



Rizzetta & Company

NatureWalk Community Development District

Board of Supervisors' Meeting October 2, 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 25, 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, October 2, 2025, at 12:00 p.m. (CT)** at the **Walton Chamber of Commerce** located at **63 South Centre Trail, Santa Rosa Beach, FL 32459**.

- 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, September 4, 2025Tab 1
 - B.** Ratification of the Operations and Maintenance Expenditures for
the Month of August 2025.....Tab 2
- 4. STAFF REPORTS**
 - A. District Engineer**
 1. Presentation of Stormwater System Repair Proposals.....Tab 3
 2. Discussion of Pervious Concrete Replacement Drawings, Surveys and Proposals.....Tab 4
 3. Discussion of FDOT Speed Limit Signage for Beargrass Way
 - B. District Landscape Provider**
 1. Presentation of District Landscaping Reports.....Tab 5
 2. Presentation of Phase 3 Palms Core Sample Report.....Tab 6
 3. Presentation of WA# 25-25 August 2025 Irrigation Audit Repairs.....Tab 7
 - C. District Counsel**
 1. Parcels Update
 2. Tract H Emergency Egress Update
 3. Tract F Development Requirements
 - D. District Manager**
 - E. District Chair**
- 5. BUSINESS ITEMS**
 - A.** Discussion of Existing Stormwater System Pond Encroachments.....Tab 8
 - B.** Discussion and Consideration of Stormwater System Repair Proposals.....Tab 9
 - C.** Discussion and Consideration of Innerlight Pervious Concrete
Scopes of Work and Drainage Surveys
 - D.** Discussion and Consideration of Pervious Concrete Alley Proposals
 - E.** Ratification of Green Earth WA# 25-25 August 2025 Irrigation Audit Repairs
 - F.** Ratification of Lighting Supply Floodlight Order LS250108938.....Tab 10
 - G.** Ratification of Virgin Brothers WA#21 Trail Boardwalk Boards.....Tab 11
 - H.** Ratification of Virgin Brothers WA# 22 Bridge Wear Deck Replacement Boards.....Tab 12
 - I.** Discussion and Consideration of Adding 15 MNH FDOT Speed Limit
Signs on Beargrass Way.....Tab 13
 - J.** Ratification of 2025-2026 Insurance for NatureWalk CDD.....Tab 14
 - K.** Discussion and Consideration of Landscape Inspection Services.....Tab 15
 - L.** Consideration of Resolution 2025-10, Adopting 2025-2026 Annual Meeting Schedule...Tab 16
- 6. SUPERVISOR REQUESTS AND COMMENTS**
- 7. ADJOURNMENT**

Very truly yours,
Stephanie DeLuna
Stephanie DeLuna

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, September 4, 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.
Jim Martelli	District Engineer, Innerlight Engineering (via phone)
Joseph Brown	District Counsel, Kutak Rock (via phone)
Matt Weinrich	Landscape Provider, GreenEarth
Chris Cope	PBA Towing

Audience	There was no audience present
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FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

No audience members were present.

THIRD ORDER OF BUSINESS

Business Administration

A. Consideration of the Minutes of the Board of Supervisors Meeting held on September 4, 2025

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
September 4, 2025 - Minutes of Meeting

The Board reviewed the minutes. Ms. Coram requested line numbers be added to future minutes. She also made an amendment to the minutes on page 9, paragraph 2 adding “parked in a location” to the unfinished sentence.

On a motion by Ms. Coram, seconded by Ms. Head with all in favor, the Board approved the Minutes of the BOS Meeting held on September 4, 2025, as amended, for NatureWalk Community Development District.

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

On a motion by Ms. Coram, seconded by Mr. Grubbs, with all in favor, the Board ratified Operations and Maintenance Expenditures for the Month of July, in the amount of \$ \$44,121.40, as presented, for NatureWalk Community Development District.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

1. Presentation of Innerlight WA# 10 Stormwater System Inspection Report

Ms. DeLuna provided printed copies of the inspection report for Board review with Mr. Martelli, District Engineer.

Mr. Martelli recommended that bathymetric surveys be conducted for the remaining 20 ponds on a more accelerated schedule than previously identified, to allow the creation of scopes of work and construction drawings for bidding purposes. A preliminary inspection of Lift Station #3 by Pump & Process found that its pumps are operational via use of a manual button, but the control panel is in significant disrepair. Replacement of the control panel is recommended; other equipment such as pumps may also be needed, at a total cost of just under \$20,000, which includes equipment install and electrician services.

The cost of cleanup via manual labor to remove debris and pump down the station to perform work is estimated to be between \$5,000.00 to \$7,500.00; however, this work would need to be done by others.

Ms. DeLuna may have a vendor contact for the cleanup effort. It is possible for District Counsel to draft an Agreement in FY24-25 to provide a vendor deposit for cleanup prior to start of the Lift Station #3 control panel replacement project.

2. Presentation of Innerlight WA#11 Bathymetric Surveys

Bathymetric surveys measure and map the submerged ground surface below the water elevation. The berms surrounding ponds manage varying water levels and are also part of the permitted stormwater facilities which must be restored to correct status without infringing upon wetlands barriers. Construction drawings created along with bathymetric surveys will detail homeowner encroachment issues, show vendor access points and provide construction zones to prevent

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
September 4, 2025 - Minutes of Meeting

contractors from impacting the surrounding conservation area, which could result in fines from the County and/or State.

Vendor proposals will be obtained next week. If the cost exceeds the amount the Board has already approved, an adjustment to the budget line item can be made. This will be an ongoing project over several years to get all Stormwater System ponds in compliance with the original permit.

Bathymetric surveys of Ponds 4, 5, 7,10 and 11 were reviewed.

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

Ms. Coram is still waiting for Green Earth to resolve the OFF sections of the irrigation system. Mr. Weinrich stated that he has a proposal to submit to the Board today, and if approved he can start next week and it would take approximately one week to complete (September 12, 2025).

4. Presentation of Stormwater System Repair Proposals

Innerlight presented details of the Pump & Process proposal under Item 2.

Ms. Coram asked if a new pervious concrete paving company has been found to complete an alley replacement project in January 2026. Mr. Martelli stated that RBM can do pervious pavement. Ms. Coram can reach out to Pat Shea Concrete as well.

Ms. Coram will provide photos of two alleys to Mr. Martelli so that Innerlight can provide proposals for Board consideration on October 2, 2025.

B. District Landscape Provider

1. Presentation of District Landscaping Reports

Mr. Weinrich provided packets to the Board of completed August work, anticipated work for September, two pictorial reports for August progress, and information on lethal bronzing. An update was given on the August and September reports.

Ms. Coram asked that she be notified when a landscape day is missed and will be rescheduled as per the contract.

Ms. Coram stated torpedo grass is back on the berm at Pond #21, is heading towards the water and must be retreated to stop it from invading the stormwater system.

2. Presentation of OFF Irrigation Maps

Mr. Weinrich stated that in lieu of a credit to the District, the Green Earth labor rate will be reduced by approximately 25 percent to wire track, diagnose and repair the 14 zones that have been disconnected. Labor for system restoration was initially proposed at total of \$2,047.50, with work beginning on Monday, September 8 and completing on Friday, September 12, 2025. Maps of the restored system sections are included in this dollar amount.

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Mr. Weinrich stated that decoders would be needed to restore the 14 OFF zones; the irrigation team estimates there may be one or two needed. Per Mr. Weinrich's proposal, provided under separate cover, the District would be charged Green Earth's cost, plus 20 percent for each decoder, or \$255.00 each. Once the system is fully operational, there may be more repairs and costs involved if lateral, main line or drip line breaks are discovered.

The Board noted that Green Earth previously informed the District that zones were OFF where mature landscaping did not require irrigation, not that the system could not be turned ON at all. Irrigation Audits were meant to ensure that the system could be turned ON and be fully functional immediately when needed.

After discussion, Mr. Weinrich agreed that Green Earth would perform a whole system irrigation inspection at no cost and have the results and maps to District Management and the Chair by September 12, 2025, along. He will also check with Green Earth management about a credit for past whole system irrigation audits that were fully paid by the District, but incompletely done by Green Earth because sections of the system cannot be enabled due to disrepair.

Green Earth will submit a proposal to the District detailing the cost of repair, with materials and labor charges listed separately, which will then be used by to create a Work Authorization.

Pending determination of a possible credit to be used for system restoration, the District set a not to exceed amount for irrigation repairs, if needed.

On a motion by Ms. Head, seconded by Mr. Grubbs, with all in favor, the Board approved the Chair approving Green Earth irrigation repairs, with a not to exceed amount of \$3,500.00, for NatureWalk Community Development District.

3. Presentation of Phase 3 Palms Core Sample Report

Mr. Weinrich stated that he is expecting test results via telephone by 12:30PM today. Ms. Coram asked for the date when the sample was taken and sent to University of Florida for testing. Mr. Weinrich will check his records and provide the sample submission date to the District.

4. Presentation of Green Earth Proposals

a. Lethal Bronzing Treatment to Extend Palm Life #92732

This proposal was tabled; the need for treatment has not been confirmed.

b. Phase 3 Palm Removal and Replacement #92726 and #92740

This proposal was tabled until the lethal bronzing report is received.

c. Date Palm Pruning #92716

This proposal was tabled until the lethal bronzing report is received.

Ms. Coram asked when pruning of the remaining District palms will be scheduled per WA# 25-18.

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
September 4, 2025 - Minutes of Meeting

Mr. Weinrich confirmed that WA# 25-18 District Palm Pruning, WA# 25-22 Pond #21 Wax Myrtle Removal, Tree & Plant Installation and WA# 25-23 Retention Basin Sod Replacement are scheduled to start and run concurrently on Monday, September 8, beginning with WA# 25-22.

d. Lethal Bronzing Preventative Treatment of all CDD Palms

This proposal was tabled until the lethal bronzing report is received.

e. WA# 25-25 August Irrigation Repairs

As noted in Staff Report 4.B.2, Green Earth will submit a proposal to the District detailing the cost of repairs identified during the August Irrigation Audit, with materials and labor charges listed separately. The proposal will then be used by District Management to create WA# 25-25. Once approved, the Green Earth invoice associated with WA# 25-25 may be submitted to the District for payment.

f. Well Maintenance Proposal #92767

This proposal was tabled so that Mr. Weinrich can clarify which control box has been identified for replacement and why, since to his knowledge, it is currently functioning.

C. District Counsel

1. Presentation of the Executed PBA Towing Contract

Mr. Cope introduced himself to the Board. The contract was reviewed and Mr. Cope asked for direction and clarity on towing within the District. The process of booting versus towing was explained. Ms. Coram stated there are three members of the CDD, Ms. DeLuna, Mr. Duffey and Ms. Head who are authorized to approve towing.

On a motion by Ms. Coram, seconded by Mr. Grubbs, with all in favor, the Board approved the PBA Towing contract, for NatureWalk Community Development District.

2. Parcels Update

Mr. Brown provided updates.

Parcels 290, 291: there has been no communication with the owners.

Tract G, I: an initial interest in debt settlement negotiation has not proceeded any further with the current owners. However, other entities have shown interest in purchasing these parcels via the tax deed sale process.

Tract K-1 sold at Tax Deed sale on August 26, 2025. The new owner has not yet been identified for direct billing of outstanding bond debt assessment.

3. Tract H Emergency Egress Update

Kutak Rock contacted local brokers for a broker price opinion (BPO) to provide a per square foot price for property purchase or permanent easement for

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
September 4, 2025 - Minutes of Meeting

egress/ingress through Tract H. Only one agent was responsive, but has not yet provided a BPO. Mr. Brown will contact the broker, but stated that a formal property appraisal may be needed, at an estimated cost of \$1,000.00.

Timing of negotiations is important due to the Walton County approval process. Ms. Coram contacted the Walton County Senior Planner to ask if the Tract H PUD has been scheduled to appear before the Planning Commission and Board of County Commissioners; that information has not yet been provided.

After discussion, the Board agreed to offer Mr. Hemmings monetary compensation equal to the calculated square footage of a comparable property in an amount not to exceed \$9,000.00, plus maintenance of Stormwater Pond # 29 as well as the bullet points already offered in the initial negotiation with District Counsel.

On a motion by Ms. Coram, seconded by Ms. Head, with all in favor, the Board approved a not to exceed amount of \$9,000.00 plus maintenance of Pond# 29 to secure emergency ingress/egress through Tract H, to be proposed to Mr. Hemmings by District Counsel, for NatureWalk Community Development District.

D. District Manager

Ms. DeLuna offered a direct deposit form to the Supervisors for their board meeting compensation; enrollment is optional.

1. Review of Goals and Objectives for the Fiscal Year

Ms. DeLuna reviewed the District's goals and objectives for FY24-25 with the Board of Supervisors.

On a motion by Ms. Head, seconded by Mr. Grubbs, with all in favor, the Board agreed to accept the goals and objectives presented, for NatureWalk Community Development District.

Ms. DeLuna stated the next meeting will be held on October 2, 2025.

E. District Chair

Ms. Coram requested a not-to exceed of \$1,000.00 for materials and labor to be used for emergency trail boardwalk repairs. District Management will create Virgin Brothers WA# 21 for this effort.

On a motion by Ms. Head, seconded by Mr. Grubbs, with all in favor, the Board approved emergency trail boardwalk repairs, with a not to exceed amount of \$1,000.00, for NatureWalk Community Development District.

Ms. Coram provided the results of the September 2025 lighting audit: Outages at Pond #10 and on the Bridge 3 pedestrian walkway were resolved. Gulf Coast Electric will be onsite on September 8, 2025 to install the Bridge 1 floodlight.

FIFTH ORDER OF BUSINESS

BUSINESS ITEMS

A. Ratification of Signarama Towing Sign

On a motion by Ms. Head, seconded by Mr. Grubbs, with all in favor, the Board ratified Signarama towing sign in the amount of \$130.81, for NatureWalk Community Development District.

B. Discussion and Consideration of Stormwater System Repairs

As stated in Staff Report 4.A.2, Innerlight is in the process of locating vendors for system repairs. Construction drawings are required to establish access points and ensure that contractors do not encroach upon wetlands or conservation areas.

Ms. DeLuna provided the Innerlight Inspection & Recommendation report to Cytex Aquatics, a local Tampa vendor, who can remove landscape vegetation from the Stormwater System. However, the vendor must speak with Mr. Martelli about the Innerlight Scope of Work and Stormwater System access before a site visit can be made to generate a specific proposal. As stated in Staff Report 4.A.2, Construction drawings may be required first.

C. Ratification of Invoice 894860- Amend Existing WA# 19 Trail Boardwalk Repairs

On a motion by Ms. Head, seconded by Mr. Duffey, with all in favor, the Board ratified Virgin Brothers invoice 894860 in the amount of \$385.00, for NatureWalk Community Development District.

D. Ratification of Invoice 894858- Amend Existing WA# 20 Bridge Wear Deck Board Replacement

On a motion by Ms. Head, seconded by Mr. Duffey, with all in favor, the Board ratified Virgin Brothers invoice 894858 in the amount of \$795.00, for NatureWalk Community Development District.

SIXTH ORDER OF BUSINESS

**SUPERVISOR REQUESTS AND
AUDIENCE COMMENTS**

Mr. Grubbs requested a future discussion of LIS services.

Ms. Head has received complaints regarding a temporary fence that has been placed behind 266 Prairie Pass encroaching on CDD property. District Counsel will draft an easement encroachment letter to the homeowner asking that the barriers be removed.

On a motion by Mr. Grubbs, seconded by Mr. Duffey, with all in favor, the Board approved for District Management to engage with District Counsel to draft a letter addressing the encroachment of 266 Prairie Pass onto CDD property, for NatureWalk Community Development District.

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
September 4, 2025 - Minutes of Meeting

SEVENTH ORDER OF BUSINESS

ADJOURNMENT

On a motion by Ms. Head, seconded by Mr. Duffey, with all in favor, the Board adjourned the meeting at 3:00 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 August 2025 For Board Approval

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

The total items being presented: **\$38,614.55**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

NatureWalk Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
CHELCO	20250827-1	Monthly Summary 07/25	Monthly Summary 07/25	\$1,927.20
Danell Head	300121	ACH DH080725	Board of Supervisors Meeting 08/07/25	\$200.00
Gannett Florida LocaliQ	300122	0007248703	Legal Advertising 07/25	\$787.23
GreenEarth Southeast, LLC	300117	175422	Irrigation Repair 07/25	\$240.08
GreenEarth Southeast, LLC	300119	179337	Landscape Maintenance 08/25	\$12,907.12
GreenEarth Southeast, LLC	300127	181792	Irrigation Repair 08/25	\$94.50
IPFS Corporation	300129	GAA-D64507	GAA-D64507 Payment 11 08/25	\$4,511.25
Jonette Anne Coram	300123	JC080725	Board of Supervisors Meeting 08/07/25	\$200.00
Kutak Rock, LLP	300130	3611685	Legal Services 07/25	\$5,857.50
Michael E. Duffey	300124	MD080725	Board of Supervisors Meeting 08/07/25	\$200.00
Michael W Grubbs	300125	MG080725	Board of Supervisors Meeting 08/07/25	\$200.00
Rizzetta & Company, Inc.	300116	INV0000101207	District Management Fees 08/25	\$5,382.84
The Lake Doctors, Inc.	300118	2032652	Pond Maintenance 07/25	\$746.00
The Lake Doctors, Inc.	300128	2045308	Fountain Cleaning 08/25	\$179.00

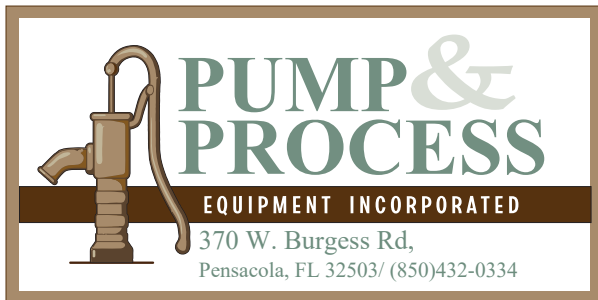
NatureWalk Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Valley National Bank	20250826-1	Valley CC 07/25 ACH 321	Credit Card Expenses 07/25	\$47.83
VGlobal Tech	300120	7553	ADA Website Maintenance 08/25	\$300.00
Virgin Brothers LLC	300126	894857	Final Balance for Trail Boardwalk WA # 19 08/25	\$3,654.00
Virgin Brothers LLC	300131	894858	Replace 10 Boards on Bridge 08/25	\$795.00
Virgin Brothers LLC	300131	894860	Replace Trail Boards 08/25	<u>\$385.00</u>
Report Total				<u>\$ 38,614.55</u>

Tab 3



Quotation

To: Callahan Phillips
Innerlight Engineering Corporation
(850) 368-0629
callahan@ieceng.com

Date: 09/04/25

Project: Nature Walk

Location: Santa Rosa Beach, FL

Equipment: Lift Station Package

Terms: Net 30 Days

Estimated Delivery: 8-10 Weeks

We are pleased to quote the following equipment:

- Clear all vegetation around lift station and add gravel for ease of future access.
 1. By others.
- New control panel.
 1. SST powder coated white with air break box, float switches, CGBs, new SST disconnect and our Elec.Contractors installing all...\$13,576.00
 2. 240 V / 3-Phase.
- Completely drain and clean the wet well and valve vault.
 1. By others.
- Check functionality of valves and replace as needed.
 1. By others.
- Replace and relocate the upper bracket for the guide rails to the discharge pipe 90-degree bend.
 1. New SST Upper Rail Bracket with rubber bushings to mount to bolt pattern of 4" upper discharge 90 deg. Elbow. Installation by others.....\$867.00
- Add hook brackets for wet well cords.
 1. Four (4) 6 Hook SST Hook Brackets, installed by PPEI Electrician....\$2,678.00

Note:

1. New 5 HP F100-200 Pumps by KSB @ \$4,989.00, ea. Installed by others. Pumps would ship with guide claws ready to slide down onto existing base elbows.

NET Price, F.O.B Shipping Point: \$27,099.00 Total

Total does include freight

Notes:

1. Pricing is based on Plans and Specs dated _____. Any revision or updates to plans and specs may result in revision to quote.
2. Only items mentioned above are included. If it is not listed it is to be provided by others.
3. **Delivery promise date begins upon return of approved Submittal**

Terms and Conditions

The proposal is dependent on the attached Pump & Process Equipment, Inc. hereafter referred to as PPEI Standard Terms and Conditions. Special attention shall be drawn to the limitations of liability. Agreement to such limitations is a requirement of our normal business practice. This proposal is made on the assumption that you will so agree.

Special Information and Exceptions

- Price does not include any unloading or any applicable fees or taxes (Local, Federal, or Final Destination)
- Prices in US Dollar
- F.O.B Jobsite
- Quotation is valid for 30 days starting from the date of this proposal. After expiration of validity of proposal, pricing is subject to review by Pump and Process.

Terms of Payment

Net 30 Days

Submittals

PPEI will provide the Submittal Package to the contractor per specifications as requested.

Accessories

This proposal includes only those items specifically mentioned in the equipment descriptions. Any additional items which may be necessary for the operation of the equipment, but are not specifically mentioned, are to be supplied via additional quotation separate from this offering.

Purchase Orders

All purchase orders are to be emailed to jeb@pumpanprocess.com and jakob@pumpanprocess.com

Delivery

Delivery date begins upon receipt of Approved Submittal. All delivery dates are approximate and subject to revision due to engineering approval delays, availability of materials and components, and other causes beyond PPEI's control, including unusual weather conditions, acts of God or government, accidents, and labor dispute (including lockouts), or damage or breakdown at the factory. PPEI will use its best efforts to meet promised delivery dates, but under no circumstances shall PPEI be liable for any direct, or indirect, consequential, incidental, liquidated or other damages for delay in delivery. Purchaser will notify PPEI within 30 days after order acceptance of the scheduled delivery date.

All purchase orders are subject to acceptance by PPEI.

Cancellations:

Purchaser may not cancel or terminate its order without the written consent of PPEI and payment of its associated costs, overhead and losses, including anticipated profit after approval of final drawings. If Purchaser is subject to a termination for convenience provision in the prime contract, PPEI will consider deferral of payment pending resolution of the Purchaser's claim.

Exclusions unless otherwise noted

- Financing
- Cranes and/or lifting devices
- Unloading and/or storage of equipment on jobsite
- Installation
- Local, State or Federal taxes or fees
- Foundation design and engineering
- Utilities for erection, installation and operation
- Instrumentation not specifically described in our scope of supply
- Interconnecting wiring, conduit, piping, tubing, valves, fittings, etc. between the equipment and other equipment and/or control devices and control panel.
- Any tools, oil, grease, grease gun, dumpster, etc.

Equipment Standard

Any deviations from the factory standard mechanical and electrical specifications, which are not the owner's preference, must be discussed and agreed upon.

Please give Jeb Smith a call at 850-525-2560 if you have any questions.

Thank you for your inquiry.

Jeb Smith
Vice President

The undersigned agrees to and has the authority to bind the purchaser to the Terms and Conditions and equipment stated above.

ACCEPTED BY:

Purchaser's Authorized Signature

Date

Title

Company Name (Purchaser)

Project Name

Purchase Order No.

Billing Address: _____

Ship To Address: _____

Tab 4

CONSTRUCTION PLANS FOR:

NATUREWALK AT SEAGROVE BEACH

PAVEMENT REHABILITATION PROJECT

(RIVER OATS LANE)

SECTION 11 AND 14, TOWNSHIP 3 SOUTH, RANGE 19 WEST
WALTON COUNTY, FLORIDA

VICINITY MAP

N.T.S



PROJECT DATA

PROJECT NAME:	NATUREWALK AT SEAGROVE BEACH
CLIENT NAME:	NATUREWALK COMMUNITY DEVELOPMENT DISTRICT 120 RICHARD JACKSON BOULEVARD, SUITE 220 PANAMA CITY BEACH, FLORIDA, 32407 CONTACT: KIM O'MERA, DISTRICT MANAGER/LCAM
PREPARED BY:	INNERLIGHT ENGINEERING CORPORATION 11490 EMERALD COAST PARKWAY, SUITE 2W MIRAMAR BEACH, FLORIDA 32550
ENGINEER OF RECORD:	JAMES A. MARTELLI, P.E. FLORIDA REG. NO. 51428 INNERLIGHT ENGINEERING CORPORATION 11490 EMERALD COAST PARKWAY, SUITE 2W MIRAMAR BEACH, FLORIDA 32550 850.424.5855

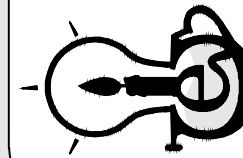
SHEET INDEX

SHEET NUMBER	SHEET TITLE
1.0	COVER PAGE
2.0	PAVEMENT REHABILITATION (KEY SHEET)
3.0	PAVEMENT REHABILITATION (SHEET 1 OF 1)



CONSTRUCTION NOTES

- CONTRACTORS SHALL MAINTAIN PUBLIC ACCESS AT ALL TIMES ALONG WALTON COUNTY RIGHT-OF-WAYS.
- NO PARKING OR UNLOADING OF MATERIALS SHALL OCCUR WITHIN PUBLIC RIGHT-OF-WAY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO STRUCTURES WITHIN THE PUBLIC RIGHT-OF-WAY AND SHALL REPAIR ANY DAMAGE CAUSED BY THE CONSTRUCTION ACTIVITIES TO THE PUBLIC RIGHT-OF-WAY AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL NOT RELOCATE ANY SIDEWALK OR MULTI-USE PATH WITHIN THE COUNTY RIGHT-OF-WAY WITHOUT WRITTEN PERMISSION FROM THE WALTON COUNTY ENGINEER.
- CONTRACTOR SHALL MARK ALL CROSSWALKS AND MULTI-USE PATH CROSSINGS TO INDICATE THEM AS A PEDESTRIAN PATHWAY AFTER THE FINAL ASPHALT IS IN PLACE.
- ALL LANDSCAPING WITHIN THE COUNTY RIGHT-OF-WAY SHALL CONSIST OF DROUGHT TOLERANT SPECIES.
- NOTHING SHALL BE ERECTED, PLACED, PARKED, PLANTED, OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF TWO FEET AND TEN FEET ABOVE THE GRADE, MEASURED AT THE CENTERLINE OF THE INTERSECTION FOR CLEAR VISIBILITY TRIANGLE.
- PARTY RESPONSIBLE FOR MONITORING CONSTRUCTION: NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
- PARTY RESPONSIBLE FOR SUBMITTING TO THE DISTRICT, THE NOTICE OF CONSTRUCTION COMMENCEMENT AND AS-BUILT CERTIFICATIONS FOR PROJECT: NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
- MAINTENANCE ENTITY: NATUREWALK COMMUNITY DEVELOPMENT DISTRICT



INNERLIGHT ENGINEERING CORPORATION

THE APPLIED SCIENCE OF SUCCESS

THINK • S • OUT • SERVE

11490 EMERALD COAST PARKWAY, SUITE 2W
MIRAMAR BEACH | FLORIDA | 32550

NATUREWALK AT SEAGROVE BEACH

PAVEMENT REHABILITATION PROJECT

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
120 RICHARD JACKSON BOULEVARD, SUITE 220
PANAMA CITY BEACH, FLORIDA, 32407

RECORD DATA

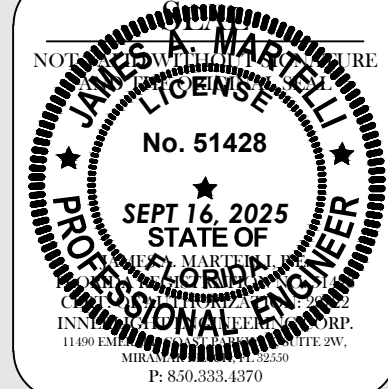
DATE: 09.16.2025

REV. NO: N/A

REV. DATE: N/A

DRAWN BY: CRP

REVIEWED BY: JAM



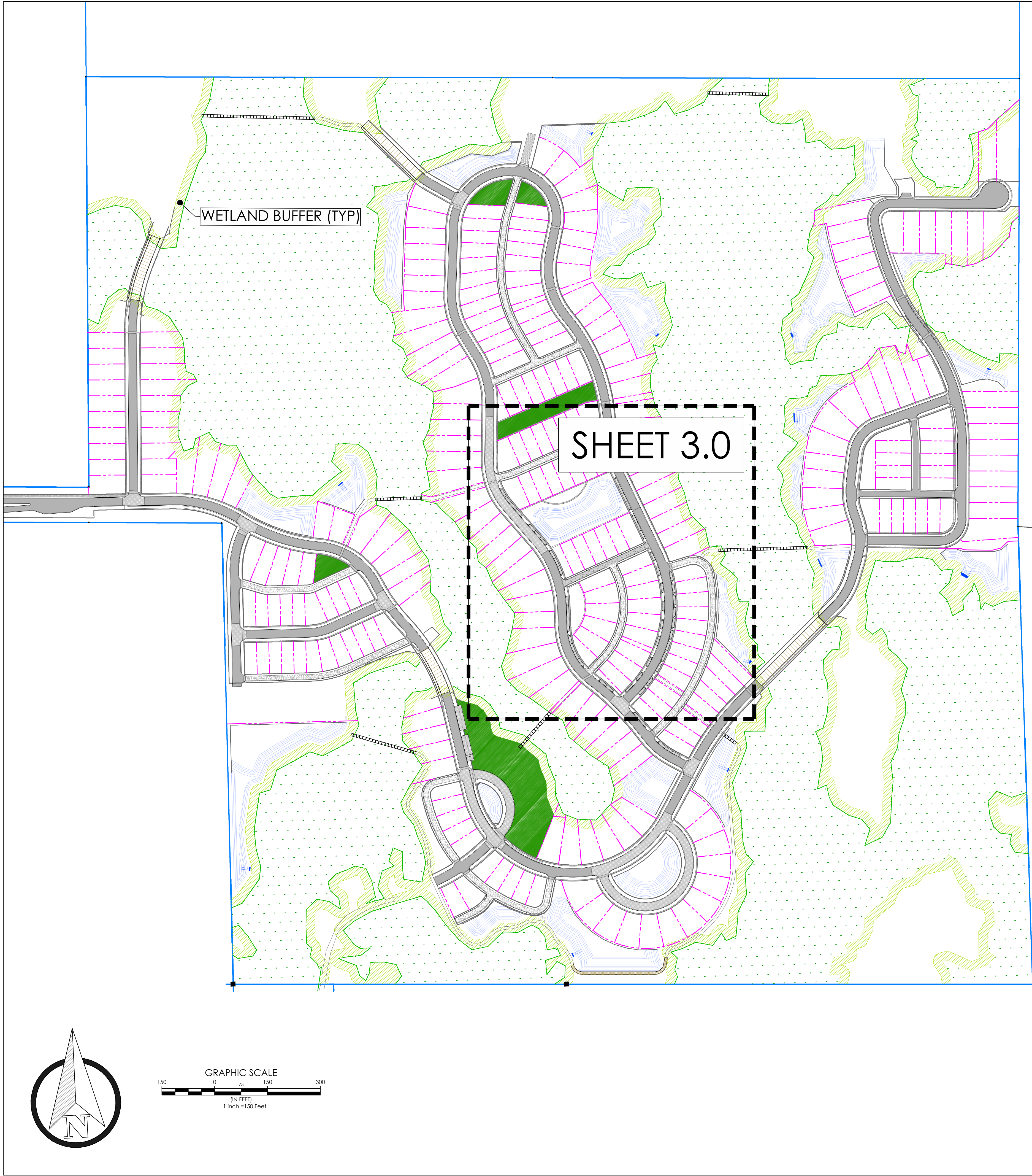
SHEET TITLE

COVER PAGE

SHEET NUMBER

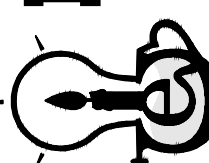
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C:\EC DROPBOX\PROJECTS\NATURE WALK CDD\CDD ROADWAY REHAB EXHIBITS\SHEETS\2025 REHABILITATION (RIVER OATS)\RESTORATION PLAN.DWG - Collohan\Phillips 9/16/2025 8:02:37 AM



GENERAL NOTES

1. THIS MAP IS AN SCHEMATIC EXHIBIT DEPICTING THE NATURE WALK AT SEAGROVE MASTER PLAN AND LIMITED INFRASTRUCTURE ELEMENTS. IT IS PREPARED FROM VARIOUS SOURCES OF INFORMATION INCLUDING, BUT NOT LIMITED TO, VARIOUS NATURE WALK AT SEAGROVE FINAL PLATS AS RECORDED IN THE WALTON COUNTY CLERK OF COURTS OFFICIAL RECORDS. SELECT CONSTRUCTION DOCUMENT SHEETS BY HATCH MOTT MACDONALD, LATEST REVISION DATE 8.23.2013, VARIOUS LIMITED SPECIFIC PURPOSE SURVEYS BY INNERLIGHT ENGINEERING CORPORATION (PHASE 2 AND 4th REPLAT AREAS), WALTON COUNTY GIS ONLINE MAPPING, HISTORICAL AERIALS, AND OTHER VARIOUS SOURCES.
2. IN PREPARING THE CAD FILE, THE MASTER PLAN HAS BEEN ROUGHLY TRANSLATED TO FOLLOW AND BE BASED ON THE STATE PLAN COORDINATE SYSTEM - FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83). PLEASE NOTE THAT NO GUARANTEE CAN BE MADE TO THE ACCURACY OF THE TRANSLATION, SINCE THE DRAWING ELEMENTS ARE BOTH NOT SURVEY GRADE AND SINCE THIS WAS COMPLETED AS A COURTESY WITH LIMITED SURVEY DATA AND NOT PART OF THE SCOPE OF WORK.
3. THIS MAP IS NOT INTENDED TO INFER SURVEY GRADE ACCURACY. THIS MAP MAY BE UPDATED FROM TIME TO TIME AS WARRANTED.
4. SINCE THIS MAP WAS PREPARED BY COMPILING MULTIPLE AND VARIOUS DOCUMENTS AND IS NOT AN AS-BUILT SURVEY, THERE MAY BE DISCREPANCIES BETWEEN WHAT IS DEPICTED HEREON AND WHAT IS PHYSICALLY IN PLACE ONSITE.
5. THIS MAP IS FOR PLANNING PURPOSES ONLY NOT INTENDED TO BE USED FOR DESIGN PURPOSES OR TO INFER OR IMPLY ANY CONSTRUCTION DIRECTIVES TO ANY ENTITY.
6. ANY QUANTITIES DERIVED FROM THIS MAP OR ASSOCIATED CAD BASE FILE SHOULD BE FIELD CHECKED, NO WARRANTY OR GUARANTEE IS MADE OR SHALL BE IMPLIED ON THE ACCURACY OF THE DATA INCLUDED HEREIN.

**INNERLIGHT ENGINEERING CORPORATION**
THINK • S OUV • SAVE
THE APPLIED SCIENCE OF SUCCESS

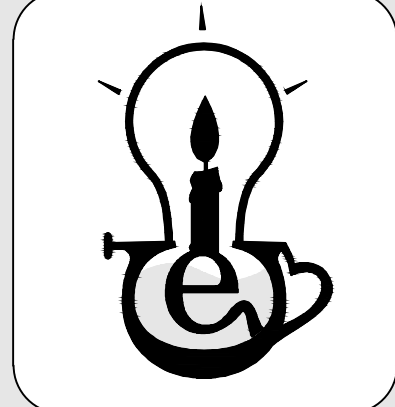
.....
EMERALD COAST PARKWAY, SUITE 2W
MIRAMAR BEACH | FLORIDA | 32550

NATUREWALK AT SEAGROVE BEACH
PAVEMENT REHABILITATION PROJECT

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
120 RICHARD JACKSON BOULEVARD, SUITE 220
PANAMA CITY BEACH, FLORIDA, 32407

RECORD DATA

DATE: 09.16.2025
REV. NO: N/A
REV. DATE: N/A
DRAWN BY: CRP
REVIEWED BY: JAM



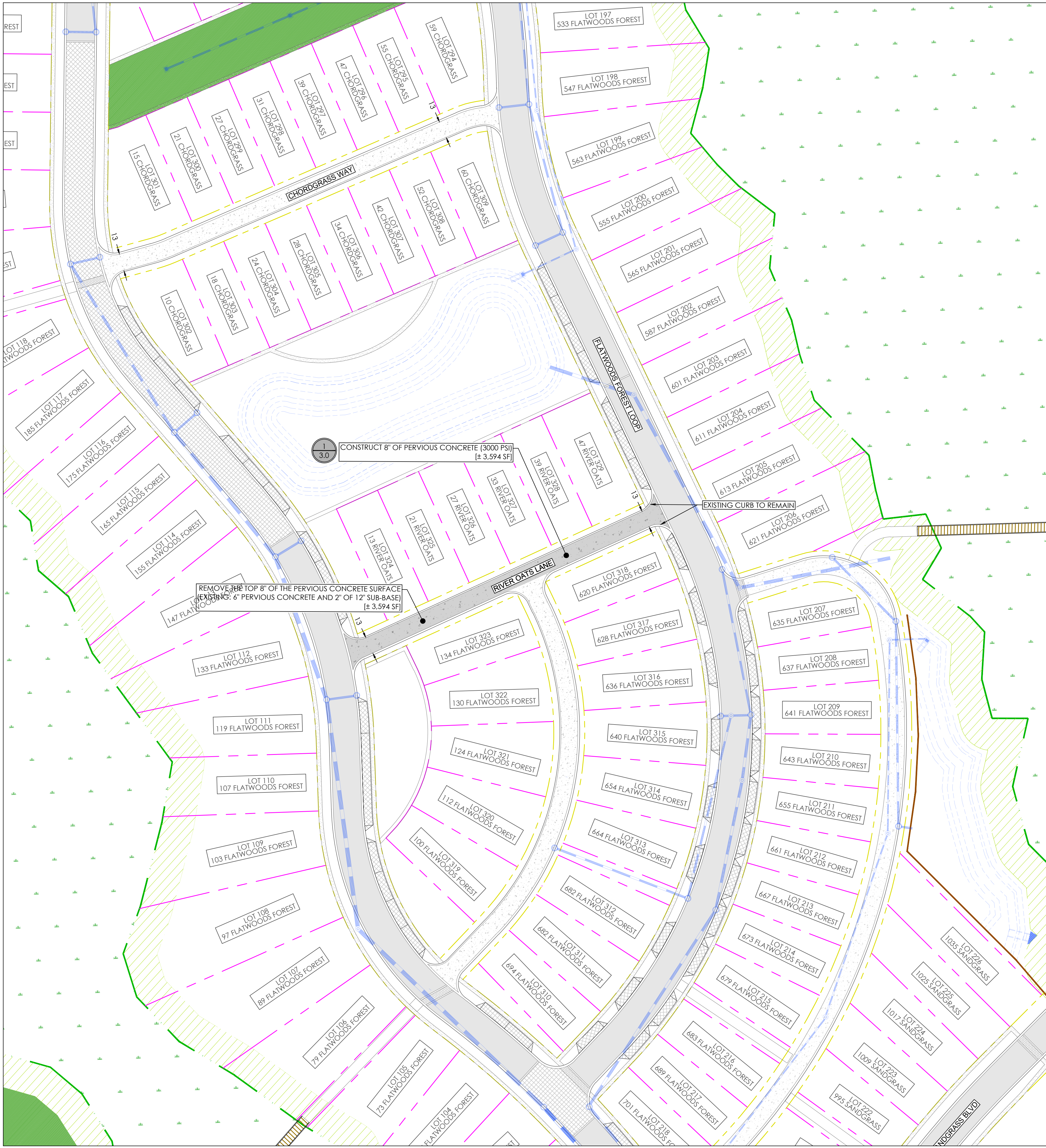
SHEET TITLE

PAVEMENT
REHABILITATION
(KEY SHEET)

SHEET NUMBER

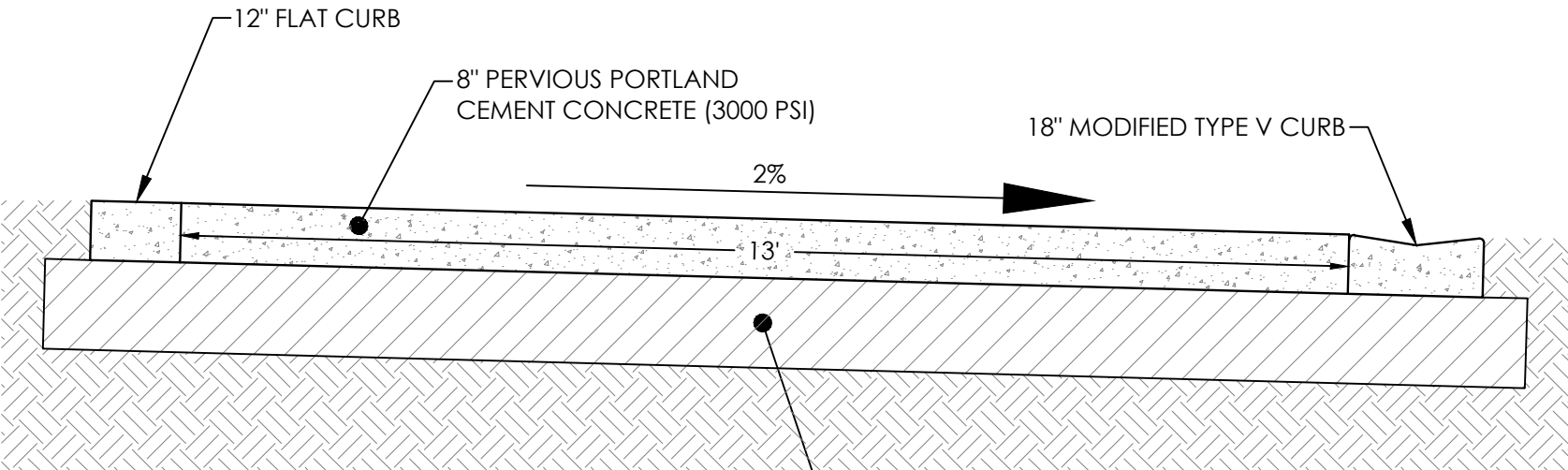
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C:\EC DROPBOX\PROJECTS\NATURE WALK CDD\ROADWAY REHAB EXHIBITS\SHEETS\2025 REHABILITATION [RIVER OATS]\RESTORATION PLAN.DWG, Callahan\Phillips, 9/16/2025 8:02:37 AM



RECOMMENDED CONSTRUCTION SEQUENCE:

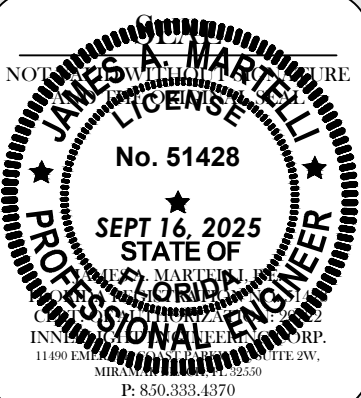
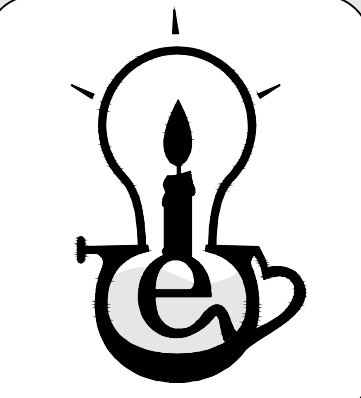
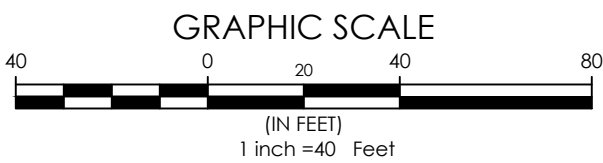
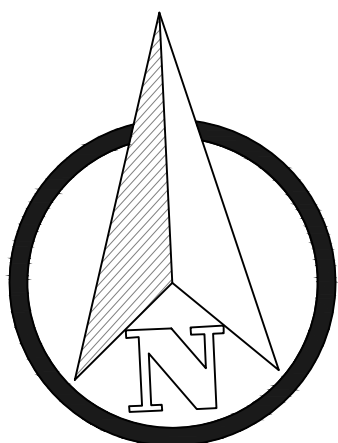
- 1. SITE PREPARATION:**
 - 1.1. CLEAR THE SITE AREA(S) OF ANY DEBRIS, VEGETATION, AND OBSTACLES.
 - 1.2. ESTABLISH A CONSTRUCTION SITE WITH PROPER FENCING AND SIGNAGE.
 - 1.3. MOBILIZE EQUIPMENT, MACHINERY, AND MATERIALS TO THE SITE.
- 2. TRAFFIC CONTROL:**
 - 2.1. IMPLEMENT TEMPORARY TRAFFIC MANAGEMENT PLANS.
 - 2.2. SET UP SIGNAGE, BARRICADES, AND DETOUR ROUTES.
- 3. REMOVAL OF EXISTING PERVIOUS SURFACE:**
 - 3.1. EXCAVATE AND REMOVE THE TOP 8" OF THE EXISTING PERVIOUS SURFACE. THIS INCLUDES 6" OF PERVIOUS CONCRETE AND 2" OF 12" SUB-BASE.
- 4. BASE ASSESSMENT:**
 - 4.1. ASSESS THE CONDITION OF THE ROAD BASE.
 - 4.2. REPAIR OR REPLACE ANY DAMAGED OR INADEQUATE BASE LAYERS.
- 5. NEW PERVIOUS SURFACE INSTALLATION:**
 - 5.1. INSTALL 8" PERVIOUS CONCRETE (3000 PSI). SEE DETAIL BELOW.
- 6. QUALITY CONTROL AND INSPECTION:**
 - 6.1. CONDUCT QUALITY CONTROL CHECKS TO ENSURE THE NEW SURFACE MEETS DESIGN AND ENGINEERING SPECIFICATIONS AS DESCRIBED IN AC1522R-10.
 - 6.2. ADDRESS ANY DEFECTS OR ISSUES DISCOVERED.
- 7. LANDSCAPING AND RESTORATION:**
 - 7.1. RE-ESTABLISH ANY LANDSCAPING OR GREEN SPACES AFFECTED DURING CONSTRUCTION.
 - 7.2. ENSURE THE SURROUNDING ENVIRONMENT IS RESTORED TO ITS PREVIOUS CONDITION OR BETTER.
- 8. FINAL INSPECTION AND TESTING:**
 - 8.1. CONDUCT A FINAL INSPECTION OF THE COMPLETED ROADWAY TO VERIFY ITS SAFETY AND COMPLIANCE WITH ALL RELEVANT STANDARDS.
 - 8.2. PERFORM ANY REQUIRED TESTING AS DESCRIBED IN AC1522R-10
- 9. TRAFFIC SIGNAL, SIGNAGE, AND LIGHTING INSTALLATION:**
 - 9.1. IF TRAFFIC SIGNALS, SIGNAGE, OR LIGHTING SYSTEMS WERE REMOVED OR AFFECTED DURING CONSTRUCTION, REINSTALL OR REPAIR THEM.
- 10. CLEANUP AND DEMOBILIZATION:**
 - 10.1. REMOVAL CONSTRUCTION EQUIPMENT AND MATERIALS FROM THE SITE.
 - 10.2. ENSURE PROPER DISPOSAL OF ANY WASTE OR DEBRIS GENERATED DURING CONSTRUCTION.



- NOTE:
- TRADITIONAL CONCRETE FINISHING TOOLS SUCH AS EDGERS AND COME-ALONGS MAY BE USED TO FACILITATE PROPER PLACEMENT OF PERVIOUS CONCRETE. BULL FLOATS AND TRADITIONAL CONCRETE TROWELS SHOULD NOT BE USED.
 - CONCRETE TO BE COMPACTED TO THE ELEVATION OF THE FORM WITH A WEIGHTED ROLLER.
 - CONTROL JOINTS SHOULD HAVE A DEPTH 1/3 TO 1/4 OF THE THICKNESS OF THE PAVEMENT. SPACING SHALL BE 20 FT.
 - THE COVER MATERIAL SHALL BE PLACED NO LATER THAN 20 MINUTES FOLLOWING DISCHARGE. THE COVER MATERIAL SHOULD BE A HEAVY-DUTY POLYETHYLENE SHEET, MEETING REQUIREMENTS OF ASTM C171.
 - PAVEMENT SHOULD REMAIN COVERED FOR AT LEAST 7 DAYS.

1 8" PERVIOUS CONCRETE DETAIL
NTS

CONTRACTOR TO ACQUIRE AS-BUILT TOPOGRAPHIC DATA TO DETERMINE EXISTING ROADWAY ELEVATIONS PRIOR TO ANY DEMOLITION. CONTRACTOR TO MAINTAIN EXISTING GRADE WHEN CONSTRUCTING THE PROPOSED ROADWAY.



TIGHTLINE CONSTRUCTION, INC.

3601 East 11th Street
Panama City, Florida 32401
(850) 624-9217 Phone

September 24, 2025

Innerlight Engineering Corporation

11490 Emerald Coast Parkway

Suite 2W Miramar Beach, Florida 32550

Attention: **James A. Martelli, P.E.**

Re: Pervious Concrete Pavement

We propose to furnish all equipment, labor, and materials necessary to remove the existing 6" pervious concrete and 2" of base material, and to form, place, and finish approximately 8,021 SF (two streets) for the above-mentioned project. All permits, testing, site access, and MOT are to be provided by others.

Notes:

- Pervious concrete requires a 28-day curing period before being opened to traffic.
- Portions of the existing curb appear damaged and may not remain intact during demolition. A unit price for curb replacement is included below to cover any areas requiring repair.

Item No.	Item Description	~Qty	Unit	Unit Cost	Total Cost
1	Pervious Concrete (River Oaks Lane)	3594	SF	\$18.55	\$66,668.70
2	Pervious Concrete (ChordGrass Way)	4427	SF	\$18.55	\$82,120.85
3	Ribbon Curb	N/A	LF	\$40.00	TBD
<i>This proposal is a unit price quote, Meaning the pricing is based on the cost per unit of each item provided. All quantities are approximate and may vary due to several factors.</i>					\$148,789.55

Thank you for the opportunity to provide a quote for this work. Please review the details, and if you have any questions or need further clarification, feel free to call or text me on (850) 625-9247.

Sincerely,

Josey Nixon

Tightline Construction, Inc.

Tab 5



September Completed Services 2025

Nature Walk CDD

General Maintenance: Weekly

- 09/03/2025 (pushed due to holiday)
- 09/09/2025
- 09/16/2023
- 09/23/2025
- 09/30/2025

Flex Crew

- 09/08/2025
- 09/12/2025
- 09/15/2025
- 09/16/2025
- 09/17/2025
- 09/19/2025
- 09/22/2025
- 09/24/2025
- 09/25/2025
- 09/29/2025
- 09/30/2025

Trail Trimming

- 09/17/2025

Pond Maintenance

- 09/09/2025
- 09/22/2025



Irrigation Audit/StartUp/Repair

- 09/03/2025
- 09/04/2025
- 09/09/2025
- 09/15/2025
- 09/16/2025
- 09/17/2025
- 09/19/2025
- 09/22/2025
- 09/23/2025
- 09/24/2025
- 09/25/2025
- 09/26/2025

Turf Applications

- 09/08/2025 Turf Pre-Emergent
- 09/17/2025 Turf fertilizer/weed control

Plant Applications

- 09/05/2025 Muhly grass insecticide/fertilizer
- 09/08/2025 Muhly grass insecticide/fertilizer
- 9/30/2025 Magnolia and Oak Preventative

Lawn Aeration

- N/A



October Anticipated Services 2025

Nature Walk CDD

General Maintenance: Weekly

- 10/07/2025
- 10/14/2025
- 10/21/2025
- 10/28/2025

Flex Crew

- 10/1/2025
- 10/02/2025
- 10/06/2025
- 10/08/25
- 10/09/2025
- 10/13/2025
- 10/15/2025
- 10/16/2025
- 10/20/2025
- 10/22/2025
- 10/23/2025
- 10/27/2025
- 10/29/2025
- 10/30/2025
-

Trail Trimming

- 10/16/2025
- 10/17/2025



Pond Maintenance

- 10/22/2025
- 10/23/2025

Irrigation Audits-

- 10/09/2025

Turf Applications

- 10/27/2025

Lawn Aeration

- N/A

Carlos
Green-earth Se

SERVICE 9/22/25, 4:12 PM

Monday, September 22, 2025

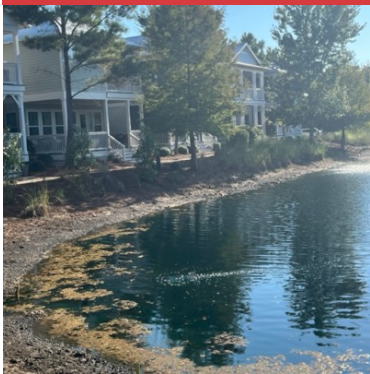
Prepared For Naturewalk

24 Issues Identified



POND CLEAN UP

Retention pond in Flatwood forest has been serviced



POND CLEAN

FWF pond serviced



POND CLEAN UP

FWF pond serviced



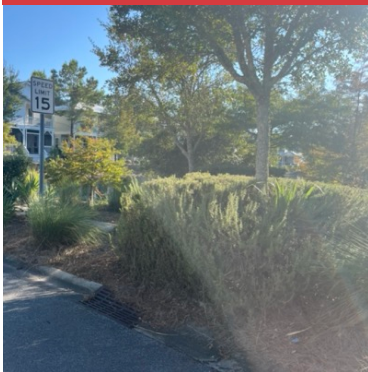
PRUNING

Shrubs have been pruned in FWF



PRUNING

Shrubs have been pruned



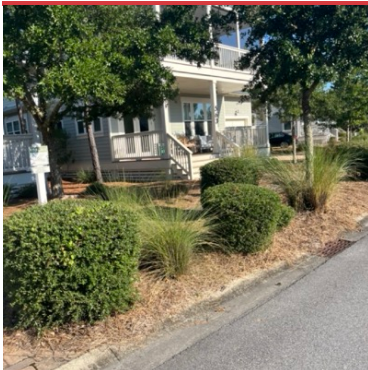
PRUNING

Phase three pruning started to be continued throughout entire property on a weekly visit



PRUNING

Phase 2 pruning done



PRUNING

Phase 2 pruning done



PRUNING

Phase 2 pruning done



PRUNING

Phase 2 pruning done



PRUNING

Keeping plants from hanging over roadway and sidewalk

Phase 2



PRUNING

Phase 2



PRUNING

Phase 3

To be continued

More pruning needed to complete phase 3



PRUNING

Phase 2



PRUNING

Phase 2 pruning done



PRUNING

Phase 3 pruning started to be continued on daily visit



CUT BACK

Keeping plant material off road ways and side walks



PRUNING

Phase 3



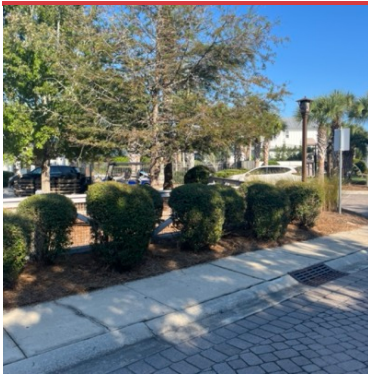
PRUNING

Pruning to be continued on daily visit



PRUNING

Phase 2 pond in front of pool completed



PRUNING

Pond in front of pool



PRUNING

Pond in phase 1 pruning done



PRUNING

Pond in phase 1 pruning and clean up done



CLEAN UP

Pond in phase one clean up completed.

Carlos
Green-earth Se

SERVICE REQUEST 9/23/25, 2:56 PM

Tuesday, September 23, 2025

Prepared For NW CDD

11 Issues Identified



WEED WHACKING

Assigned To Nick

Pond at FWF weeds weed whacked



WEED WHACK

Assigned To Nick

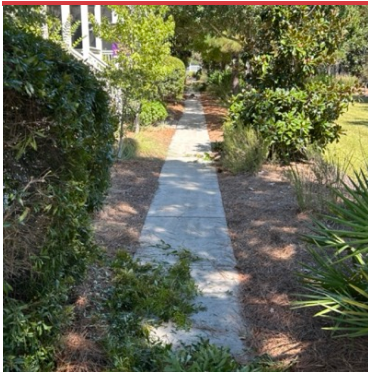
Weeds weed whacked at pond



PRUNING

Assigned To Nick

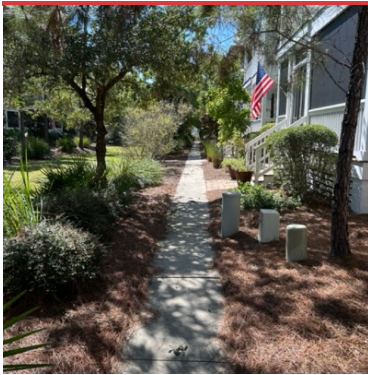
Wax Myrtle by Ms Jonette's house pruned



PRUNING

Assigned To Nick

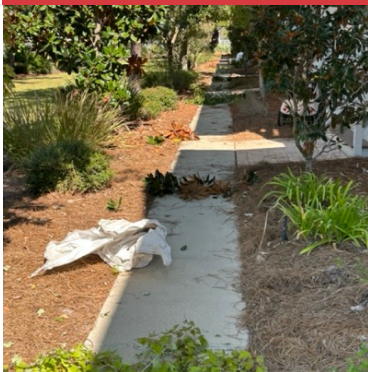
Walkway by Ms Jonette's home cleared



CLEAN UP

Assigned To Nick

Over hanging plant material cut back from sidewalk



DURING CUT BACK

Assigned To Nick

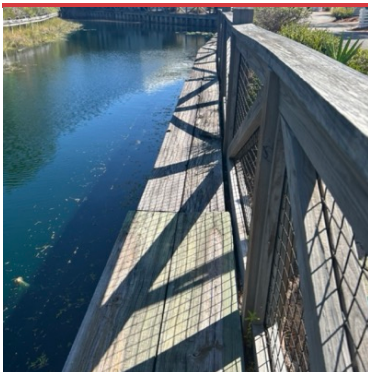
Walkway being cleaned up



CLEAN UP

Assigned To Nick

Walkway being cleaned up of overhanging plant materials



WEEDS

Assigned To Nick

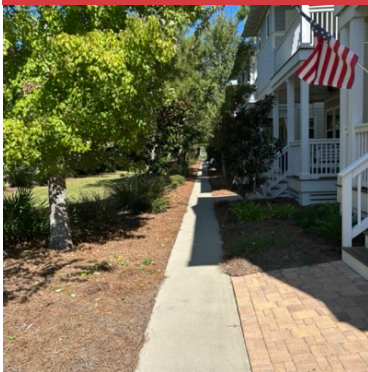
Weeds pulled from board along retention pond/lake



WEEDS

Assigned To Nick

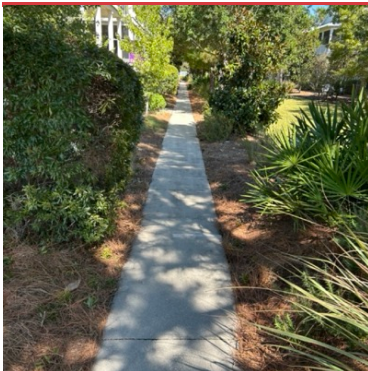
Weeds pulled/ weed whacked



AFTER PIC

Assigned To Nick

Side walk cleaned up



AFTER PIC

Assigned To Nick

Overhanging wax myrtle pruned.

Tab 6



FW: Plant Specimen Diagnostic Report # 2025-1842 UF-IFAS Plant Diagnostic Ctr. - Gainesville

From Matthew Weinrich <mweinrich@greeneearthse.com>

Date Fri 9/12/2025 11:27 AM

To Jonette Coram <JCoram@NatureWalkCDD.org>

Cc Stephanie DeLuna <sdeluna@rizzetta.com>

Great News! See below .

From: 'UF/IFAS Plant Diagnostic Center (Gainesville)' <pdcc@ifas.ufl.edu>

Sent: Thursday, September 11, 2025 10:50 AM

To: Matthew Weinrich <mweinrich@greeneearthSE.com>

Subject: Plant Specimen Diagnostic Report # 2025-1842 UF-IFAS Plant Diagnostic Ctr. - Gainesville

You don't often get email from pdcc@ifas.ufl.edu. [Learn why this is important](#)

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

UF/IFAS Plant Diagnostic Center (Gainesville)



Bldg 1291
2570 Hull Rd
PO Box 110830
Gainesville, FL 32611-0830
Phone: (352) 392-1795
Email: pdcc@ifas.ufl.edu

**PLANT SPECIMEN DIAGNOSTIC REPORT - PRELIMINARY RESULTS Specimen #
2025-1842**

SUBMITTED BY Matt Weinrich Green Earth SE 15167 HWY 331 Business #B Freeport, FL 32439 mweinrich@greeneearthSE.com	PLANT Date Palm (<i>Phoenix dactylifera</i>)		METHOD SUBMITTED UPS
	VARIETY		CLASS Palm
	INTERNAL LAB NO.	LAB FEE	REPLY FROM LAB

		RUSH; PP	\$130.00	September 11, 2025																																	
PHONE 850-890-8778	COUNTY WALTON, FL	PLANT MATERIAL sawdust		RECEIVED BY LAB September 9, 2025																																	
CONDITION UPON ARRIVAL Adequate, Sample and Information		DIAGNOSTICIAN(S) Dr. Carrie L Harmon Jessica Velte Mason Rowe Aviv Cutler																																			
GENERAL OBSERVATIONS Symptoms first noticed: 8/15 Age of planting: 10 years Irrigation: 2 wire 4x per week Exposure: full sun size of planting and number of plants affected: 6, 20 ct		DIAGNOSTIC TECHNIQUE(S) <table border="0"> <tr> <td>☐ Bacterial</td> <td>☐ HR Test</td> <td>☐ Out-of-state fee</td> </tr> <tr> <td>streaming</td> <td></td> <td></td> </tr> <tr> <td>☐ Baiting</td> <td>☐ Immunostrip</td> <td>☐ PCR</td> </tr> <tr> <td>☐ Biochemical</td> <td>☐ Incubation</td> <td>☒ qPCR</td> </tr> <tr> <td>Analysis</td> <td></td> <td></td> </tr> <tr> <td>☐ BLAST</td> <td>☐ Inoculation</td> <td>☐ Referral to another lab</td> </tr> <tr> <td>analysis</td> <td></td> <td></td> </tr> <tr> <td>☒ Culturing</td> <td>☐ Isothermal Amplification (RPA)</td> <td>☐ Rush service \$50</td> </tr> <tr> <td>☐ double PCR</td> <td>☒ Microscopy</td> <td>☐ Sequencing</td> </tr> <tr> <td>☐ double qPCR</td> <td>☒ Molecular prep</td> <td>☐ Serological (ELISA)</td> </tr> <tr> <td>☐ Fungicide sensitivity</td> <td>☐ Nested PCR</td> <td>☒ Visual Observation</td> </tr> </table>			☐ Bacterial	☐ HR Test	☐ Out-of-state fee	streaming			☐ Baiting	☐ Immunostrip	☐ PCR	☐ Biochemical	☐ Incubation	☒ qPCR	Analysis			☐ BLAST	☐ Inoculation	☐ Referral to another lab	analysis			☒ Culturing	☐ Isothermal Amplification (RPA)	☐ Rush service \$50	☐ double PCR	☒ Microscopy	☐ Sequencing	☐ double qPCR	☒ Molecular prep	☐ Serological (ELISA)	☐ Fungicide sensitivity	☐ Nested PCR	☒ Visual Observation
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☐ double PCR	☒ Microscopy	☐ Sequencing																																			
☐ double qPCR	☒ Molecular prep	☐ Serological (ELISA)																																			
☐ Fungicide sensitivity	☐ Nested PCR	☒ Visual Observation																																			

Diagnosis/Recommendations

Diagnosis: SAMPLE NOTE

Category: Other

Comments: The sawdust was plated on fungal culture media to check for Thielaviopsis and Fusarium species. Growth of cultures takes approximately a week; we will revise this report once we have more information.

Diagnosis: Lethal decline of palms phytoplasma NOT DETECTED (*Phytoplasma palmae*) (*syn. Lethal bronzing/decline, (formerly Texas Phoenix Palm Decline)*)

Category: Phytoplasma

Comments: We tested the submitted sawdust for the phytoplasma that causes Lethal Decline (aka LB/Lethal Bronzing/TPPD/Texas Phoenix Palm Decline) disease using real-time PCR and the results were **NEGATIVE** for the presence of the palm phytoplasma; positive and negative controls worked as expected.

Information specific to this palm disease can be found here:

<https://edis.ifas.ufl.edu/publication/PP163>. Information on many other palm diseases in Florida can be found here: http://edis.ifas.ufl.edu/topic_palm_diseases (230728clh)

Thank you for using the diagnostic services of the University of Florida Gainesville Plant Diagnostic Center. Questions or comments about this service should be directed to Dr. Carrie Lapaire Harmon at

pdc@ifas.ufl.edu, or take our anonymous survey [here](#). Find us on [Facebook](#) and at the [PDC website](#).

Management recommendations are based on UF-IFAS research when possible. Mention or omission of product names does not imply endorsement or exclusion; product names are included as examples only. Always read, understand, and follow all label instructions including safety precautions, required personal protective equipment (PPE), range of target organisms, rates of application, risks of phytotoxicity, and compatibility with other chemicals before application. The applicator assumes all liability for following the label and any application activities or outcomes. Use of the UF PDC diagnostic service implies an understanding of this responsibility.

Florida has a broad open-records law. Any email communications to/from this address may be subject to public records requests.



Tab 7

**GREEN EARTH
WORK AUTHORIZATION NO. 25-18**

THIS WORK AUTHORIZATION ("Work Authorization") is presented according to the requirements of that certain *Proposal Agreement for by and between NatureWalk Community Development District and Green Earth Palme Tree Trim* ("Agreement"), and is made and entered into this ____ day of _____, 20__, by and between:

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

GREEN EARTH (hereinafter "Contractor").

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

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

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

(SIGNATURES APPEAR ON FOLLOWING PAGE)

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

Attest:



Assistant Secretary/Secretary

Stephanie Delwa
Print Name

NATUREWALK COMMUNITY DEVELOPMENT
DISTRICT



By: Jonette HeCoran

Its: Chairman, Board of Supervisors

GREEN EARTH
CONTRACTOR

By: Trevor A. Knowles

Its: TS

Attachment A: Proposal



Proposal #82672

Date: 7/22/2025

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

Palm Tree Proposal - 11 Sabals

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 11 sable palm trees.

Palms will be trimmed at 10 and 2.

4 - Gathering Place

11 - Next to 10 Salamander

Total: \$1,050.00

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 7/22/2025

Green Earth Southeast, LLC.

By _____

Date _____

Nature Walk CDD

Tab 8

NATURE WALK COMMUNITY DEVELOPMENT DISTRICT

www.NatureWalkCDD.org

Encroachment Policy

Adopted August 3, 2023

**Mail to:
NatureWalk CDD
c/o Rizzetta & Company, Inc.
3434 Colwell Ave., Suite 200
Tampa, FL 33614**

ATTACHMENT A

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT POLICY REGARDING ENCROACHMENTS ON DISTRICT-OWNED PROPERTY

In accordance with Chapter 190, *Florida Statutes*, and following a duly noticed public hearing and meeting, the Board of Supervisors of the NatureWalk Community Development District (“District”) adopted the following updated and revised policy related to encroachments on District-owned property. The District previously adopted substantial portions of this policy through Resolutions 2021-10 and 2022-12. This policy repeals and supersedes all prior rules and/or policies governing the same subject matter.

SECTION 1. INTRODUCTION. The NatureWalk Community Development District (“District”) owns certain Common Areas, Open Areas, Conservation Areas, Stormwater Retention Areas and Boardwalks (“Property”) within the District. The unauthorized construction of private improvements, including patios, fences, pools, pool decks and walls, and the unauthorized installation of landscaping improvements on District Property is prohibited. Additionally, the unauthorized use or modification of District Property to gain access to or construct such private improvements or install landscaping improvements is also prohibited. Such activities cause damage to District Property and impair the District’s ability to access and maintain such Property.

SECTION 2. HOMEOWNER’S ASSOCIATION ARCHITECTURAL COMMITTEE REVIEW. If a homeowner seeks approval from the Homeowner’s Association (“HOA”) Architectural Review Committee (“ARC”) to construct, install or modify an improvement (“Project”) on a lot adjacent to District Property, a copy of the request must also be provided to the District Manager. No portion of a Project may encroach on District Property. A District Supervisor shall accompany the HOA ARC when inspecting the completed Project to ensure that no portion of the Project encroaches on District Property. A homeowner will be required to remove any encroachment on District Property at their own expense. District may remove the encroachment at homeowner’s expense if homeowner fails to remove the encroachment in a timely manner.

SECTION 3. ACCESS TO DISTRICT PROPERTY. If a Project requires entry onto CDD property, a homeowner must obtain authorization from the District to enter District property for this purpose. Such authorization must be obtained in advance and in the form of a License Agreement.

SECTION 4. POLICY ON UNAPPROVED PREEXISTING ENCROACHMENTS. The District is aware that there may be encroachments on District Property that were constructed or installed prior to the Effective Date of this Policy, or that may have been wrongly approved by other entities or individuals. Such encroachments are prohibited absent written authorization from the District. The District shall evaluate such encroachments on a case-by-case basis in accordance with the Existing Improvement Encroachment Policy attached hereto as **Exhibit A**. Preexisting encroachments are prohibited absent express approval in accordance with the District’s Existing Improvement Encroachment Policy attached hereto.

SECTION 5. REQUESTS FOR APPROVAL OF ENCROACHMENTS ON DISTRICT PROPERTY. Homeowners or property owners that desire to construct and maintain improvements of District-

owned property and rights-of-ways may seek approval from the District for such encroachments in accordance with the Improvement Encroachment Policy attached hereto as **Exhibit B**.

SECTION 6. POOL INSTALLATION. If a homeowner wishes to install a pool on a lot adjacent to a Stormwater Retention Area, homeowner shall reimburse District for any necessary inspections of the stormwater retention walls prior to construction of the pool. Such construction must take into consideration, account for, and not damage any retention walls or other District improvements. Homeowner shall be responsible for any damage to any stormwater retention wall or other District improvement caused by or resulting from the installation or presence of the pool.

Effective Date: August 3, 2023

EXHIBIT A

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT *EXISTING IMPROVEMENT ENCROACHMENT POLICY*

NatureWalk Community Development District's ("District") Board of Supervisors adopted a policy establishing a process and requirements related to the District's consideration and approval of the installation of certain improvements by third parties on District-owned property (the "Improvement Encroachment Policy"). The District is aware that various improvements have been constructed by private property owners encroaching on District-owned property (e.g., pavers, fences, landscaping, etc.) prior to the effective date of the Improvement Encroachment Policy or without any prior approval of a prior District's Board of Supervisors or any license, easement, or other grant of authority to utilize District owner-property ("Preexisting Encroachments"). The District's Board of Supervisors hereby adopts this Existing Improvement Encroachment Policy to address such Preexisting Improvements.

Preexisting Encroachments are prohibited absent express approval in accordance with the District's existing Improvement Encroachment Policy.

1. Any action or inaction by the District with respect to any Preexisting Encroachment on District-owned property shall not constitute a waiver or consent to such Preexisting Encroachment.
2. In consideration of conservation of District resources, any identified Preexisting Encroachment will initially be evaluated by the District's Board of Supervisors, or the District Manager if delegated such authority, to identify if such Preexisting Encroachment necessitates immediate consideration and action by the District. The District shall

prioritize Preexisting Encroachments that interfere or have the potential to interfere with the District's use of its property or improvements or that otherwise cause, or have the potential to cause, burdens on the District's maintenance of District infrastructure, property, or landscaping, or endanger public safety or property. The District's determination of whether a Preexisting Encroachment necessitates immediate consideration and action shall be made in the District's sole discretion.

3. Preexisting Encroachments identified for consideration and action shall be addressed as follows:

- a. The District Manager shall provide mailed notice ("Notice") to the subject property owner of the Preexisting Encroachment;
- b. The District Manager (or Board designee) shall reasonably seek to work with the subject property owner to allow the property owner to seek approval of the Preexisting Encroachment (as it exists, or with some modification) under the District's Improvement Encroachment Policy;
- c. The District Manager shall subsequently present such Preexisting Encroachment for consideration by the District's Board of Supervisors at a noticed meeting of the Board occurring no less than 45 days following Notice to the subject property owner;
- d. At such meeting, the District's Board may request additional information concerning such Preexisting Encroachment if necessary to evaluate approval under the District's Improvement Encroachment Policy; approve such Preexisting Encroachment pursuant to the Improvement Encroachment Policy; or deny

approval of such Preexisting Encroachment under the Improvement Encroachment Policy.

- e. In the event a Preexisting Encroachment is denied approval by the Board under the Improvement Encroachment Policy, the District Manager shall provide a mailed notice of such decision advising that such encroachment must be removed within 45 days at the property owner's expense and in coordination with the District Manager's office. Such period may be extended in writing by the District Manager for not to exceed an additional 60 days if in the District Manager's opinion there is reasonable progress towards removal of the encroachment and more time is reasonably necessary. Any further extension must be approved by the District's Board.
 - f. If a Preexisting Encroachment is not timely removed in accordance with 3.e., the District may in its discretion take unilateral action to remove such encroachment, seek compensation for expenses incurred, and otherwise pursue any available remedy as regards its rights and the subject Preexisting Encroachment.
4. The District reserves its rights and authority to revise, amend, or replace this policy as it may be determine to be necessary in its discretion.

EXHIBIT B

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT IMPROVEMENT ENCROACHMENT POLICY

The NatureWalk Community Development District (the “District”) has adopted the following policy for property owners desiring to construct and maintain improvements on District-owned property or rights-of-ways (the “Improvement Encroachment Policy”).

1. Any property owner desiring to install improvements (for example, a driveway apron with a right-of-way, pavers, etc.) on any District-owned property or rights-of-way must first submit their request to their applicable homeowners’ association within the NatureWalk development. The property owner may not construct the improvements until they have received written authorization from both their applicable homeowners’ association and the District.
2. In the request to the District, the property owner must submit: (a) an Improvement Encroachment Agreement that has been signed and notarized by the property owner (the “Agreement,” attached hereto in substantial form); (b) a check payable to the NatureWalk Community Development District in the amount of \$600.00 for processing, review, and county recording costs; and (c) a detailed description and sketch of the proposed improvements.
3. The District’s Board of Supervisors, or the District Manager if delegated such authority, shall approve the request on behalf of the District if the proposed improvements: (a) are authorized by the applicable homeowners’ association; (b) are in compliance with all governmental regulations and permits (including the Americans with Disabilities Act); (c)

do not interfere with the District's use of its property or improvements as determined in the District's sole discretion; and (d) do not cause an undue burden to the District for maintenance of District infrastructure as determined in the District's sole discretion.

4. Following provision of the forgoing information and materials and receipt of written authorization from the applicable homeowners' association and the District, the property owner may construct the improvements.
5. The forgoing provisions and attached Improvement Encroachment Agreement do not apply to landscaping (trees, shrubs, etc.) that a property owner may desire to install strictly on District-owned property. However, District approval is required to authorize the location and details of any such landscape installation, which approval shall be granted in the District's sole discretion. The property owner shall be fully responsible for the installation of the landscaping and ensuring that such installation does not damage any property or improvements of the District, or any third party's property, and, in the event of any such damage, property owner shall immediately repair the damage or compensate the District for such repairs, at the District's option. The property owner shall also be solely responsible for obtaining any local, state, or federal approvals (e.g., Walton County, Florida Department of Environmental Protection, Northwest Florida Water Management District, etc.) necessary for installation of landscaping, including as may be required within conservation areas, protected wetlands, or other regulated or protected areas. To the extent the District's involvement is required for any approval, the District will reasonably cooperate with the property owner in seeking to obtain such approval, but the property owner shall be responsible for any associated costs to the District. Installation of any approved landscape installation must be completed within 90 days of approval and the

property owner must provide the District's manager with written notice and photographs of the landscaping upon their completion. Landscaping that dies within one year of installation will be removed at property owner's expense. Unless otherwise agreed in writing, once approved landscaping is installed, it shall be considered the property of the District and may be maintained, removed, or otherwise managed as deemed appropriate in the District's sole discretion. No property owner shall seek to direct, instruct, or control how the District maintains landscaping installed by the property owner. Property owner's agreement to the forgoing shall be evidenced by property owner's execution of a copy of this policy.

Prepared by/Return to:

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT IMPROVEMENT ENCROACHMENT AGREEMENT

This Improvement Encroachment Agreement (the "Agreement"), is made and entered into this _____ day of _____, 20____, by and between **NatureWalk Community Development District**, a special purpose local government established pursuant to Chapter 190, Florida Statutes, whose mailing address is 3434 Colwell Ave., Suite 200, Tampa, FL 33614, (the "District"), and _____, whose address is _____, together with their successors and assigns (the "Property Owner").

WITNESSETH:

WHEREAS, the District is the owner of property or public right-of-way located adjacent to Property Owner's property at _____

_____ (the "Lot"). A legal description of the Property Owner's Lot is attached as **Exhibit "A"**; and

WHEREAS, the Property Owner has requested permission from the District to install the following improvements adjacent to their Lot on District-owned property or right-of-way (the "License Area") in the following manner: _____

_____ (the "Improvements"); and

WHEREAS, the District wishes to allow the Property Owner to construct the Improvements, provided the Property Owner agrees to the terms and conditions contained in this Agreement; and

WHEREAS, the Property Owner agrees that they shall, at their sole cost and expense, comply with all of the terms and conditions provided for in this Agreement.

NOW, THEREFORE, the District, for and in consideration of mutual covenants and conditions contained herein, does hereby, pursuant to the terms and conditions of this Agreement, grant to the

Property Owner a nonexclusive license for the sole purpose of installing and maintaining the Improvements, subject to the following terms and conditions.

ARTICLE 1. INCORPORATION OF RECITALS. The Recitals set forth are true, correct and are incorporated herein by reference.

ARTICLE 2. LICENSE. Subject to the terms of this Agreement, the District hereby grants to the Property Owner a non-exclusive, revocable license for the sole purpose of accessing, operating and maintaining the Improvements within the License Area. Property Owner acknowledges that this Agreement authorizes only access, operation, and maintenance of the Improvements within the License Area and does not authorize any other encroachment. No legal title, easement, or other possessory interest in the License Area shall be deemed to be construed or created or vested in the Property Owner by any provision of this Agreement.

ARTICLE 3. TERM. This Agreement shall become effective upon the execution by both parties and may be recorded in the public records of Walton County, Florida. This Agreement, and the License granted herein, shall automatically terminate if installation of the Improvements is not completed within 90 days of the date written above. The District in its sole discretion may extend such period in writing, which authority may be exercised by the District's manager. Notwithstanding anything else provided herein, the District, in its sole discretion, shall have the right to revoke the License and/or terminate this Agreement without cause at any time.

ARTICLE 4. PROPERTY OWNER'S RESPONSIBILITIES. Property Owner shall have the following responsibilities as a condition of the District's authorization of Property Owner's License rights granted herein for the installation, operation and maintenance of the Improvements in the License Area. Specifically, Property Owner shall:

A. provide the District with written notice and photographs of the Improvements upon their completion, which notice shall be directed to the District's manager.

B. be fully responsible for the installation, access, operation and maintenance of the Improvements, including the continued operation, maintenance and repair of the Improvements, in good and working condition;

C. obtain any and all applicable permits and approvals relating to the Improvements including, but not limited to, any approvals by the Property Owner's property or homeowners' association pursuant to any applicable declaration of covenants, conditions and restrictions, as well as any other necessary legal interests and approvals. The District does not represent that the District has authority to provide all necessary approvals for the installation of the Improvements;

D. ensure that the installation, operation and maintenance of the Improvements are conducted in compliance with all applicable laws, including but not limited to, building codes, set-back requirements and other applicable laws, rules, ordinances and codes;

E. ensure that the installation, operation and maintenance of the Improvements does not damage any property or improvements of the District, or any third party's property, and, in the

event of any such damage, Property Owner shall immediately repair the damage or compensate the District for such repairs to District property, at the District's option;

F. ensure that Property Owner's exercise of the privilege granted hereunder does not interfere with the District's rights to maintain its property and improvements and/or negatively impact the District's property or improvements, as determined in the District's sole discretion.

G. ensure that the District has free access to and from the its property and improvements, including allowing access over, across, under, or through the Improvements as necessary for the District to operate, maintain, and repair its property and improvements, as needed;

H. keep the License Area free from any materialmen's or mechanic's liens and claims or notices with respect to such liens and claims, which arise by reason of the Property Owner's exercise of rights under this Agreement, and Property Owner shall immediately discharge any such claim or lien;

I. ensure the Improvements shall not endanger or interfere with persons traveling upon any public streets or sidewalks within the District. In the event that there is any damage or injuries as a result of the Improvements, the Property Owner agrees to promptly pay the District for any costs incurred because of those damages and/or injuries;

J. ensure that the Improvements shall not in any way conflict with any law, statute, ordinance, or governmental rule or regulations.

K. not modify or alter any control structures, drainage pipes, drainage facilities, or other improvements of the District without the prior written approval of the District;

L. at Property Owner's sole cost and expense, shall keep the Improvements in good repair and in a neat, orderly, and safe condition;

M. repair and maintain the Improvements, when necessary or desirable, as determined solely at the discretion of the District. The Property Owner shall be solely responsible for the costs of any repair or maintenance of the Improvements; and

N. in the event the District must maintain, repair and/or replace any utility and/or drainage facilities or construct new utility and/or drainage facilities or any other improvements, the Property Owner acknowledges and agrees that the Property Owner shall be solely responsible for the replacement or repair of any Improvements damaged or affected thereby. The Property Owner acknowledges and agrees that the District is not responsible for restoring the Improvements to the condition that existed before the District conducted the foregoing activities.

ARTICLE 5. REMOVAL AND/OR REPLACEMENT OF IMPROVEMENTS. The privilege and permission granted herein is given to Property Owner as an accommodation and is revocable at any time. Property Owner acknowledges the legal interest of the District in the Property and agrees never to deny such interest or to interfere in any way with the District's use of the same.

Property Owner shall exercise the privilege granted herein at Property Owner's risk, and agrees that Property Owner shall never claim any damages against the District for any injuries or damages suffered on account of the exercise of such privilege, regardless of the fault or negligence of the District. Property Owner further acknowledges that, with adequate written notice, the District may remove all, or any portion of the Improvements, at Property Owner's expense, in order to repair or maintain any District-owned or -maintained facilities or improvements, and that the District is not obligated to re-install the Improvements to their original location and specification and is not responsible for any loss or damage to the Improvements, or its supporting structure as a result of such removal.

ARTICLE 6. INDEMNIFICATION. Property Owner hereby agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Property Owner to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Property Owner as jointly liable parties; however, Property Owner shall indemnify the District for any and all percentage of fault attributable to Property Owner for claims against the District, regardless of whether the District is adjudged to be more or less than 50% at fault. Property Owner further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute.

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, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District, all as actually incurred.

ARTICLE 7. INSURANCE. The Property Owner shall insure that during the construction and maintenance of the Improvements, all contractors and/or subcontractors, at their sole cost and expense, shall obtain and keep in full force and effect, a comprehensive, general liability insurance policy insuring against claims for personal injury, death or property damage occurring upon, in or about the License Area. The coverage and limits shall not be less than One Million Dollars (\$1,000,000.00), Each Occurrence, General Liability. The Property Owner shall ensure that the District is named as an additional insured within the policy prior to the commencement of any work. The Property Owner shall insure that the policy provides for at least thirty (30) days written notice from the Insurer to the District prior to termination or cancellation of the insurance policy provided for herein.

ARTICLE 8. RISK OF USE/PROPERTY OWNER RESPONSIBILITY. The Property Owner agrees and acknowledges that the Improvements shall be used at the sole risk and expense of the Property Owner, and that the District is expressly relieved of any responsibility for any damage or loss to the Property Owner or any other party resulting from such use.

ARTICLE 9. AMENDMENT. This Agreement may only be amended in writing by both parties.

ARTICLE 10. LICENSE AGREEMENT TO RUN WITH THE LAND. Upon execution, this Agreement shall be recorded in the Official Records in and for Walton County, Florida. This Agreement shall be and constitute covenants running with title to the Lot and shall be binding upon the Lot and Licensee's heirs, successor, transferees, legal representatives, and/or assigns.

ARTICLE 11. ENTIRE AGREEMENT. This Agreement represents the entire Agreement between the parties hereto, with respect to the subject matter contained herein, and supersedes all prior negotiations, understandings, representations or agreements, either written or oral.

ARTICLE 12. DISTRICT RESERVATION OF RIGHTS.

A. Nothing contained herein shall constitute a waiver by the District of its right to use the License Area.

B. The rights granted to Property Owner herein regarding the use of the License Area shall not conflict or interfere with the District's right to maintain, repair and/or replace any roadway utility, drainage facilities, or other District-owner or -maintained improvements within the License Area or the Lot.

ARTICLE 13. NOTICE. All notes, communications and consents required or permitted by this Agreement shall be in writing and transmitted by registered or certified mail, return receipt requested, with Notice deemed to be given upon receipt, and sent to their addresses shown above.

ARTICLE 14. SEVERABILITY. If any one or more of the provisions of this Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Agreement, which remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.

ARTICLE 15. EVENTS OF DEFAULT. The Property Owner shall be in default under this Agreement if they default in the performance of or compliance with any of their respective obligations pursuant to the terms or provisions of this Agreement.

ARTICLE 16. EFFECT OF DEFAULT BY PROPERTY OWNER. If at any time an event of default shall occur and shall continue for a period of thirty (30) days after the District gives written notice of the event of default to the Property Owner, the District may terminate this Agreement and require the Property Owner to restore the License Area to its original condition prior to installation of the Improvements, at the Property Owner's sole cost and expense. If the Property Owner fails to restore the License Area to its original condition within the foregoing time period, the District may, but is not obligated, to restore the License Area to its original condition, and the Property Owner shall reimburse the District for the restoration costs.

ARTICLE 17. ENFORCEABILITY OF AGREEMENT. In the event that either the District or the Property Owner is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings. This Agreement shall be governed by Florida law with venue in Walton County, Florida.

ARTICLE 18. SOVEREIGN IMMUNITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute, 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 the doctrine of sovereign immunity or by operation of law.

ARTICLE 19. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed this _____ day of _____, 20____.

WITNESSES:

Printed Name: _____

Printed Name: _____

PROPERTY OWNER

By: _____
Printed Name: _____

By: _____
Printed Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____ and _____, who are both personally known to me or has produced _____ as identification.

Notary Public

Printed/Typed Name of Notary

Commission No. _____

Commission Expires _____

WITNESSES:

**NATUREWALK COMMUNITY
DEVELOPMENT DISTRICT**

Printed Name: _____

By: _____

Name: _____

District Manager

Printed Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____, as District Manager of the NatureWalk Community Development District. He/She is personally known to me or has produced _____ as identification.

Notary Public

Printed/Typed Name of Notary

Commission No. _____

Commission Expires _____

Prepared by/Return to:

**NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
IMPROVEMENT ENCROACHMENT AGREEMENT**

This Improvement Encroachment Agreement (the "Agreement"), is made and entered into this _____ day of _____, 20____, by and between **NatureWalk Community Development District**, a special purpose local government established pursuant to Chapter 190, Florida Statutes, whose mailing address is 3434 Colwell Ave., Suite 200, Tampa, FL 33614, (the "District"), and _____, whose address is _____, together with their successors and assigns (the "Property Owner").

WITNESSETH:

WHEREAS, the District is the owner of property or public right-of-way located adjacent to Property Owner's property at _____

_____(the "Lot"). A legal description of the Property Owner's Lot is attached as **Exhibit "A"**; and

WHEREAS, the Property Owner has requested permission from the District to install the following improvements adjacent to their Lot on District-owned property or right-of-way (the "License Area") in the following manner: _____

_____(the "Improvements"); and

WHEREAS, the District wishes to allow the Property Owner to construct the Improvements, provided the Property Owner agrees to the terms and conditions contained in this Agreement; and

WHEREAS, the Property Owner agrees that they shall, at their sole cost and expense, comply with all of the terms and conditions provided for in this Agreement.

NOW, THEREFORE, the District, for and in consideration of mutual covenants and conditions contained herein, does hereby, pursuant to the terms and conditions of this Agreement, grant to the Property Owner a nonexclusive license for the sole purpose of installing and maintaining the Improvements, subject to the following terms and conditions.

ARTICLE 1. INCORPORATION OF RECITALS. The Recitals set forth are true, correct and are incorporated herein by reference.

ARTICLE 2. LICENSE. Subject to the terms of this Agreement, the District hereby grants to the Property Owner a non-exclusive, revocable license for the sole purpose of accessing, operating and maintaining the Improvements within the License Area. Property Owner acknowledges that this Agreement authorizes only access, operation, and maintenance of the Improvements within the License Area and does not authorize any other encroachment. No legal title, easement, or other possessory interest in the License Area shall be deemed to be construed or created or vested in the Property Owner by any provision of this Agreement.

ARTICLE 3. TERM. This Agreement shall become effective upon the execution by both parties and may be recorded in the public records of Walton County, Florida. This Agreement, and the License granted herein, shall automatically terminate if installation of the Improvements is not completed within 90 days of the date written above. The District in its sole discretion may extend such period in writing, which authority may be exercised by the District's manager. Notwithstanding anything else provided herein, the District, in its sole discretion, shall have the right to revoke the License and/or terminate this Agreement without cause at any time.

ARTICLE 4. PROPERTY OWNER'S RESPONSIBILITIES. Property Owner shall have the following responsibilities as a condition of the District's authorization of Property Owner's License rights granted herein for the installation, operation and maintenance of the Improvements in the License Area. Specifically, Property Owner shall:

A. provide the District with written notice and photographs of the Improvements upon their completion, which notice shall be directed to the District's manager.

B. be fully responsible for the installation, access, operation and maintenance of the Improvements, including the continued operation, maintenance and repair of the Improvements, in good and working condition;

C. obtain any and all applicable permits and approvals relating to the Improvements including, but not limited to, any approvals by the Property Owner's property or homeowners' association pursuant to any applicable declaration of covenants, conditions and restrictions, as well as any other necessary legal interests and approvals. The District does not represent that the District has authority to provide all necessary approvals for the installation of the Improvements;

D. ensure that the installation, operation and maintenance of the Improvements are conducted in compliance with all applicable laws, including but not limited to, building codes, set-back requirements and other applicable laws, rules, ordinances and codes;

E. ensure that the installation, operation and maintenance of the Improvements does not damage any property or improvements of the District, or any third party's property, and, in the event of any such damage, Property Owner shall immediately repair the damage or compensate the District for such repairs to District property, at the District's option;

F. ensure that Property Owner's exercise of the privilege granted hereunder does not interfere with the District's rights to maintain its property and improvements and/or negatively impact the District's property or improvements, as determined in the District's sole discretion.

G. ensure that the District has free access to and from the its property and improvements, including allowing access over, across, under, or through the Improvements as necessary for the District to operate, maintain, and repair its property and improvements, as needed;

H. keep the License Area free from any materialmen's or mechanic's liens and claims or notices with respect to such liens and claims, which arise by reason of the Property Owner's exercise of rights under this Agreement, and Property Owner shall immediately discharge any such claim or lien;

I. ensure the Improvements shall not endanger or interfere with persons traveling upon any public streets or sidewalks within the District. In the event that there is any damage or injuries as a result of the Improvements, the Property Owner agrees to promptly pay the District for any costs incurred because of those damages and/or injuries;

J. ensure that the Improvements shall not in any way conflict with any law, statute, ordinance, or governmental rule or regulations.

K. not modify or alter any control structures, drainage pipes, drainage facilities, or other improvements of the District without the prior written approval of the District;

L. at Property Owner's sole cost and expense, shall keep the Improvements in good repair and in a neat, orderly, and safe condition;

M. repair and maintain the Improvements, when necessary or desirable, as determined solely at the discretion of the District. The Property Owner shall be solely responsible for the costs of any repair or maintenance of the Improvements; and

N. in the event the District must maintain, repair and/or replace any utility and/or drainage facilities or construct new utility and/or drainage facilities or any other improvements, the Property Owner acknowledges and agrees that the Property Owner shall be solely responsible for the replacement or repair of any Improvements damaged or affected thereby. The Property Owner acknowledges and agrees that the District is not responsible for restoring the Improvements to the condition that existed before the District conducted the foregoing activities.

ARTICLE 5. REMOVAL AND/OR REPLACEMENT OF IMPROVEMENTS. The privilege and permission granted herein is given to Property Owner as an accommodation and is revocable at any time. Property Owner acknowledges the legal interest of the District in the Property and agrees never to deny such interest or to interfere in any way with the District's use of the same. Property Owner shall exercise the privilege granted herein at Property Owner's risk, and agrees that Property Owner shall never claim any damages against the District for any injuries or damages

suffered on account of the exercise of such privilege, regardless of the fault or negligence of the District. Property Owner further acknowledges that, with adequate written notice, the District may remove all, or any portion of the Improvements, at Property Owner's expense, in order to repair or maintain any District-owned or -maintained facilities or improvements, and that the District is not obligated to re-install the Improvements to their original location and specification and is not responsible for any loss or damage to the Improvements, or its supporting structure as a result of such removal.

ARTICLE 6. INDEMNIFICATION. Property Owner hereby agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Property Owner to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Property Owner as jointly liable parties; however, Property Owner shall indemnify the District for any and all percentage of fault attributable to Property Owner for claims against the District, regardless of whether the District is adjudged to be more or less than 50% at fault. Property Owner further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute.

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, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District, all as actually incurred.

ARTICLE 7. INSURANCE. The Property Owner shall insure that during the construction and maintenance of the Improvements, all contractors and/or subcontractors, at their sole cost and expense, shall obtain and keep in full force and effect, a comprehensive, general liability insurance policy insuring against claims for personal injury, death or property damage occurring upon, in or about the License Area. The coverage and limits shall not be less than One Million Dollars (\$1,000,000.00), Each Occurrence, General Liability. The Property Owner shall ensure that the District is named as an additional insured within the policy prior to the commencement of any work. The Property Owner shall insure that the policy provides for at least thirty (30) days written notice from the Insurer to the District prior to termination or cancellation of the insurance policy provided for herein.

ARTICLE 8. RISK OF USE/PROPERTY OWNER RESPONSIBILITY. The Property Owner agrees and acknowledges that the Improvements shall be used at the sole risk and expense of the Property Owner, and that the District is expressly relieved of any responsibility for any damage or loss to the Property Owner or any other party resulting from such use.

ARTICLE 9. AMENDMENT. This Agreement may only be amended in writing by both parties.

ARTICLE 10. LICENSE AGREEMENT TO RUN WITH THE LAND. Upon execution, this Agreement shall be recorded in the Official Records in and for Walton County, Florida. This Agreement shall be and constitute covenants running with title to the Lot and shall be binding upon the Lot and Licensee's heirs, successor, transferees, legal representatives, and/or assigns.

ARTICLE 11. ENTIRE AGREEMENT. This Agreement represents the entire Agreement between the parties hereto, with respect to the subject matter contained herein, and supersedes all prior negotiations, understandings, representations or agreements, either written or oral.

ARTICLE 12. DISTRICT RESERVATION OF RIGHTS.

A. Nothing contained herein shall constitute a waiver by the District of its right to use the License Area.

B. The rights granted to Property Owner herein regarding the use of the License Area shall not conflict or interfere with the District's right to maintain, repair and/or replace any roadway utility, drainage facilities, or other District-owner or -maintained improvements within the License Area or the Lot.

ARTICLE 13. NOTICE. All notes, communications and consents required or permitted by this Agreement shall be in writing and transmitted by registered or certified mail, return receipt requested, with Notice deemed to be given upon receipt, and sent to their addresses shown above.

ARTICLE 14. SEVERABILITY. If any one or more of the provisions of this Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Agreement, which remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.

ARTICLE 15. EVENTS OF DEFAULT. The Property Owner shall be in default under this Agreement if they default in the performance of or compliance with any of their respective obligations pursuant to the terms or provisions of this Agreement.

ARTICLE 16. EFFECT OF DEFAULT BY PROPERTY OWNER. If at any time an event of default shall occur and shall continue for a period of thirty (30) days after the District gives written notice of the event of default to the Property Owner, the District may terminate this Agreement and require the Property Owner to restore the License Area to its original condition prior to installation of the Improvements, at the Property Owner's sole cost and expense. If the Property Owner fails to restore the License Area to its original condition within the foregoing time period, the District may, but is not obligated, to restore the License Area to its original condition, and the Property Owner shall reimburse the District for the restoration costs.

ARTICLE 17. ENFORCEABILITY OF AGREEMENT. In the event that either the District or the Property Owner is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable

attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings. This Agreement shall be governed by Florida law with venue in Walton County, Florida.

ARTICLE 18. SOVEREIGN IMMUNITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute, 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 the doctrine of sovereign immunity or by operation of law.

ARTICLE 19. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed this _____ day of _____, 20____.

WITNESSES:

Printed Name:_____

Printed Name:_____

PROPERTY OWNER

By:_____
Printed Name:_____

By:_____
Printed Name:_____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____ and _____, who are both personally known to me or has produced _____ as identification.

Notary Public

Printed/Typed Name of Notary

Commission No. _____

Commission Expires _____

WITNESSES:

Printed Name: _____

Printed Name: _____

**NATUREWALK COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

Name: _____

District Manager

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____, as District Manager of the NatureWalk Community Development District. He/She is personally known to me or has produced _____ as identification.

Notary Public

Printed/Typed Name of Notary

Commission No. _____

Commission Expires _____

Tab 9

SERVICE AGREEMENT

This agreement is between Sitex EarthWorks Hereafter called "Sitex" and Naturewalk CDD hereafter called "customer"

Customer: Naturewalk CDD
C/O: Rizzetta & Company
Contact: Stephanie DeLuna
Address: 2700 S. Falkenburg Rd Suite 200 Tampa, Florida 33578
Email: SDeLuna@rizzetta.com
Phone: 813.533.2950

Sitex agrees to provide below services In accordance with the terms and conditions of this agreement in the following sites:

Customer agrees to pay Sitex the following amounts during the term of this agreement for the specific service:

Various repairs/vegetation removals at the Naturewalk Community located in Panama City Beach, FL.

Scope#1-Outlet Control Structures & Spillway Clean-out

1. SWMF #4-Repair cracks using SIKAGROUT
2. SWMF #7-Replace missing Type C grade
3. SWMF #7-Spillway unable to be identified "Need clarification from DE"
4. SWMF #17-Clogged Outlet structure "Need clarification from DE"
5. SWMF #17- Spillway unable to be identified "Need clarification from DE"
6. SWMF #18- Clogged Outlet structure "Need clarification from DE"
7. SWMF #19- Clogged Outlet structure "Need clarification from DE"
8. SWMF #20- Locate & clear 10' perimeter around spillway
9. SWMF #21- Clogged Outlet Structure "Need clarification from DE"
10. SWMF #21- Locate & clear 10' perimeter around outlet control structure
11. SWMF #22- Located control structure
12. SWMF #22- Locate & Clear 10' perimeter around spillway
13. SWMF #24- Locate & Clear 10' perimeter around spillway
14. SWMF #25- Locate & Clear 10' perimeter around spillway
15. SWMF #26- Locate & Clear 10' perimeter around spillway
16. SWMF #26- Clear clogged control structure
17. SWMF #27- Locate & clear 10' perimeter around Control Structure
18. SWMF #28- Locate & clear 10' perimeter around spillway

Scope #2- Vegetation Management Berms/bank & Access Areas

1. All applicable berms/banks & access points to be cleared to restore visibility & access for further assessment for "Awaiting map"

Scope #3- Vegetation Management of Wet Ponds

19. SWMF #4- Remove invasive emergent plant life
20. SWMF #5- Remove invasive emergent plant life
21. SWMF #7- Remove invasive emergent plant life
22. SWMF #10- Remove invasive emergent plant life
23. SWMF #11- Remove invasive emergent plant life, replant of natives
24. SWMF #12- Remove invasive emergent plant life

25. SWMF #13- Replanting of natives
26. SWMF #14- Remove invasive emergent plant life
27. SWMF #15- Upland bank clearing
28. SWMF #16- Remove dead plant material
29. SWMF #17- Remove invasive emergent plant material, remove dead plant material
30. SWMF #18- Remove invasive emergent plant material, remove dead plant material
31. SWMF #18A- Remove invasive emergent plant material, remove dead plant material
32. SWMF #19- Remove invasive emergent plant material, remove dead plant material
33. SWMF #20- Remove invasive emergent plant material, remove dead plant material
34. SWMF #21- Remove dead plant material
35. SWMF #22- Remove invasive emergent & dead plant material, replant of natives
36. SWMF #23- Remove invasive emergent & dead plant material
37. SWMF #24- Remove invasive emergent & dead plant material
38. SWMF #25- Remove invasive emergent plant material
39. SWMF #26- Remove invasive emergent & dead plant material
40. SWMF #27- Remove invasive emergent plant material
41. SWMF #28- Remove invasive emergent plant material
42. SWMF #29- Remove invasive emergent plant material

All plant material will be hauled off & disposed of offsite

Final Scope depends on clarification of all services from DE & once maps are provided, also pending equipment access to sites.

Total NTE Cost: \$100,000.00

Service shall consist of a One-time (1) event.

50% Deposit due to reserve scheduling with remaining 50% due within 30 days of completion. Customer agrees to pay Sitex the following amount during the term of this agreement.

Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the reverse side, which are incorporated in this agreement.

Proposal valid for 30 days

Accepted By

Date



President, Sitex EarthWorks

09/03/2025

Date

Terms & Conditions

Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated through an addendum.

The Annual Cost will be paid to Sitex in Two (2) equal payments, which are due and payable in advance of each month in which the service will be rendered and will be considered late on the 30th of that month. A surcharge of two percent (2%) per month will be added for delinquent payments. The Customer is responsible for any collection or attorney's fees required to collect on this agreement.

This Agreement will be for a (n/a) month period. This Agreement shall be automatically renewed at the end of the twelve (n/a) months. The monthly service amount may be adjusted, as agreed upon by both Parties, and set forth in writing to Customer. Both parties agree that service shall be continuous without interruption.

Additional Services requested by the customer such as trash clean up, physical cutting or paint removal, and other additional services performed will be billed separately at the current hourly equipment and labor rates.

Cancellation by either the Customer or Sitex may terminate the Agreement without cause at any time. Termination shall be by written notice, received by either the customer or Sitex at least thirty (30) days prior to the effective date of the termination.

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. • Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (Monday-Friday) unless otherwise stipulated.

Sitex shall maintain the following insurance coverage and limits;

- (a) Workman's Compensation with statutory limits;
- (b) Automobile Liability;
- (c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability.

A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage. • This Agreement shall be governed by the laws of the state of Florida.

Tab 10

← Order LS250108938

Confirmed Aug 28

[Buy again](#)✓ **Confirmed**

Aug 28

We've received your order.

[Download Shop to track package](#)**Contact information**

Jonette Coram
JCoram@naturewalkcdd.org

Shipping address

Jonette Coram
8 Lovegrass Way
Santa Rosa Beach Florida 32459
United States
+19798243901

Shipping method

Standard Shipping

Paymentshop Pay

Mastercard •••• 7929
\$199.01 USD
Aug 28

Billing address

Jonette Coram
NatureWalk Community Development District
3434 Colwell Ave
Suite 200

Tampa Florida 33614

United States

+19798243901



ATLAS Optic Floods NEMA 2000Lm 22W LED Floodlight With Knuckle Mount
NEMA 4500K CCT Bronze (PFS22LED)

~~\$192.65~~

\$183.02

 GLS25SGA2 (-\$9.63)

Subtotal

\$183.02

Shipping

\$15.99

Total

USD **\$199.01**

[Refund policy](#) [Shipping](#) [Privacy policy](#) [Terms of service](#) [Contact information](#)

Tab 11

SERVICES AGREEMENT
WORK AUTHORIZATION NO. 2025-21

THIS WORK AUTHORIZATION (“Work Authorization”) is presented according to the requirements of that certain *Trail Boardwalk Boards*, and is made and entered into this Thursday, September 4, 2025, by and between:

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

VIRGIN BROTHERS, LLC, whose address is 526 Cosson Road, DeFuniak Springs, Florida 32435 (hereinafter “Contractor”).

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

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

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

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



Stephanie DeLuna
Assistant Secretary/Secretary



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

Virgin Brothers LLC
Company Name



W. Virgin (Sep 11, 2025 16:33:02 CDT)
Signature

By:_____

Its:_____

VIRGIN BROTHERS, LLC
PROJECT PROPOSAL

PROJECT NAME	START DATE
WA #21	
JOB LOCATION	EST. DATE OF COMPLETION
NatureWalk	

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@embargmail.com	850-333-3547

SCOPE OF WORK

- REPLACE TRAIL BOARDS (2X6X8 TREATED W/ STAINLESS STEEL SCREWS).
- APPLY WATER SEALER.
- HAUL OFF ALL DEBRIS.
- 25 BOARDS @ \$38.50 PER BOARD

AGREEMENT TERMS

- ONE PAYMENT W/ NO DEPOSIT

TOTAL COST

\$962.50

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.

	9/8/25
Signature	Date

WA 2025-21 Virgin Brothers, Trail Boardwalk Boards

Final Audit Report

2025-09-12

Created:	2025-09-11
By:	Christy Gargaro (cgargaro@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAAtkAjxyH2OprmjNJjS4Wj70aX3SXRit

"WA 2025-21 Virgin Brothers, Trail Boardwalk Boards" History

-  Document created by Christy Gargaro (cgargaro@rizzetta.com)
2025-09-11 - 5:28:27 PM GMT
-  Document emailed to J. Coram (jcoram@naturewalkcdd.org) for signature
2025-09-11 - 5:28:33 PM GMT
-  Document emailed to W. Virgin (woodyvirgin@embarqmail.com) for signature
2025-09-11 - 5:28:33 PM GMT
-  Document emailed to Stephanie DeLuna (sdeluna@rizzetta.com) for signature
2025-09-11 - 5:28:33 PM GMT
-  Email viewed by J. Coram (jcoram@naturewalkcdd.org)
2025-09-11 - 5:29:18 PM GMT
-  Signer J. Coram (jcoram@naturewalkcdd.org) entered name at signing as Jonette Coram
2025-09-11 - 5:30:14 PM GMT
-  Document e-signed by Jonette Coram (jcoram@naturewalkcdd.org)
Signature Date: 2025-09-11 - 5:30:16 PM GMT - Time Source: server
-  Email viewed by W. Virgin (woodyvirgin@embarqmail.com)
2025-09-11 - 9:32:41 PM GMT
-  Document e-signed by W. Virgin (woodyvirgin@embarqmail.com)
Signature Date: 2025-09-11 - 9:33:02 PM GMT - Time Source: server
-  Email viewed by Stephanie DeLuna (sdeluna@rizzetta.com)
2025-09-12 - 3:58:50 PM GMT

 Document e-signed by Stephanie DeLuna (sdeluna@rizzetta.com)

Signature Date: 2025-09-12 - 3:59:05 PM GMT - Time Source: server

 Agreement completed.

2025-09-12 - 3:59:05 PM GMT

Tab 12

SERVICES AGREEMENT
WORK AUTHORIZATION NO. 2025-22

THIS WORK AUTHORIZATION (“Work Authorization”) is presented according to the requirements of that certain *Bridge Wear Deck Replacement Boards*, and is made and entered into this Thursday, September 4, 2025, by and between:

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

VIRGIN BROTHERS, LLC, whose address is 526 Cosson Road, DeFuniak Springs, Florida 32435 (hereinafter “Contractor”).

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

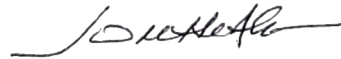
SECTION 2. COMPENSATION. Payment of compensation for the Services under this Work Authorization shall be based upon the Agreement and as set forth in **Exhibit A**.

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

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



Stephanie DeLuna
Assistant Secretary/Secretary



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

Virgin Brothers LLC
Company Name



W. Virgin (Sep 11, 2025 16:32:21 CDT)

Signature

By: _____

Its: _____

VIRGIN BROTHERS, LLC
PROJECT PROPOSAL

PROJECT NAME	START DATE
WA #22	
JOB LOCATION	EST. DATE OF COMPLETION
NatureWalk	

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@embargmail.com	850-333-3547

SCOPE OF WORK

- REPLACE WEAR DECK BOARDS ON BRIDGES 1,2,3 (2X8X16 TREATED NO.1 PRIME).
- STAINLESS STEEL SCREWS (3 IN EACH END).
- APPLY WATER SEALER.
- HAUL OFF ALL DEBRIS.
- 96 BOARDS @ \$79.50 PER BOARD

AGREEMENT TERMS

- 60% DEPOSIT FOR MATERIALS

TOTAL COST

\$7,632.00

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	9/8/25 Date
-----------	----------------

WA 2025-22 Virgin Brothers

Final Audit Report

2025-09-12

Created:	2025-09-11
By:	Christy Gargaro (cgargaro@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAApVx2AM1e3bHsufyYLg6lpNrRMBuA6QLv

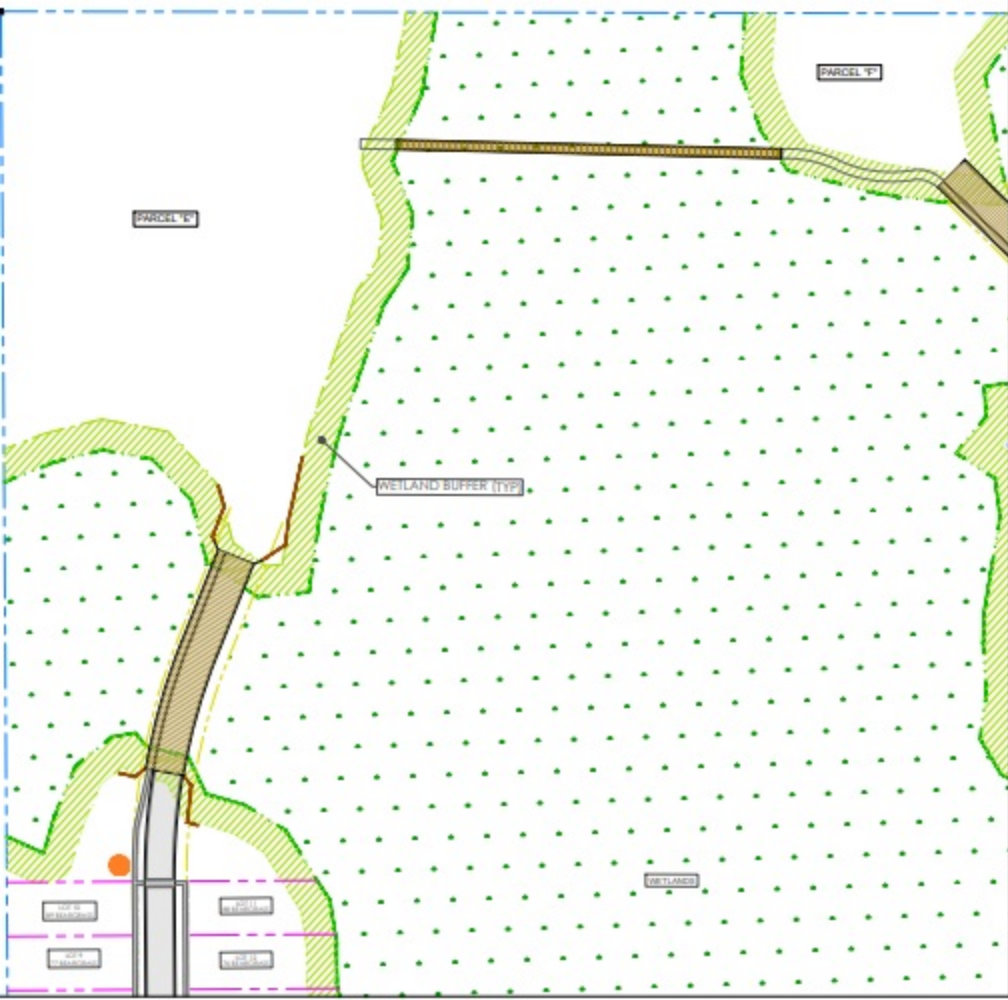
"WA 2025-22 Virgin Brothers" History

-  Document created by Christy Gargaro (cgargaro@rizzetta.com)
2025-09-11 - 5:20:46 PM GMT
-  Document emailed to J. Coram (jcoram@naturewalkcdd.org) for signature
2025-09-11 - 5:20:52 PM GMT
-  Document emailed to W. Virgin (woodyvirgin@embarqmail.com) for signature
2025-09-11 - 5:20:52 PM GMT
-  Document emailed to Stephanie DeLuna (sdeluna@rizzetta.com) for signature
2025-09-11 - 5:20:52 PM GMT
-  Email viewed by J. Coram (jcoram@naturewalkcdd.org)
2025-09-11 - 5:23:26 PM GMT
-  Signer J. Coram (jcoram@naturewalkcdd.org) entered name at signing as Jonette Coram
2025-09-11 - 5:29:04 PM GMT
-  Document e-signed by Jonette Coram (jcoram@naturewalkcdd.org)
Signature Date: 2025-09-11 - 5:29:06 PM GMT - Time Source: server
-  Email viewed by W. Virgin (woodyvirgin@embarqmail.com)
2025-09-11 - 9:31:53 PM GMT
-  Document e-signed by W. Virgin (woodyvirgin@embarqmail.com)
Signature Date: 2025-09-11 - 9:32:21 PM GMT - Time Source: server
-  Email viewed by Stephanie DeLuna (sdeluna@rizzetta.com)
2025-09-12 - 3:59:17 PM GMT
-  Document e-signed by Stephanie DeLuna (sdeluna@rizzetta.com)
Signature Date: 2025-09-12 - 3:59:31 PM GMT - Time Source: server

✔ Agreement completed.
2025-09-12 - 3:59:31 PM GMT

Tab 13





RE: FDOT 15 MPH signs for Beargrass Way

From Jim Martelli <jim@ieceng.com>
Date Tue 9/23/2025 11:55 AM
To Jonette Coram <JCoram@NatureWalkCDD.org>
Cc Stephanie DeLuna <SDeLuna@rizzetta.com>; Callahan Phillips <callahan@ieceng.com>

Hi Jonette,

Thanks for the below email, in our previous conversations with Chance Powell at WC Public Works, he noted that since these are CDD owned roads and not owned / maintained by PW, then approval of interior regulatory traffic signage is not required.

We would recommend that the signage meet MUTCD standards, a speed limit sign would be classified as "R2-1", example below...



Trusted, Tough Signs. Delivered Fast.

★★★★★ 4.8 stars from 22,735 reviews.

888-343-3771
Mon - Fri 8:00am to 7:00pm EST



Home

Custom ▾

Street ▾

Stop ▾

Traffic Control ▾

Speed Control ▾

Crossing ▾

Road Work ▾

Posts & Road Safety Equipment ▾

RoadTrafficSigns / Speed Limit Signs / X-R2-1-15

MUTCD Compliant Speed Limit Sign: Speed Limit 15 (X-R2-1-15)

★★★★★ based on 105 customer reviews





**Ships Today.**
Order within 3 hrs 6 mins

Part#X-R2-1-15

SPN#DVCX

1 Select Design:



X-R2-1-15



K-6651



K-7140



K-6714



K-5787



K-5779

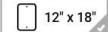


K-3587



K-6077

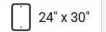
2 Select Size: 12" x 18"



12" x 18"



18" x 24"



24" x 30"

3 Select Material:

Quantity / Price (Per Sign)

For size: 12" x 18"1-2

REFLECTIVE ALUMINUM SIGNS



3M Engineer Grade Reflective Alum.

\$18.08



3M Hi Intensity Reflective Aluminum

\$22.24

REFLECTIVE ALUMINUM SIGNS - PREMIUM

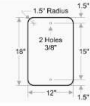


3M Diamond Grade Reflective Alum.

\$29.21

3M Engineer Grade Reflective Alum.

Configuration:
(click to zoom)



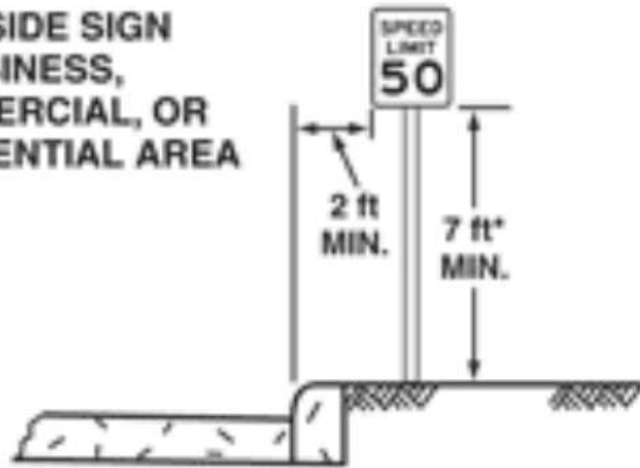
(Hover for more details)

- 63 mil thick aluminum.
- 3M Engineer Grade reflective.
- Laminated for superior durability.
- Rounded corners and pre-punched holes for mounting.



Also, the proposed placement of the signage seems reasonable to us, here is a typical detail which we would recommend for your use...

**C - ROADSIDE SIGN
IN BUSINESS,
COMMERCIAL, OR
RESIDENTIAL AREA**



*Where parking or pedestrian movements are likely to occur

Thx.
Jim



James A. Martelli, P.E.

Civil Engineer / Managing Director

Office: 850 424 5855

Mobile: 850 333 4372

jim@ieceng.com | [Vcard](#)

Innerlight Engineering Corporation

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

[Web](#) | [LinkedIn](#)

From: Jonette Coram <JCoram@NatureWalkCDD.org>

Sent: Tuesday, September 23, 2025 8:21 AM

To: Jim Martelli <jim@ieceng.com>

Cc: Stephanie DeLuna <SDeLuna@rizzetta.com>

Subject: FDOT 15 MPH signs for Beargrass Way

Good morning, Jim. Does Walton County Traffic Control need to be involved with us placing two FDOT 15 MPH Speed limit signs on Beargrass Way?

None were added in 2022 as Beargrass was a dead end then, but now the developer has opened their gate and the District is getting speeding complaints. WCSO Lt. Wendel recommends incoming & outgoing FDOT 15 MPH signs. He placed a temporary flashing sign on Sandgrass for me to help (of course, I've gotten complaints on that too).

I have two leftover aluminum posts on hand and can order two 15 MPH signs plus brackets to get these in quickly via volunteer effort if Chance Powell doesn't need to be involved and the BOS agrees.

See attached for proposed placement (so as not to annoy residents) and please advise - it'll be in the 10/2 agenda for discussion.

As always, thanks for your time!

Jonette Coram

Chair, NatureWalk CDD

979-824-3901

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation to the contents of this information is strictly prohibited and may be unlawful.

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Tab 14



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

NatureWalk Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

**NatureWalk Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614**

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125229

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$6,630,308
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	\$820,700

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for “Named Storm” at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$45,261

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

CRIME COVERAGE

Description

Forgery and Alteration

Limit

Not Included

Deductible

Not Included

Theft, Disappearance or Destruction

Not Included

Not Included

Computer Fraud including Funds Transfer Fraud

Not Included

Not Included

Employee Dishonesty, including faithful performance, per loss

Not Included

Not Included

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate
Fraudulent Instruction: \$25,000



PREMIUM SUMMARY

**NatureWalk Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614**

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125229

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$45,261
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$3,530
Public Officials and Employment Practices Liability	\$3,027
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$51,818

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

Optional Additional Coverage: \$100,000 in Crime Coverage would result in an additional premium of \$500.



PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2025, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

NatureWalk Community Development District

(Name of Local Governmental Entity)

By: 
Signature

Jonette A Coram
Print Name

Witness By: 
Signature

Stephanie DeLuna
Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2025

By: _____
Administrator



PROPERTY VALUATION AUTHORIZATION

NatureWalk Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

☒	Building and Content TIV	\$6,630,308	As per schedule attached
☒	Inland Marine	\$820,700	As per schedule attached
☐	Auto Physical Damage	Not Included	

Signature: Jonette A Coram Date: 09/22/25

Name: Jonette A Coram

Title: Chair, NatureWalk CDD

**NatureWalk Community Development District**

Policy No.: 100125229
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
1	Bridge No. 1		2006	10/01/2025	\$3,566,644		
	Sandgrass Blvd., east of Walton County Hwy. 395 Santa Rosa Beach FL 32459		Bridges	10/01/2026		\$3,566,644	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
2	Bridge No. 2		2006	10/01/2025	\$434,435		
	Sandgrass Blvd., near Cinnamon Fern Lane Santa Rosa Beach FL 32459		Bridges	10/01/2026		\$434,435	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
3	Bridge No. 3		2006	10/01/2025	\$811,962		
	Sandgrass Blvd., near Flatwoods Forest Loop Santa Rosa Beach FL 32459		Bridges	10/01/2026		\$811,962	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
4	Bridge No. 4		2006	10/01/2025	\$612,210		
	Beargrass Way, north of Sandgrass Blvd. Santa Rosa Beach FL 32459		Bridges	10/01/2026		\$612,210	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
5	Boardwalks		2006	10/01/2025	\$671,457		
	Network of 8' wide boardwalks throughout District Santa Rosa Beach FL 32459		Bridges	10/01/2026		\$671,457	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
6	Pond Fencing 241 LF		2022	10/01/2025	\$26,454		
	Pond 4 Santa Rosa Beach FL 32459		Non combustible	10/01/2026		\$26,454	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
7	Pond Fencing 156 LF		2022	10/01/2025	\$18,268		
	Pond 5 Santa Rosa Beach FL 32459		Non combustible	10/01/2026		\$18,268	

Sign: _____

Print Name: _____

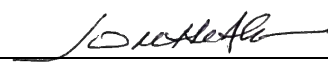
Jonette A Coram

Date: _____

**NatureWalk Community Development District**

Policy No.: 100125229
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
15	Pond Fencing 345 LF		2022	10/01/2025	\$40,399		
	Pond 16 Santa Rosa Beach FL 32459		Non combustible	10/01/2026			\$40,399
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
16	Pond Fencing 217 LF		2022	10/01/2025	\$22,222		
	Pond 18 Santa Rosa Beach FL 32459		Non combustible	10/01/2026			\$22,222
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
17	Pond Fencing 187 LF		2022	10/01/2025	\$21,897		
	Pond 22 Santa Rosa Beach FL 32459		Non combustible	10/01/2026			\$21,897
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
18	Pond Fencing 169.2 LF		2022	10/01/2025	\$19,813		
	Pond 23 & 24 Santa Rosa Beach FL 32459		Non combustible	10/01/2026			\$19,813
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
19	Pond Fencing 200 LF		2022	10/01/2025	\$23,419		
	Pond 25 Santa Rosa Beach FL 32459		Non combustible	10/01/2026			\$23,419
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
20	Pond Fencing 232 LF		2022	10/01/2025	\$27,168		
	Pond 26 Santa Rosa Beach FL 32459		Non combustible	10/01/2026			\$27,168
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch			Roof Covering	Covering Replaced	Roof Yr Blt
21	Pond Fencing 232 LF		2022	10/01/2025	\$27,051		
	Pond 27 Santa Rosa Beach FL 32459		Non combustible	10/01/2026			\$27,051

Sign: 

Print Name: Jonette A Coram

D0a9te/22/25

**NatureWalk Community Development District**

Policy No.: 100125229

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built	Eff. Date	Building Value		Total Insured Value
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
22	Pond Fencing 196.6 LF		2022	10/01/2025	\$23,022		\$23,022
	Pond 28 Santa Rosa Beach FL 32459		Non combustible	10/01/2026			
Unit #	Description Address		Year Built	Eff. Date	Building Value		Total Insured Value
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
23	Pond Fencing 240 LF		2022	10/01/2025	\$28,104		\$28,104
	Pond 29 Santa Rosa Beach FL 32459		Non combustible	10/01/2026			
Unit #	Description Address		Year Built	Eff. Date	Building Value		Total Insured Value
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
24	Pond Fencing 321.3 LF Pond 17		2022	10/01/2025	\$28,616		\$28,616
	Pond 17 Santa Rosa Beach FL 32459		Non combustible	10/01/2026			
			Total:	Building Value \$6,630,308		Contents Value \$0	Insured Value \$6,630,308

Sign:

Print Name:

Jonette A Coram

Date:

09/22/25

***NatureWalk Community Development District***

Policy No.: 100125229
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department	Serial Number	Classification Code	Eff. date	Value	Deductible
	Description			Term Date		
1			Other inland marine	10/01/2025	\$560,000	\$1,000
	112 Street Lights (\$5,000 each)			10/01/2026		
2			Other inland marine	10/01/2025	\$225,000	\$1,000
	3 Stormwater Pump Stations (\$75,000 each)			10/01/2026		
3			Other inland marine	10/01/2025	\$13,200	\$1,000
	3 Irrigation Well Systems (\$4,400 each)			10/01/2026		
4			Other inland marine	10/01/2025	\$22,500	\$1,000
	3 double lamp streetlights at Hwy 395			10/01/2026		
Total					\$820,700	

Sign:

Print Name:

Jonette A Coram

Date:

09/22/25

Proposal.FIA.PKG.NatureWalk

Final Audit Report

2025-09-22

Created:	2025-09-22
By:	Christy Gargaro (cgargaro@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA9ioJ4o0Q1dOP4pGG6jbJrpfm83V-liPa

"Proposal.FIA.PKG.NatureWalk" History

-  Document created by Christy Gargaro (cgargaro@rizzetta.com)
2025-09-22 - 3:14:49 PM GMT
-  Document emailed to J. Coram (jcoram@naturewalkcdd.org) for signature
2025-09-22 - 3:14:54 PM GMT
-  Document emailed to Stephanie DeLuna (sdeluna@rizzetta.com) for signature
2025-09-22 - 3:14:55 PM GMT
-  Email viewed by Stephanie DeLuna (sdeluna@rizzetta.com)
2025-09-22 - 3:28:50 PM GMT
-  Document e-signed by Stephanie DeLuna (sdeluna@rizzetta.com)
Signature Date: 2025-09-22 - 3:29:07 PM GMT - Time Source: server
-  Email viewed by J. Coram (jcoram@naturewalkcdd.org)
2025-09-22 - 8:16:08 PM GMT
-  Signer J. Coram (jcoram@naturewalkcdd.org) entered name at signing as Jonette A. Coram
2025-09-22 - 8:19:20 PM GMT
-  Document e-signed by Jonette A. Coram (jcoram@naturewalkcdd.org)
Signature Date: 2025-09-22 - 8:19:22 PM GMT - Time Source: server
-  Agreement completed.
2025-09-22 - 8:19:22 PM GMT

Tab 15



Rizzetta & Company
Professionals in Community Management



PROPOSAL

LANDSCAPE INSPECTION SERVICES

Prepared for: Nature Walk Community Development District



COMMITTED TO PRESERVING
AND ENHANCING THE
COMMUNITY LANDSCAPE



LANDSCAPE INSPECTION SERVICES

One of the largest expenses in any planned community is landscape maintenance. Why not have a professional, experienced landscape manager ensuring it is thriving and beautifully framing the community as it was intended to be?

Our Landscape Inspection Services team includes a Landscape Designer, a former commercial landscape maintenance company account manager, a prior owner of a multi-dimensional landscape service firm and a certified arborist. Rizzetta & Company's Landscape Inspection Services team has a combined total of nearly 100 years serving Florida community landscapes!

Each of our Landscape Specialists is Best Management Practices (BMP) certified in the state of Florida. Our team is committed to elevating the landscape maintenance in your community with detailed inspections, formal reporting, landscape planning, and effective vendor management strategies.

The first thing noticed in any community is its landscaping. It can convey a "Wow" factor to visitors, set a welcoming tone for residents, and help to increase home values within the community. Rizzetta & Company Landscape Inspection Services team provides the expertise needed for a well-planned, well-maintained community landscape now and for the future.





THE PROCESS

Our landscape inspection services team is committed to preserving and enhancing the community landscape with detailed inspections, formal reporting, enhancement planning, and effective vendor communication strategies.

Community Asset Management Plan: Upon request and following fee agreement, perform a complete inventory of the community landscape assets and provide an inventory report to the board.

Landscape Design: Landscape designer on staff available for landscape consultation, enhancements, and design upon request and following fee agreement.

Landscape & Irrigation Maintenance Scope of Services Development: Upon request and following fee agreement, develop a request for proposal (RFP) document to include a customized set of standards and specifications based on the community needs and budget. We will conduct the bidding process, review, and prepare bid tabulation documents for the board and assist the board with reviewing the bid tabulation and other pertinent information.

Landscape Maintenance Inspections: Perform grounds inspections, provide the board with an inspection report (see sample below), notify maintenance contractor of deficiencies in service, and obtain proposals for landscape projects.

Landscape Turnover Inspections: Upon request and following fee agreement, attend landscape turnover meeting and participate in the inspection on behalf of the board. Follow up report provided.

Master Task Project Plan for Mature Communities: Upon request and following fee agreement, develop a project plan specific to landscape replacement and enhancement for the common areas. Emphasis is on maturing landscape in the community and budgeting accordingly.

Sample Report





SCOPE OF SERVICES

Rizzetta & Company is pleased to provide this proposal for professional Landscape Inspection Services and preparation of a formal Request for Proposals (RFP) for landscape & Irrigation maintenance. These services will be provided on a recurring basis, with a detailed description provided below.

Landscape Inspection Services Management

- Perform one (1) quarterly landscape maintenance inspection to ensure oversight of onsite landscape maintenance contractors and compliance with the District's landscape and irrigation maintenance contracts.
- Provide the District with one (1) quarterly landscape inspection report, which shall be included in the District's agenda package and may contain, among other things, recommended action items.
- Upon request of the District, attend up to six (6) District board meetings electronically, per fiscal year, to review landscape inspection report or discuss other landscape-related issues.
- Notify landscape maintenance contractors of deficiencies in service or the need for additional care.
- Monitor the progress of landscape maintenance contractors in accordance with scope of work provided in maintenance contracts with the District.
- Upon request, provide input for preparation of the District's annual budget.
- Prepare and develop a scope of services for landscape & irrigation maintenance proposals and oversee the entire bidding process. This service is limited to one time.



LANDSCAPE INSPECTION

Services Fee

Based on the Scope of Services, Rizzetta & Company proposes the following Landscape Inspection Services & RFP preparation fee. These fees represent the proposal in whole.

Inspection and reporting service fee will be billed quarterly.

- **\$3000/quarterly**

The RFP preparation fee will be billed after all bids received through the bidding process, and all summaries and assessments have been composed and delivered to the individual board members' residences:

- **\$5000**

Submitted

By:  _____

Luciano Mastrianni
Vice President, Corporate Services
Rizzetta & Company

Date: 09/24/2025

Accepted

By: _____

Print: _____

For: Nature Walk Community Development District

Date: _____

WE BUILD

PARTNERSHIPS

THAT LAST



Rizzetta & Company

Professionals in Community Management

CORPORATE OFFICE

3434 Colwell Avenue, Suite 200, Tampa, FL 33614

888-208-5008 | rizzetta.com

Tab 16

RESOLUTION 2026-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NATUREWALK
COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING
SCHEDULE FOR FISCAL YEAR 2025/2026; 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 2nd^h day of October, 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 2, 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.

Stephanie DeLuna
District Manager