



Rizzetta & Company

NatureWalk Community Development District

Board of Supervisors' Meeting September 4, 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	Stephanie DeLuna	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**

September 2, 2025

REVISED FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the NatureWalk Community Development District will be held on **Thursday, September 4, 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 **Tentative 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 Board of Supervisors Meeting Held on Thursday, August 7, 2025.....Tab 1
- B. Ratification of the Operations and Maintenance Expenditures for The Month of July 2025.....Tab 2

4. STAFF REPORTS

A. District Engineer

- 1. Presentation of Innerlight WA# 10 Stormwater System Inspection Report.....USC
- 2. Presentation of Innerlight WA# 11 Bathymetric Surveys.....Tab 3
- 3. Discussion of Innerlight WA# 12 Irrigation System Assessment Efforts
- 4. Presentation of Stormwater System Repair Proposals.....USC

B. District Landscape Provider

- 1. Presentation of District Landscaping Reports.....Tab 4
- 2. **Presentation of OFF Irrigation Maps.....Tab 5**
- 3. Presentation of Phase 3 Palms Core Sample Report.....USC
- 4. Presentation of Green Earth Proposals
 - a. Lethal Bronzing Treatment to Extend Palm Life #92732.....Tab 6
 - b. Phase 3 Palm Removal and Replacement #92726 and #92740Tab 7
 - c. Date Palm Pruning #92716.....Tab 8
 - d. Lethal Bronzing Preventative Treatment of all CDD Palms.....USC
 - e. WA# 25-25 August Irrigation Repairs
 - f. Well Maintenance Proposal #92767.....Tab 9

C. District Counsel

- 1. Presentation of the Executed PBA Towing Contract.....Tab 10
- 2. Parcels Update
- 3. Tract H Emergency Egress Update

D. District Manager

- 1. Review of Goals and Objectives for the Fiscal Year

E. District Chair

5. BUSINESS ITEMS

- A. Ratification of Signarama Towing Sign.....Tab 11
- B. Discussion and Consideration of Stormwater System Repairs
- C. Ratification of Invoice 89460 – Amend Existing WA# 19 Trail Boardwalk Repairs...Tab 12
- D. Ratification of Invoice 89458 – Amend Existing WA# 20 Bridge Wear Deck Board Replacement.....Tab 13

6. SUPERVISOR REQUESTS AND COMMENTS
7. ADJOURNMENT

Very truly yours,

Stephanie DeLuna

Stephanie DeLuna
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, August 7, 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 Grubbs	Board Supervisor, Vice-Chairman
Danell Head	Board Supervisor, Assistant Secretary
Mike Duffey	Board Supervisor, Assistant Secretary

Also present were:

Stephanie DeLuna	Rizzetta & Company, Inc.
Trevor Knowles	Landscape Provider, GreenEarth
Jim Martelli	District Engineer, Innerlight Engineering <i>(via speakerphone)</i>
Joseph Brown	District Counsel, Kutak Rock <i>(via speakerphone)</i>
Audience	There was no audience present

FIRST ORDER OF BUSINESS

Call to Order

Mrs. DeLuna conducted attendance and confirmed quorum called to the meeting to order at 12:00 p.m. (CT).

SECOND ORDER OF BUSINESS

Audience Comments

It was noted no audience members were present at this time. No feedback was given at this time.

THIRD ORDER OF BUSINESS

Business Administration

- A. Consideration of the Minutes of the Board of Supervisors (BOS) Meeting held on July 10, 2025**

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
August 7, 2025 - Minutes of Meeting

The Board members reviewed the minutes . There were no adjustments requested.

On a motion by Ms. Head, seconded by Mr. Duffey with all in favor, the Board approved the Minutes of the BOS Meeting held on July 10, 2025, for NatureWalk Community Development District.

B. Ratification of the Operations and Maintenance (O&M) Expenditures for the Month of June 2025

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 June, in the amount of \$52,307.66 for NatureWalk Community Development District.

C. Consideration of Resolution 2025-07, Re-Designating an Assistant Secretary

The Board reviewed the resolution and noted the adjustment of adding Ms. DeLuna as new District Manager and Assistant Secretary.

On a motion by Ms. Head, seconded by Ms. Coram, with all in favor, the Board agreed to adopt Resolution 2025-07, Re-Designating an Assistant Secretary, for NatureWalk Community Development District.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Landscape Provider

1. Presentation of District Landscaping Reports

Trevor Knowles presented the June and July reports. He advised that the schedule on property will be Tuesday for mowing and a 2-person team will perform detailed services to include weed control and shrub trimming throughout the community on Mondays, Wednesdays, and Thursdays.

Green Earth was reminded to assess the condition of the retention basin before the area is mowed to avoid creating ruts which adversely affect its functionality.

Mr. Knowles informed the Board that his Branch Manager Matt Weinrich would be taking the lead on the NatureWalk District for the time being.

It was mentioned that a tree on a Flatwoods Forest Loop intersection requires trimming.

Discussion was held on the condition of District palm trees. The six Phase 3 may have lethal bronzing. Green Earth has removed samples to test and confirm. The Board requested 3 proposals for the September 4 meeting: 1 – the injection of the treatment of revival of the trees, and trimming ; 2 – removal of the trees and a palm style replacement; 3 treatments for all palms in the Community.

The condition of the irrigation system was reviewed due to dispute. Green Earth is to review the OFF sections of the system, provide the number of missing decoders, the cost to rewire and audit the restored system and request compensation towards the account based on the number of hours not used in previous irrigation audits.

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
August 7, 2025 - Minutes of Meeting

B. District Engineer

1. Discussion of Innerlight WA# 10 Stormwater System Inspections

District Engineer was present by phone and provided updates on stormwater survey and inspection. Innerlight has completed the site inspection and their report is being prepared for presentation at the September 4 BOS meeting.

Mr. Martelli briefly reviewed findings from the pump lift station inspections. He recommended the Board set a 10-year plan of action to restore ponds to their permitted conditions.

2. Discussion of Innerlight WA# 11 Bathymetric Surveys

The surveys are pending and will be presented on September 4, 2025.

3. Discussion of Innerlight WA#12 Irrigation System Assessment Efforts

Ms. Coram informed the District Engineer that the Green Earth map of the OFF sections of the irrigation system is not yet available.

Ms. Coram asked the District Engineer if permission from Walton County Traffic Control would be needed to relocate the 15 MPH and towing signage on the outgoing lane of Sandgrass Blvd. The District Engineer stated that the County would not be required to review the location movement, but it was recommended that MUTD Standards be followed.

C. District Counsel

1. Parcels Update

Ms. Coram provided details of the August 26, 2025 Tract K1 Tax Deed Sale.

Mr. Brown asked to move up Business item G to review Tract H updates

District Counsel deferred to Ms. Coram to provide updates on recent TRC Meetings. After the August 6 TRC Meeting, the builder provided a potential access point for the fire road egress. The Board reviewed the concerns of the egress.

The Board motioned to allow Staff and Chair to work outside of a meeting to engage with Mr. Hemmings regarding Tract H emergency egress.

On a motion by Mr. Grubbs, seconded by Ms. Head, with all in favor, the Board approved to allow Staff and Chair to work outside of a meeting to engage with Mr. Hemmings regarding Tract H fire access egress, for NatureWalk Community Development District.

District Counsel reviewed sending a letter and setting up a call to engage Mr. Hemmings in a neighborly agreement to discuss the egress. The Board discussed a not-to-exceed amount and District Counsel stated that it may be premature to set a number and recommended to engage with Mr. Hemmings. If the matter became time sensitive, it is possible to hold a special meeting or continued meeting on the matter.

2. Presentation of the Proposed PBA Towing Contract

The PBA towing contact and maps were reviewed. The cost to additionally insure the District will be covered by the vendor. The Board took into consideration the request to start the towing on Sept 8th to provide ample notice to residents via HOA e-blast and Newsletter. This date will allow time for updated signage to be installed.

On a motion by Mr. Grubbs, seconded by Mr. Duffy, with all in favor, the Board approved to move forward with PBA towing with effective date of September 8, 2025, and PBA towing adding District as addition insured, for NatureWalk Community Development District.

Parking Policy was asked to be reviewed based on the timeline on vehicles that are parked in long term times. Currently the policy does not address long term parking. The District has no method of tracking how long vehicles are A Public Hearing would be required to amend section 3 of the policy. Mike Duffey made a motion to set a public hearing to amend the parking policy rules.

On a motion by Mr. Duffey, and not being seconded, the motion to set a public hearing to amend the parking policy rules failed 1-3, for NatureWalk Community Development District.

D. District Manager

1. Review of Goals and Objectives for Fiscal Year 2025-2026

District Management provided next meeting is September 4th , we will be reviewing the stormwater maintenance and goals and objectives.

E. District Chair

Ms. Coram provided updates to Virgin Brothers WA#19 for boardwalk repairs. She updated outstanding projects with vendors timeline and estimated completions. Regional Utilities has been contacted on road repairs, no additional updates at this time.

Ms. Coram reviewed feedback pertaining to the removal of the ducks on property. Board will revisit in September pending feedback from animal control.

FIFTH ORDER OF BUSINESS

BUSINESS ITEMS

A. Public Hearing on Fiscal Year 2025-2026 Final Budget

On a motion by Ms. Coram, seconded by Ms. Head, with all in favor, the Board agreed to open the public hearing for the fiscal year 2025-2026 final budget, for NatureWalk Community Development District.

There was no audience feedback.

On a motion by Ms. Coram, seconded by Ms. Head, with all in favor, the Board agreed to close the public hearing for the fiscal year 2025-2026 final budget, for NatureWalk Community Development District.

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
August 7, 2025 - Minutes of Meeting

1. Presentation of Proposed Final Budget for Fiscal Year 2025-2026

The budget was reviewed with no changes from the proposed budget.

2. Consideration of Resolution 2025-08, Adopting Fiscal Year 2025-2026 Final Budget

On a motion by Ms. Head, seconded by Mr. Grubbs, with all in favor, the Board agreed to approve Resolution 2025-08; Adopting Fiscal Year 2025-2026 Final Budget, for NatureWalk Community Development District.

B. Public Hearing on Fiscal Year 2025-2026 Special Assessments

On a motion by Ms. Head, seconded by Mr. Grubbs, with all in favor, the Board agreed to open the public hearing for the fiscal year 2025-2026 special assessments, for NatureWalk Community Development District.

There was no audience feedback.

On a motion by Ms. Head, seconded by Mr. Grubbs, with all in favor, the Board agreed to close the public hearing for the fiscal year 2025-2026 special assessments, for NatureWalk Community Development District.

1. Consideration of Resolution 2025-09, Imposing Special Assessments

On a motion by Ms. Head, seconded by Mr. Duffey, with all in favor, the Board agreed to approve Resolution 2025-09; Adopting Fiscal Year 2025-2026 Special Assessments, for NatureWalk Community Development District.

C. Discussion and Consideration of GreenEarth

1. WA# 25-18-C for Palm Tree Trimming

Adjustment made due to change in palm amount of cutting.

On a motion by Ms. Head, seconded by Mr. Duffey, with all in favor, the Board agreed to adjust the amount due to change in amount of palm cutting, for NatureWalk Community Development District.

D. Ratification of Greene Earth WA# 25-21 June Irrigation Repairs

On a motion by Ms. Head, seconded by Mr. Duffey, with all in favor, the Board agreed to ratify GreenEarth WA# 25-21 June irrigation repairs, for NatureWalk Community Development District.

E. Discussion and Consideration of Digital Speed Limit Sign Options

Data and the available functions of the Digital Speed Limit sign were reviewed. The Board discussed adding a "Slow down, Too Fast" message after 20mph; no additional action needed at this time.

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
August 7, 2025 - Minutes of Meeting

F. Discussion and Consideration of On Demand Paver Proposal #2367 for Bridge 1 West Approach Paver Leveling

This item was tabled by the Board until next fiscal year to review.

G. Discussion and Consideration of Tract H Emergency Egress

Mr. Brown asked to move this item up to Staff Reports C1.

H. Discussion and Consideration of Copy Systems Proposal for No Street Parking Sign

On a motion by Ms. Head, seconded by Mr. Duffey, with all in favor, the Board agreed to approve the Copy Systems \$45.00 proposal for the no parking sign, for NatureWalk Community Development District.

I. Discussion and Consideration of the Lake Doctors October 2025 Renewal

On a motion by Ms. Head, seconded by Mr. Grubbs, with all in favor, the Board agreed to approve the Lake Doctors agreement for 24 months with a 3% increase, for NatureWalk Community Development District.

J. Consideration of District Management Services Renewal

On a motion by Ms. Coram, seconded by Mr. Grubbs, with all in favor, the Board agreed to approve the Rizzetta & Company District Management Services Renewal, for NatureWalk Community Development District.

On a motion by Ms. Coram, seconded by Ms. Head, with all in favor, the Board agreed to continue this meeting to August 21, 2025 at 12:00 p.m. at the Walton Chamber of Commerce, for NatureWalk Community Development District.

SIXTH ORDER OF BUSINESS

**SUPERVISOR REQUESTS AND
AUDIENCE COMMENTS**

There were no Supervisor requests or audience comments.

SEVENTH ORDER OF BUSINESS

ADJOURNMENT

On a motion by Mr. Grubbs, seconded by Mr. Duffey, with all in favor, the Board Adjourned the Meeting at 2:04PM 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 July 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2025 through July 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$44,121.40**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

NatureWalk Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
CHELCO	20250729-1	Monthly Summary 06/25	Monthly Summary 06/25	\$1,897.72
Danell Head	300090	ACH DH040325	Board of Supervisors Meeting 04/25	\$200.00
Danell Head	300095	DH071025	Board of Supervisors Meeting 07/10/25	\$200.00
GreenEarth Southeast, LLC	300099	168083	Spring Flower Change 06/25	\$473.00
GreenEarth Southeast, LLC	300099	173048	Landscape Maintenance 07/25	\$12,653.18
Gulf Coast Electric	300100	89134	Service Call -Streetlights 06/25	\$402.95
Gulf Coast Electric	300111	89684	Streetlight #81 Repair - LED retro fit 07/25	\$244.00
Innerlight Engineering Corporation	300112	10347	Engineering Services 07/25	\$1,050.00
IPFS Corporation	300101	GAA-D64507 Payment 10	GAA-D64507 Payment 10 08/25	\$4,511.25
Jonette Anne Coram	300091	JC040325	Board of Supervisors Meeting 04/25	\$200.00
Jonette Anne Coram	300096	JC071025	Board of Supervisors Meeting 07/10/25	\$200.00
Kutak Rock, LLP	300115	3598454	Legal Services 02/25 - 06/25	\$10,663.00
Michael E. Duffey	300092	MD040325	Board of Supervisors Meeting 04/25	\$200.00
Michael E. Duffey	300097	MD071025	Board of Supervisors Meeting 07/10/25	\$200.00

NatureWalk Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Michael W Grubbs	300093	MG040325	Board of Supervisors Meeting 04/25	\$200.00
Michael W Grubbs	300098	MG071025	Board of Supervisors Meeting 07/10/25	\$200.00
Rizzetta & Company, Inc.	300088	INV0000100479	District Management Fees 07/25	\$5,382.84
Rizzetta & Company, Inc.	300102	INV0000100987	Mass Mailing - Budget Notice 07/25	\$1,264.79
The Lake Doctors, Inc.	300094	2032935	Fountain Cleaning 07/25	\$179.00
The Lake Doctors, Inc.	300103	2022707	Pond Maintenance 07/25	\$746.00
The Lake Doctors, Inc.	300113	2062904	Fountain Repairs 07/25	\$2,503.67
VGlobal Tech	300089	7474	ADA Website Maintenance 07/25	\$300.00
Walton County Chamber of Commerce	300104	44739	Board Room Rental 07/25	<u>\$250.00</u>
Report Total				<u>\$ 44,121.40</u>

Tab 3

SPECIFIC PURPOSE SURVEY

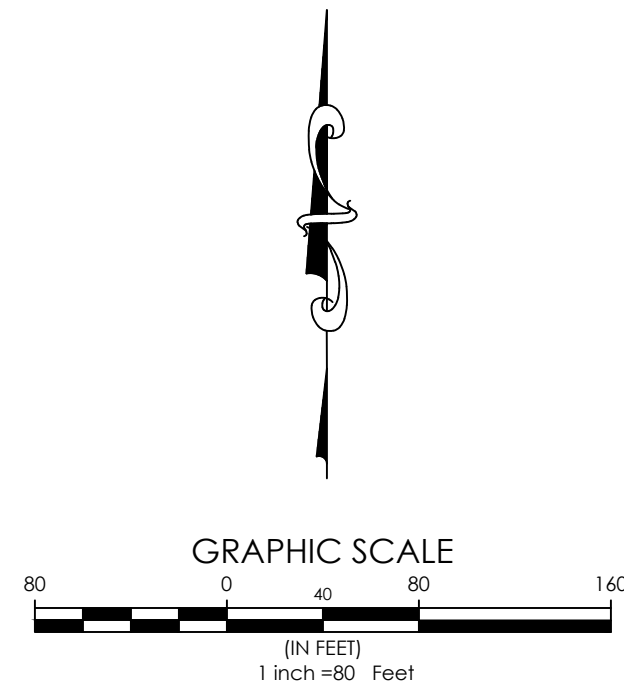
LOCATED IN
SECTION 11 & 14, TOWNSHIP 3 SOUTH, RANGE 19 WEST
WALTON COUNTY, FLORIDA

SHEET 2

SHEET 3

SHEET 4

SHEET 4



SURVEY NOTES

- THIS MAP REPRESENTS A SPECIFIC PURPOSE SURVEY FOR THE PURPOSE OF A LIMITED AS BUILT. THIS IS NOT A BOUNDARY SURVEY. COMPLETION DATE OF FIELD SURVEY: AUGUST 15, 2025, BY JASON HILLEY AND MATT BURKETT.
- SOURCES OF INFORMATION USED IN THE PREPARATION OF THIS SURVEY INCLUDE:
 - EXISTING MONUMENTATION
 - PLAT BOOK 17, PAGES 34-34P IN THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA.
- THIS SURVEY DOES NOT REFLECT RESEARCH BY INNERLIGHT ENGINEERING CORPORATION, REGARDING TITLE OR EASEMENT. THERE MAY EXIST: DEEDS OF RECORD, UNRECORDED DEEDS, PLATS, UNRECORDED PLATS, EASEMENTS, RIGHTS-OF-WAYS, OR OTHER INSTRUMENTS THAT MAY AFFECT THIS PARCEL.
- NORTH AND THE BEARINGS DEPICTED HEREON ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM - FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83).
- IMPROVEMENTS ARE AS SHOWN. NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND FEATURES, UNDERGROUND FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
- ADDITION OR DELETIONS TO THIS SURVEY DRAWING BY ANY OTHER PERSON(S) THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), FLOOD INSURANCE RATE MAP (F.I.R.M.) 12131C0703H BEING PANEL 703, EFFECTIVE DATE OF DECEMBER 30, 2020, INDICATES THAT THE SUBJECT PARCEL IS LOCATED IN ZONE "X" AND ZONE "A". NO CERTIFICATIONS ARE MADE REGARDING THE ACCURACY OF SAID F.I.R.M.
- LOTS SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

THE SPECIFIC PURPOSE SURVEY DEPICTED HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS DEFINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

BENCHMARK DATA

- BM #1 - STORM MANHOLE
NORTHING: 486566.1820
EASTING: 1457476.990
ELEVATION: 32.56' (NAVD 1988)
- BM #2 - STORM MANHOLE
NORTHING: 486213.0540
EASTING: 1458224.3110
ELEVATION: 32.74' (NAVD 1988)

ABBREVIATIONS

ID	IDENTIFICATION
(N)	NORTH
(E)	EAST
(S)	SOUTH
(W)	WEST
OR	OFFICIAL RECORDS
F	FOUND
P	PLAT
R/W	RIGHT OF WAY
LB	LICENSE BUSINESS
SSMH	SANITARY SEWER MANHOLE
STMH	STORM MANHOLE
BM	BENCHMARK

SURVEY LEGEND

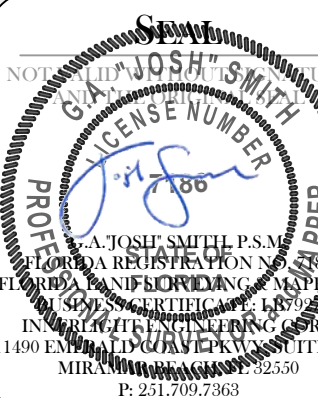
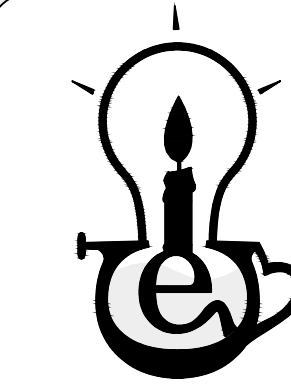
- BOUNDARY
- (ST) STORM MANHOLE
- GRATE INLET
- STORM PIPE

NATUREWALK AT SEAGROVE
STORMWATER MANAGEMENT FACILITIES

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT

RECORD DATA

DATE: 08.20.2025
REV. DATE: N/A
DRAWN BY: WJ
REVIEWED BY: JS



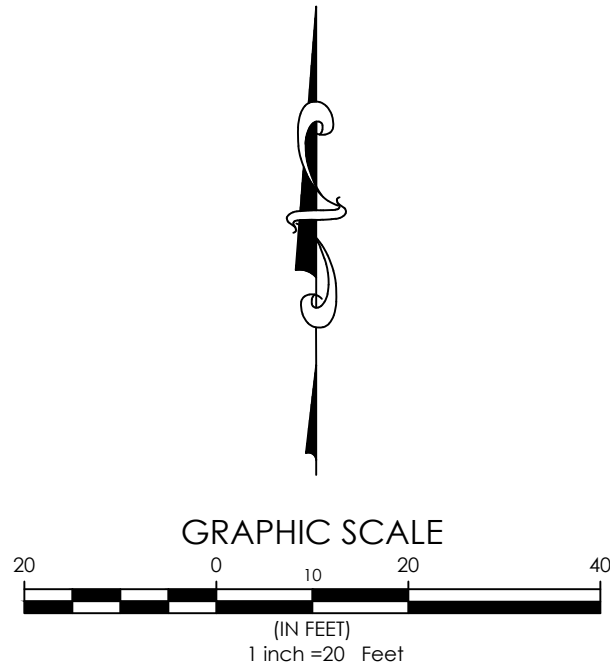
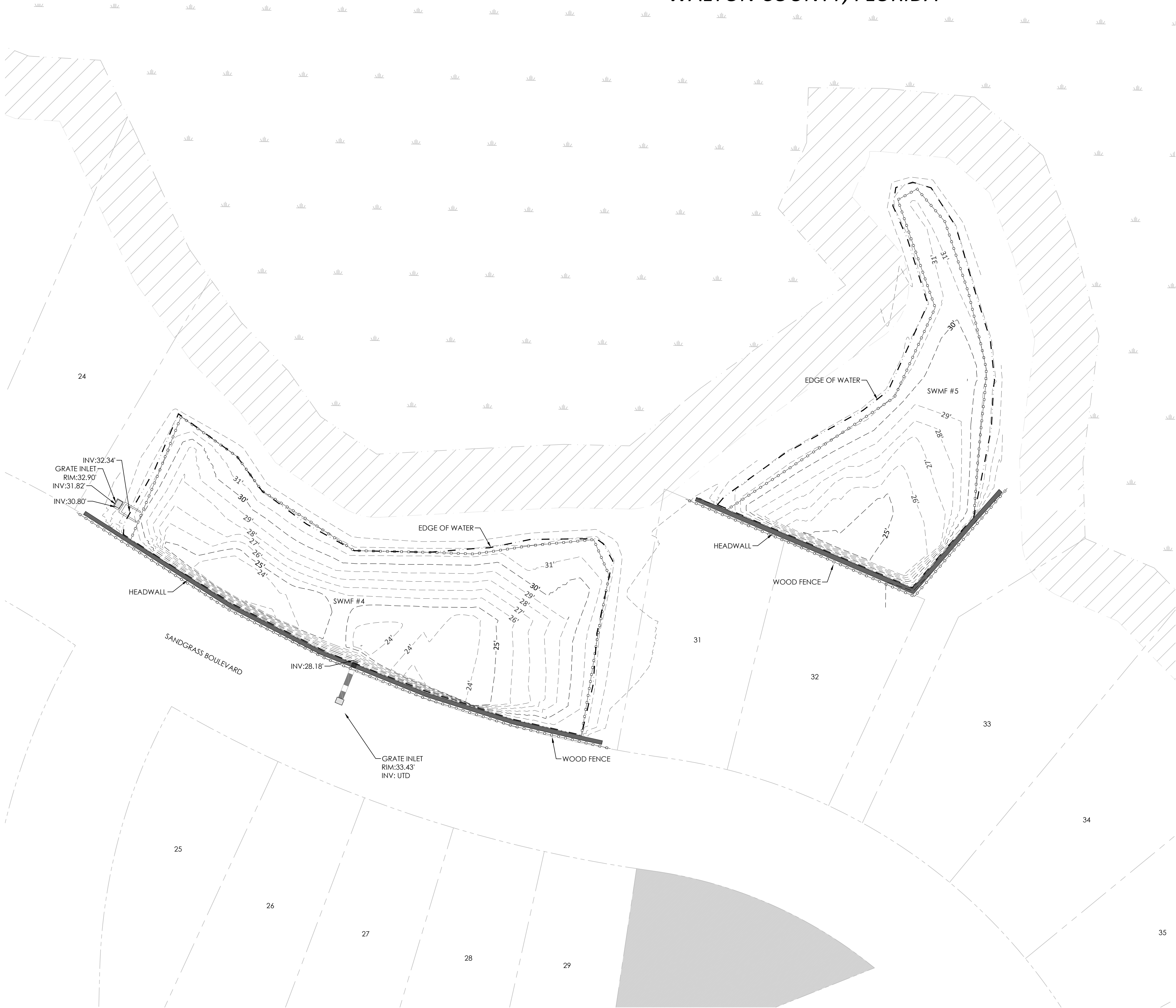
SHEET TITLE

SPECIFIC
PURPOSE
SURVEY

SHEET NUMBER

1 OF 4

SPECIFIC PURPOSE SURVEY
LOCATED IN
SECTION 11 & 14, TOWNSHIP 3 SOUTH, RANGE 19 WEST
WALTON COUNTY, FLORIDA



SURVEY NOTES

1. THIS MAP REPRESENTS A SPECIFIC PURPOSE SURVEY FOR THE PURPOSE OF A LIMITED AS BUILT. THIS IS NOT A BOUNDARY SURVEY. COMPLETION DATE OF FIELD SURVEY: AUGUST 15, 2025, BY JASON HILLEY AND MATT BURKETT.
2. SOURCES OF INFORMATION USED IN THE PREPARATION OF THIS SURVEY INCLUDE:
 - EXISTING MONUMENTATION
 - PLAT BOOK 17, PAGES 34-34P IN THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA.
3. THIS SURVEY DOES NOT REFLECT RESEARCH BY INNERLIGHT ENGINEERING CORPORATION, REGARDING TITLE OR EASEMENT. THERE MAY EXIST: DEEDS OF RECORD, UNRECORDED DEEDS, PLATS, UNRECORDED PLATS, EASEMENTS, RIGHTS-OF-WAYS, OR OTHER INSTRUMENTS THAT MAY AFFECT THIS PARCEL.
4. NORTH AND THE BEARINGS DEPICTED HEREON ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM - FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83).
5. IMPROVEMENTS ARE AS SHOWN. NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND FEATURES, UNDERGROUND FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
6. ADDITION OR DELETIONS TO THIS SURVEY DRAWING BY ANY OTHER PERSON(S) THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), FLOOD INSURANCE RATE MAP (F.I.R.M.) 12131C0703H BEING PANEL 703, EFFECTIVE DATE OF DECEMBER 30, 2020, INDICATES THAT THE SUBJECT PARCEL IS LOCATED IN ZONE "X" AND ZONE "A". NO CERTIFICATIONS ARE MADE REGARDING THE ACCURACY OF SAID F.I.R.M.
8. LOTS SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY.
9. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

THE SPECIFIC PURPOSE SURVEY DEPICTED HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS DEFINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

BENCHMARK DATA

- **BM #1** - STORM MANHOLE
NORTHING: 486566.1820
EASTING: 1457476.990
ELEVATION: 32.56' (NAVD 1988)
- **BM #2** - STORM MANHOLE
NORTHING: 486213.0540
EASTING: 1458224.3110
ELEVATION: 32.74' (NAVD 1988)

ABBREVIATIONS

ID	IDENTIFICATION
(N)	NORTH
(E)	EAST
(S)	SOUTH
(W)	WEST
OR	OFFICIAL RECORDS
F	FOUND
P	PLAT
R/W	RIGHT OF WAY
LB	LICENSE BUSINESS
SSMH	SANITARY SEWER MANHOLE
STMH	STORM MANHOLE
BM	BENCHMARK

SURVEY LEGEND

- BOUNDARY
- (SM) STORM MANHOLE
- GRATE INLET
- STORM PIPE

INNERLIGHT ENGINEERING CORPORATION
THINK • SURVEY • SERVE
THE APPLIED SCIENCE OF SUCCESS
11490 EMERALD COAST PARKWAY, SUITE 2W
MIRAMAR BEACH | FLORIDA | 32550

NATUREWALK AT SEAGROVE
STORMWATER MANAGEMENT FACILITIES

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT

RECORD DATA

DATE: 08.20.2025
REV. DATE: N/A
DRAWN BY: WJ
REVIEWED BY: JS

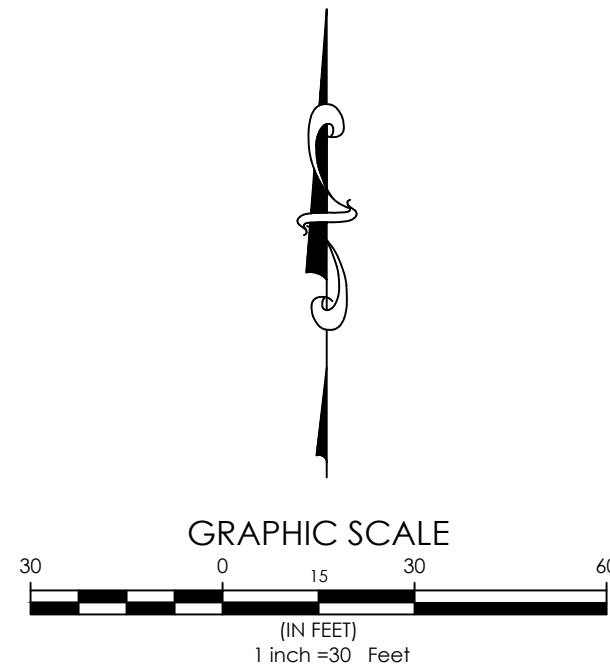
SHEET TITLE

SPECIFIC
PURPOSE
SURVEY

SHEET NUMBER

2 OF 4

SPECIFIC PURPOSE SURVEY
LOCATED IN
SECTION 11 & 14, TOWNSHIP 3 SOUTH, RANGE 19 WEST
WALTON COUNTY, FLORIDA



SURVEY NOTES

- THIS MAP REPRESENTS A SPECIFIC PURPOSE SURVEY FOR THE PURPOSE OF A LIMITED AS BUILT. THIS IS NOT A BOUNDARY SURVEY. COMPLETION DATE OF FIELD SURVEY: AUGUST 15, 2025, BY JASON HILLEY AND MATT BURKETT.
- SOURCES OF INFORMATION USED IN THE PREPARATION OF THIS SURVEY INCLUDE:
 - EXISTING MONUMENTATION
 - PLAT BOOK 17, PAGES 34-34P IN THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA.
- THIS SURVEY DOES NOT REFLECT RESEARCH BY INNERLIGHT ENGINEERING CORPORATION, REGARDING TITLE OR EASEMENT. THERE MAY EXIST: DEEDS OF RECORD, UNRECORDED DEEDS, PLATS, UNRECORDED PLATS, EASEMENTS, RIGHTS-OF-WAYS, OR OTHER INSTRUMENTS THAT MAY AFFECT THIS PARCEL.
- NORTH AND THE BEARINGS DEPICTED HEREON ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM - FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83).
- IMPROVEMENTS ARE AS SHOWN. NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND FEATURES, UNDERGROUND FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
- ADDITION OR DELETIONS TO THIS SURVEY DRAWING BY ANY OTHER PERSON(S) THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), FLOOD INSURANCE RATE MAP (F.I.R.M.) 12131C0703H BEING PANEL 703, EFFECTIVE DATE OF DECEMBER 30, 2020, INDICATES THAT THE SUBJECT PARCEL IS LOCATED IN ZONE "X" AND ZONE "A". NO CERTIFICATIONS ARE MADE REGARDING THE ACCURACY OF SAID F.I.R.M.
- LOTS SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

THE SPECIFIC PURPOSE SURVEY DEPICTED HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS DEFINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

BENCHMARK DATA

- BM #1 - STORM MANHOLE
NORTHING: 486566.1820
EASTING: 1457476.990
ELEVATION: 32.56' (NAVD 1988)
- BM #2 - STORM MANHOLE
NORTHING: 486213.0540
EASTING: 1458224.3110
ELEVATION: 32.74' (NAVD 1988)

ABBREVIATIONS

ID	IDENTIFICATION
(N)	NORTH
(E)	EAST
(S)	SOUTH
(W)	WEST
OR	OFFICIAL RECORDS
F	FOUND
P	PLAT
R/W	RIGHT OF WAY
LB	LICENSE BUSINESS
SSMH	SANITARY SEWER MANHOLE
STMH	STORM MANHOLE
BM	BENCHMARK

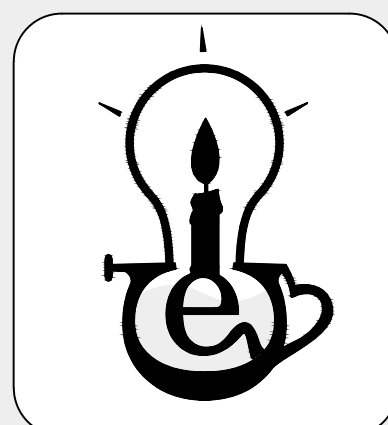
SURVEY LEGEND

- BOUNDARY
- ⊙ STORM MANHOLE
- GRATE INLET
- STORM PIPE

INNERLIGHT ENGINEERING CORPORATION
THE APPLIED SCIENCE OF SUCCESS
11490 EMERALD COAST PARKWAY, SUITE 2W
MIRAMAR BEACH | FLORIDA | 32550

NATUREWALK AT SEAGROVE
STORMWATER MANAGEMENT FACILITIES
NATUREWALK COMMUNITY DEVELOPMENT DISTRICT

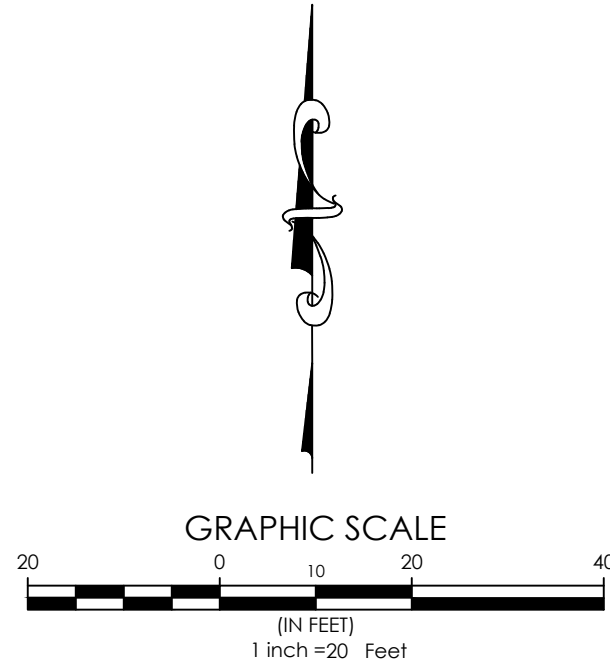
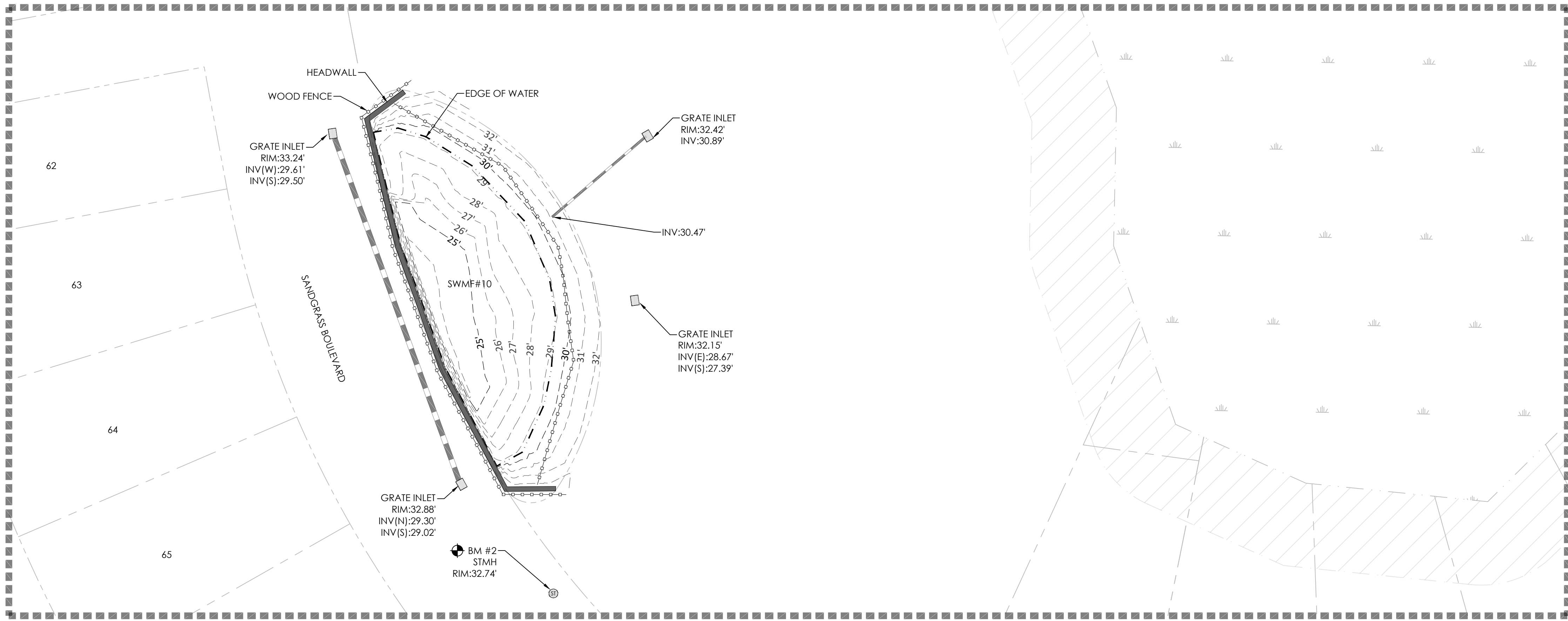
RECORD DATA
DATE: 08.20.2025
REV. DATE: N/A
DRAWN BY: WJ
REVIEWED BY: JS



SHEET TITLE
SPECIFIC PURPOSE SURVEY

SHEET NUMBER
3 OF 4

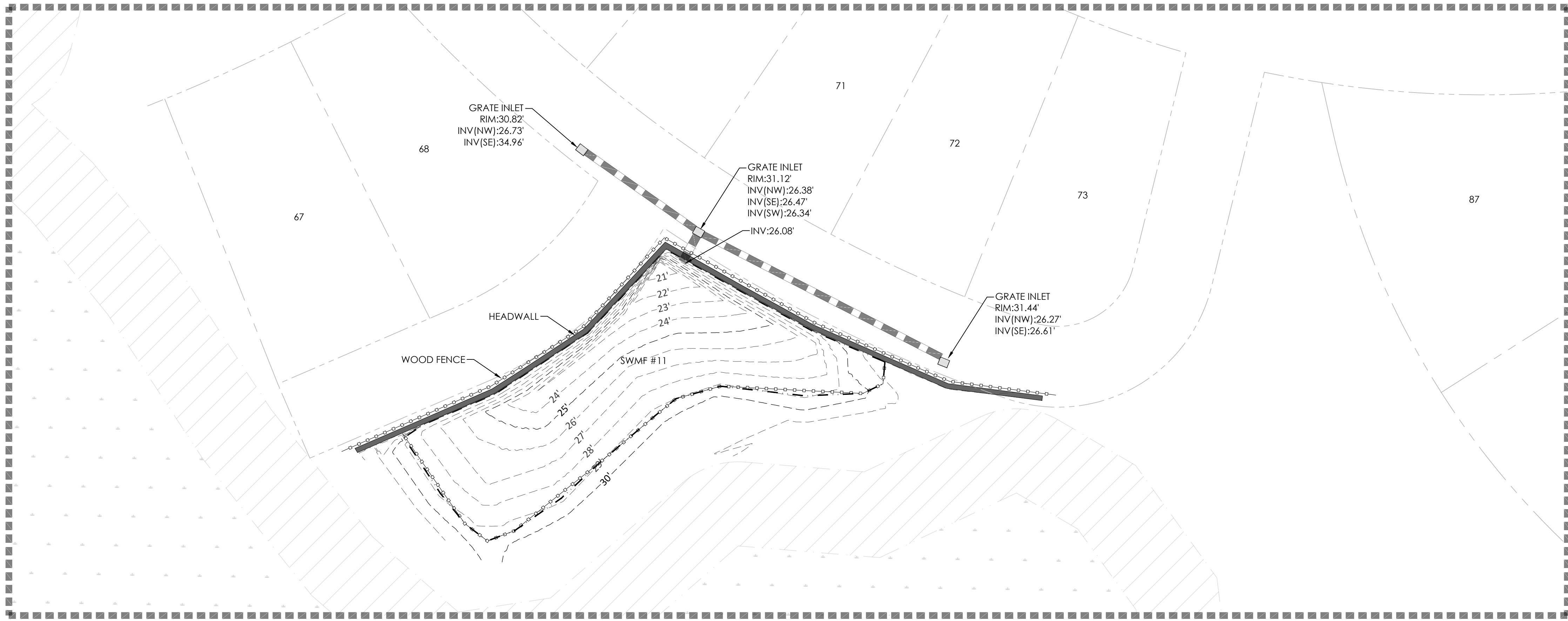
SPECIFIC PURPOSE SURVEY
LOCATED IN
SECTION 11 & 14, TOWNSHIP 3 SOUTH, RANGE 19 WEST
WALTON COUNTY, FLORIDA



SURVEY NOTES

- THIS MAP REPRESENTS A SPECIFIC PURPOSE SURVEY FOR THE PURPOSE OF A LIMITED AS BUILT. THIS IS NOT A BOUNDARY SURVEY. COMPLETION DATE OF FIELD SURVEY: AUGUST 15, 2025, BY JASON HILLEY AND MATT BURKETT.
- SOURCES OF INFORMATION USED IN THE PREPARATION OF THIS SURVEY INCLUDE:
 - EXISTING MONUMENTATION
 - PLAT BOOK 17, PAGES 34-34P IN THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA.
- THIS SURVEY DOES NOT REFLECT RESEARCH BY INNERLIGHT ENGINEERING CORPORATION, REGARDING TITLE OR EASEMENT. THERE MAY EXIST: DEEDS OF RECORD, UNRECORDED DEEDS, PLATS, UNRECORDED PLATS, EASEMENTS, RIGHTS-OF-WAYS, OR OTHER INSTRUMENTS THAT MAY AFFECT THIS PARCEL.
- NORTH AND THE BEARINGS DEPICTED HEREON ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM - FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83).
- IMPROVEMENTS ARE AS SHOWN. NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND FEATURES, UNDERGROUND FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
- ADDITION OR DELETIONS TO THIS SURVEY DRAWING BY ANY OTHER PERSON(S) THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), FLOOD INSURANCE RATE MAP (F.I.R.M.) 12131C0703H BEING PANEL 703, EFFECTIVE DATE OF DECEMBER 30, 2020, INDICATES THAT THE SUBJECT PARCEL IS LOCATED IN ZONE "X" AND ZONE "A". NO CERTIFICATIONS ARE MADE REGARDING THE ACCURACY OF SAID F.I.R.M.
- LOTS SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

THE SPECIFIC PURPOSE SURVEY DEPICTED HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS DEFINED IN CHAPTER SJ-17 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.



BENCHMARK DATA

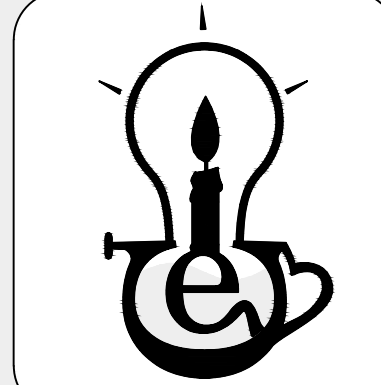
- ➡ **BM #1** - STORM MANHOLE
NORTHING: 486566.1820
EASTING: 1457476.990
ELEVATION: 32.56' (NAVD 1988)
- ➡ **BM #2** - STORM MANHOLE
NORTHING: 486213.0540
EASTING: 1458224.3110
ELEVATION: 32.74' (NAVD 1988)

ABBREVIATIONS

ID	IDENTIFICATION
(N)	NORTH
(E)	EAST
(S)	SOUTH
(W)	WEST
OR	OFFICIAL RECORDS
F	FOUND
P	PLAT
R/W	RIGHT OF WAY
LB	LICENSE BUSINESS
SSMH	SANITARY SEWER MANHOLE
STMH	STORM MANHOLE
BM	BENCHMARK

SURVEY LEGEND

- BOUNDARY
- Ⓢ STMH STORM MANHOLE
- GRATE INLET
- STORM PIPE



Tab 4



August Completed Services 2025

Nature Walk CDD

General Maintenance: Weekly

- 08/04 (early due to anticipated weather event)
- 08/12
- 08/19
- 08/26

On-site Detail crew

08/04

08/11

08/13

08/14

08/15

08/18

08/19

08/21

08/25

08/27

08/28

Trail Trimming

- 08/21





Pond Maintenance

- 08/12
- 08/26

Irrigation Audit

- Completed and mapped 08/26

Turf Insecticide

- 08/18 Turf insecticide and weed control
- 08/27 Fungicide

Lawn Aeration

- N/A



Sept Anticipated Services 2025

Nature Walk CDD

General Maintenance: Weekly

- 09/02
- 09/09
- 09/16
- 09/23
- 09/30

Detail Crew:

09/01

09/03

09/04

09/08

09/10

09/11

09/15

09/17

09/18

09/22

09/24

09/25



Trail Trimming

- 09/24

Focal Pond Maintenance

- 09/16

Irrigation Audit

- 09/22

Chemical

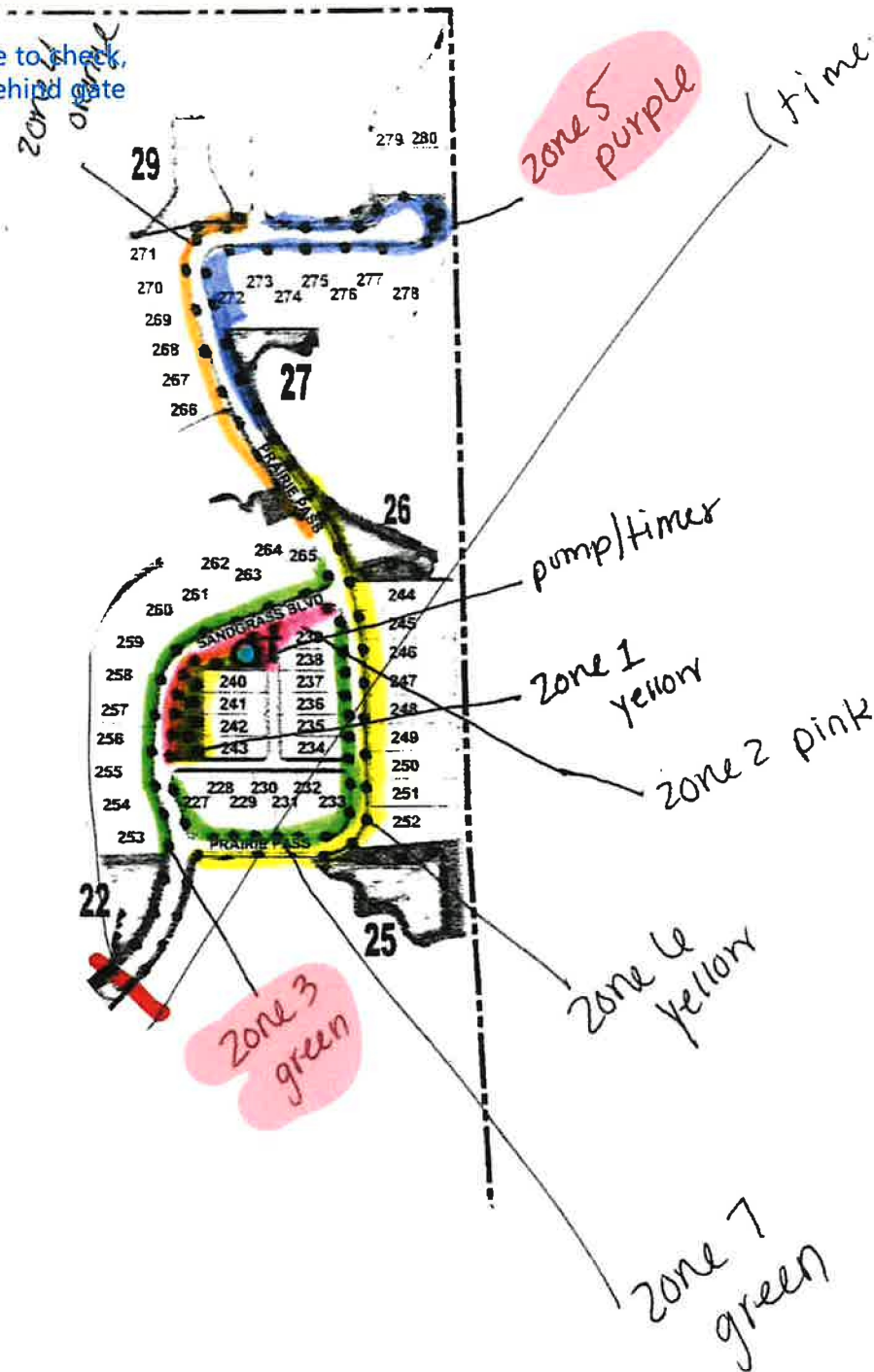
09/18 Turf insect/weed
Plant growth Regulator

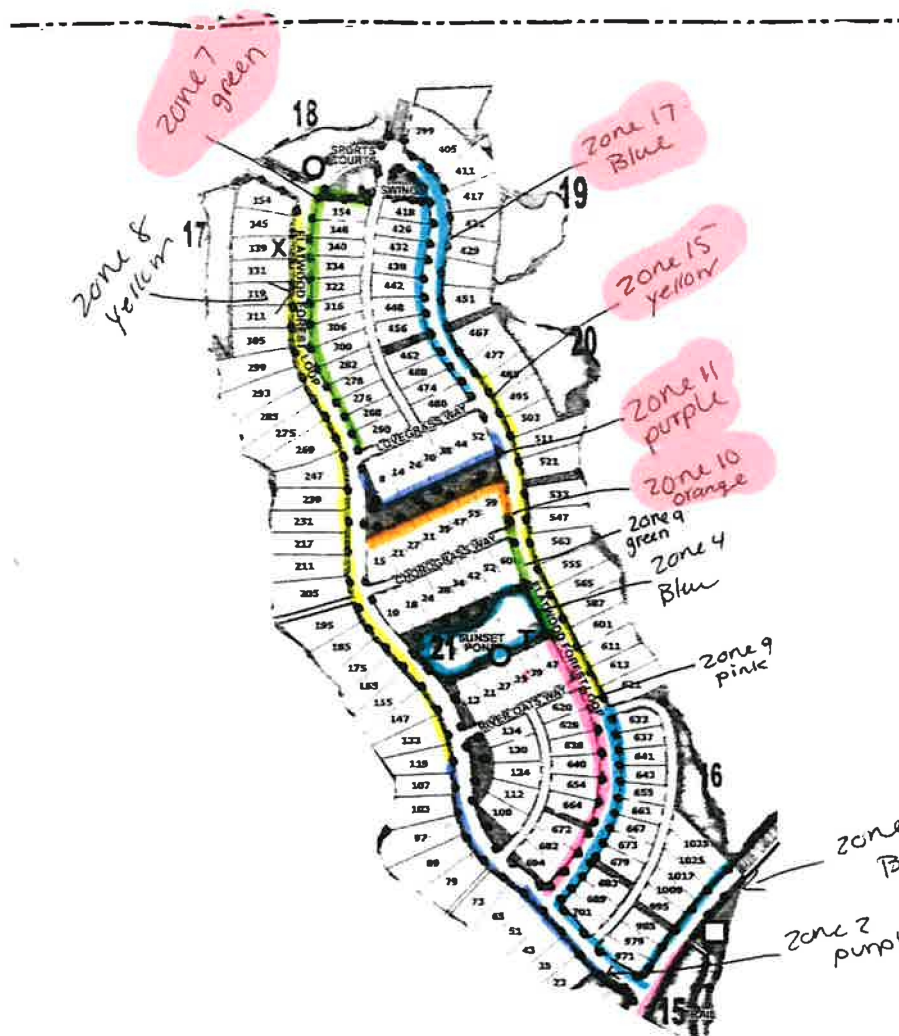
Tab 5

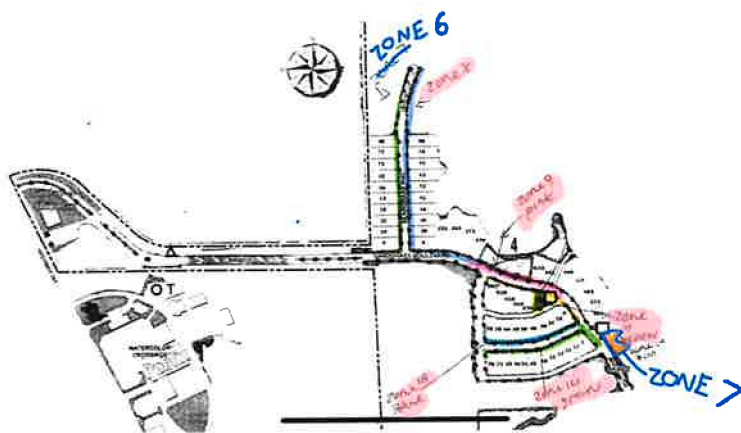
Red highlight means cannot communicate with decoder.(these are possible to get back. But we need to track down these valve locations and a bit of work\new decoders needed

This does not mean that the zones unmarked are perfect/ in good order. But it means these locations are able to be turned back on with some work.

Timer 4 unable to check,
1. its locked behind gate







Tab 6



Proposal #92732

Date: 8/26/2025

Property:

Nature Walk CDD

Santa Rosa Beach, FL 32459

Landscape Service Provider:

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

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

Nature Walk CDD

Santa Rosa Beach, FL 32459

Date Palm Injection

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.

Irrigation Modifications: Any necessary modifications to existing irrigation systems are not included in this work order. Such modifications, if required, will be billed separately on a time-and-materials basis at our current irrigation labor rate.

Scope of Work: Injection of Oxytetracycline and/or similar catalyst products in the prevention or prolonging of palms affected or not with Lethal Bronzing:

Location and count of said palms: 6 Date Palms NE of the intersection of Prairie Pass and Sand grass.

This treatment is not warranted in effected species.

Time of pro-longed life of effected species could vary wildly

Most be performed yearly once a cycle is injected

Payment Schedule

Schedule	Price	Sales Tax	Total Price
Due on completion	\$1,490.40	\$0.00	\$1,490.40
	\$1,490.40	\$0.00	\$1,490.40

Total: \$1,490.40

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 _____

Matt Weinrich (GE)

Date 8/26/2025

Green Earth Southeast, LLC.

By _____

Date _____

Nature Walk CDD

Tab 7



Proposal #92726

Date: 8/26/2025

Property:

Nature Walk CDD

Santa Rosa Beach, FL 32459

Landscape Service Provider:

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

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

Nature Walk CDD

Santa Rosa Beach, FL 32459

Date Palm Removal

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.

Irrigation Modifications: Any necessary modifications to existing irrigation systems are not included in this work order. Such modifications, if required, will be billed separately on a time-and-materials basis at our current irrigation labor rate.

Scope of Work: Removal of 6 Date Palms NE of the intersection of Prairie Pass and Sand grass.

Due to possible damage to surrounding infrastructure, palms will be stump ground 2"-6" below grade

Includes all debris removal

Permitting fees if needed will be additional

ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER AND CONFORM TO ALL ANSI Z.133 SAFETY STANDARDS.

Payment Schedule

Schedule	Price	Sales Tax	Total Price
Due upon completion	\$4,411.76	\$0.00	\$4,411.76
	\$4,411.76	\$0.00	\$4,411.76

Total: \$4,411.76

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 _____

Matt Weinrich (GE)

Date 8/26/2025

Green Earth Southeast, LLC.

By _____

Date _____

Nature Walk CDD



Proposal #92740

Date: 8/26/2025

Property:

Nature Walk CDD

Santa Rosa Beach, FL 32459

Landscape Service Provider:

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

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

Nature Walk CDD

Santa Rosa Beach, FL 32459

Washingtonia robusta Installation

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.

Irrigation Modifications: Any necessary modifications to existing irrigation systems are not included in this work order. Such modifications, if required, will be billed separately on a time-and-materials basis at our current irrigation labor rate.

Scope of Work: Installation of 6 Washingtonia robusta in general area of NE of the intersection of Prairie Pass and Sand grass

20'-24' OA

15'-17' CT

Includes freight, delivery, equipment, installation and tree staking material.

Payment Schedule

Schedule	Price	Sales Tax	Total Price
Due upon completion	\$15,649.44	\$0.00	\$15,649.44
	\$15,649.44	\$0.00	\$15,649.44

Total: \$15,649.44

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 _____

Matt Weinrich (GE)

Date 8/26/2025

Green Earth Southeast, LLC.

By _____

Date _____

Nature Walk CDD

Tab 8



Proposal #92716

Date: 8/26/2025

Property:

Nature Walk CDD

Santa Rosa Beach, FL 32459

Landscape Service Provider:

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

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

Nature Walk CDD

Santa Rosa Beach, FL 32459

Date Palm Pruning 08/2025

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.

Irrigation Modifications: Any necessary modifications to existing irrigation systems are not included in this work order. Such modifications, if required, will be billed separately on a time-and-materials basis at our current irrigation labor rate.

Scope of Work: Pruning of 6 Date Palms NE of the intersection of Prairie Pass and Sand grass.

ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER AND CONFORM TO ALL ANSI Z.133 SAFETY STANDARDS.

ALL PRUNING SHALL CONFORM TO ANSI 300 PRUNING STANDARDS AS WELL AS LOCAL AND COUNTY CODES.

PALMS WILL BE PRUNED 9/3 WITH ALL SEED PODS AND INFLORESCENCE REMOVED. LOOSE BOOTS WILL BE REMOVED BY HAND. THERE WILL BE NO MECHANICAL SHAVING OF BOOTS.

Payment Schedule

Schedule	Price	Sales Tax	Total Price
Due on completion	\$1,588.24	\$0.00	\$1,588.24
	\$1,588.24	\$0.00	\$1,588.24

Total: \$1,588.24

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 _____
Matt Weinrich (GE)
Date 8/26/2025
Green Earth Southeast, LLC.

By _____
Date _____
Nature Walk CDD

Tab 9



Proposal #92767

Date: 8/26/2025

Property:

Nature Walk CDD

Santa Rosa Beach, FL 32459

Landscape Service Provider:

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

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

Nature Walk CDD

Santa Rosa Beach, FL 32459

Well maintenance - Enhancement Proposal

*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:

(x4) Pull pump and clean 4" well

(x4) Pull pump out and clean well and inspect pump/motor and wire.

Wells will be cleaned w/ Nu-Well 420 Chlor-Safe

(1x) 5 HP Control Box

Optional Pentair Motor 5 HP Control Box For 4-6 in. Price subject to increase

\$1,030.37 of total proposal cost.

Manufacturer warranty on pump only:

1 year

Price does not include any repairs other than clean and reconnect pipes.

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** 8/26/2025**Green Earth Southeast, LLC.****By** _____**Date** _____**Nature Walk CDD**

Tab 10

**AGREEMENT BETWEEN THE NATUREWALK COMMUNITY DEVELOPMENT
DISTRICT AND PBA TOWING, LLC, FOR TOWING SERVICES**

THIS AGREEMENT (“**Agreement**”) is made and entered into this 8th day of Sept. 2025,
by and between:

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes*, whose mailing address is 120 Richard Jackson Blvd, Panama City Beach, Florida 32407 (“**District**”); and

PBA TOWING, LLC, a Florida limited liability company, with a principal address at 276 Carson Oaks Lane, Santa Rosa Beach, Florida 32459 (“**Contractor**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established for the purpose of financing, acquiring, constructing, operating and/or maintaining public infrastructure improvements; and

WHEREAS, the District has adopted that certain *Rules Relating to Parking Enforcement*, a copy of which is attached hereto as **Exhibit A**, and as may be amended from time to time by the Board of Supervisors (“**Board**”) of the District (“**Parking Policies**”); and

WHEREAS, in accordance with Section 715.07, *Florida Statutes*, the District desires to engage an independent contractor to provide vehicle towing/removal services within the District in accordance with the Parking Policies (“**Services**”); and

WHEREAS, the Contractor is qualified, capable and willing to provide such Services for the District in accordance with Section 715.07, *Florida Statutes*, and other Florida law.

WHEREAS, the Contractor and the District accordingly desire to enter into this Agreement to provide for the rights, duties and obligations of the parties relative to same.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. DESCRIPTION OF WORK AND SERVICES. The District hereby authorizes the Contractor, and its employees and agents, to tow vehicles when requested to do so by the District’s designated representatives, who shall be Supervisors of the District (Mike Duffy or Danell Head, and as such may be updated in writing to Contractor) or the District Manager (Rizzetta & Company), or their designees (“**District Representatives**”). Contractor shall also

provide vehicle storage relative to any such vehicles towed from District property, all in accordance with the Parking Policies, Section 715.07, *Florida Statutes*, and any other applicable Florida law.

- A. Upon execution of this Agreement, Contractor shall procure and install the necessary signage as required by Section 715.07, *Florida Statutes*, which signage shall be installed in areas designated by the District Representatives, a minimum of twenty-four (24) hours prior to commencement of any towing/removal services by the Contractor. Such signage shall be provided free of charge.
- B. Contractor shall only engage in roam towing between the hours of 12:00 a.m. and 6:00 a.m.
- C. Upon towing/removal of a vehicle, such vehicle shall be stored by the Contractor within a ten (10)-mile radius of the point of the removal and shall provide for public access to such storage facility as set forth in Section 715.07, *Florida Statutes*.
- D. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, ordinances and regulations affecting the provision of the Services.

SECTION 3. COMPENSATION. The Contractor acknowledges and agrees that it is not receiving compensation from the District for the provision of the Services, except as provided in Item 1 of the Contractor's proposal, a copy of which is attached hereto as **Exhibit B**. Any other compensation due and owing to the Contractor relative to this Agreement shall be remitted by the owner(s) of the towed/removed vehicles.

SECTION 4. EFFECTIVE DATE; TERM. This Agreement shall become effective on the date first written above and shall remain in effect unless terminated with written notice to the other party.

SECTION 5. INSURANCE.

- A. The Contractor shall, at its own expense, maintain insurance during the performance of the Services under this Agreement, with limits of liability not less than the following:

Workers Compensation	statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$1,000,000/\$2,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000/\$2,000,000
Automobile Liability (if applicable)	
<i>Bodily Injury and Property Damage</i>	\$1,000,000

SECTION 6. CARE OF PROPERTY; SOVEREIGN IMMUNITY.

- A. Contractor shall use all due care to protect the property of the District and its residents and landowners from damage. The District shall not be held responsible for any damage to property, including vehicles, caused by the towing/removal and/or storage activities contemplated herein. Accordingly, Contractor, its employees, agents and subcontractors shall defend, hold harmless and indemnify the District and its supervisors, officers, staff, representatives and agents against any claims, damages, liabilities, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused, in whole or in part, by the acts or omissions of Contractor, and other persons employed or utilized by Contractor in the performance of this Agreement or the Services performed hereunder.
- B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, paralegal fees and expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
- C. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes* or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 7. RECOVERY OF COSTS AND FEES. In the event the District is required to enforce this Agreement by court proceedings or otherwise, the District shall be entitled to recover from Contractor all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees and costs.

SECTION 8. DEFAULT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which includes, but is not limited to, the rights of damages, injunctive relief, and specific performance.

SECTION 9. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

SECTION 10. ASSIGNMENT. Neither the District nor Contractor may assign their rights, duties or obligations under this Agreement without the prior written approval of the other. Any purported assignment without said written authorization shall be void.

SECTION 11. NOTICES. All notices, requests, consents, and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by overnight courier or First Class Mail, postage prepaid, to the parties as follows:

A. If to the District:

NatureWalk Community
Development District
120 Richard Jackson Blvd. Ste. 220
Panama City Beach, Florida 32407
Attn: District Manager

With a copy to:

Kutak Rock LLP
107 W. College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to Contractor:

PBA Towing, LLC
276 Carson Oaks Lane
Santa Rosa Beach, Florida 32459
Attn: Amy Cope

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

SECTION 12. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is info@rizzetta.com ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records

disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT c/o RIZZETTA & COMPANY, 850-334-9055, 120 RICHARD JACKSON BOULEVARD, SUITE 220, PANAMA CITY, FLORIDA 32407.

SECTION 13. E-VERIFY REQUIREMENTS. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 14. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Walton County, Florida.

SECTION 15. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining

portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 16. INDEPENDENT CONTRACTOR. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 17. NO THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

SECTION 18. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 19. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

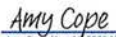
IN WITNESS WHEREOF, the parties execute this Agreement effective as of the day and year first written above.

**NATUREWALK COMMUNITY
DEVELOPMENT DISTRICT**



Chairman, Board of Supervisors

PBA Towing, LLC



Amy Cope (Aug 12, 2015 12:17:44 CDT)
By: _____
Its: _____

Exhibit A: Parking Policies
Exhibit B: Proposal

2025-08 - NatureWalk CDD PBA Towing LLC, partially executed

Final Audit Report

2025-08-15

Created:	2025-08-15
By:	Christy Gargaro (cgargaro@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAEUSHaDTyc3HYQrxrzbGEhWnANZ3CYsNx

"2025-08 - NatureWalk CDD PBA Towing LLC, partially executed" History

-  Document created by Christy Gargaro (cgargaro@rizzetta.com)
2025-08-15 - 4:25:40 PM GMT
-  Document emailed to Chris Cope (tow@pbatowing.com) for signature
2025-08-15 - 4:25:50 PM GMT
-  Email viewed by Chris Cope (tow@pbatowing.com)
2025-08-15 - 6:16:17 PM GMT
-  Signer Chris Cope (tow@pbatowing.com) entered name at signing as Amy Cope
2025-08-15 - 6:17:42 PM GMT
-  Document e-signed by Amy Cope (tow@pbatowing.com)
Signature Date: 2025-08-15 - 6:17:44 PM GMT - Time Source: server
-  Agreement completed.
2025-08-15 - 6:17:44 PM GMT



Adobe Acrobat Sign

NatureWalk Community Development District

Map for Towing Enforcement

Updated 3/31/2022

Overall Map of the District (Closer views of sections of this map follow on the next pages)



Legend

	Boundaries of the District
	Property not owned by the District*
	No Overnight Parking between 11 PM - 6 AM

*Note that the homeowners lots are also not subject to towing.

NatureWalk Community Development District

Map for Towing Enforcement

Updated 3/31/2022



Legend

	Boundaries of the District
	Property not owned by the District*
	No Overnight Parking between 11 PM - 6 AM

*Note that the homeowners lots are also not subject to towing.

NatureWalk Community Development District

Map for Towing Enforcement

Updated 3/31/2022



Legend

	Boundaries of the District
	Property not owned by the District*
	No Overnight Parking between 11 PM - 6 AM

*Note that the homeowners lots are also not subject to towing.

NatureWalk Community Development District

Map for Towing Enforcement

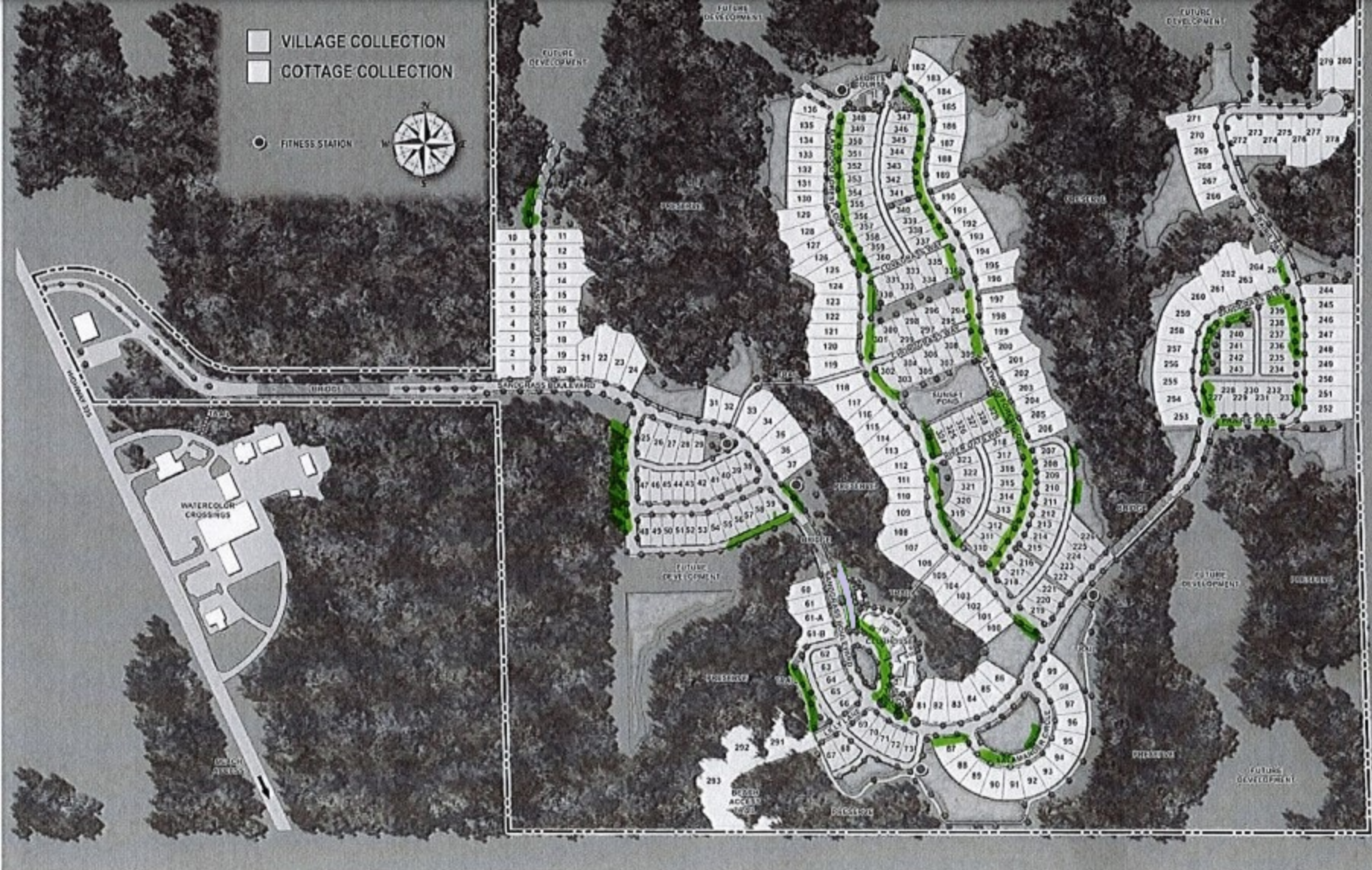
Updated 3/31/2022



Legend

	Boundaries of the District
	Property not owned by the District*
	No Overnight Parking between 11 PM - 6 AM

*Note that the homeowners lots are also not subject to towing.



Tab 11

ORDER DETAILS (IN PROGRESS)

#INV-2541

Order Description
FDOT Towing Sign - Reflective
Ordered By
Jonette Coram (Naturewalk CDD)

Products

1. FDOT Towing Sign - Reflective - 18"W x 24" H

Product Status
Prepping For Design
Price: 101.23 Quantity: 1

- Upload Files
- Download Files
- View / Add Comments

2. Layout Fee

Product Status
Prepping For Design
Price: 22.50 Quantity: 1

- Upload Files
- Download Files
- View / Add Comments

Online Payment

Naturewalk CDD INV-2541

Payment Method
Credit Card (Nexio) v

Payment Amount*
\$130.81

Payment Captured:
\$130.81 on MasterCard 7929



Close

al	\$130.81
aid	\$0.00
	\$130.81

Payment & Invoice Options ?

- Credit Card
- Print PDF Invoice

Approve Multiple Products

Tab 12

Invoice

VIRGIN BROTHERS LLC

894860

SOLD TO NATURE WALK		SHIP TO WOODROW VIRGIN	
ADDRESS		ADDRESS 526 LESSON RD	
CITY, STATE, ZIP		CITY, STATE, ZIP DEFUNIAK SPRINGS FL 32435	

CUSTOMER ORDER NO.	SOLD BY	TERMS	F.O.B.	DATE 8/22/25
--------------------	---------	-------	--------	-----------------

ORDERED	SHIPPED	DESCRIPTION	PRICE	UNIT	AMOUNT
		REPLACE TRAIL BOARDS			
		ON PRESERVE TRAIL			
		2X6X8 TREATED			
		STAINLESS STEEL SCREWS			
		APPLIED WATER SEALER			
		HAUL OFF DEBRIS			
		TOTAL			\$ 385.00

Tab 13

Invoice

VIRGIN BROTHERS LLC

894858

SOLD TO NATURE WALK		SHIP TO WOODROW VIRGIN	
ADDRESS		ADDRESS 526 COSSON RD	
CITY, STATE, ZIP		CITY, STATE, ZIP DEFUNIAK SPRINGS FL 32435	
CUSTOMER ORDER NO.	SOLD BY	TERMS	F.O.B.
			DATE 8/22/25

ORDERED	SHIPPED	DESCRIPTION	PRICE	UNIT	AMOUNT
		REPLACE 10 WEAR DECK BOARDS ON BRIDGE 1			
		2x8x16 NO. 1 PRIME STAINLESS STEEL SCREWS			
		HAUL OFF DEBRIS			
		TOTAL			\$795.00