will contact New Naturewalk LLC with the Boards concerns and if  
128 possible, work on an agreement.

129  
130 Ms. Coram inquired how EGIS responded regarding additionally insuring Tract H in  
131 light of Ms. Buchanan's input. Ms. Bailey stated that she will send that information  
132 over to the Board via email.

133  
134 Ms. Buchanan stated that Tract F has a proposed settlement agreement, but no  
135 details have been received by District Counsel to date.

136  
137 Ms. Buchanan stated that Tract E is going to proceed with the same development  
138 plan discussed by the prior owner, but there are still open items of discussion.

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140 **C. District Engineer**

141 *1. Presentation of Pond 12 Survey Results*

142  
143 Mr. Martelli discussed the survey findings and his recommendations for bulkhead  
144 replacement.

145  
146 Ms. Coram confirmed the Board had received the photos associated with the lot  
147 survey. Discussion of encroachments noted by the District Engineer ensued.

148  
149 Ms. Coram inquired if any of the encroachments would cause issues for the bulkhead  
150 replacement.

151  
152 Mr. Martelli responded it is possible in two areas: 28 and 36 Salamander Circle.

153  
154 Ms. Coram stated that the current owner of 28 Salamander was not notified by the  
155 previous owner of the encroachment notice sent by the District Manager in  
156 December, 2022. Ms. Coram stated that there are several steps involved in notifying  
157 a property owner of encroachment detailed in District policy.

158  
159 The Board requested the District Manager contact the owners of 28 and 36  
160 Salamander to explain the pre-existing encroachments and gave Ms. Bailey  
161 authorization to send out a 45-day notice to the property owners regarding the pre-  
162 existing encroachments if necessary.

163  
164 *2. Presentation of Petition for Speed Limit Reduction at CR395*

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166 Mr. Martelli reviewed the petition for speed limit reduction at CR395, to be presented  
167 to the Walton County Board of County Commissioners by County Engineer Chance  
168 Powell if approved.

169  
170 Mr. Egizii requested that Mr. Martelli emphasize within the petition that a recent  
171 car crash on CR395 near the NatureWalk entrance was fatal.  
172

On a motion by Ms. Coram, seconded by Mr. Egizii, with all in favor, the Board approved Mr. Martelli to amend the report to be presented by Chance Powell to the Walton County BCC for Speed Limit Reduction at CR395, for NatureWalk Community Development District.

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174 **D. District Manager Report**

175 *1. Presentation of District Manager Report*  
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177 Ms. Coram stated that Pat Shea will pour the concrete pad at the west approach of  
178 Bridge 1 beginning Wednesday of next week. The project requires two days to  
179 complete as half of the pad will be done each day. Following cure time, Mike Wyatt  
180 from Coastal Seal will install six speed bumps and their required signage at Bridges  
181 1-2-3. Ms. Coram made some inquiries to Mr. Martelli regarding the project.  
182

183  
184 Ms. Bailey informed the Board that she experienced difficulty exiting her vehicle on  
185 Salamander Circle at Pond 13 due to the aggressiveness of the ducks, whose  
186 number has increased to seven. Discussion ensued amongst the Board regarding  
187 liability of allowing the ducks to remain.  
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190 Ms. Buchanan stated there is low liability for the District, as it did not introduce the  
191 ducks to the pond. The issue was tabled, but will be revisited if additional formal  
192 complaints are received.  
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194 **SEVENTH ORDER OF BUSINESS**

**Discussion & Consideration of Pond  
28 Beaver & Weir Proposals**

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197 Mr. Martelli informed the Board that a vendor may have been found for this project;  
198 he is waiting for their proposal.  
199

200 The Board tabled this agenda item until the July 11, 2024 meeting.  
201

202 **EIGHTH ORDER OF BUSINESS**

**Consideration of Pond 12 Bulkhead  
Replacement Proposals**

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204  
205 Ms. Bailey presented the proposals to the Board of Supervisors and asked if there  
206 were any questions.

**NATUREWALK COMMUNITY DEVELOPMENT DISTRICT**  
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207 Mr. Grubbs discussed items within the Gorman proposal He inquired if the vendor  
208 can add a schedule of the number of days the project will take to complete and amend the  
209 payment schedule to state that the final check will not be sent until after Mr. Martelli certifies  
210 the project as completed satisfactorily.

211  
212 Mr. Martelli confirmed the perpendicular placement of the boards regarding the  
213 bulkheads.

214

On a motion by Ms. Coram, seconded by Ms. Head, with all in favor, the Board approved Gorman's contract for the Pond 12 Bulkhead Replacement NTE \$28,000, for NatureWalk Community Development District.

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**NINTH ORDER OF BUSINESS**

**Consideration of Green Earth Palm  
Tree Trim Proposal**

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219 Ms. Bailey presented the proposal to the Board of Supervisors and asked if there  
220 were any questions. There were none.

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On a motion by Ms. Head, seconded by Mr. Egizii, with all in favor, the Board approved the Green Earth proposal for palm tree trim by Any Time Tree, in the amount of \$3,305.71 for NatureWalk Community Development District.

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**TENTH ORDER OF BUSINESS**

**Ratification of District Work  
Authorizations**

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*1. GE WA#24-07 Tree Stake*

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232 Ms. Bailey presented the work authorization to the Board of Supervisors and asked  
233 if there were any questions. There were none.

234

On a motion by Ms. Head, seconded by Mr. Grubbs, with all in favor, the Board ratified GE WA#24-07 Tree Stake, for NatureWalk Community Development District.

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*2. GE Irrigation Repair WA#24-08 Phase 3 Mainline Break*

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237

238 Ms. Bailey presented the work authorization to the Board of Supervisors and asked  
239 if there were any questions. There were none.

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**NATUREWALK COMMUNITY DEVELOPMENT DISTRICT  
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On a motion by Ms. Head, seconded by Mr. Egizii, with all in favor, the Board ratified GE WA#24-08 Phase 3 Mainline Break, for NatureWalk Community Development District.

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**3. *GE Irrigation Repair WA#24-09 May Audit Repairs***

Ms. Coram presented the work authorization to the Board of Supervisors and asked if there were any questions. There were none.

On a motion by Ms. Head, seconded by Mr. Egizii, with all in favor, the Board ratified GE WA#24-09 May Audit Repairs, for NatureWalk Community Development District.

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**4. *Virgin Brothers WA#9 Bridge 1 Pedestrian Walkway Board Replacement***

Ms. Coram presented the work authorization to the Board of Supervisors. The project has a lead time of 3-4 weeks and an expected duration of 5 weeks once materials are received. 420 3x8x8 #1' boards are being replaced, with 210 installed on each end of the north side of the Bridge 1 pedestrian walkway, working towards the middle. Guardrails will be replaced, if necessary, funded by an additional work authorization.

On a motion by Mr. Egizii, seconded by Ms. Head, with all in favor, the Board ratified the Virgin Brothers WA#9 Bridge 1 Pedestrian Walkway Board Replacement, in the amount of \$43,680.00, for NatureWalk Community Development District.

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**ELEVENTH ORDER OF BUSINESS**

**Discussion & Consideration of District Towing Provider Bid**

Ms. Bailey presented the proposal to the Board of Supervisors and asked if there were any questions. Ms. Coram stated that District Counsel has no objections to the GOA (Gone on Arrival) fee requirement and has prepared a contract for signature.

Ms. Buchanan advised the Board that Kutak Rock research division has the ability to run the plates of abandoned vehicles to potentially identify the owners.

New towing provider signs are required on the Sandgrass entranceway and at Sage Circle. Mr. Grubbs offered to procure uv and waterproof labels which list the contact information of Jimmy's Towing Pros, to be applied to the existing signs.

Discussion ensued amongst board members regarding towing procedure.

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On a motion by Mr. Egizii, seconded by Ms. Coram, with all in favor, the Board approved entering into a contract with Jimmy's Towing Pros as the District Towing Provider for NatureWalk Community Development District.

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**TWELFTH ORDER OF BUSINESS**                      **Discussion and Consideration of  
Parking Signage**

Ms. Coram presented a map of the existing non-FDOT signage currently installed within the community. Discussion ensued amongst the board members regarding parking rules and signage.

Ms. Coram suggested that the District assume responsibility of all parking signage previously installed by the HOA as these small wooden signs communicate the District Parking and Towing Policy more fully than the three FDOT signs on Sandgrass and Sage Circle.

On a motion by Ms. Coram, seconded by Mr. Egizii, with all in favor, the Board approved the CDD assuming responsibility for Parking Signage from the HOA, for NatureWalk Community Development District.

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**THIRTEENTH ORDER OF BUSINESS**                      **Discussion & Consideration of Virgin  
Brothers Bridge Wear Deck Board  
Replacement**

Ms. Coram presented the Virgin Brothers per board pricing proposal to the Board of Supervisors and requested input on project amount. Mr. Egizii suggested 300 boards at a cost of \$23,460.00.

On a motion by Mr. Egizii, seconded by Mr. Grubbs, with all in favor, the Board approved the proposal for Virgin Brothers Bridge Wear Deck Board Replacement NTE \$23,460.00, for NatureWalk Community Development District.

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**FOURTEENTH ORDER OF BUSINESS**                      **Consideration of Resolution 2024-08,  
Adopting Meeting Schedule for FY  
24/25**

Ms. Bailey presented the resolution to the Board of Supervisors and asked if there were any questions. There were none.

On a motion by Mr. Egizii seconded by Ms. Head, with all in favor, the Board adopted Resolution 2024-08, Adopting Meeting Schedule for FY 24/25, for NatureWalk Community Development District.

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**NATUREWALK COMMUNITY DEVELOPMENT DISTRICT  
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307 **FIFTEENTH ORDER OF BUSINESS** **Presentation of Fiscal Year 24/25**  
308 **Proposed Budget**  
309 **(Under Separate Cover)**  
310

311 Ms. Bailey presented the proposed budget to the Board of Supervisors. Ms. Coram  
312 reviewed two line item changes. District Landscaping was changed to reflect the approved  
313 Green Earth contract. Funding for a conservation area amendment petition was added to  
314 Miscellaneous Contingency. If such a petition is unnecessary, those funds can be  
315 reallocated elsewhere within the budget.

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318 **SIXTEENTH ORDER OF BUSINESS** **Consideration of Resolution 2024-07,**  
319 **Approving the Proposed Budget for FY**  
320 **24/25 & Setting Public Hearing**  
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322 Ms. Bailey presented the resolution to the Board of Supervisors and noted that the  
323 August 2024 meeting date must be changed from August 1 to August 15, 2024 to comply  
324 with Florida Statute requirements.

325  
326 The Board agreed to change the August meeting date. A public hearing for the  
327 adopted FY24/25 budget will take place at noon on August 15<sup>th</sup> at the Walton Area Chamber  
328 of Commerce.

On a motion by Ms. Head, seconded by Mr. Egizii, with all in favor, the Board adopted Resolution 2024-07, Approving the Proposed Budget for FY 24/25 & Setting Public Hearing, for NatureWalk Community Development District.

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331 **SEVENTEENTH ORDER OF BUSINESS** **Supervisor Requests and Audience**  
332 **Comments**  
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334 Mr. Grubbs requested that any items added to revised agendas be highlighted and  
335 detailed in the email cover letters.

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337 Mr. Egizii requested the District Manager compile a list of previously identified  
338 encroachments with location, notification date and owner response, to be provided to the  
339 Board of Supervisors.

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341 Ms. Coram suggested that the District consider addressing sidewalks at the end of  
342 FY23/24.

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344 **EIGHTEENTH ORDER OF BUSINESS** **Adjournment**  
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On a motion by Ms. Coram, seconded by Ms. Head, with all in favor, the Board Adjourned the Meeting at 2:45 P.M., for NatureWalk Community Development District.

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Secretary/Assistant Secretary

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Chairman/ Vice Chairman

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