



Rizzetta & Company

Southaven Community Development District

Board of Supervisors' Meeting October 7, 2020

**District Office:
2806 N. Fifth Street
Unit 403
St. Augustine, FL 32084**

www.southavencdd.org

SOUTHAVEN COMMUNITY DEVELOPMENT DISTRICT

Rizzetta & Company, Inc., 2806 North Fifth Street, Unit 403, St. Augustine, FL 32084

Board of Supervisors

Walter O'Shea	Chariman
Lane Gardner	Vice Chariman
Carla Luigs	Assistant Secretary
Kevin Jund	Assistant Secretary
Matthew Gallagher	Assistant Secretary

District Manager

Melissa Dobbins	Rizzetta & Company, Inc.
-----------------	--------------------------

District Counsel

Jonathan Johnson	Hopping Green & Sams, P.A.
Katie Buchanan	Hopping Green & Sams, P.A.

Interim Engineer

Scott Lockwood	England, Thims & Miller
----------------	-------------------------

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

The first section of the meeting is called Public Comments. 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 (904) 436-6270. 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..

SOUTHAVEN COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE • 2806 North 5th Street • Suite 403 • St. Augustine, FL 32084 • 904-436-6270

www.southavencdd.org

October 1, 2020

Board of Supervisors Southaven Community Development District

AGENDA

The **regular** meeting of the Board of Supervisors of the Southaven Community Development District will be held on **October 7, 2020 at 10:00 a.m.** held via teleconference or video conference at 1-929-205-6099 ID # 563 862 7540 pursuant to Executive Orders 20-52, 20-69, 20-123, 20-179, 20-193 and 20-246 issued by Governor DeSantis, respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes. The following is the agenda for this regular meeting: The following is the agenda for this meeting:

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENTS**
3. **BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Regular Meeting held August 5, 2020.....Tab 1
 - B. Ratification of the Operations and Maintenance Expenditures for July 2020 and August 2020.....Tab 2
4. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Landscape and Maintenance
 - 1.) Yellowstone Landscape Report, September 29, 2020.....Tab 3
 - D. Construction Administrator
 - E. Amenity Manager
 - 1) Amenity Manager Report, October 7, 2020.....Tab 4
 - i.) Consideration of Proposals for Termite Bond.....Tab 5
 - 2) Field Maintenance Manager Report, October 7, 2020.....Tab 6
 - 3) Clear Waters, Lake Management Report, September 4&17, 2020.....Tab 7
 - F. District Manager
5. **BUSINESS ITEMS**
 - A. Consideration of Resolution 2021-01, Amending Fiscal Year 2019-2020 Budget.....Tab 8
 - B. Consideration of Resolution 2021-02, Acceptance of Property Improvements.....Tab 9
 - C. Ratification of Approval of Fiscal Year 2020-2021 District Insurance Policy.....Tab 10
 - D. Selecting an Audit Committee and Setting First Audit Committee Meeting
 - E. Consideration of Proposal for Holiday Lights.....Tab 11
6. **SUPERVISOR REQUESTS**
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 904-436-6270.

PUBLIC COMMENTS

CALL TO ORDER / ROLL CALL

BUSINESS ADMINISTRATION

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.

**SOUTHAVEN
COMMUNITY DEVELOPMENT DISTRICT**

The **regular** meeting of the Board of Supervisors of Southaven Community Development District was held **Wednesday, August 5, 2020 at 10:00 a.m.** held via teleconference or video conference at 1-929-205-6099 ID # 563 862 7540 pursuant to Executive Orders 20-52, 20-69, 20-123 20-150 and 20-179 issued by Governor DeSantis, respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes.

Present and constituting a quorum:

Walter O'Shea	Board Supervisor, Chairman
Kevin Jund	Board Supervisor, Assistant Secretary
Carla Luigs	Board Supervisor, Assistant Secretary

Also present were:

Melissa Dobbins	District Manager, Rizzetta & Company, Inc.
Katie Buchanan	District Counsel, Hopping Green & Sams
Scott Lockwood	District Engineer, England Thims & Miller
Thomas Welch	Construction Administrator, Hines
April Day-Wolff	Representative, Hines
Lisa Licata	Amenity Manager, Vesta
Matt Krabill	Field Manager, Vesta
Garratt Cannady	Representative, Yellowstone Landscaping
Eddie Coalwell	Representative, Envera

No members of the public.

FIRST ORDER OF BUSINESS**Call to Order**

Ms. Dobbins called the meeting to order at 10:02 a.m. and read roll call.

SECOND ORDER OF BUSINESS**Public Comments**

No members of the public present for comments.

THIRD ORDER OF BUSINESS**Consideration of the Minutes of the
Board of Supervisors' Special Meeting
held June 3, 2020**

On a motion by Mr. O'Shea, seconded by Mr. Jund, with all in favor, the Board approved the Minutes of the Board of Supervisors' Special Meeting held June 3, 2020 for Southaven Community Development District.

FOURTH ORDER OF BUSINESS**Ratification of the Operations and
Maintenance Expenditures for May
2020 and June 2020**

On a motion by Mr. O'Shea, seconded by Ms. Luigs, with all in favor, the Board ratified Operations and Maintenance Expenditures for May 2020 in the amount of \$40,877.63 and June 2020 in the amount of \$59,259.88 for Southaven Community Development District.

FIFTH ORDER OF BUSINESS**STAFF REPORTS**

- A. District Counsel
Ms. Buchanan stated that she is working with the Project Manager and Developer to turnover the last phase.
- B. District Engineer
Mr. Lockwood stated he is working on a stormwater turnover as-builts. It was also noted that the District Manager can execute a Water Management document to turnover Phase 2C and 2D.
- C. Landscape Report
1.) Yellowstone Landscape Report, July 2020
Mr. Cannady reviewed report under tab 3 of the agenda.
- D. Construction Administrator
No report.
- E. Amenity Report
1.) Amenity Manager Report, August 5, 2020
Ms. Licata reviewed report under tab 4 of the agenda. As noted in her report, she reviewed moving one pet station to another location, but then also purchasing one more. The Board directed her to proceed as she recommended.
2.) Field Operations Manager Report, August 5, 2020
3.) Clear Waters, Lake Management Report, June 24, 2020
Mr. Krabill reviewed reports under tab 5 and 6 of the agenda. He requested to

have a dead tree within the dog park removed. The Board approved for him to move forward and have the District Manager review proposals.

- F. District Manager Report
No report.

SIXTH ORDER OF BUSINESS

Consideration of Howard Services Renewal Proposals for HVAC Maintenance

On a motion by Mr. O'Shea, seconded by Mr. Jund, with all in favor, the Board approved Howard HVAC proposal in the amount of \$276.00 per semi-annual visit for Southaven Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Envera Security Proposal

Mr. Coalwell from Envera presented proposal behind tab 8 of the agenda and answered questions. Discussions ensued. The Board noted this will be best to implement the beginning of Fiscal Year 2020-2021 to help pay for service.

On a motion by Mr. O'Shea, seconded by Ms. Lugin, with all in favor, the Board approved Envera proposal, including all options for both entrance gate and access control, total installation cost \$22,116.89 and monthly fee of \$2,966.84 for Southaven Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Vesta Renewal Agreement

Mr. Fagen reviewed proposal and stated Vesta will now have set forty-hour work week.

On a motion by Mr. O'Shea, seconded by Mr. Jund, with all in favor, the Board approved Vesta proposal and authorized the Chairman to execute final agreement for Southaven Community Development District.

Ms. Buchanan noted that the district would open up a public hearing for anyone that had comments on the three matters of the Rules of Procedure, Fiscal Year 2020-2021 Final Budget and on Towing Policies.

NINTH ORDER OF BUSINESS

Public Hearings on Rules of Procedure, Towing Policies and Fiscal Year 2020-2021 Final Budget

On a motion by Mr. Jund, seconded by Ms. Luigs, with all in favor, the Board opened Public Hearings on Rules of Procedure, Towing Policies and Fiscal Year 2020-2021 Final Budget for Southaven Community Development District.

No audience present for comments.

On a motion by Mr. Jund, seconded by Ms. Luigs, with all in favor, the Board closed Public Hearings on Rules of Procedure, Towing Policies and Fiscal Year 2020-2021 Final Budget for Southaven Community Development District.

1.) Consideration of Resolution 2020-09, Adopting Amended Rules of Procedure

Ms. Buchanan reviewed Resolution 2020-09, stating these rules are being updated in all Hopping Districts.

On a motion by Mr. O'Shea, seconded by Ms. Luigs, with all in favor, the Board adopted Resolution 2020-09, Amending Rules of Procedure for Southaven Community Development District.

2.) Consideration of Resolution 2020-10, Adopting Policies Relating to Overnight Parking Enforcement

Mr. O'Shea requested to remove language regarding vehicles must be parked in garage since the District is only concerned with the Amenity Center parking lot and not all the roadways. He also requested to remove language regarding events.

On a motion by Mr. O'Shea, seconded by Ms. Luigs, with all in favor, the Board adopted Resolution 2020-10, Adopting Policies Related to Overnight Parking, as amended, for Southaven Community Development District.

3.) Consideration of Resolution 2020-11, Adopting Fiscal Year 2020-2021 Final Budget

The Board of Supervisors' discussed the budget and decided to have Envera Security installment coincide with end of term with Giddens Security, January 31, 2021.

On a motion by Mr. Jund, seconded by Ms. Luigs, with all in favor, the Board adopted Resolution 2020-11, Approving Fiscal Year 2020-2021 Final Budget, as presented, for Southaven Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2020-12,
Imposing Special Assessments and
Certifying the Assessment Roll**

On a motion by Mr. O'Shea, seconded by Mr. Jund, with all in favor, the Board adopted Resolution 2020-12, Imposing Special Assessments and Certifying the Assessment Roll for Southaven Community Development District.

ELEVENTH ORDER OF BUSINESS**Consideration of Resolution 2020-13,
Designating Date, Time and Location
of Fiscal Year 2020-2021 Regular
Board of Supervisors' Meetings**

On a motion by Mr. Jund, seconded by Ms. Luigs, with all in favor, the Board adopted Resolution 2020-13, Designating the Date, Time and Location for Fiscal year 2020-2021 Regular Board of Supervisors' Meetings for Southaven Community Development District.

TWELFTH ORDER OF BUSINESS**Supervisor Request**

Mr. O'Shea requested staff work with Mr. Jund to send out an e-blast letter regarding the Fiscal Year 2020-2021 Final Budget.

THIRTEENTH ORDER OF BUSINESS**Adjournment**

On a motion by Mr. Jund, seconded by Mr. O'Shea, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 12:03 p.m. for Southaven Community Development District.

191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 2

SOUTHAVEN COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 2806 N. FIFTH STREET · UNIT 403 · ST. AUGUSTINE, FLORIDA 32084

Operation and Maintenance Expenditures July 2020 Presented For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2020 through July 31, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$39,915.00**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Southaven Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2020 Through July 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Advanced Disposal St Johns County- PW	002057	PW0000087327	Acct # 003552 -06/20	\$ 95.99
Comcast	002058	8495741401210954	Wireless Telephone Services 06/20	\$ 145.18
Comcast	002052	8495741401213297	Wireless Telephone Services 06/20	\$ 599.06
England-Thims & Miller, Inc.	002066	0194716	Engineering Services 06/20	\$ 131.53
Florida Power & Light	002063	FPL Summary 06/20	FPL Summary 06/20	\$ 2,705.10
Hopping Green & Sams	002061	115690	General Legal Services 05/20	\$ 1,763.00
Newagetutors LLC BBA Global Tech	002060	1781	Website ADA Compliance	\$ 300.00
OnSight, Inc	002067	002-20-275315-1	Hand Sanitizing Station 06/20	\$ 666.85
OnSight, Inc	002067	002-20-276417-1	New Signage 05/20	\$ 686.55
Poolsure	002064	131295591794	Water Management 04/20	\$ 412.50
Poolsure	002053	131295593406	Water Management 07/20	\$ 412.50
Quick Catch, Inc	002062	15601	Monthly Snake Service 07/20	\$ 395.00
Rizzetta & Company, Inc.	002054	INV0000050736	District Management Fees 07/20	\$ 3,258.08

Southaven Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2020 Through July 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta Technology Services, LLC	002055	INV0000005980	Website & Email Hosting Services 07/20	\$ 175.00
St Johns Utility Department	002059	SJC Utility Summary 06/20	St Johns County Utility Summary 06/20	\$ 4,015.89
Synergy Florida	002056	335171	Repair Service 06/20	\$ 1,388.95
Tiffany VanZante	002068	TVZ07162020	Rental Deposit Refund - T. VanZante	\$ 200.00
Vesta Property Services, Inc.	002069	371266	Amenity Management / General Facility Maint /	\$ 9,527.83
Yellowstone Landscape	002065	JAX 126770	Landscape Maintenance 07/20	<u>\$ 13,035.99</u>
Report Total				<u>\$ 39,915.00</u>

SOUTHAVEN COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 2806 N. FIFTH STREET · UNIT 403 · ST. AUGUSTINE, FLORIDA 32084

Operation and Maintenance Expenditures August 2020 Presented For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2020 through August 31, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$60,903.75**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Southaven Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2020 Through August 31, 2020

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Advanced Disposal St Johns County- PW	002070	PW0000088721	Acct # 003552 -07/20	\$ 95.99
Barbra Branyan	002079	BB08062020	Refund B. Branyan	\$ 2,100.00
Clear Waters, Inc.	002083	105434	Lake Management 05/20	\$ 680.00
Clear Waters, Inc.	002083	106878	Lake Management 07/20	\$ 680.00
Comcast	002071	8495741401210954	Wireless Telephone Services 07/20	\$ 145.90
Comcast	002071	8495741401213297	Wireless Telephone Services 07/20	\$ 601.43
Crystal Amrell	002078	CA07252020	Rental Deposit Refund - C. Amrell	\$ 200.00
Florida Power & Light	002090	FPL Summary 07/20	FPL Summary 07/20	\$ 2,661.98
Giddens Security Corporation	002084	23460523	Security Service 06/01/2020-06/30/2020	\$ 6,674.40
Giddens Security Corporation	002084	23460691	Security Service 07/01/2020-07/31/2020	\$ 6,925.50
Hancock Bank	002080	35776	Trustee Fee 11/02/19-05/01/20	\$ 2,000.00
Hopping Green & Sams	002085	116369	General Legal Services 06/20	\$ 2,108.50
Newagetutors LLC BBA Global Tech	002088	1840	Website ADA Compliance	\$ 300.00
Otis Elevator Company	002091	TAJ19335001	Elevator Repair 07/20	\$ 1,460.00

Southaven Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2020 Through August 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Poolsure	002072	131295594138	Water Management 08/20	\$ 412.50
Quick Catch, Inc	002087	16039	Monthly Snake Service 08/20	\$ 395.00
Rizzetta & Company, Inc.	002073	INV0000051747	District Management Fees 08/20	\$ 3,258.08
Rizzetta Technology Services, LLC	002074	INV0000006081	Website & Email Hosting Services 08/20	\$ 175.00
St Johns Utility Department	002081	SJC Utility Summary 07/20	St Johns County Utility Summary 07/20	\$ 3,944.14
The St. Augustine Record Dept 1261	002086	06302020	Acct# 18938 Legal Advertising 06/30/2020	\$ 170.53
The St. Augustine Record Dept 1261	002086	07082020	Acct# 18938 Legal Advertising 07/08 &	\$ 494.52
Turner Pest Control LLC	002075	6760306	Monthly Pest Control 07/20	\$ 70.00
Vesta Property Services, Inc.	002082	371424	Reimburse Purchases 06/20	\$ 432.46
Vesta Property Services, Inc.	002076	371450	Billable Mileage 06/20	\$ 39.00
Vesta Property Services, Inc.	002082	371833	Reimburse Purchases 07/20	\$ 275.00
Vesta Property Services, Inc.	002092	371849	Amenity Management / General Faculty Maint /	\$ 9,527.83
Village Key & Alarm, Inc.	002077	331679	Intrusion Monitoring Via Phone Lines 08/01/20 -	\$ 240.00
Village Key & Alarm, Inc.	002077	331680	Fire Alarm Monitoring Via Phone Lines 08/01/20 -	\$ 360.00

Southaven Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2020 Through August 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Yellowstone Landscape	002093	JAX 135811	Landscape Maintenance 08/20	\$ 13,035.99
Yellowstone Landscape	002089	JAX 138413	Live Oak Tree Felling 08/20	<u>\$ 1,440.00</u>
Report Total				<u>\$ 60,903.75</u>

STAFF REPORTS

District Counsel

District Engineer

Landscape and Maintenance

Tab 3



Southaven CDD: Monthly Landscape Report – September 29, 2020

Irrigation Maintenance: The monthly inspection was completed at the beginning of the month and all necessary repairs have been made. The system has been decreased to run 2 to 3 days a week, at this time, due to the recent rainfall. We will continue to monitor and will make any adjustments as needed. All rain sensors are functional and are on a 48 hour hold after a significant rain event. The next monthly inspection will be the first week of October.

Fungus/Pest/Fertilizer applications: All of the turf on property was treated on the 3rd and 17th with herbicide for weed control, fertilizer, insecticide and fungicide. The palm trees were treated on the 8th of this month with a granular fertilizer. Also, on the 22nd all of the plant material on property was treated with fertilizer, fungicide and insecticide.

Maintenance: We are currently entering the fall and mowing the turf on property weekly. We are also keeping everything trimmed as needed. We are receiving steady rainfall which is keeping most of the property green but causing an increase in weeds and some drainage issues. We will continue to monitor and adjust mowing/ trimming scheduled as necessary.

Annuals: The annuals were replaced on the 25th with a fall rotation.

Street Sweeping: Street sweeping is done on the last week of every month.

Pending Proposals:

- Park Z Drainage
- Sod Buffer in Mulch Beds: **Scheduled for October 1st**
- Soil Treatment

Completed Proposals:

- Lot Grading & Irrigation Repair on Latrobe
- Zoysia sod Replacement

Garrett Cannady
Account Manager

Construction Administrator

Amenity Manager and Field Maintenance

Tab 4



Amenity Manager Report
Southaven CDD Meeting
October 7th, 2020

Date of Report: October 7th, 2020

Submitted by: Lisa Licata

○ ***Upcoming Events***

- Possible Firepit Friday on December 4th with exceptions to follow Covid restrictions.
- Water aerobics has resumed on Monday and Thursday.

○ ***Concluded Event***

- No concluded events to report

○ ***Amenity Center***

- I have 247 families registered at the Manor House of which 240 are residing in the community.
- Purchased one dog waste station and installed by tennis courts and relocated Westcott station to pocket park near phase 3.
- Daily cleaning and sanitizing of Manor House including Gym and Pool area.
- 3 successful rentals since last meeting in social room, less than 30 people each.
- New Schedule for Lisa: M,T,TH 9-5 and F and Sat 10-6.

Lisa Licata, Amenity Manager

Please call me with any concerns or questions.

Cell Phone: (904) 315-5171

Tab 5

FREEDOM
PEST CONTROL
904-272-2847



3600 Peoria Road
Suite 103
Orange Park, FL 32065
Freedompestcontrol@gmail.com

October 1, 2020

Termite Treatment Proposal Prepared For:
Southaven Community Dev.
60 Harkness Ct.
St. Augustine, FL 32095

Freedom Pest Control uses the latest technology to provide superior protection against subterranean termites. We are currently performing termite treatments using the Termidor HP High Precision Injection System. This machine was created by the company BASF and is designed to minimize the effects on the landscaping around the building. This system injects the product directly into the ground using a hydraulic system eliminating the need for disruptive trenching along the foundation around the building. In some cases, drilling the concrete areas along the buildings foundation may still be necessary to achieve a full barrier. This machine has a built-in computer system that automatically mixes the chemical to ensure the treatment is being performed accurately to the manufacture's recommendation. This machine is currently allowing us to provide the best protection available against subterranean termites for both residential and commercial applications. Once the full treatment has been completed Freedom Pest Control will issue a termite agreement policy. This termite policy has an annual fee and can be renewed on a year to year basis to ensure subterranean termite protection is maintained.

Termite Treatment Cost - \$400.00

Annual Renewal Cost - \$250.00

Please let us know if you have any questions. We look forward to hearing from you soon.

Regards,
Nick Toth
Freedom Pest Control
Cell 904-537-9851

FREEDOM
PEST CONTROL
904-272-2847



3600 Peoria Road
Suite 103
Orange Park, FL 32065
Freedompestcontrol@gmail.com

October 1, 2020

Termite Treatment Proposal Prepared For:
Southaven Community Dev.
61 Clarissa Lane
St. Augustine, FL 32095

Freedom Pest Control uses the latest technology to provide superior protection against subterranean termites. We are currently performing termite treatments using the Termidor HP High Precision Injection System. This machine was created by the company BASF and is designed to minimize the effects on the landscaping around the building. This system injects the product directly into the ground using a hydraulic system eliminating the need for disruptive trenching along the foundation around the building. In some cases, drilling the concrete areas along the buildings foundation may still be necessary to achieve a full barrier. This machine has a built-in computer system that automatically mixes the chemical to ensure the treatment is being performed accurately to the manufacture's recommendation. This machine is currently allowing us to provide the best protection available against subterranean termites for both residential and commercial applications. Once the full treatment has been completed Freedom Pest Control will issue a termite agreement policy. This termite policy has an annual fee and can be renewed on a year to year basis to ensure subterranean termite protection is maintained.

Termite Treatment Cost - \$900.00

Annual Renewal Cost - \$300.00

Please let us know if you have any questions. We look forward to hearing from you soon.

Regards,
Nick Toth
Freedom Pest Control
Cell 904-537-9851

Tab 6



Markland **Field Op's Report**

Date of report: 10/7/20

Submitted by: *Matt Krabill*

This is a short breakdown of the projects and work that we have been busy with since the meeting.

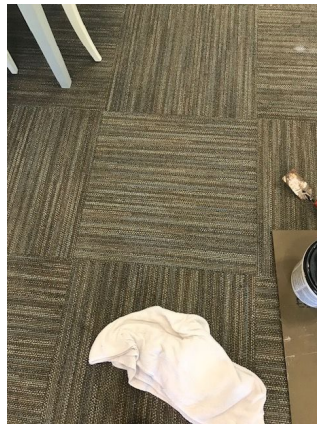
- Repainting road stop lines and walkway lines in phase 1
- The gym TV's are blueing and starting to look rough.
- Treated sidewalk areas that have mold and green algae growth.
- Normal day to day operations cleaning, trash pickup, pool maintenance.

Project and actions items:

- Repaired carpet squares in card room and gym.



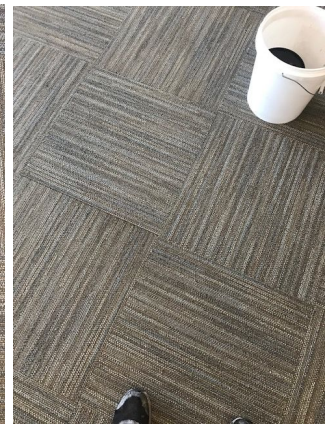
Before



After



Before



After

- Moved one of the dog stations from Westcott closer to phase 3 on Westcott and Bronson.



- Installed new dog station by the mailboxes/tennis court area



- The gate in the front was re-leveled



- The backflow at the guardhouse had a blow out that had to be fixed.



- Received quotes for yearly backflow check and received information/ quote for insulating back flows.
 “NFPA 13 2009 **16.4.1.3** Where aboveground water-filled supply pipes, risers, system risers, or feed mains pass through open areas, cold rooms, passageways, or other areas exposed to temperatures below 40°F (4°C), the pipe shall be permitted to be protected against freezing by insulating coverings, frost proof casings, or other means of maintaining a minimum temperature between 40°F and 120°F (4°C and 49°C)”

“The fire backflows are required to be insulated per the Fire Code and the Fire Marshall. I do not have the code on hand, but I can try and locate it for you. Other backflows are not required to be insulated.”

- I fixed a whole in the wall in the gym by the dumbbells.



- One of the adirondack chairs had to be thrown away due to being broken.



- There was an infestation of a type of bee out by the outdoor ladies room in the pergola.



Before (holes in the wood) After (wood patched)

BEE's

BEE's

- Yellowstone replaced the sod that was dead in the front of the entrance just as you turn in and off of Kirkside in a pocket park.



After.

Map of where work was done.

- I reinstalled the dog park drain, to put it a little lower in the ground.



Before.



Working on it.



Working.



After.

- Found the drains in the back of the tennis courts and made them functional.



- The Entrance side swing gate was hit.



- Lourens and I cut down the dead tree in the back of the dog park.



Before



Cutting



Tree Down

- Drainage areas around Markland.



The map shows the areas that Yellowstone will be putting down sod to help with drainage issues. Other areas have been looked at and are being assessed.

Tab 7

Lake Management Report

Job: Markland (Southhaven CDD)

Date: 9-4-20

Technician: S Johnson

Equipment: Skiff

Weather: Sunny

Lake ID:

1. Grass



2. Algae. Southern Naiad



Lake Management Report

Job: Markland (Southhaven CDD)

Date: 9-17-2020

Technician: S Johnson

Equipment: Skiff

Weather: Sunny

Lake ID:

1. Southern Naiad



2. Southern Naiad



District Manager

BUSINESS ITEMS

Tab 8

RESOLUTION 2021-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOUTHAVEN COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDED GENERAL FUND BUDGET FOR FISCAL YEAR 2019/2020, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on August 7, 2019, the Board of Supervisors of the Southaven Community Development District (“**Board**”), adopted Resolution 2019-05 providing for the adoption of the District’s Fiscal Year 2019/2020 annual budget (“**Budget**”); and

WHEREAS, the District Manager, at the direction of the Board, has prepared an amended Budget, to reflect changes in the actual appropriations of the Budget; and

WHEREAS, Chapters 189 and 190, *Florida Statutes*, and Section 3 of Resolution 2019-05 authorize the Board to amend the Budget within sixty (60) days following the end of the Fiscal Year 2019/2020; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Budget to reflect the actual appropriations; and

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

1. BUDGET AMENDMENT.

- a. The Board has reviewed the District Manager’s proposed amended Budget, copies of which are on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of sections 190.008(2)(a) and 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, “**Adopted Annual Budget**”) may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2019/2020.

- c. The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as “The Adopted Budget for the Southaven Community Development District for the fiscal year ending September 30, 2020, as amended and adopted by the Board of Supervisors effective _____, 2020.”

2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the Southaven Community Development District, the fiscal year beginning October 1, 2019, and ending September 30, 2020, the sums set forth below, to be raised by special assessments, which sums are deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND – SERIES 2015A-1	\$ _____
DEBT SERVICE FUND – SERIES 2015A-2	\$ _____
DEBT SERVICE FUND – SERIES 2016A-1	\$ _____
DEBT SERVICE FUND – SERIES 2016A-2	\$ _____
TOTAL ALL FUNDS	\$ _____

3. CONFLICTS. This Resolution is intended to amend, in part, Resolution 2019-05, which remains in full force and effect except as otherwise provided herein. All terms of Resolution 2019-05 that are not amended by this Resolution apply to the Adopted Annual Budget as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

5. EFFECTIVE DATE. This Resolution shall take effect as of _____, 2020.

[CONTINUED ON FOLLOWING PAGE]

Introduced, considered favorably, and adopted this ____ day of _____,
2020.

ATTEST:

**SOUTHAVEN COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amended Fiscal Year 2019/2020 Budget

Exhibit A
Amended Fiscal Year 2019/2020 Budget

Southaven Community Development District
Statement of Revenues and Expenditures - Annual Budget - Unposted Transactions Included In Report
From 10/1/2019 Through 9/30/2020

001 - General Fund
(In Whole Numbers)

		<u>Annual Budget</u>	<u>Proposed Budget</u>
36310	Special Assessments		
1001	Tax Roll	513,440	513,440
1009	Off Roll	23,810	23,810
36600	Contributions From Private Sources		
1005	Developer Contributions -Developer Requested Services	<u>55,646</u>	55,646
0024	Prior Year Carryforward		<u>40,000</u>
		<u>592,896</u>	<u>632,896</u>
51300	Financial & Administrative		
3100	Administrative Services	5,400	5,400
3101	District Management	15,000	15,000
3103	District Engineer	2,000	2,000
3104	Disclosure Report	6,000	6,000
3105	Trustees Fees	6,000	6,000
3106	Assessment Roll	5,000	5,000
3111	Financial & Revenue Collections	3,600	3,600
3201	Accounting Services	15,097	15,097
3202	Auditing Services	3,700	3,700
3203	Arbitrage Rebate Calculation	1,000	1,000
4501	Public Officials Liability Insurance	2,300	2,300
4801	Legal Advertising	1,000	1,000
4902	Dues, Licenses & Fees	175	175
4903	Miscellaneous Fees	500	500
5103	Website Hosting, Maintenance, Backup(and email)	6,700	11,200
51400	Legal Counsel		
3107	District Counsel	10,000	10,000
52900	Security Operations		
3306	Security Guard Services	79,863	79,863
4102	Gate Phone	1,800	1,800
4700	Guard & Gate Facility Maintenance & Termite Bond	1,980	1,980
4904	Gate Security Camera Maintenance & Repairs	1,000	1,000
53100	Electric Utility Services		

Southaven Community Development District
Statement of Revenues and Expenditures - Annual Budget - Unposted Transactions Included In Report

4304	Utility Services - Amenity, Gatehouse/Entry & Parks	16,000	16,000
4307	Street Lights	18,800	18,800
53400	Garbage/Solid Waste Control Services		
4305	Garbage - Recreation Facility	1,150	1,150
53600	Water-Sewer Combination Services		
4302	Utility Services - Potable(Amenity, Gatehouse & Pool)	10,000	10,000
4309	Water-Reuse Irrigation(Parks, Entry & Amenity)	23,000	32,000
53800	Stormwater Control		
4605	Aquatic & Wetland Maintenance	8,160	8,160
53900	Other Physical Environment		
4502	General Liability & Property Insurance	22,000	22,000
4603	Entry & Walls Maintenance	1,000	1,000
4604	Landscape & Irrigation Maintenance Contract	160,000	160,000
4608	Landscape Maintenance Contract- Developer Requested Services	7,500	13,000
4609	Irrigation Maintenance	2,000	2,000
4650	Landscape Replacement Plants, Shrubs, Trees	5,000	5,000
54100	Road & Street Facilities		
4613	Street Light & Park Decorative Light Maintenance	1,000	1,000
4620	Roadway & Parking Lot Repair & Maintenance	1,000	1,000
4621	Sidewalk Repair & Maintenance	1,000	1,000
4624	Street Sign Repair & Replacement	1,000	1,000
57200	Parks & Recreation		
3305	Amenity Management Contract(Staff, Pool Maint, Janitorial)	54,000	63,000
3308	Amenity Management - Developer Requested Services	48,146	48,146
4615	Pool Chemicals	4,950	4,950
4616	Pool Permits	350	350
4625	Fitness - On Demand Subscription	3,000	3,000
4626	Fitness Equipment Maintenance & Repairs	2,500	2,500
4702	Amenity Telephone, Internet & Cable	7,100	7,100
4703	Amenity Maintenance & Repair	8,000	15,000
4705	Maintenance & Janitorial Supplies	3,000	3,000

Southaven Community Development District
Statement of Revenues and Expenditures - Annual Budget - Unposted Transactions Included In Report

		From 10/1/2019 Through 9/30/2020	
4706	Facility Office Supplies & Equipment	750	750
4727	Window Cleaning	1,000	1,000
4728	Amenity Pest Control & Termite Bond	1,375	1,375
4729	Access Control Maintenance & Repair	1,500	1,500
4730	Amenity Security Camera System-Maintenance & Repairs	2,000	2,000
4756	Tennis & Basketball Court Maintenance & Supplies	500	500
4767	Dog Waste Station Supplies	500	500
4768	Elevator Maintenance & Permit	1,500	6,500
5104	Computer Support, Maintenance & Repair	1,000	1,000
57900	Contingency		
6401	Improvements	<u>5,000</u>	<u>5,000</u>
		<u>592,896</u>	<u>632,896</u>
Excess of Revenues Over (Under)		<u>0</u>	<u>0</u>
Fund Balance, End of Period		<u>0</u>	<u>0</u>

Tab 9

RESOLUTION 2021-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SOUTHAVEN COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE ACCEPTANCE OF DEDICATION OF PROPERTY AND IMPROVEMENTS; RATIFYING, CONFIRMING, AND APPROVING THE ASSIGNMENT OF CERTAIN EASEMENTS; AND ADDRESSING SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Southaven Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes* (“**Act**”); and

WHEREAS, the Act authorizes the District to construct, acquire, operate and maintain public infrastructure improvements; and

WHEREAS, the District has adopted an improvement plan for the planning, design, acquisition, construction, and installation of certain infrastructure improvements, facilities and services (“**Improvements**”) within and without the boundaries of the District, which plan is detailed in *Amended and Supplemented Engineer’s Report* dated November 4, 2016, as supplemented (“**Capital Improvement Plan**,” or “**CIP**”); and

WHEREAS, Southaven Land Associates LLC (“**Developer**”) presently owns certain areas (some of which contain Improvements) (“**Property**”) located within “**Southaven Phase IIC and III**”, as recorded in Map Book 98, Page 65, of the Official Records of St. Johns County, Florida, and desires to dedicate the Property to the District at no cost; and

WHEREAS, because the District either constructed Improvements on the Property or already owns and operates improvements similar to the those on the Property in accordance with the Capital Improvement Plan, the District agrees to accept a dedication of the Property and assume operation and maintenance responsibilities for the same.

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

SECTION 1. AUTHORIZING, CONFIRMING, AND APPROVING THE ACCEPTANCE OF DEDICATION OF PROPERTY AND IMPROVEMENTS. The Board of Supervisors (“**Board**”) hereby authorizes the dedication of the Property to the District at no cost to the District by the deed substantially in the form set forth in **Exhibit A**. The Board further authorizes the dedication of certain improvements on the Property at no cost to the District by bill of sale substantially in the form set forth in **Exhibit B**, subject to the execution of a certificate by the District’s Engineer substantially in the form set forth in **Exhibit C**. Furthermore, the Board

finds that the acceptance of such conveyance is hereby declared and affirmed as being in the best interests of the District and is hereby authorized, approved, and confirmed by the Board.

SECTION 2. AUTHORIZING, CONFIRMING, AND APPROVING THE DEDICATION AND ASSIGNMENT OF CERTAIN EASEMENTS. The Board authorizes the dedication and assignment of certain easements necessary to maintain the Property by easement agreement substantially in the form set forth in **Exhibit D**. Furthermore, the acceptance of documents relating to such dedication or assignment is hereby declared and affirmed as being in the best interests of the District is hereby authorized, approved, and confirmed by the Board.

SECTION 3. SEVERABILITY. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 7th day of October, 2020.

ATTEST:

**SOUTHAVEN COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairman

Exhibit A: Form of Deed
Exhibit B: Form of Bill of Sale
Exhibit C: Form of Engineer's Certificate
Exhibit D: Form of Assignment of Easements

EXHIBIT A

[ALTERNATE FORM TO BE PROVIDED BY KATHRYN WHITTINGTON]

PREPARED BY AND RETURN TO:

Katie S. Buchanan, Esquire
HOPPING GREEN & SAMS, P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301

Consideration: None/Gift of Common Areas
Documentary Stamp Taxes: See Legend
Below

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this ____ day of _____, 2020, by **Southaven Land Associates LLC**, a Delaware limited liability company, whose address for purposes hereof is 2800 Post Oak Boulevard, Suite 4800, Houston, Texas 77056 (“**Grantor**”) to **Southaven Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* whose address is c/o Rizzetta & Company, Inc., 2806 N. 5th St., Unit 403, St. Augustine, Florida 32084 (“**Grantee**”).

(Wherever used herein the terms “Grantor” and “Grantee” include all of the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations or governmental entities.)

WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), and other good and valuable consideration to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and conveyed to Grantee, and Grantee’s successors and assigns, forever, the land lying and being in the County of St. Johns, State of Florida, as more particularly described below (“Property”):

TRACTS NN, OO, RR, TT, UU IDENTIFIED IN THE PLAT KNOWN AS SOUTHAVEN PHASE IIC AND III, RECORDED IN MAP BOOK 98, PAGE 65, OF THE OFFICIAL RECORDS OF ST. JOHNS COUNTY, FLORIDA.

THAT CERTAIN RIGHT-OF-WAY TRACT DESIGNATED AS WESCOTT PARKWAY, IDENTIFIED IN THE PLAT KNOWN AS SOUTHAVEN PHASE IIC AND III, RECORDED IN MAP BOOK 98, PAGE 65, OF THE OFFICIAL RECORDS OF ST. JOHNS COUNTY, FLORIDA.

SUBJECT, HOWEVER, to all matters, restrictions, easements, encumbrances, limitations, reservations and covenants of record, if any, but this reference shall not operate to reimpose the same, together with taxes for 2020 and subsequent years (if any), and all applicable governmental, zoning and land use regulations.

TOGETHER, with all tenements, hereditaments, and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD unto Grantee and Grantee's successors and assigns in fee simple forever.

Grantor hereby specially warrants the title to the Property subject to the above-referenced encumbrances and restrictions and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but no others.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

WITNESSES:

SOUTHAVEN LAND ASSOCIATES LLC, a Delaware limited liability company

By: Hines Interests Limited Partnership, a Delaware limited partnership, its managing member

Witness Signature

Printed Name: _____

By: Hines Holdings, Inc., a Texas corporation, its general partner

Witness Signature

Printed Name: _____

By: _____

Its: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2020, by _____, as _____ of Southaven Land Associates LLC, on its behalf. He ☐ is personally known to me or ☐ produced _____ as identification.

Notary Public, State of Florida

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a) Florida Administrative Code.

EXHIBIT B

BILL OF SALE AND LIMITED ASSIGNMENT (PHASES IIC & III IMPROVEMENTS)

THIS BILL OF SALE AND LIMITED ASSIGNMENT is made to be effective as of _____, 2020, by **Southaven Land Associates LLC**, a Delaware limited liability company, whose address for purposes hereof is 2800 Post Oak Boulevard, Suite 4800, Houston, Texas 77056 (“**Grantor**”), and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, to it paid by the **Southaven Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* (“**District**” or “**Grantee**”) whose address is c/o Rizzetta & Company, Inc., 2806 N. 5th St., Unit 403, St. Augustine, Florida 32084.

BACKGROUND STATEMENT

This instrument is intended to convey certain property rights related to certain improvements (“**Improvements**”) as further described on the attached **Exhibit A**.

NOW THEREFORE, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, if any, in and to the following Improvements and other property interests as described below to have and to hold for Grantee’s own use and benefit forever but only to the extent related to the Improvements (and no more) and in each case without prejudice to or limiting the rights and remedies of Grantor thereunder:
 - a. all of the transferable right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits (with the exception of lien waivers), warranties, bonds, claims, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the Improvements (and no further); and
 - b. Also, the Grantor agrees to convey or cause to be conveyed when finalized any and all transferable site plans, construction and development drawings, plans and specifications, surveys, engineering and soil reports and studies, and approvals (including but not limited to licenses, permits, zoning approvals, etc.), pertaining or applicable to or in any way connected with the development, construction, and ownership of the improvements described in such subparagraphs, but only to the extent related to the Improvements (and no further).
 - c. All goodwill associated with the foregoing.
2. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Improvements; (ii) the Improvements are free from any liens or encumbrances and the Grantor covenants to timely

address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Improvements; and (iv) the Grantor will warrant and defend the sale of the Improvements hereby made unto the Grantee against the lawful claims and demands of all persons making the same against the Grantee by or through Grantor.

3. All transfers, conveyances, and assignments made hereunder are made on an “as is” basis. The Grantor represents that it has no knowledge of any latent or patent defects in the Improvements. The Grantor hereby assigns, on a non-exclusive basis, to the Grantee any and all rights against any and all firms or entities which may have caused any latent or patent defects in the Improvements, including, but not limited to, any and all warranties and other forms of indemnification with respect to the same (subject to the Developer’s reservations of rights as more fully set forth herein). The Grantee is solely responsible for its use of the Property or interests transferred, conveyed or assigned hereunder on or after the date hereof.

4. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee’s limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

5. As consideration for the sale of the Improvements, Grantee agrees to pay the sums set forth in the attached **EXHIBIT A** to the extent proceeds are available and eligible and pursuant to that certain *Agreement Regarding the Acquisition of Certain Work Product, Infrastructure and Real Property*, dated March 26, 2015, as further acknowledged by the *Acknowledgment of the Continued Effectiveness of the Acquisition Agreement*, dated December 8, 2016.

6. Grantor agrees, at the direction of the Grantee, to assist with the transfer of any permits or similar approvals necessary for the operation of the Improvements.

[CONTINUED ON FOLLOWING PAGE]

WHEREFORE, the foregoing *Bill of Sale and Limited Assignment* is hereby executed and delivered.

Signed, sealed and delivered by:

WITNESSES:

SOUTHAVEN LAND ASSOCIATES LLC, a
Delaware limited liability company

By: Hines Interests Limited Partnership, a
Delaware limited partnership, its managing
member

Witness Signature

Printed Name: _____

By: Hines Holdings, Inc., a Texas
corporation, its general partner

Witness Signature

Printed Name: _____

By: _____

Its: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence
or ☐ online notarization, this ____ day of _____, 2020, by
_____, as _____ of Southaven Land Associates LLC, on
its behalf. He ☐ is personally known to me or ☐ produced
_____ as identification.

Notary Public, State of Florida

Exhibit A – Description of Phases IIC & III Improvements

Exhibit A
Description of Phases IIC & III Improvements

Contractor: Florida Road Contracting, LLC

Contract: *Construction Contract for Southaven Phase IIC & III Civil Site Work*, dated July 1, 2019

Roadway Improvements – All roadway improvements including paving, curb, and gutter, all as located within the rights-of-way designated as Westcott Parkway, identified in the plat known as Southaven Phase IIC and III, recorded in Map Book 98, Page 65, of the Official Records of St. Johns County, Florida.

Drainage Improvements – Those drainage improvements, including but not limited to water control structures, pipes, junction boxes, grates, inlets, weirs, outfalls, end sections and other water conveyance structures, as well as all catch-basins and related stormwater facilities, located rights-of-way designated as Westcott Parkway and the Unobstructed Drainage and Access Easements, identified in the plat known as Southaven Phase IIC and III, recorded in Map Book 98, Page 65, of the Official Records of St. Johns County, Florida.

Contractor: OnSight Industries, LLC

Contract: *Services and Goods Order Agreement*, dated February 11, 2020

Hardscape Improvements – Those certain mailbox unit located within Tract NN, identified in the plat known as Southaven Phase IIC and III, recorded in Map Book 98, Page 65, of the Official Records of St. Johns County, Florida.

Contractor: Costa Verde Lands, LLC

Contract: *Services and Goods Order Agreement*, dated October 22, 2019

Landscape & Irrigation Improvements – Those certain landscape improvements, including but not limited to all plants, trees, timber, shrubbery, and other landscaping, and associated lighting and all irrigation systems, including but not limited to wells, pumps, lines, spray heads, and related system components, located within Tract NN, identified in the plat known as Southaven Phase IIC and III, recorded in Map Book 98, Page 65, of the Official Records of St. Johns County, Florida.

EXHIBIT C

CERTIFICATE OF DISTRICT ENGINEER RELATING TO PHASE IIC AND III IMPROVEMENTS

England-Thims & Miller, Inc., as District Engineer for the Southaven Community Development District ("District"), hereby makes the following certifications in connection with the District's acceptance of certain improvements ("Improvements") located within that certain plat titled Southaven Phase IIC and III, recorded in Map Book 98, Page 65, of the Official Records of St. Johns County, Florida, executed on or about the same date of this certificate:

The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have inspected the Improvements. I have further reviewed certain documentation relating to the Improvements, including but not limited to, agreements, plats, plans, and other documents.
2. In my opinion, the Improvements are consistent with the scope of the District's original capital improvement plan as set forth in the Engineer's Report for the District; were installed in accordance with their specifications; and are capable of performing the functions for which they were intended.
3. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.
4. With this document, I hereby certify that it is appropriate at this time to transfer the Improvements to the District for ownership, and operation and maintenance responsibilities.

[CONTINUED ON FOLLOWING PAGE]

Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

FURTHER AFFIANT SAYETH NOT.

By: _____
England-Thims & Miller, Inc.
Florida Registration No. _____
District Engineer

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2020, by _____, as _____ of _____, on its behalf. He ☐ is personally known to me or ☐ produced _____ as identification.

Notary Public, State of Florida

Exhibit A
Description of Phases IIC & III Improvements

Contractor: Florida Road Contracting, LLC

Contract: *Construction Contract for Southaven Phase IIC & III Civil Site Work*, dated July 1, 2019

Roadway Improvements – All roadway improvements including paving, curb, and gutter, all as located within the rights-of-way designated as Westcott Parkway, identified in the plat known as Southaven Phase IIC and III, recorded in Map Book 98, Page 65, of the Official Records of St. Johns County, Florida.

Drainage Improvements – Those drainage improvements, including but not limited to water control structures, pipes, junction boxes, grates, inlets, weirs, outfalls, end sections and other water conveyance structures, as well as all catch-basins and related stormwater facilities, located rights-of-way designated as Westcott Parkway and the Unobstructed Drainage and Access Easements, identified in the plat known as Southaven Phase IIC and III, recorded in Map Book 98, Page 65, of the Official Records of St. Johns County, Florida.

Contractor: OnSight Industries, LLC

Contract: *Services and Goods Order Agreement*, dated February 11, 2020

Hardscape Improvements – Those certain mailbox unit located within Tract NN, identified in the plat known as Southaven Phase IIC and III, recorded in Map Book 98, Page 65, of the Official Records of St. Johns County, Florida.

Contractor: Costa Verde Lands, LLC

Contract: *Services and Goods Order Agreement*, dated October 22, 2019

Landscape & Irrigation Improvements – Those certain landscape improvements, including but not limited to all plants, trees, timber, shrubbery, and other landscaping, and associated lighting and all irrigation systems, including but not limited to wells, pumps, lines, spray heads, and related system components, located within Tract NN, identified in the plat known as Southaven Phase IIC and III, recorded in Map Book 98, Page 65, of the Official Records of St. Johns County, Florida.

EXHIBIT D

This instrument was prepared by and
upon recording should be returned to:

Katie S. Buchanan, Esq.
HOPPING GREEN & SAMS, PA
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301

(This space reserved for Clerk)

NON-EXCLUSIVE ASSIGNMENT OF EASEMENTS

This **NON-EXCLUSIVE ASSIGNMENT OF EASEMENTS** (“Assignment”) is executed as of this ____ day of _____, 2020, by **Southaven Land Associates LLC**, a Delaware limited liability company, whose address for purposes hereof is 2800 Post Oak Boulevard, Suite 4800, Houston, Texas 77056 (“Assignor”), in favor of **Southaven Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* whose address is c/o Rizzetta & Company, Inc., 2806 N. 5th St., Unit 403, St. Augustine, Florida 32084 (“Assignee”).

W I T N E S S E T H:

That Assignor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, transfers, and assigns to Assignee the non-exclusive easements described as:

THOSE CERTAIN “UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENTS” AND “UNOBSTRUCTED MAINTENANCE AND ACCESS EASEMENTS” AS MORE PARTICULARLY DEPICTED ON SOUTHAVEN PHASE IIC AND III, RECORDED IN MAP BOOK 98, PAGE 65, OF THE OFFICIAL RECORDS OF ST. JOHNS COUNTY, FLORIDA (“Easements”).

This Assignment shall be for the use and benefit of both Assignee and its successors and assigns.

THE ASSIGNEE ACCEPTS THE CURRENT AND FUTURE CONDITION OF THE EASEMENTS “AS IS,” “WHERE IS” AND “WITH ALL FAULTS”, AND ASSIGNOR MAKES NO EXPRESS OR IMPLIED WARRANTIES OF ANY KIND WHATSOEVER REGARDING THE EASEMENTS AND ASSIGNEE HAS NOT RELIED UPON ANY WARRANTIES OF ANY KIND MADE BY ASSIGNOR. The Assignee is solely responsible for its use, maintenance, and activities in the Easements as of the date hereof.

The easement rights granted and assigned herein are not exclusive to Assignee, and Assignor shall be permitted to continue its use of said easements, so long as such use does not unduly interfere with Assignee’s use of said easements in any material respect.

IN WITNESS WHEREOF, Assignor has hereunto set its hand and seal the day and year first above written.

WITNESSES:

SOUTHAVEN LAND ASSOCIATES LLC, a
Delaware limited liability company

By: Hines Interests Limited Partnership, a
Delaware limited partnership, its managing
member

Witness Signature
Printed Name: _____

By: Hines Holdings, Inc., a Texas
corporation, its general partner

Witness Signature
Printed Name: _____

By: _____
Its: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence
or ☐ online notarization, this ____ day of _____, 2020, by
_____, as _____ of Southaven Land Associates LLC, on
its behalf. He ☐ is personally known to me or ☐ produced
_____ as identification.

Notary Public, State of Florida

Tab 10



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Southaven 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 more than 800 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
- Complimentary risk management services including on-site loss control, property schedule verification and contract reviews
- 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. FIA purchases property reinsurance to withstand the 1,000-year storm event (probability of exceedance .1%). This level of protection is statistically 2 to 3 times safer than competitors and industry norms. FIA members’ property claims resulting from Hurricane Irma in 2017 amounted to less than 4% of the per occurrence coverage available.

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:

**Southaven Community Development District
c/o Rizzetta & Company
2806 N 5th Street, #403
St. Augustine, FL 32084**

Term: October 1, 2020 to October 1, 2021

Quote Number: 100120672

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values – Blanket Building and Contents – Per Schedule on file totalling	\$3,340,353
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	\$277,161

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.
	3 %	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		Included
TRIA		Included

*Except for Zones A & V see page 8 (Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$20,690

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
X	Section II B1	Business Income	\$1,000,000 in any one occurrence
X	Section II B2	Additional Expenses	\$1,000,000 in any one occurrence
X	FIA 120	Active Assailant(s)	\$1,000,000 in any one occurrence

CRIME COVERAGE

Description

Limit

Deductible

Forgery and Alteration

Not Included

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

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



PREMIUM SUMMARY

Southaven Community Development District
c/o Rizzetta & Company
2806 N 5th Street, #403
St. Augustine, FL 32084

Term: October 1, 2020 to October 1, 2021

Quote Number: 100120672

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$20,690
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$3,101
Public Officials and Employment Practices Liability	\$2,537
TOTAL PREMIUM DUE	\$26,328

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:

(None)



Florida
Insurance
Alliance™

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., 10/01/2020, 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.

Southaven Community Development District

(Name of Local Governmental Entity)

By: WROSL
Signature

Walter R O Shea
Print Name

Witness By: K. O'Shea
Signature

Kristina O'Shea
Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2020

By: _____
Administrator



PROPERTY VALUATION AUTHORIZATION

Southaven Community Development District
c/o Rizzetta & Company
2806 N 5th Street, #403
St. Augustine, FL 32084

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 100% 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.

<input checked="" type="checkbox"/>	Building and Content TIV	\$3,340,353	As per schedule attached
<input checked="" type="checkbox"/>	Inland Marine	\$277,161	As per schedule attached
<input type="checkbox"/>	Auto Physical Damage	Not Included	

Signature: Walter R O'Shea Date: 9-14-2020
Name: Walter R O'Shea
Title: Chairman



Southaven Community Development District

Policy No.: 100120672

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

Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
1	Gatehouse		Joisted masonry	10/01/2020	\$147,400		
	60 Harkness Court St. Augustine FL 32095			10/01/2021	\$375		\$147,775
	Cross gable			Asphalt shingles			
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
2	Entry Monument		Non combustible	10/01/2020	\$221,350		
	60 Harkness Court St. Augustine FL 32095			10/01/2021			\$221,350
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
3	Precast Wall		Masonry non combustible	10/01/2020	\$170,600		
	60 Harkness Court St. Augustine FL 32095			10/01/2021			\$170,600
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
4	Entry Gates - 3 Arm Gates & 2 Iron Swing Gates		Non combustible	10/01/2020	\$26,900		
	60 Harkness Court St. Augustine FL 32095			10/01/2021			\$26,900
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
5	3 Benches - Powder Coated Steel		Property in the Open	10/01/2020	\$7,610		
	Markland Parks St. Augustine FL 32095			10/01/2021			\$7,610
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
6	Trash Cans and Doggie Pot Stations		Property in the Open	10/01/2020	\$6,300		
	Markland Parks St. Augustine FL 32095			10/01/2021			\$6,300
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
7	Clubhouse		2016	10/01/2020	\$1,779,400		
	61 Clarissa Lane St. Augustine FL 32095		Joisted masonry	10/01/2021	\$212,380		\$1,991,780
	Gable			Asphalt shingles			

Sign: _____

Print Name: _____

Date: _____



Southaven Community Development District

Policy No.: 100120672

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

Unit #	Description Address	Year Built Const Type	Eff. Date Term Date	Building Value Contents Value	Total Insured Value
	Roof Shape	Roof Pitch	Roof Covering	Covering Replaced	Roof Yr Blt
8	Pool, Pool Equipment Enclosure and Fencing		10/01/2020	\$220,985	\$220,985
	61 Clarissa Lane		10/01/2021		
	St. Augustine FL 32095				
		Below ground liquid storage tank / pool			
9	Pool Furniture, Trash Cans and Drinking Fountain		10/01/2020	\$49,200	\$49,200
	61 Clarissa Lane		10/01/2021		
	St. Augustine FL 32095				
		Property in the Open			
10	Tennis Courts (2) with Basketball Half Court, benches, including fencing, windscreen and shade structure, trash can		10/01/2020	\$96,140	\$96,140
	61 Clarissa Lane		10/01/2021		
	St. Augustine FL 32095				
		Non combustible			
11	Playground Equipment including benches, trash can		10/01/2020	\$76,596	\$76,596
	61 Clarissa Lane		10/01/2021		
	St. Augustine FL 32095				
		Non combustible			
12	Cabanas (3) Aluminum Frame with Fabric Drape		10/01/2020	\$15,900	\$15,900
	61 Clarissa Lane		10/01/2021		
	St. Augustine FL 32095				
		Property in the Open			
13	Shade Structures (2) Wood with shade cloth		10/01/2020	\$21,400	\$21,400
	61 Clarissa Lane		10/01/2021		
	St. Augustine FL 32095				
		Non combustible			
14	Kayak Launch		10/01/2020	\$31,588	\$31,588
	61 Clarissa Lane		10/01/2021		
	St. Augustine FL 32095				
		Non combustible			

Sign: _____

Print Name: _____

Date: _____



Southaven Community Development District

Policy No.: 100120672

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

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address				Contents Value		
	Roof Shape	Roof Pitch	Const Type	Term Date	Roof Covering	Covering Replaced	Roof Yr Blt
15	Mailboxes PH 1 (13) & PH 2 (11)			10/01/2020	\$42,280		
	Within Community St. Augustine FL 32095			10/01/2021			\$42,280
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address				Contents Value		
	Roof Shape	Roof Pitch	Const Type	Term Date	Roof Covering	Covering Replaced	Roof Yr Blt
16	Markland - Dog Park: 8 Pole Lights, 10 Benches, Dog wash, fountain, waste station, fence - PVC, Chain Link fence with gates		2018	10/01/2020	\$68,949		
	61 Clarissa Lane St. Augustine FL 32095		Non combustible	10/01/2021			\$68,949
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address				Contents Value		
	Roof Shape	Roof Pitch	Const Type	Term Date	Roof Covering	Covering Replaced	Roof Yr Blt
17	Walkway Bridge		Bridges	10/01/2020	\$100,000		
	60 Harkness Ct/140 Kirkside Ave St. Augustine FL 32095			10/01/2021			\$100,000
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value
	Address				Contents Value		
	Roof Shape	Roof Pitch	Const Type	Term Date	Roof Covering	Covering Replaced	Roof Yr Blt
18	2 Entry Monuments Phase 2B		2020	10/01/2020	\$45,000		
	Westcott Pkwy St Augstine FL 32095		Non combustible	10/01/2021			\$45,000
			Total:	Building Value \$3,127,598		Contents Value \$212,755	Insured Value \$3,340,353

Sign: _____

Print Name: _____

Date: _____

**Southaven Community Development District**

Policy No.: 100120672

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

Item #	Department Description	Serial Number	Classification Code	Eff. Date Term Date	Value	Deductible
1	Security Cameras (3) with DVR & Monitor		Electronic data processing equipment	10/01/2020 10/01/2021	\$1,925	\$1,000
2	Entry Lighting - 5 Pole Lights, 4 Column Lights, 20 Up Lights		Other inland marine	10/01/2020 10/01/2021	\$39,415	\$1,000
3	Lighting - 8 Pole Lights Park D&F		Other inland marine	10/01/2020 10/01/2021	\$29,100	\$1,000
4	Various Street Signs in Ph1, 2A & 2B		Other inland marine	10/01/2020 10/01/2021	\$47,775	\$1,000
5	Exterior Lighting - 19 Poles with 54 up lights		Other inland marine	10/01/2020 10/01/2021	\$120,000	\$1,000
6	Access Control System		Other inland marine	10/01/2020 10/01/2021	\$33,946	\$1,000
7	Pool Chair Lift		Other inland marine	10/01/2020 10/01/2021	\$5,000	\$1,000
				Total	\$277,161	

Sign: _____

Print Name: _____

Date: _____

Selecting an Audit Committee and Setting First Audit Committee Meeting

Tab 11

INVOICE

Southaven CDD C/O Lisa Licata

61 Clarissa Lane
St Augustine, Florida 32095

(904) 535-9006

Anything Under The Sun Services

185 East Bannerville Rd
Palatka, FL 32177

Phone: (386) 972-3926

Email: pondguys@yahoo.com

Web: www.waterfeaturesandmore.com

Payment Terms

Due upon receipt

Invoice #

001230

Date

09/28/2020

Description**Total**

Christmas installation

\$4,886.10

Installation of existing lights at clubhouse, trees and front sign

We have November 1st and the 8th that we could do installation.

Subtotal

\$4,886.10

Total

\$4,886.10

By signing this document, the customer agrees to the services and conditions outlined in this document.

We require a deposit of 50% down to order materials with the balance due upon completion of installation.

Any needed electrical is the responsibility of the property owner.

A 10% restocking fee will be charged for any canceled orders.

Any unused materials will be removed from the premises by Anything Under The Sun Services, LLC.

Any invoices unpaid after 30 days will have a \$25.00 or 10% of total balance late fee added.

(Whichever is greater)

Southaven CDD C/O Lisa Licata

SUPERVISOR REQUESTS

ADJOURNMENT