



Rizzetta & Company

Southaven Community Development District

**Board of Supervisors' Meeting
October 7, 2026**

**District Office:
St Augustine, Florida
(904) 436-6270**

www.southavencdd.org

SOUTHAVEN COMMUNITY DEVELOPMENT DISTRICT

Markland Amenity Center, 61 Clarissa Lane St. Augustine, FL 32095
www.southhavencdd.org

Board of Supervisors	Richard Fetter	Chairman
	Bob Monk	Vice Chairman
	Donna Reed	Assistant Secretary
	Jorge Iturralde	Assistant Secretary
	Michael Langer	Assistant Secretary
District Manager	Lesley Gallagher	Rizzetta & Company, Inc.
	Melissa Dobbins	Rizzetta & Company, Inc.
District Counsel	Katie Buchanan	Kutak Rock, LLP
District Engineer	Mike Yuro	Yuro and Associates

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

The Audience Comments portion, **on Agenda Items Only**, will be held at the beginning of the meeting. The Audience Comments portion of the agenda, **on General Items**, will be held at the end of the meeting. During these portions of the agenda, audience members may make comments on matters that concern the District (CDD) and will be limited to a total of three (3) minutes to make their comments.

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.

SOUTHAVEN COMMUNITY DEVELOPMENT DISTRICT

District Office · St. Augustine, Florida · (904) 436-6270

Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.southavencdd.org

**Board of Supervisors
Southaven Community
Development District**

September 30, 2026

FINAL AGENDA

Dear Board Members:

The **regular** meeting of the Board of Supervisors of the Southaven Community Development District will be held on **October 7, 2026, at 10:00 a.m.**, at the Markland Amenity Center located at 61 Clarissa Lane St. Augustine, FL 32095.

1. CALL TO ORDER/ROLL CALL

2. PLEDGE OF ALLEGIENCE

3. AUDIENCE COMMENTS ON AGENDA ITEMS

4. BUSINESS ADMINISTRATION

- A. Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on August 5, 2026Tab 1
- B. Ratification of Operations and Maintenance Expenditures for July and August 2026Tab 2
- C. Acceptance of Resignation of Jorge IturraldeTab 3
- D. Consideration of Appointment to Fill Vacant Seat and Oath of OfficeTab 4
- E. Ratification of District's Insurance Renewal Fiscal Year 2026/2027Tab 5

5. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. Landscape and Maintenance Report.....Tab 6
- D. General Manager Report.....Tab 7
 - 1. Amenity Manager Report
 - a. Consideration of Playground Equipment Proposals
 - b. Update on Elevator Preventative Maintenance Agreement
 - 2. Lake Management Report
- E. District ManagerTab 8
 - 1. Update on Fiscal Year 2026 Goals and Objectives

6. BUSINESS ITEMS

- A. Ratification of Backflow RepairsTab 9
- B. Discussion Regarding Reserve Fund Account
- C. Discussion Regarding Landscape and Irrigation Scope and RFP

7. AUDIENCE COMMENTS AND SUPERVISOR REQUESTS

8. 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.

Very truly yours,

Lesley Gallagher

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.

**SOUTHAVEN
COMMUNITY DEVELOPMENT DISTRICT**

The **regular** meeting of the Board of Supervisors of Southaven Community Development District was held **August 5, 2026, at 10:00 a.m.** held at the Markland Amenity Center located at 61 Clarissa Lane, St. Augustine, Florida 32095.

Present and constituting a quorum:

Richard Fetter	Board Supervisor, Chairman
Bob Monk	Board Supervisor, Vice Chairman
Michael Langer	Board Supervisor, Assistant Secretary
Donna Reed	Board Supervisor, Assistant Secretary

Also present were:

Lesley Gallagher	District Manager, Rizzetta & Company, Inc.
Katie Buchanan	District Counsel, Kutak Rock LLP (via zoom)
Lisa Licata	General Manager, Vesta
Mike Yuro	District Engineer, Yuro & Assoc
Dan Fagen	Regional General Manager, Vesta
Josh Wolfe	Landscape Manager, Greenery

Audience present.

FIRST ORDER OF BUSINESS**CALL TO ORDER**

Mr. Fetter called the meeting to order at 10:00 a.m.

SECOND ORDER OF BUSINESS**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS**AUDIENCE COMMENTS ON
AGENDA ITEMS**

There were no audience comments on agenda items.

FOURTH ORDER OF BUSINESS**CONSIDERATION OF THE MINUTES
OF THE BOARD OF SUPERVISORS'
REGULAR MEETING HELD ON MAY 6,
2026**

On a motion by Mr. Monk, seconded by Mr. Fetter, with all in favor, the Board approved the Minutes of the Board of Supervisors' Regular Meeting held on May 6, 2026, for the Southaven Community Development District.

FIFTH ORDER OF BUSINESS**RATIFICATION OF OPERATIONS AND
MAINTENANCE EXPENDITURES FOR
APRIL THROUGH JUNE 2026**

On a motion by Mr. Fetter, seconded by Mr. Monk, with all in favor, the Board ratified the Operations and Maintenance Expenditures for April in the amount of \$59,749.47, for May in the amount of \$71,063.01 and for June 2026 in the amount of \$69,363.79, for the Southaven Community Development District.

SIXTH ORDER OF BUSINESS**RATIFICATION OF ACCEPTANCE OF
THE AUDIT FOR FISCAL YEAR
ENDING SEPTEMBER 30, 2025**

On a motion by Mr. Fetter, seconded by Mr. Monk, with all in favor, the Board ratified acceptance of the Audit for Fiscal Year Ending September 30, 2025, for the Southaven Community Development District.

SEVENTH ORDER OF BUSINESS**STAFF REPORTS****A. District Counsel**

Ms. Buchanan provided an update that, following the last meeting, she reviewed the prior communications to Envera and confirmed that Envera had received multiple notices and deadlines to remove its equipment. It was determined that an additional notice was not required.

On a motion by Mr. Monk, seconded by Mr. Fetter, with all in favor, the Board directed staff to take date-stamped photographs and remove and discard the equipment from the prior gate vendor, Envera, for the Southaven Community Development District.

B. District Engineer**1. Ratification of Acceptance of the Annual Engineer's Report**

On a motion by Mr. Monk, seconded by Mr. Langer, with all in favor, the Board ratified acceptance of the Annual Engineer's Report, for the Southaven Community Development District.

Mr. Yuro noted that he would provide the Board with an estimated road resurfacing cost.

The Board also directed staff to remove the spring horse and bring replacement options to the October meeting.

C. Landscape and Maintenance Reports

1. May – July Reports

Mr. Wolfe reviewed the landscape and maintenance reports.

Direction was given to remove dead plants and, if any were specimen plants, provide a proposal for replacement. The Board also requested that the mowing pattern at the front entry be adjusted to help eliminate pattern ruts.

D. General Manager Report

1. General Manager Report

Ms. Licata reviewed a request for a flagpole. It was noted that the item could be considered with the Fiscal Year 2027/2028 budget unless another party wished to fund the installation and materials, in which case the District would consider maintaining it.

The Fall Festival was discussed, direction was given to leave the gate open during vendor festival hours as a trial this year following poor attendance last year, with the requirement that all booths be residents. A request for dumbbells and kettlebells was denied.

The Board approved renewal of the Zoom license at an expense of \$170.00 per year.

2. Lake Management Report

i. May and June Reports

No comments.

E. District Manager

Ms. Gallagher updated the Board that her office had completed the pool permit renewal earlier in the summer and sent the documentation to Ms. Licata.

On a motion by Mr. Monk, seconded by Mr. Langer, with all in favor, the Board authorized the District Manager to work with the Chairman on the insurance renewals between meetings so coverage would be in place for Fiscal Year 2026/2027, for the Southaven Community Development District.
--

EIGHTH ORDER OF BUSINESS**CONSIDERATION OF ACCESS
CONTROL FOR TENNIS COURTS
AND PLAYGROUND PROPOSALS**

The Board reviewed two access control proposals from Sunbelt.

On a motion by Mr. Fetter, seconded by Mr. Monk, with all in favor, the Board approved the playground access control proposal to remove the existing card reader and deliver and install a new Butterfly card reader, utilizing the existing wire, at an expense of \$1,184.20, for the Southaven Community Development District.

The tennis court reader proposal was tabled.

NINTH ORDER OF BUSINESS**CONSIDERATION OF POOL
REMARCITE PROPOSAL(S)
– UNDER SEPARATE COVER**

The Board reviewed proposals from Crown Pools, Big Z, and CBuss. Discussion ensued regarding the options and warranties. A representative from CBuss was in attendance at the public meeting.

On a motion by Mr. Monk, seconded by Mr. Langer, with majority in favor, Mr. Fetter opposed, the Board approved the CBuss proposal, as amended to include a pebble finish, colored lights, a work schedule for the winter season, and a 10% down payment, in a not-to-exceed amount of \$140,000.00, for the Southaven Community Development District.

TENTH ORDER OF BUSINESS**CONSIDERATION OF PALM TREE
REMOVAL PROPOSAL(S)**

The Board reviewed proposals from The Greenery, J&J Tree Experts, Inc., and Black Creek for palm tree removal. Discussion ensued.

On a motion by Mr. Monk, seconded by Mr. Langer, with all in favor, the Board approved The Greenery for the palm tree removal proposal in a not-to-exceed amount of \$8,000.00, for the Southaven Community Development District.

ELEVENTH ORDER OF BUSINESS**CONSIDERATION OF FREEDOM
PEST CONTROL RENEWAL RATE
INCREASE NOTICE**

On a motion by Mr. Fetter, seconded by Mr. Langer, with all in favor, the Board approved the annual termite renewal with Freedom Pest Control at the new rate of \$275.00 per year, for the Southaven Community Development District.

TWELFTH ORDER OF BUSINESS**CONSIDERATION OF ELEVATOR
PREVENTATIVE MAINTENANCE
PROPOSALS**

The Board reviewed elevator preventative maintenance proposals from Otis and Eletech.

On a motion by Mr. Monk, seconded by Mr. Langer, with all in favor, the Board approved the elevator preventative maintenance proposal from Eletech in the amount of \$150.00 per month, billed quarterly in advance, for an annual total of \$1,800.00, for the Southaven Community Development District.

THIRTEENTH ORDER OF BUSINESS**CONSIDERATION OF VILLAGE KEY
MONITORING RENEWAL PROPOSAL**

On a motion by Mr. Fetter, seconded by Mr. Monk, with all in favor, the Board approved the Village Key proposal for renewal of fire and burglar alarm monitoring services in the amount of \$1,080.00, for the Southaven Community Development District.

FOURTEENTH ORDER OF BUSINESS**ACCEPTANCE OF SECOND
ADDENDUM TO THE CONTRACT
FOR PROFESSIONAL DISTRICT
SERVICES**

On a motion by Mr. Monk, seconded by Mr. Langer, with all in favor, the Board accepted the Second Addendum to the Contract for Professional District Services with Rizzetta & Company, for the Southaven Community Development District.

FIFTEENTH ORDER OF BUSINESS**CONSIDERATION OF FINAL
ARBITRAGE ENGAGEMENTS FOR
SERIES 2015A-1, A-2 AND SERIES
2016A-1, A-2**

On a motion by Mr. Fetter, seconded by Mr. Monk, with all in favor, the Board approved the Final Arbitrage Engagements for Series 2015A-1 and A-2 and Series 2016A-1 and A-2, for the Southaven Community Development District.

SIXTEENTH ORDER OF BUSINESS**CONSIDERATION OF VESTA
RENEWAL PROPOSAL**

On a motion by Mr. Fetter, seconded by Ms. Reed, with all in favor, the Board approved the Vesta Renewal Proposal, for the Southaven Community Development District.

SEVENTEENTH ORDER OF BUSINESS**DISCUSSION REGARDING SCOPE OF
CURRENT LANDSCAPE AGREEMENT**

Discussion regarding the scope of the current landscape agreement was tabled to the October meeting. The Board requested that a scope and draft RFP be provided at that meeting for review. It was noted that advertising would follow and proposals could be brought back to the December meeting should the Board decide to move in that direction.

EIGHTEENTH ORDER OF BUSINESS**PUBLIC HEARING ON REVISED
RULES OF PROCEDURE**

Ms. Buchanan provided a brief overview of the revised Rules of Procedure.

On a motion by Mr. Monk, seconded by Mr. Fetter, with all in favor, the Board opened the Public Hearing on the Revised Rules of Procedure, for the Southaven Community Development District.

There were no public comments.

On a motion by Mr. Monk, seconded by Mr. Fetter, with all in favor, the Board closed the Public Hearing on the Revised Rules of Procedure, for the Southaven Community Development District.

1. Consideration of Resolution 2026-11; Adopting Revised Rules of Procedure

On a motion by Mr. Monk, seconded by Ms. Reed, with all in favor, the Board adopted Resolution 2026-11; Adopting Revised Rules of Procedure, for the Southaven Community Development District.

NINETEENTH ORDER OF BUSINESS**PUBLIC HEARINGS ON FISCAL YEAR
2026-2027 BUDGET AND
ASSESSMENTS**

On a motion by Mr. Fetter, seconded by Ms. Reed, with all in favor, the Board opened the Public Hearings on the Fiscal Year 2026-2027 Budget and Assessments, for the Southaven Community Development District.

There were no public comments.

On a motion by Mr. Fetter, seconded by Ms. Reed, with all in favor, the Board closed the Public Hearings on the Fiscal Year 2026-2027 Budget and Assessments, for the Southaven Community Development District.

1. Consideration of Resolution 2026-12; Adopting Fiscal Year 2026-2027 Budget

The Board requested that line 64 be changed to mulch.

On a motion by Mr. Fetter, seconded by Mr. Monk, with all in favor, the Board adopted the Fiscal Year 2026-2027 Budget, as amended, and Resolution 2026-12, for the Southaven Community Development District.

2. Consideration of Resolution 2026-13; Imposing Special Assessments

On a motion by Mr. Fetter, seconded by Mr. Langer, with all in favor, the Board adopted Resolution 2026-13; Imposing Special Assessments, for the Southaven Community Development District.

TWENTIETH ORDER OF BUSINESS

CONSIDERATION OF RESOLUTION 2026-14; SETTING DATE, TIME AND LOCATION FOR FY26/27 MEETINGS

The Board reviewed the proposed Fiscal Year 2026/2027 meeting schedule: October 7, 2026; December 2, 2026; February 3, 2027; May 5, 2027; and August 4, 2027.

On a motion by Mr. Fetter, seconded by Mr. Monk, with all in favor, the Board adopted Resolution 2026-14; as presented, Setting Date, Time and Location for Fiscal Year 2026/2027 Meetings, for the Southaven Community Development District.

TWENTY FIRST ORDER OF BUSINESS

AUDIENCE COMMENTS AND SUPERVISOR REQUESTS

SUPERVISORS

Supervisor comments were heard regarding fireworks and signage. Ms. Reed exited the meeting at 12:56 p.m.

AUDIENCE

Audience comments were heard regarding landscape items and grasses removed, no trespassing/fishing signs and signage size, landscaping around signs, a request for additional swings at the playground rather than rockers, a community survey, and recommunicating the gate entry process.

TWENTY SECOND ORDER OF BUSINESS

ADJOURNMENT

On a motion by Mr. Fetter, seconded by Mr. Monk, with all in favor, the Board adjourned the meeting at 1:00 p.m., for the Southaven Community Development District.

268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289

Secretary/Assistant Secretary

Chairman/Vice Chairman

DRAFT

Tab 2

SOUTHAVEN COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · ST. AUGUSTINE, FLORIDA 32084

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

WWW.SOUTHAVENCDD.ORG

Operation and Maintenance Expenditures

July 2026

Presented For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2026 through July 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$56,633.83**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Southaven Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Ancient City Janitorial LLC	600036	2851	Janitorial Services 07/26	\$ 649.00
AT&T	71426	322343089-062126	Phone & Internet Services 07/26	\$ 167.36
AT&T	70326	323860823-061026	Internet Services 06/26	\$ 270.51
Clear Waters, Inc.	600037	163501	Pond Maintenance 07/26	\$ 835.00
COMCAST	71026	8495741401213297-061726	Phone Services 06/26	\$ 382.15
Florida Department of Revenue	072026-1	6580192295959-072026	Sales & Use Tax 06/26	\$ 23.20
Florida Power & Light Company	72826	0539926444-071426	Electric Services 06/26	\$ 30.80
Florida Power & Light Company	72826	2396585172-071426	Street Lights 06/26	\$ 2,100.34
Florida Power & Light Company	72826	2936844030-071426	Street Lights 06/26	\$ 38.46
Florida Power & Light Company	72826	3005756139-071426	Electric Services 06/26	\$ 113.62
Florida Power & Light Company	72826	3111413393-071426	Electric Services 06/26	\$ 31.09

Southaven Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Power & Light Company	72826	6452877167-071426	Electric Services 06/26	\$ 1,023.66
Florida Power & Light Company	72826	9246030044-071426	Electric Services 06/26	\$ 31.37
Florida Power & Light Company	72826	9779789537-071426	Electric Services 06/26	\$ 37.85
Kutak Rock, LLP	600034	3763715	Legal Services 04/26	\$ 2,190.13
Kutak Rock, LLP	600034	3763716	Legal Services 03/26	\$ 2,312.53
Rizzetta & Company, Inc.	600033	INV0000110600	Accounting Services 07/26	\$ 3,960.42
Rizzetta & Company, Inc.	600044	INV0000110816	Mass Mailing - Budget Notice 07/26	\$ 827.00
Smith Electrical, Inc.	600045	40957	Maintenance & Repair 07/26	\$ 614.92
St Johns Utility Department	72026	559802132013-061926	Water Services 06/26	\$ 2,040.68
St Johns Utility Department	72026	559802132336-061926	Water Services 06/26	\$ 87.22
St Johns Utility Department	72026	559802132338-061926	Water Services 06/26	\$ 55.84

Southaven Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
St Johns Utility Department	72026	559802132340-061926	Water Services 06/26	\$ 301.99
St Johns Utility Department	72026	559802132342-061926	Water Services 06/26	\$ 1,258.01
St Johns Utility Department	72026	559802132378-061926	Water Services 06/26	\$ 784.36
St Johns Utility Department	72026	559802132379-061926	Water Services 06/26	\$ 101.66
St Johns Utility Department	72026	559802133630-061926	Water Services 06/26	\$ 12.46
St Johns Utility Department	72026	559802134615-061926	Water Services 06/26	\$ 37.38
St Johns Utility Department	72026	559802135720-061926	Water Services 06/26	\$ 299.29
St Johns Utility Department	72026	559802135721-061926	Water Services 06/26	\$ 734.74
St Johns Utility Department	72026	559802135954-061926	Water Services 06/26	\$ 16.27
St Johns Utility Department	72026	559802135956-061926	Water Services 06/26	\$ 34.24
St Johns Utility Department	72026	559802135958-061926	Water Services 06/26	\$ 178.15

Southaven Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
St Johns Utility Department	72026	559802135959-061926	Water Services 06/26	\$ 69.39
St Johns Utility Department	72026	559802135961-061926	Water Services 06/26	\$ 12.46
St Johns Utility Department	72026	559802139106-061926	Water Services 06/26	\$ 140.37
Sunbelt Gated Access Systems of Florida, LLC	600041	176542	Access Control 07/26	\$ 902.45
The Greenery of North Florida, Inc.	600042	810961	Street Sweeping 05/26	\$ 951.62
The Greenery of North Florida, Inc.	600038	814041	Landscape Maintenance 07/26	\$ 13,850.00
The Greenery of North Florida, Inc.	600042	815676	Landscape Replacement 07/26	\$ 719.42
USA TODAY Media Corp	600035	0007780107	Legal Advertising 06/26	\$ 105.36
Valley National Bank	72526	CC063026-287	Credit Card Expenses 06/26	\$ 1,266.90
Vesta Property Services, Inc.	600039	433094	Management Services 07/26	\$ 14,451.25
Vesta Property Services, Inc.	600039	433397	Management Services 06/26	\$ 33.06

Southaven Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
VGlobal Tech	600040	8693	Website Compliance & Management 07/26	\$ 175.00
Waste Management Inc. of Florida	72126	9794258-2224-9	Waste Disposal Services 07/26	\$ 324.85
Yuro & Associates, LLC	600043	4131	Engineering Services 06/26	<u>\$ 2,050.00</u>
Report Total				<u>\$ 56,633.83</u>

SOUTHAVEN COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · ST. AUGUSTINE, FLORIDA 32084

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

WWW.SOUTHAVENCDD.ORG

Operation and Maintenance Expenditures

August 2026

Presented For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2026 through August 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$66,930.48**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Southaven Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Ancient City Janitorial LLC	600051	2906	Janitorial Services 08/26	\$ 649.00
AT&T	81226	322343089-072126	Phone & Internet Services 08/26	\$ 169.01
AT&T	80326	323860823-071026	Internet Services 07/26	\$ 271.13
ButterflyMX, Inc.	600059	INV125855	Access Control 07/26	\$ 10,611.00
COMCAST	81026	8495741401213297-071726	Phone Services 07/26	\$ 374.57
Dolphin Backflow, Inc.	600046	48536	Maintenance & Repair 06/26	\$ 1,493.62
Dolphin Backflow, Inc.	600047	48537	Maintenance & Repair 06/26	\$ 3,060.60
Florida Department of Revenue	81926	6580192295959-081826	Sales & Use Tax 07/26	\$ 14.86
Florida Power & Light Company	20260825-1	0539926444-081326	Electric Services 07/26	\$ 30.80
Florida Power & Light Company	20260825-1	2396585172-081326	Street Lights 07/26	\$ 2,100.34
Florida Power & Light Company	20260825-1	2936844030-081326	Street Lights 07/26	\$ 38.18

Southaven Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Power & Light Company	20260825-1	3005756139-081326	Electric Services 07/26	\$ 119.07
Florida Power & Light Company	20260825-1	3111413393-081326	Electric Services 07/26	\$ 31.05
Florida Power & Light Company	20260825-1	6452877167-081326	Electric Services 07/26	\$ 996.31
Florida Power & Light Company	20260825-1	9246030044-081326	Electric Services 07/26	\$ 31.37
Florida Power & Light Company	20260825-1	9779789537-081326	Electric Services 07/26	\$ 37.81
Hallco Heating & Air LLC dba John D. Hall	600060	43435328	Maintenance & Repairs 08/26	\$ 70.00
Kutak Rock, LLP	600048	3779998	Legal Services 05/26	\$ 1,841.00
Rizzetta & Company, Inc.	600049	INV0000111315	Accounting Services 08/26	\$ 3,960.42
Smith Electrical, Inc.	600055	41067	Street Lights 08/26	\$ 681.98
Smith Electrical, Inc.	600055	41116	Street Light Maintenance & Repair 08/26	\$ 577.96
St Johns Utility Department	81826	559802132013-071926	Water Services 07/26	\$ 2,910.58

Southaven Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
St Johns Utility Department	81826	559802132336-071926	Water Services 07/26	\$ 87.22
St Johns Utility Department	81826	559802132338-071926	Water Services 07/26	\$ 55.84
St Johns Utility Department	81826	559802132340-071926	Water Services 07/26	\$ 357.84
St Johns Utility Department	81826	559802132342-071926	Water Services 07/26	\$ 462.88
St Johns Utility Department	81826	559802132378-071926	Water Services 07/26	\$ 976.52
St Johns Utility Department	81826	559802132379-071926	Water Services 07/26	\$ 98.46
St Johns Utility Department	81826	559802133630-071926	Water Services 07/26	\$ 12.46
St Johns Utility Department	81826	559802134615-071926	Water Services 07/26	\$ 37.38
St Johns Utility Department	81826	559802135720-071926	Water Services 07/26	\$ 305.99
St Johns Utility Department	81826	559802135721-071926	Water Services 07/26	\$ 850.45
St Johns Utility Department	81826	559802135954-071926	Water Services 07/26	\$ 16.11

Southaven Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
St Johns Utility Department	81826	559802135956-071926	Water Services 07/26	\$ 31.93
St Johns Utility Department	81826	559802135958-071926	Water Services 07/26	\$ 161.12
St Johns Utility Department	81826	559802135959-071926	Water Services 07/26	\$ 73.32
St Johns Utility Department	81826	559802135961-071926	Water Services 07/26	\$ 12.46
St Johns Utility Department	81826	559802139106-071926	Water Services 07/26	\$ 179.29
Sunbelt Gated Access Systems of Florida, LLC	600056	176785	Maintenance & Repair 08/26	\$ 1,049.37
The Greenery of North Florida, Inc.	600061	816793	Landscape Replacement 07/26	\$ 333.81
The Greenery of North Florida, Inc.	600057	817060	Landscape Maintenance 08/26	\$ 13,850.00
Turner Pest Control, LLC	600058	622481800	Pest Control 07/26	\$ 93.00
Turner Pest Control, LLC	600062	622616503	Pest Control 08/26	\$ 93.00
USA TODAY Media Corp	600052	0007822155	Legal Advertising 07/26	\$ 829.34

Southaven Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Valley National Bank	82626	CC073126-287	Credit Card Expenses 07/26	\$ 1,910.78
Vesta Property Services, Inc.	600050	433719	Management Services 08/26	\$ 14,451.25
Vesta Property Services, Inc.	600053	433936	Management Services 07/26	\$ 28.42
VGlobal Tech	600054	8776	Website Compliance & Management 08/26	\$ 175.00
Waste Management Inc. of Florida	081926-1	9798198-2224-3	Waste Disposal Services 08/26	<u>\$ 326.58</u>
Report Total				<u>\$ 66,930.48</u>

Tab 3

September 11, 2026

Rizzetta & Company
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614

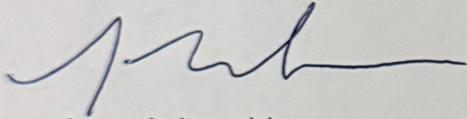
Dear Lesley Gallagher,

Please accept this letter as my formal resignation from my position as Assistant Secretary on the Board of Supervisors for the Southaven Community Development District effective today's date, September 11, 2026.

I'm grateful for the opportunity to serve the community and residents of Markland during my tenure. I also appreciate the growth and development experienced working alongside Rizzetta & Company, and the various team of collaborators during this period.

Please let me know if I can be of assistance during this period of transition. I wish the Board and Rizzetta & Company nothing but the best moving forward.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Iturralde', with a long horizontal flourish extending to the right.

Jorge A. Iturralde
(850) 284-7015
jiturraldecdd@gmail.com

Tab 4

**SOUTHAVEN COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF SOUTHAVEN COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 20____, by _____, who personally appeared before me, and is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Southaven Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

Tab 5



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 over 1,000 public entity members.

Competitive Advantage

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

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

How are FIA Members Protected?

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

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

What Are Members Responsible For?

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

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

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

Quotation being provided for:

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

Term: October 1, 2026 to October 1, 2027

Quote Number: 100126672

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$3,646,112
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	\$334,681

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

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

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine
	Not Applicable	Golf Course Tees and Greens Deductible on all covered Perils if scheduled.

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

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

TOTAL PROPERTY PREMIUM

\$28,761

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	\$1,250,000 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	Glass and Sanitary Fittings Extension	\$25,000 in any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Lock and Key Replacement	\$2,500 any one occurrence
X	DD	Tracks and fields (except Lawns, Plants, Trees and Shrubs covered under code K)	\$250,000 any one occurrence and \$500,000 in the annual aggregate in any one coverage period. or Up to the declared value if it is specifically listed as "Tracks and Fields" in the schedule of values.
X	EE	Awnings, Gutters and Downspouts	Included
X	FF	Civil or Military Authority	45 consecutive days and one mile.

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	\$100,000	\$1,000
Theft, Disappearance or Destruction	\$100,000	\$1,000
Computer Fraud including Funds Transfer Fraud	\$100,000	\$1,000
Employee Dishonesty, including faithful performance, per loss	\$100,000	\$1,000

Deadly Weapon Protection Coverage

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

AUTOMOBILE COVERAGE

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

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Abuse and Molestation Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Aggregate Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Retroactive Date	Not Included
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

Retroactive Date:

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

Cyber Liability sublimit included under POL/EPLI

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



PREMIUM SUMMARY

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

Term: October 1, 2026 to October 1, 2027

Quote Number: 100126672

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$28,761
Crime	\$500
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$4,419
Public Officials and Employment Practices Liability	\$3,613
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$37,293

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)



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., 10/01/2026, 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 the Applicant desire to cancel coverage; it will give not less than ninety (90) days prior written notice of cancellation;
- (e) That if the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (f) 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: _____
Signature

Print Name

Witness By: _____
Signature

Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2026

By: _____
Administrator



PROPERTY VALUATION AUTHORIZATION

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

QUOTATIONS TERMS & CONDITIONS

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

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

☒	Building and Content TIV	\$3,646,112	As per schedule attached
☒	Inland Marine	\$334,681	As per schedule attached
☐	Auto Physical Damage	Not Included	

Signature: _____ Date: _____

Name: _____

Title: _____

**Southaven Community Development District**

Policy No.: 100126672
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term	Date	Contents Value			
	Roof Shape	Roof Pitch				Roof Covering		Covering Replaced	Roof Yr Blt
1	Gatehouse		2016	10/01/2026		\$62,981		\$66,519	
	60 Harkness Court St. Augustine FL 32095		Joisted masonry	10/01/2027		\$3,538			
	Cross gable			Asphalt shingles					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term	Date	Contents Value			
	Roof Shape	Roof Pitch				Roof Covering		Covering Replaced	Roof Yr Blt
2	Entry Monument		2016	10/01/2026		\$239,533		\$239,533	
	60 Harkness Court St. Augustine FL 32095		Non combustible	10/01/2027					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term	Date	Contents Value			
	Roof Shape	Roof Pitch				Roof Covering		Covering Replaced	Roof Yr Blt
3	Precast Wall		2016	10/01/2026		\$184,614		\$184,614	
	60 Harkness Court St. Augustine FL 32095		Masonry non combustible	10/01/2027					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term	Date	Contents Value			
	Roof Shape	Roof Pitch				Roof Covering		Covering Replaced	Roof Yr Blt
4	Entry Gates w/ attached Pillars - 3 Arm Gates & 2 Iron Swing Gates		2016	10/01/2026		\$44,485		\$44,485	
	60 Harkness Court St. Augustine FL 32095		Non combustible	10/01/2027					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term	Date	Contents Value			
	Roof Shape	Roof Pitch				Roof Covering		Covering Replaced	Roof Yr Blt
5	4 Benches - Powder Coated Steel		2016	10/01/2026		\$6,970		\$6,970	
	60 Harkness Ct/140 Kirkside Ave St. Augustine FL 32095		Property in the Open	10/01/2027					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term	Date	Contents Value			
	Roof Shape	Roof Pitch				Roof Covering		Covering Replaced	Roof Yr Blt
6	Trash Cans and Doggie Pot Stations		2016	10/01/2026		\$6,817		\$6,817	
	Markland Parks St. Augustine FL 32095		Property in the Open	10/01/2027					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term	Date	Contents Value			
	Roof Shape	Roof Pitch				Roof Covering		Covering Replaced	Roof Yr Blt
7	Clubhouse		2016	10/01/2026		\$1,942,556		\$2,126,412	
	61 Clarissa Lane St. Augustine FL 32095		Joisted masonry	10/01/2027		\$183,856			
	Gable			Asphalt shingles					

Sign: _____

Print Name: _____

Date: _____

**Southaven Community Development District**

Policy No.: 100126672

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

Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value		Total Insured Value	
				Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
8	Pool		2016	10/01/2026	\$306,463		\$306,463	
	61 Clarissa Lane St. Augustine FL 32095		Below ground liquid storage tank / pool	10/01/2027				
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value		Total Insured Value	
				Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
9	Pool Furniture, Trash Cans and Drinking Fountain		2016	10/01/2026	\$53,242		\$53,242	
	61 Clarissa Lane St. Augustine FL 32095		Property in the Open	10/01/2027				
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value		Total Insured Value	
				Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
10	4 Pickleball Courts, 1 Tennis Court with Basketball Half Court, benches, including, windscreen and shade structure, trash can		2016	10/01/2026	\$112,750		\$112,750	
	61 Clarissa Lane St. Augustine FL 32095		Non combustible	10/01/2027				
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value		Total Insured Value	
				Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
11	Playground Equipment including benches, trash can		2016	10/01/2026	\$82,888		\$82,888	
	61 Clarissa Lane St. Augustine FL 32095		Non combustible	10/01/2027				
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value		Total Insured Value	
				Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
12	Cabanas (3) Aluminum Frame with Fabric Drape		2016	10/01/2026	\$17,206		\$17,206	
	61 Clarissa Lane St. Augustine FL 32095		Property in the Open	10/01/2027				
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value		Total Insured Value	
				Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
13	Pergolas (2) Wood with shade cloth		2016	10/01/2026	\$23,158		\$23,158	
	61 Clarissa Lane St. Augustine FL 32095		Non combustible	10/01/2027				
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value		Total Insured Value	
				Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
14	Kayak Launch		2016	10/01/2026	\$34,183		\$34,183	
	61 Clarissa Lane St. Augustine FL 32095		Non combustible	10/01/2027				

Sign: _____

Print Name: _____

Date: _____

**Southaven Community Development District**

Policy No.: 100126672
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch		Const Type	Roof Covering		Covering	Replaced
15	Mailboxes PH 1 (13) & PH 2 (11)		2016	10/01/2026	\$45,753		\$45,753	
	Within Community St. Augustine FL 32095		Non combustible	10/01/2027				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch		Const Type	Roof Covering		Covering	Replaced
16	Markland - Dog Park: 10 Benches, Dog wash, fountain, waste station, fence - PVC, Chain Link fence with gates (787 LF)		2018	10/01/2026	\$28,598		\$28,598	
	Renwick Pkwy & Latrobe Ave St. Augustine FL 32095		Non combustible	10/01/2027				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch		Const Type	Roof Covering		Covering	Replaced
17	Walkway Bridge		2016	10/01/2026	\$101,613		\$101,613	
	60 Harkness Ct/140 Kirkside Ave St. Augustine FL 32095		Bridges	10/01/2027				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch		Const Type	Roof Covering		Covering	Replaced
18	2 Entry Monuments Phase 2		2020	10/01/2026	\$48,697		\$48,697	
	Aspinwall Pkwy St Augustine FL 32095		Non combustible	10/01/2027				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch		Const Type	Roof Covering		Covering	Replaced
19	Dumpster Enclosure		2023	10/01/2026	\$21,643		\$21,643	
	61 Clarissa Lane St Augstine FL 32095		Non combustible	10/01/2027				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch		Const Type	Roof Covering		Covering	Replaced
20	Tennis Court Fencing Chain Link (478 LF)			10/01/2026	\$17,118		\$17,118	
	61 Clarissa Lane St Augustine FL 32095		Non combustible	10/01/2027				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term	Date	Contents Value		
	Roof Shape	Roof Pitch		Const Type	Roof Covering		Covering	Replaced
21	Pool & Playground Aluminum Fencing (623 LF)			10/01/2026	\$23,627		\$23,627	
	61 Clarissa Lane St Augustine FL 32095		Non combustible	10/01/2027				

Sign: _____

Print Name: _____

Date: _____

**Southaven Community Development District**

Policy No.: 100126672

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

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
22	Pool Pumps & Equipment			10/01/2026	\$22,048		\$22,048	
	61 Clarissa Lane St Augustine FL 32095		Pump / lift station	10/01/2027				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
23	Masonry Wall Enclosure - Pool Pumps & Equipment			10/01/2026	\$31,775		\$31,775	
	61 Clarissa Lane St Augustine FL 32095		Masonry non combustible	10/01/2027				
			Total:	Building Value \$3,458,718		Contents Value \$187,394		Insured Value \$3,646,112

Sign: _____

Print Name: _____

Date: _____

**Southaven Community Development District**

Policy No.: 100126672
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department	Serial Number	Classification Code	Eff. date	Value	Deductible
	Description			Term Date		
1			Electronic data processing equipment	10/01/2026	\$1,925	\$1,000
	Security Cameras (3) with DVR & Monitor			10/01/2027		
2			Other inland marine	10/01/2026	\$39,415	\$1,000
	Entry Lighting - 5 Pole Lights, 4 Column Lights, 20 Up Lights			10/01/2027		
3			Other inland marine	10/01/2026	\$29,100	\$1,000
	Lighting - 8 Pole Lights Park D&F			10/01/2027		
4			Other inland marine	10/01/2026	\$47,775	\$1,000
	Various Street Signs in Ph1, 2A & 2B			10/01/2027		
5			Other inland marine	10/01/2026	\$120,000	\$1,000
	Exterior Lighting - 19 Poles with 54 up lights			10/01/2027		
6			Other inland marine	10/01/2026	\$33,946	\$1,000
	Access Control System			10/01/2027		
7			Other inland marine	10/01/2026	\$5,000	\$1,000
	Pool Chair Lift			10/01/2027		
8			Electronic data processing equipment	10/01/2026	\$22,760	\$1,000
	Security System Equipment			10/01/2027		
9			Other inland marine	10/01/2026	\$34,760	\$1,000
	Dog Park Pole Lights (8)			10/01/2027		
Total					\$334,681	

Sign: _____

Print Name: _____

Date: _____

Tab 6

Markland Manor Property Report

Overall Property & Maintenance Update

The back half of the summer has been extremely wet, and as we know, Markland Manor holds water in many areas of the property. Because of the excessive rainfall and saturated conditions, we have battled some challenges with both turf and regular maintenance.

Unfortunately, we did get behind on the pond berm in the back of the property. Due to how wet and thick the growth had become, it took a little over a week and additional team members to get the area knocked back down and under control. We have now caught up in that area, and regular maintenance has returned to normal, with the exception of certain areas that are too saturated to safely mow.

We have also had a few irrigation concerns come up throughout the summer. Lisa and I have been working well together to address those issues in a timely manner whenever they are brought to my attention.

Turf Applications

As of September 25, we have completed **four turf applications** on the property.

At the beginning of the summer, conditions were too hot and dry to safely apply the necessary products. Once Mother Nature began providing more rainfall and the conditions improved, we moved forward with the applications.

Because the initial turf application was delayed, turf weeds have been more of a challenge this summer. Additionally, after several of our applications, we received significant rainfall within approximately 48 hours. While the rain has helped the overall moisture conditions of the property, it has not always allowed the applications to perform and soak into the turf as effectively as we would like.

Our most recent application in September appears to have noticeably slowed the growth of the turf, which was intentional because we were targeting the turf weeds and trying to gain better control of them.

The turf should not be entering dormancy at this point in the season, so we expect it to recover and begin returning to a greener appearance before the true fall season arrives here in Jacksonville.

Shrub Trimming & Pruning

I personally completed a full property walk-through with Lisa to discuss her concerns and gain a better understanding of the specific areas that need to be trimmed and maintained.

Throughout September, our team has completed the majority of the trimming needed to get the property caught up. We will continue addressing additional trimming as needed before applying our growth regulator, **Trimtect**, to the shrubs.

Bed Weeds & Torpedo Grass

With the amount of rain we have received, bed weeds and torpedo grass continue to be an ongoing challenge throughout the property.

To help stay ahead of this, we have a dedicated field supervisor who has been visiting the property once a week specifically to target the landscape beds and spray throughout the property. We will continue this focused approach to help maintain better weed control as conditions allow.

Irrigation Audit

At the time of preparing this report, I do not yet have the September irrigation audit available to attach.

I will forward the completed September irrigation audit to Lisa as soon as I receive it from our irrigation team.

Upcoming Palm Tree Removal

At the end of October, we are scheduled to remove the two palm trees at the pool area.

I am currently working with our team to get this project scheduled and will provide Lisa with a finalized date as soon as it has been confirmed.

Overall Outlook

Despite the weather-related challenges we have experienced this summer, the property has made significant progress over the past several weeks. The pond berm has been brought back under control, regular maintenance has returned to a more normal schedule, trimming has been addressed throughout the property, and we are continuing to focus heavily on turf and bed weed control.

The excessive rainfall will continue to create challenges in certain areas, particularly where the property remains saturated, but we will continue adjusting our maintenance approach as conditions change and addressing concerns as they arise.

Tab 7



General Manager Report
Southaven CDD Meeting
October 7th, 2026

Date of Report: October 7th, 2026

Submitted by: Lisa Licata

○ ***Amenity Center***

- Revenue (see report)
- Columbus Day- Office Closed
- Thanksgiving Holiday- Office Closed November 26-27
- Teeter Totter Replacement Options
- October 24th- Vendor Fest
- Holiday Lights Install- November 22nd





Field Ops Report Southaven CDD

Date Submitted: August 5th, 2026

Submitted by: Lisa Licata



Finished installing “No Trespassing” signs.



Filled in a huge pothole at the entrance and multiple other potholes around the community.

Markland



Ordered new hinges and fixed the dog park gate fence.

Removed the broken see saw from the playground.

Continual maintenance around the community and Manor house.

Trash twice a week.

Daily cleaning and straightening of the pool, especially when storms come through.



Markland



Row Labels	Sum of Amt
Barcode	\$630
Pool Pavilion	\$300
Social Room & Meeting Room	\$200
Grand Total	\$1,130

Revenue from August to September is \$1130

Fiscal year total is \$9580

\$12000- \$9580=\$2420 balance

RockWell Teeter Duo

\$1,084.⁰⁰

Product Specifications

Model number: PFB009P

Age Range: 2-5 years

Safety Zone: 13' 8" x 18' 4"

Child Capacity: 2

Fall Height: 22"

Product Type: Spring Rides

Product Options

Select your color: Primary



MEETS NATIONAL STANDARDS FOR: **ASTM** F1487-21 **CPSC** GUIDELINES #325

Similar Products

Lake Nighthorse

Get Physical Series Sunrise Climber Attach-...

2 Seat Elite Belt Package with Seats, Chain,...

Ponte Vedra | PlaygroundEquipment.com

Slatted Steel MOD Bench with Back |...

Single Post Tilted Pebble Bridge | Playground-...

Mendenhall | PMF069 | PlaygroundEquip-...

Sunny Sounds Set of 3 | PMC011 | Play-...

Threaded Throne | PSG012 | PlaygroundE-...

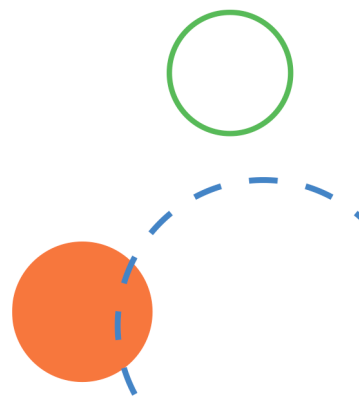
Sorcerer's Spire | PSG022 | PlaygroundE-...

Source: <https://www.playgroundequipment.com/rockwell-teeter-duo/>

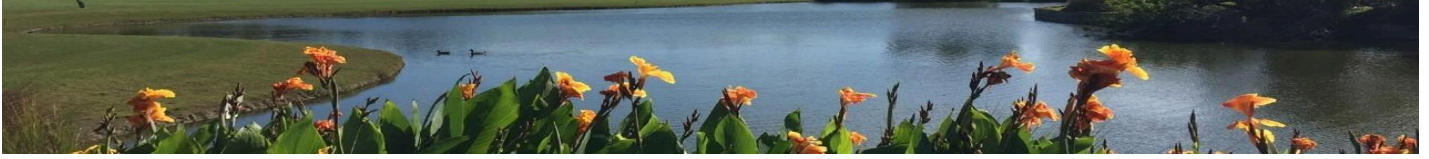
Product Description —

Kids love the RockWell Teeter Duo see-saw as it has a large spring in the center which makes the experience even bouncier. It also offers a smoother bounce and avoids sudden jerks or drops to the ground which could pose a safety risk. The see-saw is a classic piece of outdoor playground equipment and it will quickly become a favorite wherever it's placed thanks to the dynamic adventure it brings. Children learn to work together and cooperate to lift and drop the RockWell Teeter Duo with each successive bounce. Whether they're being lowered down to the ground or raised high into the air, this see-saw is perfect for younger children to enjoy and has been specially designed for smaller bodies. The seats are shaped for comfort and the added back support is essential so children don't feel like they will fall backwards. There's also a circular bar at the front to hold onto tight as they bounce up and down as well as a space to place their feet inside.

Source: <https://www.playgroundequipment.com/rockwell-teeter-duo/>







Lake Management Report

Markland CDD

First Visit: 9/10/26

Weather: Cloudy/Rain

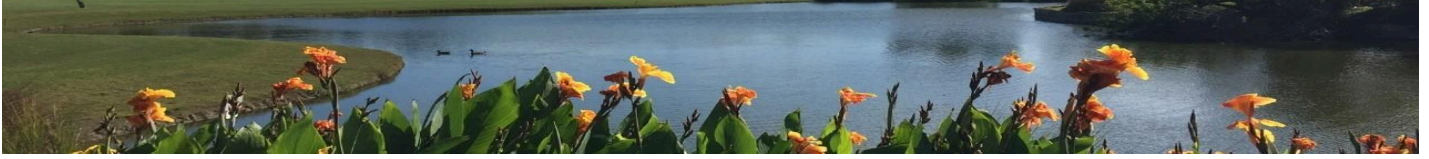
Technician: Elliot McCammack

Equipment Used: Boat

Lake #1: Grasses, Bio-Zyme

Lake #2: Grasses





Markland CDD

Weather: Pt Cloudy/Light Rainfall

Equipment Used: Boat/Backpack

Lake #1: Bio-Zyme

Second Visit: 9/18/26

Technician: Elliot McCammack

Ditches Treated 9/18/26

Lake #2: Inspect



Tab 8

SOUTHAVEN COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025-2026 GOALS & OBJECTIVES REPORT

Financial Goals and Objectives:

☒ Successful ☐ Unsuccessful

Financial, Budget and Investment Transparency

Measurement: Monthly Financial Statements Completed, Annual Audit Submitted, Annual Budget Proposed and Adopted, Arbitrage Reports Accepted; All Reports Available Upon Request and/or Accessible on District's Website.

Board Meeting Goals and Objectives:

☒ Successful ☐ Unsuccessful

Public Meetings, Audience Comments, Teamwork, Safe & Respectful Work Environment

Measurement: Public Meetings Held, Public Meetings Noticed in Accordance with Florida Statutes (Newspaper Publication and Website). Adequate Opportunities for Audience Comments, Staff and Board Members Working Jointly and Respectfully in a Clean, Safe, Meeting Space.

Administrative Goals and Objectives:

☒ Successful ☐ Unsuccessful

Website Maintenance, Adhere to Established Rules of Procedure, Records Retention

Measurement: District Website Quarterly Audits Completed and in Compliance with Florida Statutes, Procurement and Bid Noticing Requirements Met per Adopted Rules of Procedures, Records Retained and Records Request Completed.

Operational Goals and Objectives:

☒ Successful ☐ Unsuccessful

Effective Communication, Maintain/Protect Assets, Reserve Study Review

Measurement: CDD Updates Provided by Multiple Platforms; Amenity and District Websites, Community E-Blast, Meetings, and Mailed Notices. Timely Review of Maintenance Concerns, Proposals and Execution of Agreements to Operate and Maintain Assets, Review of Capital Projects and Budget Priorities at Workshops/Meetings.

Tab 9

Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113
Jacksonville, FL 32244

Phone # (904) 268-8009 Fax # (904) 292-4403

FL Plumbing License
CFC053957

Fire License
FPC18-000007

Proposal

Date
9/16/2026

Proposal #
14519

Bill To:

Markland
61 Clarissa Lane
Saint Augustine, FL 32095

Contact Person

Customer Phone

Ship To:

Markland
61 Clarissa Lane
Saint Augustine, FL 32095

P.O. No.

Description	Qty	Cost	Total
Bob's Backflow & Plumbing Services, Inc. proposes to repair the following backflow due to a failing annual backflow certification test.			
4" Watts 957 S#:PI-0124			
Labor 2 Men to replace #1 & #2 check rubber, RV rubber kit, clean, flush, test, and certify	4	200.00	800.00
Watts 0889372 Check Rubber Parts 2 1/2'-4' for 957/ 957RPDA RC4-RS, RP, (Red Silicone) KIT INCLUDES: Check module O-ring, red silicone disc elastomer and E-clip	2	104.41	208.82
Watts 0899236 RK957 RV Kit 2.5-10'	1	524.22	524.22
NOTE: During the repair process we may find additional parts are required, which are not included in this proposal. If needed, these parts may be replaced to make this device in compliance with local codes.			
Watts 2.5' - 4' 957/957RPDA #1 Check Assembly (\$755.74)			
Watts 2.5' - 4' 957/957RPDA #2 Check Assembly (\$738.31)			
Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider	1	0.00	0.00
Normal Business Hrs. M-F 8:00am - 4:00 pm. Overtime rates apply to repairs outside these hrs.			

Total \$1,533.04

Bob's Backflow & Plumbing Services is not responsible for any work done or materials used by other contractors prior to our arrival onsite. We are not responsible for any damages to buildings or their contents, fixtures, concrete or asphalt, landscaping, wires, piping, unmarked private utilities, etc. that is not directly caused by the work we have completed.

This proposal may be withdrawn after (30) days if not signed and returned.

All work is to be done during normal business hours unless indicated or additional charges will apply.

SIGNATURE OF ACCEPTANCE

Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113
Jacksonville, FL 32244

Phone # (904) 268-8009 Fax # (904) 292-4403

FL Plumbing License
CFC053957

Fire License
FPC18-000007

Date
8/26/2026

Proposal #
14170

Proposal

Bill To:

Southaven CDD
C/O Rizzetta & Company Inc.
3434 Colwell Ave, Ste 200
Tampa, FL 33614

Contact Person

Customer Phone

Ship To:

Southaven CDD
61 Clarissa Ln
St. Augustine, FL 32095

P.O. No.

Description	Qty	Cost	Total
4" Watts 757 Serial# PF3246 - Fire			
3/4" Wilkins 975XLD Serial# VBB10265 - Fire Bypass			
Labor 3 Men to replace existing device, flush, test, insulate, and certify	5	250.00	1,250.00
4" Watts 757DCDA W/ OS&Y	1	5,125.00	5,125.00
4' Gasket/Flange Kit with Zinc Bolts and Nuts	2	32.00	64.00
Equipment	1	750.00	750.00
Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider	2	45.00	90.00
Note- NFPA 13.8.16.4.1.3 Requires all water-filled fire sprinkler supply lines and feed mains to be insulated when a minimum temperature of 40 degrees cannot be maintained. This is included in our proposal.		0.00	0.00
Insulation: one layer of 3/4' Armaflex pipe and sheet insulation, painted with two coats white Armaflex finish and install aluminum jacket from ground up to 12"-14" where space allows.	1	800.00	800.00
Normal Business Hrs. M-F 8:00am - 4:00 pm. Overtime rates apply to repairs outside these hrs.			

Please respond via email if you would like for us to complete the service. Thank you!

Bob's Backflow & Plumbing Services is not responsible for any work done or materials used by other contractors prior to our arrival onsite. We are not responsible for any damages to buildings or their contents, fixtures, concrete or asphalt, landscaping, wires, piping, unmarked private utilities, etc. that is not directly caused by the work we have completed.

Total \$8,079.00

This proposal may be withdrawn after (30) days if not signed and returned.

All work is to be done during normal business hours unless indicated or additional charges will apply.

SIGNATURE OF ACCEPTANCE