



Rizzetta & Company

NatureWalk Community Development District

**Board of Supervisors' Meeting
July 10, 2025**

**District Office:
120 Richard Jackson Blvd, Suite 220
Panama City Beach, Florida 32407
(850) 334-9055**

www.naturewalkcdd.org

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT AGENDA

Walton Area Chamber of Commerce, 63 South Centre Trail, Santa Rosa Beach, FL 32459

| | | |
|--------------------------------------|--|--|
| District Board of Supervisors | Jonette Coram Mike Grubbs Skylar Lee Danell Head Mike Duffey | Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary |
| District Manager | Holly Bailey | Rizzetta & Company, Inc. |
| District Counsel | Joseph Brown | Kutak Rock LLP |
| District Engineer | Jim Martelli, P.E. | Innerlight Engineering Corporation |
| Bond Counsel | Cynthia E. Wilhelm | Nabors, Giblin & Nickerson, P.A. |

All cellular phones must be placed on mute while in the meeting room.

The Public Comment portion of the agenda is where individuals may make comments on any matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

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

www.naturewalkcdd.org

**Board of Supervisors
NatureWalk Community
Development District**

**July 3, 2025
Rev. 07.08.25**

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, July 10, 2025, at 12:00 p.m. (CT)** at the **Walton Chamber of Commerce** located at **63 South Centre Trail, Santa Rosa Beach, FL 32459**. The following is the **Tentative Agenda** for the meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors Meeting Held on Thursday, June 5, 2025..... Tab 1
 - B. Ratification of the Operations and Maintenance Expenditures for the Month of May 2025..... Tab 2
- 4. STAFF REPORTS**
 - A. District Landscape Provider
 1. Presentation of District Landscaping Reports. Tab 3
 2. Presentation and Discussion of Green Earth Crew Maps. Tab 4
 - B. District Engineer
 1. Discussion of WA# 10 Stormwater System Pond Bathymetric Surveys
 2. Discussion of WA# 11 Stormwater System Pond Inspections
 3. Presentation of WA# 12 for Irrigation Wells/Pumps
 - C. District Counsel
 - D. District Manager
 - E. District Chair
- 5. BUSINESS ITEMS**
 - A. Discussion & Consideration of Green Earth Proposal for Pond #21 Landscape Improvements WA# 25-22 Tab 5**
 - B. Discussion & Consideration of Green Earth Proposal for Retention Basin Sod Replacement WA# 25-23..... Tab 6
 - C. Discussion of the Approved Fiscal Year 2025-2026 Proposed Budget (under separate cover)
 - D. Discussion & Consideration of Assuming Responsibility for the NatureWalk Digital Speed Limit Sign Tab 7
 - E. Discussion of District Towing Tab 8**
- 6. SUPERVISOR REQUESTS AND COMMENTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (850)334-9055.

Very truly yours,

Holly Bailey

Holly Bailey
District Manager

Tab 1

MINUTES OF MEETING

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

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT

The meeting of the Board of Supervisors of the NatureWalk Community Development District was held on **Thursday, June 5, 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:

| | |
|----------------|---|
| Holly Bailey | Rizzetta & Company, Inc. |
| Jess Smith | Landscape Provider, GreenEarth |
| Trevor Knowles | Landscape Provider, GreenEarth |
| David Smith | District Engineer, Innerlight Engineering <i>(via speakerphone)</i> |
| Joe Brown | District Counsel, Kutak Rock <i>(via speakerphone)</i> |

| | |
|----------|-------------------------------|
| Audience | There was no audience present |
|----------|-------------------------------|

FIRST ORDER OF BUSINESS

Call to Order

Ms. Bailey called the meeting to order at 12:05 p.m. and confirmed there was a quorum present.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience comments.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors (BOS) Meeting held on May 1, 2025

**NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
June 5, 2025 - Minutes of Meeting**

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

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 May 1, 2025, for NatureWalk Community Development District.

FOURTH ORDER OF BUSINESS

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

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

On a motion by Ms. Coram, seconded by Ms. Head, with all in favor, the Board ratified Operations and Maintenance Expenditures for the Month of April 2025, in the amount of \$67,686.74 for NatureWalk Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Landscape Provider

Discussion ensued between Jess Smith and the BOS regarding deficiencies in landscape services which began in mid-May following the departure of the previous Account Manager.

Ms. Smith has devised a plan of action to better organize and maximize crew effort. The entire community must be serviced weekly per the contract, which stipulates lawn mowing, weed eating, edging, leaf blowing of sidewalks & curbs, plus bed & trail weed control. In addition, sidewalks are to be kept clear of landscaping encroachments to allow ingress/egress and pedestrian and bicycle passage.

However, the community will also be divided into four sections to allow the crews to provide focused, detailed services to one area of the community each week. Examples of detailed services include shrub trim, removal of dead tree branches that have been hit by passing vehicles, clearing of foliage away from streetlights and stop signs, etc. Green Earth has estimated the time frame required for each service and has allocated the personnel needed to complete each assigned task.

The new plan will put into effect the week of June 9th, 2025.. Management will review crew progress and make the necessary adjustments to ensure that NatureWalk has a more manicured appearance throughout the community.

Should their crew be unable to complete any services, whether weekly or focused, Green Earth will notify the District and resume work as soon as possible.

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
June 5, 2025 - Minutes of Meeting

Green Earth will provide a proposal to open the sightlines on the southeast side of Pond #21 by removing two large wax myrtles and installing trees, muhlys and irrigation as needed. This will bring the area into conformity with the rest of Sunset Pond. Funds are available in the Replacement Plants & Trees budget line item.

Green Earth will also provide a proposal to remove tree roots and install new sod on the west side of the retention basin between Chordgrass and Lovegrass. Structural root cutting would be performed by SavATree first, followed by sod installation. Green Earth will take care not to introduce any silt into the drains. Funds are available in the Replacement Plants & Trees line item or Miscellaneous Contingency.

B. District Engineer

Mr. Smith confirmed that Stormwater Pond inspections and Bathymetric surveys can be scheduled once their respective Work authorizations are approved.

Ms. Coram asked if Innerlight could perform a site visit in July to determine a cost estimate for well/pump replacement and also provide a proposal to add the equipment locations to the NatureWalk Site map.

Innerlight will provide a work authorization for the efforts.

C. District Counsel

Mr. Brown explained that the Tract H property owner and bondholders' representative have agreed to make changes to the settlement agreement and asked that the BOS grant Ms. Coram the authority to execute the required documents.

| |
|---|
| On a motion by Mr. Grubbs, seconded by Ms. Head, with all in favor, the Board authorized the Chair to sign the Tract H settlement agreement on behalf of the NatureWalk Community Development District. |
|---|

Ms. Coram asked if Tract E had notified District Counsel that it had platted.

Mr. Brown confirmed that the owners had not yet provided him with that information.

Mr. Grubbs asked about the status of the Tracts G, I, K-1 Quiet Title action.

Mr. Brown stated there is no update yet on the court's filing to dismiss the case.

Ms. Coram asked if the District could contact Code Enforcement to report dumping on Tract I. The property owner was previously notified of the abandoned materials by both a homeowner and an HOA Board Director but has failed to remove them. One item is an unsecured freezer/refrigerator which poses a safety issue.

Mr. Brown confirmed that this matter is entirely separate from the Quiet Title action, so the call to Code Enforcement is permitted.

**NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
June 5, 2025 - Minutes of Meeting**

D. District Manager

Ms. Bailey had no updates.

E. District Chair

Ms. Coram relayed a homeowner's request for three No Street Parking signs in Phase 3 and for landscaping plants to be installed in the area between the sidewalk and street across from their home. Discussion ensued and both requests were denied by the BOS. The Board is very cognizant of sign fatigue in the community and a No Street Parking in NatureWalk sign exists just before Bridge 3. The median space in question lacks irrigation and is too small to accommodate plant materials.

A homeowner reported a nuisance alligator in Pond #15 to the Florida Fish and Wildlife Conservation Commission (FWC). FWC requires permission from the property owner to access the pond. This was provided as the alligator is being fed by the public, which is illegal in Florida. A case was opened and assigned to a trapper, who will assess the situation and remove the alligator at his discretion. Ms. Coram will follow up with FWC.

The Lake Doctors became aware that the Pond #10 fountain was inoperable. After inspection, Richard Collier recommended replacement of the fountain power unit and provided a proposal, but it was received after the Revised Final agenda was published. Funds are available in the Miscellaneous Contingency budget line item.

On a motion by Ms. Head, seconded by Mr. Duffey, with all in favor, the Board approved replacing the Pond #10 Fountain Power Unit in an amount NTE \$2,700.00 for NatureWalk Community Development District.

SIXTH ORDER OF BUSINESS

BUSINESS ITEMS

A. Discussion and Consideration of Virgin Brothers Trail Boardwalk Proposal

Virgin Brothers WA #19 will replace deteriorated boards and guardrails on the State Forest and Preserve Trail boardwalks.

On a motion by Ms. Head, seconded by Mr. Duffey, with all in favor, the Board approved Virgin Brothers Trail Boardwalk Repairs in the amount of \$9,135.00 for NatureWalk Community Development District.

B. Discussion and Consideration of Virgin Brothers Bridge Wear Deck Proposal

Virgin Brothers WA# 20 will replace deteriorated wear deck boards on Bridges 1-2-3.

On a motion by Mike Grubbs, seconded by Ms. Head, with all in favor, the Board approved Virgin Brothers Wear Deck Repairs in the amount of \$ 25,837.50, for NatureWalk Community Development District.

C. Discussion and Consideration of Green Earth Palm Tree Trimming

Green Earth will trim twenty-one (21) District palm trees via WA# 25-18.

**NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
June 5, 2025 - Minutes of Meeting**

On a motion by Ms. Head, seconded by Mr. Duffey, with all in favor, the Board approved Green Earth Palm Tree Trimming in the amount of \$1,995.00, for NatureWalk Community Development District.

D. Discussion and Consideration of Green Earth Summer Flower Installation

Green Earth installed summer flowers at CR395. Deer netting will be added as soon as possible.

On a motion by Ms. Head, seconded by Mr. Duffey, with all in favor, the Board ratified Green Earth Summer Flower Install in the amount of \$473.00, for NatureWalk Community Development District.

E. Presentation of Fiscal Year 2025-2026 Proposed Budget

Discussion ensued. A proposed budget was finalized with an increase in O&M assessments due to Stormwater Management System Inspection and Maintenance requirements. A final budget review will take place on July 10, 2025.

On a motion by Ms. Coram, seconded by Ms. Head, with all in favor, the Board approved the revised Fiscal Year 2025-2026 Proposed Budget for NatureWalk Community Development District.

F. Consideration of Resolution 2025-05, Approving the Proposed Budget for FY 2025-2026 & Setting Public Hearing

On a motion by Ms. Coram, seconded by Mr. Grubbs, with all in favor, the Board approved Resolution 2025-26 and set a Public Hearing for August 7, 2025 for NatureWalk Community Development District.

G. Consideration of Resolution 2025-06, Adopting Meeting Schedule for FY 2025-2026

On a motion by Ms. Head, seconded by Mr. Duffey, with all in favor, the Board approved the proposed FY2025-26 Meeting Schedule for NatureWalk Community Development District.

H. Discussion and Consideration of Innerlight Bathymetric Surveys

The District Engineer recommended performing five (5) surveys per year. The BOS concurs. Funds are available in the Miscellaneous Contingency budget line item.

On a motion by Ms. Coram, seconded by Mr. Grubbs, with all in favor, the Board approved Innerlight Engineering WA# 10 for five (5) Bathymetric Surveys in the amount of \$10,000.00, for NatureWalk Community Development District.

I. Discussion and Consideration of Innerlight Stormwater Management Pond Inspections

**NATUREWALK COMMUNITY DEVELOPMENT DISTRICT
June 5, 2025 - Minutes of Meeting**

Work Authorization #11 provides for twenty-five (25) pond inspections, but the BOS would also like the retention basin between Chordgrass and Lovegrass to be inspected as well as the piping between the two wetlands areas on either side of the gravel path between Flatwoods Forest Loop and Sandgrass Blvd in Phase 3 as part of the effort.

Mr. Martelli agreed on May 1, 2025 that these two areas should be included in the scope of work, but Ms. Coram will also notify Mr. Smith via email on June 6, 2025 and provide the approximate location of the piping via a map.

Funds are available in the Miscellaneous Contingency budget line item.

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| On a motion by Mr. Grubbs, seconded by Mr. Duffey, with all in favor, the Board approved Innerlight Engineering WA# 11 for twenty- five (25) Stormwater Management Pond Inspections and the retention basin in the amount of \$12,500.00, for NatureWalk Community Development District. |
|--|

SEVENTH ORDER OF BUSINESS

**SUPERVISOR REQUESTS AND
AUDIENCE COMMENTS**

There were no Supervisor Requests or Audience Comments.

NINTH ORDER OF BUSINESS

ADJOURNMENT

| |
|--|
| On a motion by Mr. Grubbs, seconded by Mr. Duffey, with all in favor, the Board Adjourned the Meeting at 2:04PM for NatureWalk Community Development District. |
|--|

Secretary/Assistant Secretary

Chairman/ Vice Chairman

Tab 2

NatureWalk Community Development District

DISTRICT OFFICE · PANAMA CITY BEACH, FL 32407

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.NATUREWALKCDD.ORG

Operations and Maintenance Expenditures May 2025 For Board Approval

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

The total items being presented: **\$93,565.21**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

NatureWalk Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2025 Through May 31, 2025

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|---------------------------------------|---------------------|------------------------------|---|-----------------------|
| AMTEC | 300063 | 4898-05-25 | Bonds, Series 2007A & 2007B 05/25 | \$450.00 |
| CHELCO | 20250528-1 | Monthly Summary 04/25 ACH | Monthly Summary 04/25 | \$1,837.78 |
| Danell Head | 300064 | DH050125 | Board of Supervisors Meeting 05/01/25 | \$200.00 |
| Gannett Florida LocaliQ | 300065 | 0007091389 | Legal Advertising 04/25 | \$153.45 |
| GreenEarth Southeast, LLC | 300059 | 159328 | Landscape Maintenance 05/25 | \$12,907.13 |
| Innerlight Engineering Corporation | 300060 | 10057 | Engineering Services 02/25 - 03/25 and 04/25 | \$19,470.00 |
| IPFS Corporation | 300066 | GAA-D64507 Payment 8 | GAA-D64507 Payment 8 05/25 | \$4,511.25 |
| Jonette Anne Coram | 300067 | JC050125 | Board of Supervisors Meeting 05/01/25 | \$200.00 |
| Michael E. Duffey | 300068 | MD050125 | Board of Supervisors Meeting 05/01/25 | \$200.00 |
| Pat Shea's Concrete, Inc. | 300069 | 051625 Pat Shea | Proposal for Curbs and Sidewalks 05/25 | \$8,445.00 |
| Rizzetta & Company, Inc. | 300058 | INV0000098888 | District Management Fees 05/25 | \$5,382.84 |
| Southeast Straw Co., Inc. | 300073 | 44727 | Pine Straw Installation 05/25 | \$29,505.00 |
| The Lake Doctors, Inc. | 300070 | 2017046 | Pond Maintenance 05/25 | \$746.00 |
| The Lake Doctors, Inc. | 300070 | 2022525 | Fountain Cleaning 05/25 | \$179.00 |

NatureWalk Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2025 Through May 31, 2025

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|--------------------------------------|---------------------|-----------------------|---|----------------------------|
| The Lake Doctors, Inc. | 300071 | 275790B | Fountain Repairs 05/25 | \$3,645.26 |
| VGlobal Tech | 300061 | 7262 | ADA Website Maintenance 05/25 | \$300.00 |
| Virgin Brothers LLC | 300062 | 218873 | Virgin Brothers Balance WA #16 04/25 | \$4,056.00 |
| Virgin Brothers LLC | 300062 | 218874 | Virgin Brothers Balance WA #17 04/25 Balance | \$1,126.50 |
| Walton County Chamber of Commerce | 300072 | 44503 | Board Room Rental 05/25 | \$125.00 |
| Walton County Chamber of Commerce | 300072 | 44504 | Board Room Rental 05/25 | <u>\$125.00</u> |
| Report Total | | | | <u>\$ 93,565.21</u> |

Tab 3



June Completed Services 2025

General Maintenance: Weekly

- 06/02
- 06/10 (Moved to Tuesday for scheduling)
- 06/16
- 06/23
- 06/30 (Only cut grass at entrance due to so much rain)

Trail Trimming

- 06/30

Pond Maintenance

- 06/10

Irrigation Audit

- 06/09
- 06/10 – Irrigation Repair (Near front entrance)
- 06/11 – Irrigation Repair

Turf Insecticide

- 06/06 – Weed Control

Lawn Aeration

- N/A

Preventative Chemical Oaks and Magnolias





July Anticipated Service

Nature Walk CDD

(Weather dependent on dates below)

Chemical:

- Turf Weed Control - TBD
- Turf Insecticide - TBD

General Maintenance:

- July 5th
- July 11th
- July 18th
- July 25th

Tree Limbing up to 8ft

- Start on 7/11/22 (we have already started on this. And will keep communication going on where we have left off on each day. This will be completed in June)

Irrigation:

- Irrigation Audit 7/27/22

Tab 4

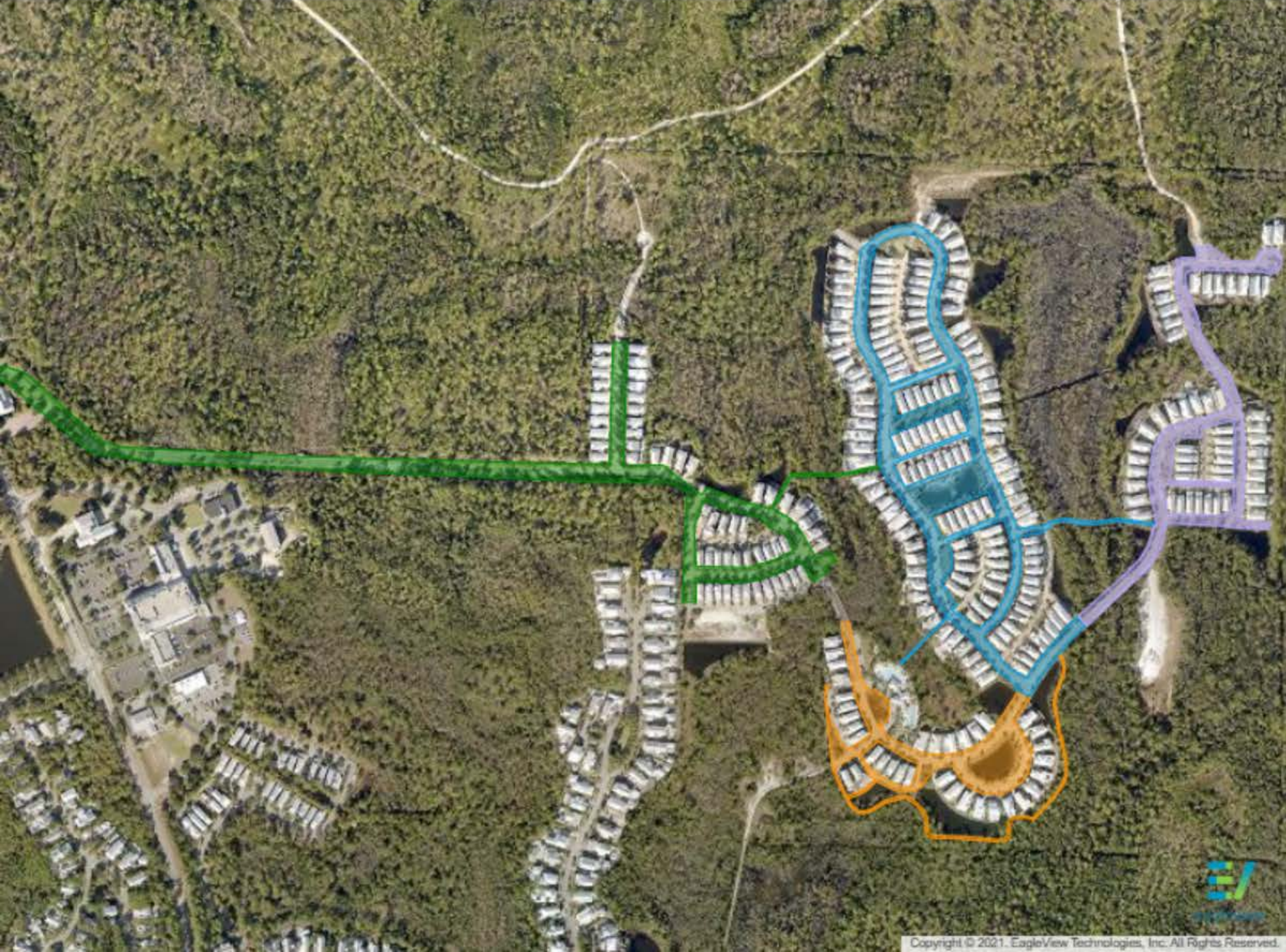
Nature Walk CDD

Mowing should take place from 8am -12pm.

Legend

Name

- 1st section
- 2nd section
- 3rd Section
- 4th Section



Tab 5



Date:

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

WA 25-22 Pond 21 Remove Two Wax Myrtles

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

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

Scope of Work: Pond 21 - Mini Excavator required. Remove two large wax myrtles including the roots. Back fill the hole with sand and lay fresh pine straw. There are additional stumps along the water's edge from previous wax myrtles cutback that will need to be taken out as well. These will be flagged by GE Account Manager. Once the area is back filled with sand, we will replace with 1 - 30gal bald cypress and 3 - 30 gal sweet bay magnolia. Place 12 sand cord grasses around the trees installed.



Total: \$7,305.88 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 _____
Green Earth Southeast, LLC.

By _____

Date _____
Nature Walk CDD

Tab 6



Date:

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

WA 25-23 Retention Basin Root Removal

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

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

Scope of Work: Save a Tree will be assisting with cutting the roots causing issues within the turf. The area to the left of the yellow line will be converted to pine straw as Save a Tree does not feel comfortable cutting any closer to the trunk of the tree. To the right of the yellow line, the team will be removing roots that are cut from Save a Tree. Once root removal is complete, team members will add soil as needed to prep the grade level to install the new Bermuda sod. The sod will be stapled down with turf staples to ensure it does not slide/float during heavy rainfall.



Total: \$2,255.09 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 _____
Green Earth Southeast, LLC.

By _____

Date _____
Nature Walk CDD

Tab 7

NatureWalk Digital Speed Limit Sign

From Todd Hoff <naturewalkhoa.todd@gmail.com>
Date Thu 6/26/2025 1:41 PM
To Jonette Coram <JCoram@NatureWalkCDD.org>
Cc Kerri Gerage <naturewalkhoa.kerri@gmail.com>

Jonette -
cc: Kerri

Members of the HOA board have discussed and would like the NatureWalk CDD to consider taking over the Digital Speed Limit sign at the bridge entrance.

Similar to other CDD infrastructure-related items (other speed limit signs, Flock Camera, parking signage, etc.). The HOA believes it would be more flexible if the CDD owned the sign, as it would be easier for the CDD to relocate the sign throughout the community. There are no ongoing costs for the sign that the HOA pays. The only effort required is for the CDD to download the data as desired. The HOA can provide the installation and instruction manual that we were given when the unit was initially installed.

Thank you for considering this topic and for including it in your upcoming discussions.
Todd

--

Todd A. Hoff
NatureWalkHOA.Todd@gmail.com
+1 (404) 536-6785

NatureWalk HOA Board Member (2024-2026)
Secretary



Tab 8

Re: Towing NatureWalk CDD

From Towing <tow@pbatowing.com>

Date Thu 7/3/2025 8:13 AM

To Jonette Coram <JCoram@NatureWalkCDD.org>

Good morning,

Thank you for the opportunity to earn your business. Below, I've included our current rates and a summary of the services we provide. Please note that PBA Towing carries standard hook-and-tow insurance as well as \$1 million in general liability coverage (Coverages will be in place by late next week). Our lot is located at 420 Church Street, Santa Rosa Beach, FL 32459.

As mentioned, our company is solely focused on HOA parking compliance. I would recommend starting with a few months of roaming tow service, specifically targeting vehicles parked overnight on the street, in landscape beds, or in pine straw areas. Establishing early enforcement sends a strong message that the HOA is committed to compliance. In most cases, just a few initial tows are enough to encourage homeowners, property managers, and guests to respect the rules and pass the information along.

Consistent enforcement also helps avoid any perception of selective enforcement, which can present legal issues for HOAs. For that reason, we strongly encourage a uniform, no-exceptions approach to towing violations.

Please let me know if you have any questions or would like to move forward.

Chris

Towing Rates

Class A (10,000 lbs or less)

- Base Rate: \$150
- Mileage (over 10 miles): \$5 per mile
- Hourly Rate (after 30 minutes): \$30 per quarter hour
- Storage (after 6 hours, per 24 hours): \$30 outside / \$50 inside

Class B (Over 10,000 lbs up to 20,000 lbs)

- Base Rate: \$200
- Mileage (over 10 miles): \$6 per mile

- Hourly Rate (after 30 minutes): \$45 per quarter hour
- Storage (after 6 hours, per 24 hours): \$50 outside / \$60 inside

Class C

- Base Rate: \$350
- Mileage (over 10 miles): \$7.50 per mile
- Hourly Rate (after 30 minutes): \$70 per quarter hour
- Storage (after 6 hours, per 24 hours): \$60 outside / \$75 inside

Class D

- Base Rate: \$500
- Mileage (over 10 miles): \$8 per mile
- Hourly Rate (after 30 minutes): \$125 per quarter hour
- Storage (after 6 hours, per 24 hours): \$75 outside

Semi / Land Roll

- \$350 per hour

Additional Services

- **Extra Staff:** \$50 per hour
- **Extraction from Water or Ditches (more than 2 feet deep):** \$50
- **Roadside Service Call (no tow needed):** \$60 plus \$30 per quarter hour (if additional time is needed)
- **Administrative Fee:** \$60

Important Details

- Mileage charges apply for distances greater than 10 miles.
- Hourly rates apply after the first 30 minutes on scene.
- Storage fees begin after 6 hours and are charged per 24-hour period.

On Jul 2, 2025, at 11:45 AM, Jonette Coram <JCoram@naturewalkcdd.org> wrote:

Good morning, Chris. It was a pleasure speaking with you this morning. Would you be able to provide the following information for NatureWalk CDD?

- Services provided
- Rates
- Tow lot location

- Proof of insurance

Thank you,

Jonette Coram
Chair, NatureWalk CDD
979-824-3901