



Rizzetta & Company

NatureWalk Community Development District

**Board of Supervisors' Meeting
June 5, 2025**

**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 Mike Grubbs Skylar Lee Danell Head Mike Duffey	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**

June 1, 2025

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the NatureWalk Community Development District will be held on **Thursday, June 5, 2025, 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 **Revised Final Agenda** for the meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Landowner's Meeting
Held on Thursday, May 1, 2025 Tab 1
 - B. Ratification of the Operations and Maintenance Expenditures
for the Month of April 2025 Tab 2
- 4. STAFF REPORTS**
 - A. District Landscape Provider
 1. Presentation of Landscaping Report Tab 3
 2. Presentation of Palm Tree Trimming Proposal
 - B. District Engineer
 - C. District Counsel
 - D. District Manager
 - E. District Chair
- 5. BUSINESS ITEMS**
 - A. Discussion & Consideration of Virgin Brothers
Trail Boardwalk Proposal Tab 4
 - B. Discussion & Consideration of Virgin Brothers
Bridge Wear Deck Proposal Tab 5
 - C. Discussion & Consideration of GE
Palm Tree Trim Proposal Tab 6
 - D. Discussion & consideration of GE
Summer Flower Install at CR395 Tab 7
 - E. Presentation of Fiscal Year 2025-2026 Proposed Budget
(Under Separate Cover)
 - F. Consideration of Resolution 2025-05, Approving the Proposed
Budget for FY 2025-2026 & Setting Public Hearing Tab 8
 - G. Consideration for Resolution 2025-06, Adopting Meeting
Schedule for FY 2025-2026 Tab 9
 - H. Discussion and Consideration of Innerlight Bathymetric
Surveys..... Tab 10**
 - I. Discussion and Consideration of Innerlight Stormwater
Management Pond Inspections..... Tab 11**

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 (850)334-9055.

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 meeting of the Board of Supervisors of the NatureWalk Community Development District was held on **Thursday, May 1, 2025, at 12:00 p.m.** at the 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
Mike Duffey	Board Supervisor, Assistant Secretary
Danell Head	Board Supervisor, Assistant Secretary

Also present were:

Holly Bailey	Rizzetta & Company, Inc.
Joe Harrison	Landscape Provider, GreenEarth
Carlos Alladyce	Landscape Provider, GreenEarth
Jim Martelli	District Engineer, Innerlight Engineering <i>(via speakerphone)</i>
Joe Brown	District Counsel, Kutak Rock <i>(via speakerphone)</i>

Audience	Two (1) audience members were present.
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FIRST ORDER OF BUSINESS

Call to Order

Ms. Bailey called the meeting to order at 12:01 p.m. and confirmed there was a quorum.

SECOND ORDER OF BUSINESS

Audience Comments

Ms. Bailey noted that Audience Comments were being deferred to later in the meeting to allow the District Engineer to present a significant report to the Board of Supervisors.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors (BOS Meeting held on April 3, 2025)

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
May 1, 2025 - Minutes of Meeting

Ms. Bailey presented the BOS meeting minutes. No changes were requested.

On a motion by Ms. Coram, seconded by Mr. Duffey, with all in favor, the Board approved the Minutes of the BOS Meeting held on April 3, 2025, for NatureWalk Community Development District.

FOURTH ORDER OF BUSINESS

**Ratification of the Operations and
Maintenance (O&M) Expenditures for
the Month of February 2025**

Ms. Bailey presented the O&M expenditures for March 2025.

On a motion by Ms. Coram, seconded by Mr. Duffey, with all in favor, the Board ratified Operations and Maintenance Expenditures for the Month of March 2025, in the amount of \$60,853.52 for NatureWalk Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Landscape Provider

April services were completed as scheduled. Uniform shrub pruning and fertilization is complete.

Ms. Coram detailed an upcoming enhancement at Pond 21. Wax myrtle stumps and dead plant materials will be removed. Three trees will be installed on the southwest side of the pond and two trees will be installed on the north side.

Mr. Harrison confirmed the project is scheduled for May 2, 2025.

Green Earth provided a detailed map showing the sites of recommended shrub replacements at Ponds 13 and 15. The BOS had no questions and will consider the proposal during Business Items.

Green Earth provided the HOA with a proposal of NTE \$800 to add four additional sprinkler heads inside the Sports Courts fencing near the swing set. An area is not receiving adequate water due to the new fence placement, but the existing sprinklers must remain in place to irrigate District turf.

B. District Engineer

Mr. Martelli presented a comprehensive review of the NatureWalk CDD Stormwater Operations & Maintenance Report to the BOS.

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
May 1, 2025 - Minutes of Meeting

To support the longevity and functionality of the existing stormwater management facilities, this document provides an overview of current conditions and offers guidance for maintaining each system in accordance with its original design intent. It covers:

Stormwater Management Facilities: A detailed overview of each facility within NatureWalk, including its role in conveying and treating stormwater, along with design characteristics such as pond volumes, outlet control structures, weirs, and emergency spillways.

Operation and Maintenance Procedures: An outline of the actions required to promote performance and longevity of the stormwater infrastructure. This includes routine inspections, maintenance schedules, and corrective measures necessary to preserve the system's intended functionality.

Ms. Coram inquired about inspections to maintain the functionality of the dry retention basin between Lovegrass and Chordgrass.

Mr. Martelli explained this is a conveyance area and is not technically a stormwater management facility per the permitting documents, although it does contain pipes and inlets; he confirmed that the area will be inspected along with the wet detention ponds.

Ms. Coram stated that the retention basin appears to be functioning properly now, but the turf is declining and Green Earth has recommended its future replacement. She asked if Innerlight would be part of that process to ensure the slope to the inlets is maintained.

Mr. Martelli confirmed this is necessary as the biggest issue is to protect the inlets from sediments resulting from grass removal being introduced into the system as well as ensured the proper slopes to the inlets exist for positive drainage.

Mr. Duffey asked if the piping underneath the gravel path that connects wetlands areas to its north and south would be inspected as there appears to be some debris present. This area is shown on the Stormwater Facilities 19 & 20 drawing 2-9.

Mr. Martelli confirmed that this would be included in the inspection scope.

Ms. Coram asked if Innerlight has any information on the District well and irrigation pump system.

Mr. Martelli can have an Innerlight engineer meet onsite with the District Chair to assist with gathering information, adding the equipment locations to the site map and generating an estimate for well replacement.

C. District Counsel

Mr. Brown gave parcel updates.

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
May 1, 2025 - Minutes of Meeting

Tracts G, I, K-1 Quiet title action: Court has issued a short pause order for lack of prosecution to dismiss the case; the hearing is in June.

Tracts J, K: owner is exploring development potential and debt settlement.

Tract E: no update on platting. The owner has been made aware of budget submission dates, after which no changes can be made to EAU or O&M assessments.

Discussion ensued regarding the need to reestablish emergency egress through Tract H. Ms. Coram asked if letters could be drafted to notify the Fire District and Walton County that NatureWalk requires access to the State Forest fire road so egress is considered when Tract H goes through the Technical Review and Planning processes.

Mr. Brown will reintroduce the subject with the Trustee Counsel as well since discussion will take place on May 1 regarding renegotiating the bond debt for Tract H.

D. District Manager

Ms. Bailey deferred comment until later in the meeting.

E. District Chair

Ms. Coram reintroduced the topic of installing additional gravel on District property and/or rights-of-way to better delineate zones that Waste Management vehicles may use to navigate the community's narrow alleys.

Discussion ensued. The topic will be reconsidered on June 5, 2025 to allow Waste Management to fine tune collection routes during the next several weeks. Ms. Coram will conduct an audit and provide the BOS with a map of problem areas.

Curb and sidewalk repairs will be conducted by Pat Shea Concrete LLC between May 5-16, 2025. Cones will be placed onsite.

Ms. Coram led discussion on District policy regarding trespassing and fishing on the inside of stormwater pond bulkhead platforms. Placing vertical signage around pond perimeters was ruled out in the past as it is impossible to locate signs to be visible to the public who approach from different directions and also to avoid sign fatigue.

Ms. Coram proposed a solution to install No Trespassing No Fishing signs on the bulkhead platforms that are accessible to the public. Signs would be affixed to the horizontal platform surface, so that they are visible only to trespassers. Ponds affected are #4, #12, #13, #14, #15 and possibly #22, #29. Discussion ensued.

On a motion by Ms. Coram, seconded by Ms. Head, with all in favor, the Board approved Trespassing No Fishing signs in an amount NTE \$150, for NatureWalk Community Development District.

SIXTH ORDER OF BUSINESS

BUSINESS ITEMS

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
May 1, 2025 - Minutes of Meeting

A. Ratification of District Expenses

On a motion by Mr. Duffey, seconded by Ms. Head, with all in favor, the Board ratified Virgin Brothers and Green Earth Expenses for NatureWalk Community Development District.

B. Discussion and Consideration of Green Earth Proposal for Ponds 13 and 15 Replacement Shrubs

Ms. Coram presented the Green Earth proposal.

On a motion by Ms. Coram, seconded by Mr. Duffey, with all in favor, the Board approved Replacement Shrubs for Ponds 13 and 15 in the amount of \$ 4,895.23, for NatureWalk Community Development District.

C. Discussion and Consideration of SouthEast Straw Spring 2025 Pine Straw Installation

Ms. Coram noted that HOA pine straw application will begin May 5, with District install following immediately afterwards. The District Chair manages straw install to avoid upcharges. Ms. Coram will provide a site map to the SouthEast Straw crew chief prior to project start.

Funds are available in the FY24-25 budget; cost will be ratified at a later date as bale count is not yet available.

On a motion by Ms. Coram, seconded by Ms. Head, with all in favor, the Board approved District pine straw installation by SouthEast Straw in an amount NTE \$33,566.00, for NatureWalk Community Development District.

D. Discussion and Consideration of Pond #13 Duck Complaint and Removal Requests

District Manager Holly Bailey stated that the CDD was made aware of a serious injury that took place due to the aggressive behavior of ducks placed in NatureWalk Stormwater Management ponds by humans. It was also reported that, as a result of their aggressive behavior, ducks have been kicked in an attempt to avoid further attacks.

Ms. Bailey consulted with the Florida Fish and Wildlife Conservation Commission (FWC), District Counsel and the District Insurance Provider, reviewed District policy and considered input submitted by residents.

FWC states it is illegal for humans to add Pekin and other domesticated ducks to ponds; residents and homeowners who do so are subject to fines. Scheduled feeding is also prohibited and subject to fines and citations. FWC confirms that duck feeding attracts other wildlife and since feeding certain wildlife is illegal, whether intentional or unintentional, fines also apply.

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
May 1, 2025 - Minutes of Meeting

Per District policy, expert opinion, advisement from the District insurance provider and District Counsel, Ms. Bailey will act within her authority as District Manager to proceed with the safe removal of the ducks in accordance with any legal requirements.

E. Discussion and Consideration of HOA Irrigation and Electrical Modifications at the North Entrance Sign

Ms. Coram notified the BOS that the HOA will be replacing the NatureWalk entrance signs that are situated on HOA and St. Joe property at CR395. Modifications to electrical and irrigation may be required; associated costs would be the responsibility of the HOA. As in the case of the Sports Courts irrigation modification, District vendors will be used.

Counsel advised that a formal agreement would not be necessary if District vendors are used and the HOA funds the modifications.

SEVENTH ORDER OF BUSINESS

**SUPERVISOR REQUESTS AND
AUDIENCE COMMENTS**

There were no Supervisor Requests.

Ms. Tato asked for the name of the owner who kicked the duck recently and asked if the person had been reported to Florida authorities.

The name will be provided; Ms. Bailey notified FWC.

Ms. Tato stated that a duck had to be taken to a wildlife rehab center twice due to broken legs. She asked if the person(s) who injured it had been reported to the authorities.

The District Manager was not made aware of those two incidents.

Discussion ensued regarding duck safety and the refusal of the homeowners who brought the ducks to NatureWalk, as well as the group who is feeding them, to remove them.

Ms. Tato questioned whether aggressive ducks pose a larger liability than the Stormwater Management ponds.

Ms. Nace stated that the bigger problem is that animal cruelty is taking place and should be reported.

Ms. Tato stated she already knows who kicked the duck recently; she will report him.

District Counsel clarified that the CDD is not law enforcement; the District is responsible for maintaining its property. If people witness someone committing animal cruelty, it's up to them to decide whether the circumstances warrant, in their opinion, contacting law enforcement.

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
May 1, 2025 - Minutes of Meeting

Mr. Brown stated that Stormwater Management Ponds are required infrastructure for NatureWalk. The District Insurance Provider assesses liability for CDD property and has not required fencing beyond what currently exists.

However, there is liability associated with the ducks' presence. The District does have an obligation to address them as they were placed on CDD property, have been identified as nuisance animals, and an injury has taken place.

EIGHTH ORDER OF BUSINESS

FY25-26 BUDGET WORKSHOP #3

BOS discussion ensued. The workshop was recessed until June 5, 2025.

NINTH ORDER OF BUSINESS

ADJOURNMENT

On a motion by Mr. Duffey, seconded by Ms. Head, with all in favor, the Board Adjourned the Meeting at 2:45 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 April 2025 For Board Approval

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

The total items being presented: **\$67,686.74**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

NatureWalk Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2025 Through April 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
CHELCO	20250429-1	Monthly Summary 03/25 ACH	Monthly Summary 03/25	\$1,617.50
GreenEarth Southeast, LLC	300047	154134	Thinning Shrubbery 03/25	\$4,541.96
GreenEarth Southeast, LLC	300047	154136	Irrigation Repairs 03/25	\$842.40
GreenEarth Southeast, LLC	300047	154137	Uniform Pruning Fertilization 04/25	\$797.82
GreenEarth Southeast, LLC	300047	154138	Pond #21 Tree Removal & Replacement 03/25	\$2,138.00
GreenEarth Southeast, LLC	300047	154139	Median 2 Drift Roses 03/25	\$1,054.35
GreenEarth Southeast, LLC	300047	154140	Entrance Island Revamp 03/25	\$1,987.28
GreenEarth Southeast, LLC	300047	154260	Landscape Maintenance 04/25	\$12,907.12
GreenEarth Southeast, LLC	300057	154141	Structural Pruning 03/25	\$14,438.94
Gulf Coast Electric	300048	21145	Electrician Services 04/25	\$764.78
IPFS Corporation	300053	GAA-D64507 Payment 7	GAA-D64507 Payment 7 04/25	\$4,511.25
Kutak Rock, LLP	300054	3554671	Legal Services 12/24 AND 01/25	\$6,235.50
Kutak Rock, LLP	300054	3554673	Legal Services 11/24	\$1,271.00
Michael W Grubbs	300051	MG091624	Board of Supervisors Meeting 09/16/24	\$200.00

NatureWalk Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2025 Through April 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	300044	INV0000098263	District Management Fees 04/25	\$5,382.84
The Lake Doctors, Inc.	300049	2017334	Fountain Cleaning 04/25	\$179.00
U.S. Bank	300050	1115710052504	Trustee Services 03/01/25-02/28/26 04/25	\$7,754.00
VGlobal Tech	300045	7188	ADA Website Maintenance 04/25	\$300.00
VGlobal Tech	300055	6621	ADA Website Maintenance 10/24	\$300.00
Virgin Brothers LLC	300056	041625 Virgin Brothers	Fence Repairs WA # 18 04/25	\$438.00
Walton County Board of County Commssioners	300052	486	Board Room Rental 08/22	<u>\$25.00</u>
Report Total				<u>\$ 67,686.74</u>

Tab 3



May Completed Services 2025

General Maintenance: Weekly

- 5/5
- 5/12
- 5/19
- 5/27 (Moved to Tuesday due to Memorial Day)

Trail Trimming

- 5/27

Pond Maintenance

- 5/12

Irrigation Audit

- 5/7

Turf Insecticide

- 5/16

Lawn Aeration

- 5/2

Preventative Chemical Oaks and Magnolias

- 4/30





June Anticipated Services 2025

Nature Walk CDD

General Maintenance: Weekly

- 6/2
- 6/9
- 6/16
- 6/23
- 6/30

Trail Trimming

- 6/30

Focal Pond Maintenance

- 6/9

Irrigation Audit

- 6/10

Chemical

- Turf Insecticide 6/6
- Bed/trail weeds will be maintained by maint crew.

Tab 4

VIRGIN BROTHERS, LLC
PROJECT PROPOSAL

PROJECT NAME	START DATE
TRAIL BOARD / RAILING REPLACEMENT	
JOB LOCATION	EST. DATE OF COMPLETION
NATURE WALK TRAILS	

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 ALL DAMAGED BOARDS ON STATE FOREST TRAIL (APPROX 160) 2X6X8
REPLACE ALL GUARDRAILS ON STATE FOREST TRAIL AND SPACERS (2X6X16)
- REPLACE ALL TRAIL BOARDS AND DAMAGED SUB-FRAME AT BEGINNING OF PRESERVE TRAIL BY EXERCISE EQUIP
APPROX 40 BOARDS (2X6X8) REPLACE GUARDRAILS

AGREEMENT TERMS

HAUL OFF DEBRIS DAILY
STAINLESS STEEL SCREWS / APPLY WATER SEALER
60% DEPOSIT

TOTAL COST

\$ 9,135

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	5/27/25 Date
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Tab 5

VIRGIN BROTHERS, LLC
PROJECT PROPOSAL

PROJECT NAME WEAR DECK BOARD REPLACEMENT	START DATE
JOB LOCATION NATURE WALK BRIDGES 1, 2, 3	EST. DATE OF COMPLETION

OWNER INFORMATION

Contact Name	
Contact Address	
Contact Email	Contact Number

SUBCONTRACTOR INFORMATION

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

SCOPE OF WORK

REPLACE WEAR DECK BOARDS ON BRIDGES 1, 2, 3 2 X 8 X 16 TREATED NO. 1 PRIME STAINLESS STEEL SCREWS (3 IN EACH END) APPLY WATER SEALER Haul off DEBRIS DAILY 325 BOARDS AT \$79.50 PER BOARD
--

AGREEMENT TERMS

60% DEPOSIT FOR MATERIALS

TOTAL COST

\$ 25,837.50

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	5/27/25 Date
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Tab 6



Proposal #82672

Date: 5/28/2025

Nature Walk CDD

Santa Rosa Beach, FL 32459

Landscape Service Provider:

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

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

Nature Walk CDD

Santa Rosa Beach, FL 32459

Palm Tree Proposal - 11 Sabals + 10 Medjool

Pricing Notice: All pricing is valid for 30 days from the date of issuance. Pricing is subject to change throughout the duration of the Project or Enhancement at the discretion of the company due to material escalation of product costs.

Work order scope:

Work will be performed by GreenEarth

Trimming of 10 medjooles & 11 sable palm trees.

Palms will be trimmed at 10 and 2.

4 - Gathering Place

11 - Next to 10 Salamander

6 - Phase 3 next to bridge

Total: \$1,995.00

Plus Applicable Taxes

Your and Our Acceptance:

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

By _____**Trevor Knowles (GE)****Date** 5/28/2025**Green Earth Southeast, LLC.****By** _____**Date** _____**Nature Walk CDD**

Tab 7



Proposal #82704

Date: 5/28/2025

Nature Walk CDD

Santa Rosa Beach, FL 32459

Landscape Service Provider:

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

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

Nature Walk CDD

Santa Rosa Beach, FL 32459

CR395 Spring Flower Change

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

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

Work order scope:

Spring annual change out. Will remove current flowers and replace with Vinca Cora, Duranta and Angelonian.

Deer netting will be used to prevent the deer from eating the flowers.

Total: \$473.00

Plus Applicable Taxes

Your and Our Acceptance:

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

By _____
Trevor Knowles (GE)

Date 5/28/2025

Green Earth Southeast, LLC.

By _____

Date _____

Nature Walk CDD

Tab 8

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NATUREWALK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2026; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the NatureWalk Community Development District (“**District**”) prior to June 15, 2025, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: _____, 2025
TIME: _____
LOCATION: _____

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

4. **SEVERABILITY; EFFECTIVE DATE.** 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. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2025.

ATTEST:

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Tab 9

RESOLUTION 2025-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NATUREWALK
COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING
SCHEDULE FOR FISCAL YEAR 2024/2025; AND PROVIDING FOR AN EFFECTIVE
DATE**

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

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt annual meeting schedule for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026 ("Fiscal Year 2025-2026"), attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2025-2026 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

PASSED AND ADOPTED this 5th day of June 2025.

ATTEST:

**NATUREWALK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A

BOARD OF SUPERVISORS MEETING DATES NATUREWALK COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025-2026

The Board of Supervisors of the NatureWalk Community Development District will hold their regular meetings for Fiscal Year 2025-2026 at the Walton Chamber of Commerce located at 63 South Centre Trail, Santa Rosa Beach, FL 32459 unless otherwise indicated as follows:

October 2, 2025	12:00 PM
November 6, 2025	12:00 PM
December 4, 2025	12:00 PM
January 8, 2026	12:00 PM
February 5, 2026	12:00 PM
March 5, 2026	12:00 PM
April 3, 2026	12:00 PM
May 7, 2026	12:00 PM
June 4, 2026	12:00 PM
July 9, 2026	12:00 PM
August 6, 2026	12:00 PM
September 3, 2026	12:00 PM

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained by mail from Rizzetta & Company, Inc., 3434 Colwell Ave., Suite 200, Tampa, Florida 33614 or by calling (850) 334-9055 ("District Office").

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (850) 334-9055 at least 48 hours prior to the meeting. 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 Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting 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 such appeal is to be based.

Holly Bailey
District Manager

Tab 10

INNERLIGHT ENGINEERING CORPORATION

11490 Emerald Coast Parkway • Suite 2W • Miramar Beach, Florida • 32550

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NATUREWALK COMMUNITY DEVELOPMENT DISTRICT

Work Authorization No. 10

SWMF Bathymetric Surveys

(WALTON COUNTY, FLORIDA)

June __, 2025

THIS WORK AUTHORIZATION AGREEMENT, MADE AND ENTERED INTO THIS __ DAY OF _____, 2025 is presented according to the requirements established within the executed "Agreement Between Naturewalk Community Development District and Innerlight Engineering Corporation for Professional Engineering Services" (Blanket Agreement) made and entered into on April 24, 2017 (and ratified by the District Board of Supervisors at the March 09, 2017 Board Meeting), whose mailing addresses are as follows:

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Walton County, Florida, whose address is 120 Richard Jackson Boulevard, Panama City Beach, FL 32407 (the "District"), and

INNERLIGHT ENGINEERING CORPORATION, whose mailing address is 11490 Emerald Coast Parkway, Suite 2W, Miramar Beach, Florida, 32550 ("Engineer").

WHEREAS, the District wishes to engage Engineer for the performance of Professional Engineering and / or Surveying Services; and has determined that Engineer is qualified to serve as Engineer for the Client; and

WHEREAS, the District intends to employ Consultant to perform one or more of the following services as specified and contractually obligated through authorized requests in writing:

- Civil Engineering
- Land Surveying
- Technical Studies
- Infrastructure Conditions Assessment

WHEREAS, Engineer shall serve as District's professional representative in each service or project to which this Agreement applies and will give consultation and advice to District during the performance of his services. **NOW, THEREFORE**, for and in consideration of the mutual covenants herein contained the acts and deeds to be performed by the parties, and the payments by the District to the Engineer of the sums of money herein specified, it is mutually covenanted and agreed as follows:

Exhibit A: Scope of Services

Basis of Scope and Understanding

It is the Engineer's understanding that the Naturewalk Community Development District wishes to, as part of the annual operation and maintenance assessments for the onsite stormwater management facilities, collect bathymetric survey data for the purposes of analyzing existing conditions of each onsite underwater pond surface.

Scope of Services

Task 1: Bathymetric Surveys of Stormwater Management Facilities (SWMFs) \$2,000 / SWMF

Prepare a bathymetric survey of select onsite stormwater management facilities on an annual basis with survey to meet the Minimum Technical Standards as prescribed by the Florida Board of Professional Land Surveyors in Chapter 5J-17.051 & 5J-17.052 FAC, pursuant to Section 472.027, Florida Statutes. The specific scope of the work is anticipated to include:

- Establishment of a vertical datum and temporary field survey control monuments traversing the perimeter of each individual pond as necessary and required.
- Obtain topographic elevations of pond bottom under water surface of within subject property within limits as described above at an average grid pattern of approximately 20-foot intervals
- Obtain topographic elevations for interior and exterior pond slopes and pond berms.
- Obtain detailed and pertinent planimetric and topographic information on SWMF control structures and / or emergency overflow weirs.
- Process field data, convert to Survey Drawing at suitable scale with suitable descriptions and legends to present data in a clear and concise manner.
- Prepare Certified Survey Drawing in PDF Format and provide to Engineer and Client.

ASSUMPTIONS and EXCLUSIONS

The following assumptions and exclusions are noted:

- Bathymetric Surveys will require use of a Jon Boat or similar stable floating equipment to collect bathymetry.
- The fee identified above assumes that the Naturewalk CDD will authorize IEC to prepare respective bathymetric surveys at a minimum of four SWMFs per authorization.
- Services other than those specifically outlined in Task 1 above are excluded.

Exhibit D: Compensation.

- I. **Basic Services:** As full and complete compensation for basic services, Innerlight Engineering Corporation shall be paid basic compensation in accordance with (a) below:
 - a. A Fixed Fee in the Amounts Specified in the Tasks Above
- II. **Hourly Rates:** Not Applicable

REIMBURSABLE EXPENSES. It is understood and agreed that the payment of compensation for Reimbursable Expenses under this contract shall be based upon the

executed Professional Services Agreement.

ACCEPTANCE. Acceptance of this Agreement will authorize by writing Innerlight Engineering Corporation to complete the Scope of Work as outlined above and is indicated by the signature of the authorized representative of the District and the Engineer in the spaces provided below.

IN WITNESS WHEREOF, the parties hereto have caused these present to be executed the day and year first above written.

Attest:

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT

Assistant Secretary/Secretary

By: Chairperson, Board of Supervisors

INNERLIGHT ENGINEERING CORPORATION

Witness

By: James A. Martelli, P.E.
Its: Director

Tab 11

INNERLIGHT ENGINEERING CORPORATION

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NATUREWALK COMMUNITY DEVELOPMENT DISTRICT

Work Authorization No. 11 Stormwater O&M Inspections (WALTON COUNTY, FLORIDA)

June __, 2025

THIS WORK AUTHORIZATION AGREEMENT, MADE AND ENTERED INTO THIS __ DAY OF _____, 2025 is presented according to the requirements established within the executed "Agreement Between Naturewalk Community Development District and Innerlight Engineering Corporation for Professional Engineering Services" (Blanket Agreement) made and entered into on April 24, 2017 (and ratified by the District Board of Supervisors at the March 09, 2017 Board Meeting), whose mailing addresses are as follows:

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Walton County, Florida, whose address is 120 Richard Jackson Boulevard, Panama City Beach, FL 32407 (the "District"), and

INNERLIGHT ENGINEERING CORPORATION, whose mailing address is 11490 Emerald Coast Parkway, Suite 2W, Miramar Beach, Florida, 32550 ("Engineer").

WHEREAS, the District wishes to engage Engineer for the performance of Professional Engineering and / or Surveying Services; and has determined that Engineer is qualified to serve as Engineer for the Client; and

WHEREAS, the District intends to employ Consultant to perform one or more of the following services as specified and contractually obligated through authorized requests in writing:

- Civil Engineering
- Land Surveying
- Technical Studies
- Infrastructure Conditions Assessment

WHEREAS, Engineer shall serve as District's professional representative in each service or project to which this Agreement applies and will give consultation and advice to District during the performance of his services. **NOW, THEREFORE**, for and in consideration of the mutual covenants herein contained the acts and deeds to be performed by the parties, and the payments by the District to the Engineer of the sums of money herein specified, it is mutually covenanted and agreed as follows:

Exhibit A: Scope of Services

Basis of Scope and Understanding

It is the Engineer's understanding that the Naturewalk Community Development District wishes to engage Engineer to conduct Stormwater Management Facility Inspections on an Annual basis meeting the requirements outlined in the Naturewalk CDD Stormwater Operation and Maintenance Plan document.

Scope of Services

Task 1: SWMF Inspections (@\$500/Pond)

\$ 12,500.00

The following components are anticipated as part of the specific Scope of Work:

- Conduct observations and inspection reports for each discrete onsite Stormwater Management Facility (SWMF) for a total of 25 meeting the requirements of the Northwest Florida Water Management Districts' (NFWFMD) Environmental Resource Permit Applicant's Handbook which are anticipated to include the following relevant components:
 - Relevant Inspection Checklist Items published in the Naturewalk Community Development Districts' Stormwater Maintenance & Operations Plan document published by IEC on April 30, 2025.

ASSUMPTIONS and EXCLUSIONS

The following assumptions and exclusions are noted:

- Services other than those specifically outlined in Task 1 above are excluded.

Exhibit D: Compensation.

- I. **Basic Services:** As full and complete compensation for basic services, Innerlight Engineering Corporation shall be paid basic compensation in accordance with (a) below:
 - a. A Fixed Fee in the Amounts Specified in the Tasks Above
- II. **Hourly Rates:** Not Applicable

REIMBURSABLE EXPENSES. It is understood and agreed that the payment of compensation for Reimbursable Expenses under this contract shall be based upon the executed Professional Services Agreement.

ACCEPTANCE. Acceptance of this Agreement will authorize by writing Innerlight Engineering Corporation to complete the Scope of Work as outlined above and is indicated by the signature of the authorized representative of the District and the Engineer in the spaces provided below.

IN WITNESS WHEREOF, the parties hereto have caused these present to be executed the day and year first above written.

Attest:

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT

Assistant Secretary/Secretary

By: Chairperson, Board of Supervisors

INNERLIGHT ENGINEERING CORPORATION

Witness

By: James A. Martelli, P.E.
Its: Director