

ISLES OF BARTRAM PARK
Community Development District

January 17, 2018

Isles of Bartram

Community Development District

475 West Town Place, Suite 114, St. Augustine, Florida 32092

Phone: 904-940-5850 - Fax: 904-940-5899

January 10, 2018

Board of Supervisors
Isles of Bartram Park
Community Development District

Dear Board Members:

The Regular Meeting of the Isles of Bartram Park Community Development District will be held **Wednesday, January 17, 2018 at 11:00 a.m.** at the **offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.** Immediately following will be the Board of Supervisors Meeting.

- I. Roll Call
- II. Audience Comment
- III. Affidavit of Publication
- IV. Approval of Minutes from the October 18, 2017 Meeting
- V. Ratification of Agreement with Lake Doctors, Inc. for Fountain Maintenance Services
- VI. Ratification of Agreement with Lake Doctors, Inc. for Lake Maintenance Services
- VII. Other Business
- VIII. Staff Reports
 - A. Attorney
 - B. Engineer - Ratification of Series 2017 Requisition
 - C. Manager
- IX. Supervisors' Requests and Audience Comments
- X. Financial Reports
 - A. Balance Sheet as of November 30, 2017 and Statement of Revenues & Expenditures
 - B. Assessment Receipt Schedule
 - C. Approval of Check Register
 - D. Consideration of Funding Request No. 29 & 30
- XI. Next Scheduled Meeting – February 21, 2018 at 11:00 a.m. at the offices of GMS
- XII. Adjournment

Minutes from the October 18, 2017 meeting are included for your review.

The fifth order of business is the ratification of agreement with Lake Doctors, Inc. for fountain maintenance services. A copy of the agreement is enclosed for your review. An executed copy will be provided at the meeting.

The sixth order of business is the ratification of agreement with Lake Doctors, Inc. for lake maintenance services. A copy of the agreement is enclosed for review. An executed copy will be provided at the meeting.

Listed under engineer reports is the ratification of series 2017 requisition. A copy of the requisition is enclosed for your review.

Copies of the balance sheet and statement of revenue & expenditures, assessment receipt schedule, and check register and funding request no. 29 & 30 are enclosed for your review.

The balance of the agenda is routine in nature and staff will give their reports at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,

James Oliver

James Oliver
District Manager

cc: Wes Haber
Darrin Mossing
Jennifer Gillis

AGENDA

Isles of Bartram Park Community Development District Agenda

Wednesday
January 17, 2018
11:00 a.m.

Office of GMS
475 West Town Place, Suite 114
St. Augustine, FL 32092
islesofbartramparkcdd.com
Call In # 800-264-8432 Code 9694032

- I. Roll Call
- II. Audience Comment
- III. Affidavit of Publication
- IV. Approval of Minutes from the October 18, 2017 Meeting
- V. Ratification of Agreement with Lake Doctors, Inc. for Fountain Maintenance Services
- VI. Ratification of Agreement with Lakes Doctors, Inc. for Lakes Maintenance Services
- VII. Other Business
- VIII. Staff Reports
 - A. Attorney
 - B. Engineer - Ratification of Series 2017 Requisition
 - C. Manager
- IX. Supervisors' Requests and Audience Comments
- X. Financial Reports
 - A. Balance Sheet as of November 30, 2017 and Statement of Revenues & Expenditures
 - B. Assessment Receipt Schedule
 - C. Approval of Check Register

D. Consideration of Funding Request No. 29 & 30

- XI. Next Scheduled Meeting – February 21, 2018 at 11:00 a.m. at the offices of GMS
- XII. Adjournment

MINUTES

MINUTES OF MEETING
ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Isles of Bartram Park Community Development District was held on Wednesday, October 18, 2017 at 11:00 a.m. at the Offices of GMS, 475 West Town Place, Suite 114, St. Augustine, FL 32092.

Present and constituting a quorum were:

Maurice Rudolph	Chairman
Liam O'Reilly	Supervisor
Brad England	Supervisor

Also present were:

Jim Oliver	District Manager
Wes Haber	District Counsel
Matt Maggiore	District Engineer

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 11:00 a.m.

SECOND ORDER OF BUSINESS

Audience Comment

There were no members of the public in attendance.

THIRD ORDER OF BUSINESS

Affidavit of Publication

Mr. Oliver stated this meeting was noticed in the St. Augustine Record.

FOURTH ORDER OF BUSINESS

Approval of Minutes from the September 20, 2017 Meeting

Mr. Oliver stated included in your agenda package is a copy of the minutes from the September 20, 2017 meeting. Are there any additions, corrections or deletions?

On MOTION by Mr. Rudolph seconded by Mr. O'Reilly with all in favor the Minutes of the September 20, 2017 Meeting were approved.
--

FIFTH ORDER OF BUSINESS

Ratification of Conveyance of Improvements to CDD

- A. Bill of Sale and General Assignment for Infrastructure in Certain Phases of Celestina**
- B. Easement Agreement for Celestina Parkway Entry Parcel**
- C. Special Warranty Deed by Standard Pacific of Florida**

Mr. Haber presented the Bill of Sale, the Easement Agreement and the Special Warranty Deed. The HOA will be responsible to maintain the property insurance for the guardhouse.

On MOTION by Mr. Rudolph seconded by Mr. Stanton with all in favor the Bill of Sale and General Assignment for Infrastructure in Certain Phases of Celestina, the Easement Agreement for Celestina Parkway Entry Parcel & the Special Warranty Deed by Standard Pacific of Florida were ratified.

SIXTH ORDER OF BUSINESS

Other Business

There were none, the next item followed.

SEVENTH ORDER OF BUSINESS

Staff Reports

- A. Attorney**

There being none, the next item followed.

- B. Engineer – Approval of Series 2017 Requisitions**

Mr. Maggiore presented Requisition No. 1 in the amount of \$4,968,355.80, which is payable to Standard Pacific.

On MOTION by Mr. Rudolph seconded by Mr. Stanton with all in favor Requisition No. 1 was approved pending receipt of wire instructions was approved.

- C. Manager**

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet as of August 31, 2017 and Statement of Revenues & Expenditures

Mr. Oliver stated included in your agenda package is the balance sheet and income statement as of August 31, 2017.

B. Assessment Receipt Schedule

Mr. Oliver stated included in your agenda package is the assessment receipt schedule.

C. Approval of Check Register

Mr. Oliver stated included in your agenda package is the check register totaling \$6,310.47

On MOTION by Mr. Rudolph seconded by Mr. O'Reilly with all in favor the Check Register was approved.

D. Consideration of Funding Request No. 28

Mr. Oliver presented Funding Request No. 28 totals \$14,675.33.

On MOTION by Mr. Rudolph seconded by Mr. O'Reilly with all in favor Funding Request No. 28 was approved.

TENTH ORDER OF BUSINESS

Next Scheduled Meeting – November 15, 2017 at 11:00 a.m. at the Offices of GMS

Mr. Oliver stated the next meeting is scheduled for October 18, 2017 at 11:00 a.m. at this office.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Rudolph seconded by Mr. O'Reilly with all in favor the Meeting was adjourned.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson

FIFTH ORDER OF BUSINESS

**AGREEMENT BETWEEN ISLES OF BARTRAM PARK COMMUNITY
DEVELOPMENT DISTRICT AND THE LAKE DOCTORS, INC.
FOR FOUNTAIN MAINTENANCE SERVICES**

This Agreement (“Agreement”) is made and entered into this ____ day of January, 2018 by and between:

Isles of Bartram Park Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in St. Johns County, Florida, and whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“District”); and

The Lake Doctors, Inc., a Florida corporation, whose address is 3543 State Road 419, Winter Springs, Florida 32708 (hereinafter "Contractor", together with District the “Parties”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("Act"); and

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District owns, operates and maintains 4 fountains within the boundaries of the District (“Fountains”); and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide fountain maintenance services for the Fountains; and

WHEREAS, Contractor submitted a proposal and represents that it is qualified to provide fountain maintenance services and has agreed to provide to the District those services identified in **Exhibit A**, attached hereto and incorporated by reference herein (“Services”); and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

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

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

SECTION 2. DESCRIPTION OF WORK AND SERVICES.

A. The District desires that the Contractor provide professional fountain maintenance services within presently accepted standards. Upon all Parties signing this Agreement, the Contractor shall provide the District with the Services identified in **Exhibit A**.

B. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.

C. The Contractor shall provide the Services as shown in **Section 3** of this Agreement. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

D. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.

SECTION 3. SCOPE OF FOUNTAIN MAINTENANCE SERVICES. The Contractor will provide fountain maintenance services for the Fountains within the District. The duties, obligations, and responsibilities of Contractor are to provide the material, tools, skill and labor necessary for the Services attached as **Exhibit A**. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.

SECTION 4. MANNER OF CONTRACTOR'S PERFORMANCE. The Contractor agrees, as an independent contractor, to undertake work and/or perform such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of the Services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

A. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

B. The Contractor agrees that the District shall not be liable for the payment of any work or services not included in **Section 3** unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

C. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information,

interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

- (1) The District hereby designates the District Manager to act as its representative.
- (2) Upon request by the District Manager, the Contractor agrees to meet with the District's representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

D. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

SECTION 5. COMPENSATION; TERM.

A. As compensation for the Services described in this Agreement, the District agrees to pay the Contractor Three Hundred Forty Dollars (\$340.00) per quarter. The term of this Agreement shall be from January 1, 2018 through December 31, 2018 unless terminated earlier by either party in accordance with the provisions of this Agreement.

B. If the District should desire additional work or services, or to add additional areas to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an, addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

C. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

D. The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable, the Contractor shall invoice the District for all services performed in the prior quarter and any other sums due to the Contractor. The District shall pay the invoice amount within thirty (30) days after the invoice date. The Contractor may cease performing services under this Agreement if any payment due hereunder is not paid within thirty

(30) days of the invoice date. Each quarterly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

SECTION 4. INSURANCE.

- A.** The Contractor shall maintain throughout the term of this Agreement the following insurance:
 - (1)** Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - (2)** Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - (i)** Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
 - (3)** Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
 - (4)** Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- B.** The District, its staff, consultants and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- C.** If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 5. INDEMNIFICATION.

- A.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
- B.** Contractor agrees to indemnify and hold harmless the District and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor, including litigation or any appellate proceedings with respect thereto. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute.
- C.** In no event, however, shall Contractor be liable for incidental, special, punitive or exemplary damages in connection with this Agreement, even if notice was given of the possibility of such damages and even if such damages were reasonably foreseeable.

SECTION 9. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 6. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 7. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason

of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 8. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 9. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 10. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 11. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or offsets the District may have against the Contractor.

SECTION 12. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 13. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 14. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 15. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 16. ENFORCEMENT OF AGREEMENT. A default by either Party under this Agreement shall entitle the other Party to all remedies available at law or in equity. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 17. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. To the extent there is any conflict between the terms of this Agreement and the terms set forth in **Exhibit A**, the terms of this Agreement shall control.

SECTION 18. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the Parties.

SECTION 19. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 20. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A. If to District:	Isles of Bartram Park Community Development District 475 West Town Place, Suite 114 St. Augustine, Florida 32092
---------------------------	---

Attn: District Manager

With a copy to:

Hopping Green & Sams, P.A.
119 S. Monroe Street, Suite 300
Tallahassee, Florida 32301
Attn: District Counsel

B. If to the Contractor:

The Lake Doctors, Inc.
3543 State Road 419
Winter Springs, Florida 32708
Attn: _____

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

SECTION 21. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 22. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be St. Johns County, Florida.

SECTION 23. COMPLIANCE WITH PUBLIC RECORDS LAWS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited, to Section 119.0701, Florida Statutes. Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a

cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats. Contractor acknowledges that the designated Public Records Custodian for the District is Jim Oliver.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 904-940-5850, JOLIVER@GMSNF.COM, AND 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092.

SECTION 24. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 25. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 26. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

IN WITNESS WHEREOF, the Parties hereto have signed and sealed this Agreement on the day and year first written above.

Attest:

**ISLES OF BARTRAM PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary
Board of Supervisors

By: _____
Its: _____
Board of Supervisors

Print Name: _____

THE LAKE DOCTORS, INC.

Witness

By: _____
Print: _____
Its: _____

Print Name of Witness

Exhibit A: Proposal

EXHIBIT A

ATTACH PAYMENT HERE



The Lake Doctors, Inc.
Aquatic Management Services ®

Corporate Offices
3543 State Road 439
Winter Springs, FL 32708
1-800-646-5253
lakes@lakedoctors.com
www.lakedoctors.com

Sales Agreement Quarterly Fountain Cleaning

MAS721658

This Agreement, made this _____ day of _____, 20__ is between The Lake Doctors, Inc., a Florida Corporation, hereinafter called "THE LAKE DOCTORS" and

NAME _____

BILLING ADDRESS _____

CITY _____ STATE _____ ZIP _____ PHONE () _____

EMAIL ADDRESS _____

IF YOU WOULD LIKE YOUR INVOICE EMAILED, CHECK HERE: _____

Hereinafter called "CUSTOMER"

REQUESTED START DATE: _____

PURCHASE ORDER #: _____

The parties hereto agree to follows:

- A. THE LAKE DOCTORS agrees to install or supply the following equipment in accordance with the terms and conditions of this Agreement in the following locations(s):

Quarterly fountain cleaning and adjustment of four (4) fountains associated with CELESTINA MASTER POA, St. Johns FL

The Lake Doctors, Inc., does not assume responsibility for parts failure or repair costs. Estimates for repairs and/or parts can be supplied upon customer request.

- B. CUSTOMER agrees to pay THE LAKE DOCTORS, its agents or assigns, the following sum for specified equipment:

1.	Cleaning exterior of pump intake screens	\$	Included
2.	Cleaning of visible surfaces of fountain floats	\$	Included
3.	Cleaning and adjustment of nozzles and jets as necessary	\$	Included
4.	Cleaning of light lens	\$	Included
5.	Check anchor lines	\$	Included
6.	Adjust time clocks as necessary	\$	Included
7.	Lamp replacement labor during regularly scheduled visits	\$	Included *
	Total of Services Accepted	\$	340.00 Quarterly

** Lamps and additional parts will be invoiced separately.

A deposit of \$340.00 shall be payable upon execution of this Agreement, the balance shall be payable per quarterly invoices of \$340.00 plus any taxes, including sales use taxes, fees or charges that are imposed by any governmental body relating to the service provided under this Agreement. THE LAKE DOCTORS considers this sale as made in Florida and is not responsible for the payment of any out-of-state (non-Florida) taxes except as required by law.

- C. THE LAKE DOCTORS agrees to sell only products with a demonstrated reliability and quality.
- D. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to THE LAKE DOCTORS on or before _____.
- E. The terms and conditions form an integral part of this Agreement, and CUSTOMER hereby acknowledges that he has read and is familiar with the contents thereof. Agreement must be returned in its entirety to be considered valid.

THE LAKE DOCTORS, INC.

CUSTOMER

Signed _____

Signed _____ Dated _____

Name/Title _____

Name _____

OFFICE/CUSTOMER

04/2015

©THE LAKE DOCTORS, INC.

Fountain Cleaning/Storage

1. Equipment sold by LAKE DOCTORS is warranted to be free from defects in materials and workmanship per warranty of the respective equipment manufacturers, but in no case less than one (1) year with the exception of electric lamp bulbs. The liability is limited to the repair or replacement of such items deemed by MANUFACTURER to be defective and will not include items damaged by misuse, vandalism, theft, acts of God or other causes. Unless equipment was installed by LAKE DOCTORS or MANUFACTURER within Florida, it is understood that purchaser shall deliver such defective items to LAKE DOCTORS or MANUFACTURER for repair and bear all shipping costs to and from site. Any repairs, alteration or modifications made by anyone other than an authorized representative of LAKE DOCTORS or MANUFACTURER will void the warranty. Warranty work will not be performed or paid for by LAKE DOCTORS or MANUFACTURER unless all past due balances are paid in full. No warranty is made or implied regarding the ability of the equipment to control algae, prevent fish kills, control odors or other performance criteria not directly related to proper mechanical function of the equipment.
2. Items not covered under our warranty will be treated and billed as regular service calls. LAKE DOCTORS agree to clean exterior of pump intake screens, cleaning of visible surfaces of fountain floats, cleaning and adjustment of nozzles and jets as necessary, cleaning of light lens, check anchor lines, adjust time clocks as necessary, resetting tripped breakers and other common maintenance items.
3. CUSTOMER shall be responsible for providing proper electrical power and performing electrical hookups. All electrical work shall meet all applicable governmental requirements. Said power shall be supplied to a designated site agreed upon by LAKE DOCTORS and CUSTOMER and generally within 25' or less of lake or pool edge. In all cases, power supplied should be in accordance with Article 680 and other appropriate provisions of the National Electrical Code including the use of ground fault circuit interrupter-type breakers on each submersible equipment circuit above 15 volts between conductors. It shall be CUSTOMER'S responsibility to ensure that proposed equipment to be supplied by LAKE DOCTORS meets all other governmental standards, including but not limited to, local electrical codes, building codes, etc. Additionally, CUSTOMER shall be responsible for obtaining any necessary permits.
4. Due to possible electrical shock hazards resulting from improper functioning of defective equipment, LAKE DOCTORS strongly advises CUSTOMER and other responsible parties to prohibit swimming and wading in pools or bodies of water in which electrical equipment has been installed. Posted notice is advised.
5. LAKE DOCTORS does not assume any liability whatsoever for damages, losses or conditions arising from improper use or maintenance of equipment installed by LAKE DOCTORS or MANUFACTURER. Furthermore, LAKE DOCTORS and MANUFACTURER assumes no liability whatsoever for damages, losses or conditions arising from equipment purchased from LAKE DOCTORS and improperly installed, used or maintained by CUSTOMER or others.
6. LAKE DOCTORS agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of LAKE DOCTORS. However, LAKE DOCTORS shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages.
7. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.
8. THE LAKE DOCTORS shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming CUSTOMER as "Additional Insured" may be provided at CUSTOMER'S request. CUSTOMER agrees to pay for any additional costs of insurance requirements over and above that provided by THE LAKE DOCTORS.
9. This Agreement is not assignable by CUSTOMER except upon prior written consent by LAKE DOCTORS.
10. Termination of Agreement in writing by CUSTOMER after initiation of Agreement will be subject to a 20% restocking/reinstallation fee plus all shipping costs and subject to a charge equal to time and materials expended upon time of cancellation.
11. Quotations are made and orders accepted on a firm price basis provided customer authorizes shipment and delivery within a period of ninety (90) days after execution of Sales Agreement. Orders shipped after ninety (90) days are subject to prices in effect on date of shipment. All shipments F.O.B. shipping point.
12. Upon completion of the term of this Agreement, or any extension thereof, this Agreement shall be automatically extended for a period equal to its original term unless terminated by either party. If required, THE LAKE DOCTORS may adjust the investment amount after the original term. THE LAKE DOCTORS will submit written notification to CUSTOMER 30 days prior to effective date of adjustment. If CUSTOMER is unable to comply with the adjustment, THE LAKE DOCTORS shall be notified immediately in order to seek a resolution. If necessary, CUSTOMER may terminate this Agreement according to the procedure.
13. Special or custom orders are not returnable for credit. A special or custom order is defined by LAKE DOCTORS as any order deviating from, or modified from, standard items, kits or systems. This shall include any component or system custom built to buyer's specifications.
14. This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by THE LAKE DOCTORS Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both THE LAKE DOCTORS and CUSTOMER.
15. THE LAKE DOCTORS reserves the right to impose a monthly service charge on past due balances.
16. Should it become necessary for LAKE DOCTORS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by LAKE DOCTORS resulting from such collection action.
17. Agreements that include debris removal shall consist of: casual trash such as cups, plastic bags and other man-made materials up to 20 lbs. will be removed during regularly scheduled service visits. Large or dangerous items such as biohazards and landscape debris

SIXTH ORDER OF BUSINESS

**AGREEMENT BETWEEN ISLES OF BARTRAM PARK COMMUNITY
DEVELOPMENT DISTRICT AND THE LAKE DOCTORS, INC.
FOR LAKE MAINTENANCE SERVICES**

This Agreement (“Agreement”) is made and entered into this ____ day of January, 2018 by and between:

Isles of Bartram Park Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in St. Johns County, Florida, and whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“District”); and

The Lake Doctors, Inc., a Florida corporation, whose address is 3543 State Road 419, Winter Springs, Florida 32708 (hereinafter "Contractor", together with District the “Parties”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("Act"); and

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District owns, operates and maintains 8 ponds within the boundaries of the District (“Ponds”); and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide lake maintenance services for the Ponds; and

WHEREAS, Contractor submitted a proposal and represents that it is qualified to provide lake maintenance services and has agreed to provide to the District those services identified in **Exhibit A**, attached hereto and incorporated by reference herein (“Services”); and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

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

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

SECTION 2. DESCRIPTION OF WORK AND SERVICES.

A. The District desires that the Contractor provide professional lake maintenance services within presently accepted standards. Upon all Parties signing this Agreement, the Contractor shall provide the District with the Services identified in **Exhibit A**.

B. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.

C. The Contractor shall provide the Services as shown in **Section 3** of this Agreement. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

D. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.

SECTION 3. SCOPE OF LAKE MAINTENANCE SERVICES. The Contractor will provide lake maintenance services for the Ponds within the District. The duties, obligations, and responsibilities of Contractor are to provide the material, tools, skill and labor necessary for the Services attached as **Exhibit A**. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.

SECTION 4. MANNER OF CONTRACTOR'S PERFORMANCE. The Contractor agrees, as an independent contractor, to undertake work and/or perform such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of the Services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

A. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

B. The Contractor agrees that the District shall not be liable for the payment of any work or services not included in **Section 3** unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

C. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information,

interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

- (1) The District hereby designates the District Manager to act as its representative.
- (2) Upon request by the District Manager, the Contractor agrees to meet with the District's representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

D. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

SECTION 5. COMPENSATION; TERM.

A. As compensation for the Services described in this Agreement, the District agrees to pay the Contractor One Thousand One Hundred Seventy Dollars (\$1,170.00) per month. The term of this Agreement shall be from January 1, 2018 through December 31, 2018 unless terminated earlier by either party in accordance with the provisions of this Agreement.

B. If the District should desire additional work or services, or to add additional areas to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an, addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

C. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

D. The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for all services performed in the prior month and any other sums due to the Contractor. The District shall pay the invoice amount within thirty (30) days after the invoice date. The Contractor may cease performing services under this Agreement if any payment due

hereunder is not paid within thirty (30) days of the invoice date. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

SECTION 4. INSURANCE.

- A.** The Contractor shall maintain throughout the term of this Agreement the following insurance:

 - (1)** Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - (2)** Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:

 - (i)** Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
 - (3)** Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
 - (4)** Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- B.** The District, its staff, consultants and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- C.** If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 5. INDEMNIFICATION.

- A.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
- B.** Contractor agrees to indemnify and hold harmless the District and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor, including litigation or any appellate proceedings with respect thereto. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute.
- C.** In no event, however, shall Contractor be liable for incidental, special, punitive or exemplary damages in connection with this Agreement, even if notice was given of the possibility of such damages and even if such damages were reasonably foreseeable.

SECTION 9. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 6. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 7. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or

mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 8. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 9. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 10. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 11. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or offsets the District may have against the Contractor.

SECTION 12. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 13. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without

such approval shall be void.

SECTION 14. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 15. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 16. ENFORCEMENT OF AGREEMENT. A default by either Party under this Agreement shall entitle the other Party to all remedies available at law or in equity. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 17. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. To the extent there is any conflict between the terms of this Agreement and the terms set forth in **Exhibit A**, the terms of this Agreement shall control.

SECTION 18. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the Parties.

SECTION 19. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 20. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A. If to District:

Isles of Bartram Park Community
Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092

Attn: District Manager

With a copy to:

Hopping Green & Sams, P.A.
119 S. Monroe Street, Suite 300
Tallahassee, Florida 32301
Attn: District Counsel

B. If to the Contractor:

The Lake Doctors, Inc.
3543 State Road 419
Winter Springs, Florida 32708
Attn: _____

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

SECTION 21. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 22. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be St. Johns County, Florida.

SECTION 23. COMPLIANCE WITH PUBLIC RECORDS LAWS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited, to Section 119.0701, Florida Statutes. Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested

public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats. Contractor acknowledges that the designated Public Records Custodian for the District is Jim Oliver.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 904-940-5850, JOLIVER@GMSNF.COM, AND 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092.

SECTION 24. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 25. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 26. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

IN WITNESS WHEREOF, the Parties hereto have signed and sealed this Agreement on the day and year first written above.

Attest:

**ISLES OF BARTRAM PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary
Board of Supervisors

By: _____
Its: _____
Board of Supervisors

Print Name: _____

THE LAKE DOCTORS, INC.

Witness

By: _____
Print: _____
Its: _____

Print Name of Witness

Exhibit A: Proposal

EXHIBIT A



The Lake Doctors, Inc.
Aquatic Management Services

Corporate Offices
3543 State Road 419
Winter Springs, FL 32708
1-800-666-5253
lakes@lakedoctors.com
www.lakedoctors.com

Water Management Agreement

MAS

This Agreement, made this _____ day of _____, 20____, is between The Lake Doctors, Inc., a Florida Corporation, hereinafter called "THE LAKE DOCTORS" and

NAME Celestina Master POA

BILLING ADDRESS 6972 Lake Gloria Blvd

CITY Orlando **STATE** FL **ZIP** 32089 **PHONE** (407) 982-1540

EMAIL ADDRESS

IF YOU WOULD LIKE YOUR INVOICE EMAILED, CHECK HERE: _____

Hereinafter called "CUSTOMER"

REQUESTED START DATE: _____
PURCHASE ORDER #: _____

The parties hereto agree to follow:

- A. THE LAKE DOCTORS agrees to manage certain lakes and/or waterways for a period of **month-to-month** from the date of execution of this Agreement in accordance with the terms and conditions of this Agreement in the following location(s):

Eight (8) ponds associated with Celestina Master Property Owners Association, St. Johns, FL.

Includes monthly inspections and treatments, as necessary, for control and prevention of noxious aquatic weeds and algae.

- B. CUSTOMER agrees to pay THE LAKE DOCTORS, its agents or assigns, the following sum for specified aquatic management services:

1. Underwater and Floating Vegetation Control Program	\$	<u>1,170.00 monthly</u>
2. Shoreline Grass and Brush Control Program/preservation of aquatic plants	\$	<u>INCLUDED</u>
3. Monthly Written Service Reports	\$	<u>INCLUDED</u>
	\$	
Total of Services Accepted	\$	<u>1,170.00 monthly</u>

\$1,170.00 of the above sum-total shall be due and payable upon execution of this Agreement, the balance shall be payable in advance in monthly installments of **\$1,170.00**, including any additional costs such as sales taxes, permitting fees, monitoring, reporting, water testing and related costs mandated by any governmental or regulatory body related to service under this Agreement.

- C. THE LAKE DOCTORS uses products which, in its sole discretion, will provide effective and safe results.
- D. THE LAKE DOCTORS agrees to commence treatment within **fifteen (15)** business days, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or required government permits.
- E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to THE LAKE DOCTORS on or before January 15, 2016.
- F. The terms and conditions appearing on the reverse side form an integral part of this Agreement, and CUSTOMER hereby acknowledges that he has read and is familiar with the contents thereof. Agreement must be returned in its entirety to be considered valid.

THE LAKE DOCTORS, INC.

CUSTOMER

Signed

MARK A. SEYMOUR, SALES MANAGER

Signed

Maurice Rudolph

Dated

12/17/15

OFFICE/CUSTOMER

04/2015

© THE LAKE DOCTORS, INC.

EIGHTH ORDER OF BUSINESS

B.

REQUISITION NO. 2
(2017 Acquisition and Construction Account)

ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT
(ST. JOHNS COUNTY, FLORIDA)

\$5,345,000
Special Assessment Bonds, Series 2017

The undersigned, a Responsible Officer of Isles of Bartram Park Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to The Bank of New York Mellon Trust Company, N.A., as trustee (the "Trustee"), dated as of November 1, 2015 (the "Indenture"), (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 2
- (B) Name of Payee: Standard Pacific of Florida, GP
- (C) Amount Payable: Total: \$ 6,920.73
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):
 - 1) \$6,920.73 for the acquisition of the following infrastructure associated with the Celestina development: Earthwork for Ponds 1-5, a portion of Pond 6, Pond 9, Entry Road, Race Track Road Improvements, Entry Features, and Stormwater Drainage System (Phases 1A, 1B, 2A, and Ponds 1-5, a portion of Pond 6, and Pond 9).
- (E) Fund or Account from which disbursement to be made: 2017 Acquisition and Construction Account

The undersigned hereby certifies that:

- 1. This requisition is for Costs of the 2017 Project payable from the 2017 Acquisition and Construction Account that have not previously been paid; Or
- 2. Each disbursement set forth above is a proper charge against the 2017 Cost of Issuance Account;

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto are originals of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

Dated: November 15, 2017

**ISLES OF BARTRAM PARK COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Maurice Rudolph
Chairman, Board of Supervisors

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement from other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

ENGLAND, THIMS & MILLER, INC.

By: _____
Title: _____

[Invoices to be Attached]

**CERTIFICATE OF DISTRICT ENGINEER
FOR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS**

October 12, 2017

Board of Supervisors
Isles of Bartram Park Community Development District

Re: Isles of Bartram Park Community Development District (St. Johns County, Florida)

Gentlemen:

England-Thims & Miller, Inc., (the “**District Engineer**”), as District Engineer for the Isles of Bartram Park Community Development District (the “**District**”), hereby makes the following certifications in connection with the District’s acquisition of that certain personal property more particularly described on Exhibit A attached hereto (the “Improvements”).

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 consisting of plats and plans.
2. In my opinion, the Improvements are within the scope of the District’s original capital improvement plan as set forth in the *Supplemental Engineer’s Report* dated October 15, 2014 (the “Engineer’s Report”). Further, based on limited inspections, the Improvements were installed in accordance with their specifications, are capable of performing the functions for which they were intended and specifically benefit property within the boundaries of the District as described in the Engineer’s Report.
3. In my opinion, \$5,186,128 is equal to or less than the actual cost of the items listed in Exhibit A and is therefore fair and reasonable. In my opinion, the total amount of \$5,186,128 for the Improvements does not exceed the value of the Improvements reflected in Exhibit A as installed.
4. 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.
5. 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.

Under penalties of perjury, I declare that I have read the foregoing certificate and that the facts stated in it are true.

England-Thims & Miller, Inc.


Matthew S. Maggiore, P.E.

STATE OF FLORIDA

COUNTY OF Duval

The foregoing instrument was acknowledged before me this 12th day of October, 2017, by Matthew Maggiore of England-Thims & Miller, Inc., who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.

ALEX JACOBS
Notary Public, State of Florida
My Comm. Expires 02/19/21
Commission No. GG74208



Notary Public, State of Florida
Print Name: Alex Jacobs
Commission No.: GG74208
My Commission Expires: 2/19/21

EXHIBIT A

CELESTINA PONDS, DRAINAGE SYSTEM, AND ENTRY ROAD VALUE ESTIMATION

Date: 10/11/2017

ETM No. 13-125-01

By: Carmelo Morales, PE

ITEM	DESCRIPTION	QUANTITY BASED ON PAY REQUEST		UNIT PRICE	AMOUNT
I. EARTHWORK FOR PONDS 1-5, 9, & Portions of 6					
1	Construction Layout, and As-Built for ponds	1	LS	102,293.32	\$ 102,293
2	Clearing and Grubbing for ponds	61.92	AC	3,245.03	\$ 200,932
3	Stripping (0.5 ft) of pond tracts	49,949	CY	4.00	\$ 199,795
4	Pond Excavation	537,793	CY	2.21	\$ 1,188,523
5	Place and compact fill on pond tracts for berms	1,161	CY	0.39	\$ 453
6	Cut-off wall on ponds	4,000	LF	19.96	\$ 79,840
7	Silt Fence on pond tracts	23,456	LF	1.37	\$ 32,135
8	Seed and mulch (All disturbed areas that are not sodded on pond tracts)	13,050	SY	0.29	\$ 3,785
9	Sod Pond berms and banks	34,695	SY	2.40	\$ 83,268
10	Fine Grade (Dressing) Pond slopes	34,695	SY	0.86	\$ 29,838
CLEARING, GRUBBING, AND EARTHWORK FOR PONDS SUB-TOTAL					\$ 1,920,861
II. ENTRY ROAD, RACETRACK RD IMPROVEMENTS (OUSIDE GATE) & ENTRY FEATURES					
1	Standard Curb & Gutter	960	LF	9.63	\$ 9,245
2	12" Stablized Subgrade (RTR Improvements)	2,928	SY	4.39	\$ 12,854
3	12" Stablized Subgrade (to Guard House)	2,716	SY	4.39	\$ 11,923
4	10" Limerock Base (RTR Improvements)	2,928	SY	16.37	\$ 47,931
5	8" Limerock Base (to Guard House)	2,716	SY	12.65	\$ 34,357
6	2" H.D. Major Asphalt (RTR Imps. - 1st Lift)	2,857	SY	8.62	\$ 24,627
7	1 1/2" H.D. Major Asphalt (RTR Imps. - Final Lift)	2,857	SY	6.40	\$ 18,285
8	1 1/2" H.D. Minor Asphalt (to Guard House - 1st Lift)	2,716	SY	8.62	\$ 23,412
9	1" H.D. Minor Asphalt (to Guard House - Final Lift)	2,716	SY	6.40	\$ 17,382
10	Race Track Rd Drainage Improvements	1	LS	57,153.00	\$ 57,153
11	Signage within Race Track Road Improvements	1	EA	641.58	\$ 642
12	Striping within Race Track Road Improvements	1	EA	17,348.30	\$ 17,348
13	10 Ft Wide Concrete Multi-use Path	587	LF	25.11	\$ 14,740
14	Entry Monument Feature Hardscape & Signage	1	LS	473,097.00	\$ 473,097
15	Maintenance of Traffic (Race Track Road)	1	LS	10,892.89	\$ 10,893
ENTRY ROAD AND FEATURES CONSTRUCTION SUB-TOTAL					\$ 773,890
III. STORMWATER DRAINAGE SYSTEM (Phases 1A, 1B, 2A and Ponds 1-5, 9, & Portions of 6)					
1	Mobilization, Erosion Control, As-Built, TV Inspections, Testing, etc.	1	LS	267,392	\$ 267,392
2	18" Standard Curb & Gutter	11,919	LF	9.63	\$ 114,780
3	Miami Curb & Gutter	26,418	LF	7.09	\$ 187,304
4	12" High Curb & Gutter	1,319	LF	14.12	\$ 18,624
5	Curb Inlets - Single	93	EA	4,500.00	\$ 418,500
6	Curb Inlets - Double	21	EA	7,000.00	\$ 147,000
7	Storm Manholes	8	EA	3,700.00	\$ 29,600
8	Type E Inlets	3	EA	3,650.00	\$ 10,950
9	Type C Inlets	12	EA	2,425.00	\$ 29,100
10	Yard Drains	15	EA	1,800.00	\$ 27,000
11	15" MES	17	EA	1,000.00	\$ 17,000
12	18" MES	5	EA	1,000.00	\$ 5,000
13	24" MES	12	EA	1,500.00	\$ 18,000
14	30" MES	5	EA	1,800.00	\$ 9,000
15	36" MES	3	EA	2,100.00	\$ 6,300
16	48" MES	-	EA	4,130.00	\$ -
17	36" Headwall	4	EA	3,850.00	\$ 15,400

18	4'x10' Box Culvert Headwall w/ Handrail	4	EA	16,000.00	\$	64,000
19	4'x10' Box Culvert	128	LF	825.00	\$	105,600
20	48" RCP Headwall w/ Handrail (6 each)	2	EA	23,920.00	\$	47,840
21	8" HDPE	130	LF	17.40	\$	2,262
22	10" HDPE	671	LF	16.50	\$	11,072
23	12" HDPE	757	LF	16.40	\$	12,415
24	15" HDPE	1,109	LF	29.50	\$	32,716
25	18" HDPE	1,093	LF	45.05	\$	49,240
26	24" HDPE	1,218	LF	50.40	\$	61,387
27	30" HDPE	797	LF	57.50	\$	45,828
28	36" HDPE	259	LF	73.75	\$	19,101
29	48" HDPE	-	LF	114.00	\$	-
30	48" RCP (6 each at Wetland Crossing)	80	LF	845.00	\$	67,600
31	15" RCP	4,608	LF	32.50	\$	149,760
32	18" RCP	1,873	LF	35.00	\$	65,555
33	24" RCP	2,203	LF	49.00	\$	107,947
34	30" RCP	95	LF	56.00	\$	5,320
35	20' Underdrain Stubs	4,280	LF	19.00	\$	81,320
36	RIP RAP	130	TN	50.00	\$	6,500
37	Pond Outfall Structures and Piping	1	LS	234,966.00	\$	234,966
STORMWATER DRAINAGE SYSTEM TOTAL						\$ 2,491,377
TOTAL						\$ 5,186,128

Notes: - Quantity and Unit Prices are Based on Pay Requests for Phase 1A, 1B, and 2A Contract

BILL OF SALE AND GENERAL ASSIGNMENT
FOR INFRASTRUCTURE IN CERTAIN PHASES OF CELESTINA

THIS BILL OF SALE AND GENERAL ASSIGNMENT (this “**Bill of Sale**”) is made as of this ____ day of October, 2017, by **STANDARD PACIFIC OF FLORIDA**, a Florida general partnership, whose mailing address is 90 Fort Wade Road, Suite 100, Ponte Vedra, Florida 32081, hereinafter called the “**Grantor**,” to **ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT**, a special purpose unit of local government established under Chapter 190 of the Florida Statutes, whose address is 475 West Town Center, Suite 114, St. Augustine, Florida 32092, hereinafter called the “**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.)

BACKGROUND STATEMENT

This instrument is intended to convey certain property rights related to certain improvements located on or within the following property (“**Property**”):

See the attached **EXHIBIT A**, incorporated herein by reference.

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 in and to the following improvements and other property interests as described below and as located on the Property (hereinafter collectively the “**Personal and Intangible Property**”), to have and to hold for Grantee’s own use and benefit forever:

- (a) All stormwater management systems, including but not limited to lakes, ponds, water control structures, pipes and other water conveyance structures, as well as all catch-basins and related stormwater facilities (including without limitation curbs, gutters and inlets) providing drainage for streets and rights-of-way, and related system components, which are now (i) a part of the Property; (ii) located under or within the platted private rights-of-way shown on the following plats: (A) Celestina Phase 1A, recorded at Map Book 74, Page 68 of the Public Records of St. Johns County, Florida; (B) Celestina Phase 1B, recorded at Map Book 75, Page 61 of the Public Records of St. Johns County, Florida; (C) Celestina Phase 2A, recorded at Map Book 77, Page 84 of the Public Records of St. Johns County, Florida; and (D) Celestina Phase 4B, recorded at Map Book 83, Page 72 of the Public Records of St. Johns County, Florida (collectively, the “**Plats**”); or (iii) located within any “**Drainage Easements**,” “**Easements for Drainage, Access and Maintenance**,” or “**Unobstructed Drainage, Access and Maintenance Easements**,” all as shown on the Plats; and
- (b) All roadways, earthwork, street lights, signage, entry monuments and features, guard houses, gates, parking areas and related improvements, now a part of the Property; and

- (c) All plants, trees, timber, shrubbery, and other landscaping, and associated lighting, now a part of the Property, including but not limited to any plantings within conservation and mitigation areas; and
- (d) All irrigation systems, including but not limited to wells, pumps, lines, spray heads, and related system components, now a part of the Property; and
- (e) All of the right, title, interest, and benefit of Grantor, if any, in, to, and under any and all 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 Personal and Intangible Property described in the subparagraphs above, and all right, title, and interest of Grantor in and to all fees and deposits heretofore paid by Grantor with respect thereto; and
- (f) All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all guaranties, warranties, and lien waivers given heretofore and with respect to the construction, installation, or composition of the Personal and Intangible Property; and
- (g) All goodwill associated with the foregoing.

To have and to hold the same unto the Grantee forever.

2. Grantor agrees that to the extent that title to any of the Personal and Intangible Property is evidenced by, or transferable by execution or delivery of, certificates of title or other similar documentation, then Grantor will, upon demand, execute and deliver all such certificates or similar instruments.
3. In furtherance of this Bill of Sale, Grantor hereby acknowledges that from this date Grantee has succeeded to all of its right, title, and standing to:
 - (a) receive all rights and benefits pertaining to all rights, title, interests, and benefits transferred and assigned hereby;
 - (b) institute and prosecute all proceedings and take all action that Grantee, in its sole discretion, may deem necessary or proper to collect, assert, or enforce any claim, right, or title of any kind in and to any and all rights, title, interests, and benefits transferred and assigned hereby; and
 - (c) defend and compromise any and all such actions, suits, or proceedings relating to such transferred and assigned rights, title, interests, and benefits and do all other such acts and things in relation thereto as Grantee, in its sole discretion, shall deem advisable.
4. Grantor hereby warrants the following:
 - (a) that Grantor is the lawful owner of the Personal and Intangible Property; and
 - (b) that the Personal and Intangible Property is free of all liens.

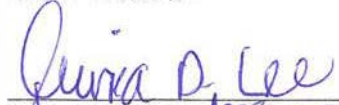
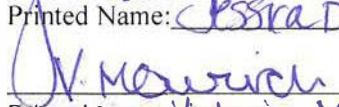
5. Nothing in this Bill of Sale shall be construed as a waiver of Grantee's limitations on liability provided in Section 768.28, Florida Statutes.
6. This Bill of Sale shall be governed by, and construed under, the laws of the State of Florida.
7. This Bill of Sale shall inure to the benefit of, and be binding upon, the respective legal representatives, successors, and assigns of the parties hereto.

[SIGNATURE ON FOLLOWING PAGE]

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

GRANTOR:

Signed, Sealed and Delivered
in Our Presence:


Printed Name: Jessica D. Lee

Printed Name: Victoria Mavrich

STANDARD PACIFIC OF FLORIDA, a Florida
general partnership

By: Standard Pacific of Florida GP, Inc., a
Delaware corporation, its managing general
partner

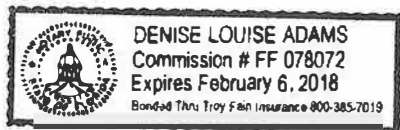
By: 
Maurice Rudolph
Vice President

STATE OF FLORIDA

COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 12th day of October, 2017, by Maurice Rudolph, as Vice President of Standard Pacific of Florida GP, Inc., a Delaware corporation, the managing general partner of Standard Pacific of Florida, a Florida general partnership, on behalf of said partnership. He ☒ is personally known to me or ☐ has produced as identification.

(SEAL)




Signature of Notary Public

Denise Louise Adams
Name of Notary Public

(Typed, Printed or Stamped)

EXHIBIT A

LEGAL DESCRIPTION

Tracts M, N, O, P and W, Celestina Phase 1A, as per plat thereof recorded at Map Book 74, Page 68 of the Public Records of St. Johns County, Florida.

TOGETHER WITH:

Tract B, Celestina Phase 1B, as per plat thereof recorded at Map Book 75, Page 61 of the Public Records of St. Johns County, Florida.

TOGETHER WITH:

Tract B, Celestina Phase 2A, as per plat thereof recorded at Map Book 77, Page 84 of the Public Records of St. Johns County, Florida.

TOGETHER WITH:

Tract A, Celestina Phase 4B, as per plat thereof recorded at Map Book 83, Page 72 of the Public Records of St. Johns County, Florida.

TOGETHER WITH:

A portion of Tract "B", as depicted on the plat of Celestina Phase 1A, as recorded in Map Book 74, pages 68 through 85 of the Public Records of St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southeast corner of Section 36, Township 4 South, Range 27 East; thence North 00°02'41" West, along the Easterly line of said Section 36, a distance of 208.72 feet to the Northeasterly corner of those lands described and recorded in Official Records Book 338, page 667 of said Public Records; thence South 89°13'34" West, departing said Easterly line and along the Northerly line of last said lands, 208.40 feet to the Northwesterly corner thereof; thence South 00°02'40" West, along the Westerly line of last said lands, 186.82 feet to the Northerly right of way line of Race Track Road, a variable width right of way as presently established; thence North 60°25'12" West, departing said Westerly line and along said Northerly right of way line, 307.25 feet; thence North 76°24'29" West, continuing along said Northerly right of way line, 911.14 feet to the Southeasterly most corner of those lands described and recorded in Official Records Book 3888, page 1194 of said Public Records and the Point of Beginning.

From said Point of Beginning, thence continue North 76°24'29" West, along said Northerly right of way line, 104.95 feet to a point lying on the Easterly right of way line of Celesta Parkway, a variable width right of way as presently established, said Easterly right of way line being a curve concave Northeasterly having a radius of 30.00 feet; thence Northwesterly, departing said Northerly right of way line and along said curved Easterly right of way line, through a central angle of 86°58'37", an arc length of 45.54 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 32°55'10" West, 41.29 feet; thence Northerly, continuing along said Easterly right of way line and along the arc of a curve concave Westerly having a radius of 278.00 feet, through a central angle of 11°49'54", an arc length of 57.41 feet to a point on said curve, said point also lying on the Southerly line of Tract "P" of said Celestina Phase 1A, said arc being subtended by a chord bearing and distance of North 04°39'11" East, 57.31 feet; thence along said Southerly line, the following 7 courses: Course 1, thence

Southeasterly, departing said Easterly right of way line and along the arc of a curve concave Northeasterly, having a radius of 58.00 feet; through a central angle of $50^{\circ}25'31''$, an arc length of 51.05 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South $26^{\circ}28'32''$ East, 49.41 feet; Course 2, thence Southeasterly along the arc of a curve concave Southwesterly having a radius of 31.85 feet, through a central angle of $50^{\circ}46'44''$, an arc length of 28.23 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South $26^{\circ}17'55''$ East, 27.31 feet; Course 3, thence Southeasterly along the arc of a curve concave Northeasterly having a radius of 20.00 feet, through a central angle of $73^{\circ}34'01''$, an arc length of 25.68 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South $37^{\circ}41'33''$ East, 23.95 feet; Course 4, thence Southeasterly along the arc of a curve concave Southwesterly having a radius of 13.73 feet, through a central angle of $27^{\circ}20'48''$, an arc length of 6.56 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South $60^{\circ}48'10''$ East, 6.49 feet; Course 5, thence Southeasterly along the arc of a curve concave Northeasterly having a radius of 48.59 feet, through a central angle of $23^{\circ}51'12''$, an arc length of 20.23 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South $59^{\circ}03'22''$ East, 20.08 feet; Course 6, thence Easterly along the arc of a curve concave Northerly having a radius of 32.16 feet, through a central angle of $51^{\circ}41'01''$, an arc length of 29.01 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North $83^{\circ}10'32''$ East, 28.03 feet; Course 7, thence Northeasterly along the arc of a curve concave Northwesterly having a radius of 46.93 feet, through a central angle of $43^{\circ}49'38''$, an arc length of 35.89 feet to a point lying on the Easterly line of said Official Records Book 3888, page 1194, said arc being subtended by a chord bearing and distance of North $35^{\circ}25'13''$ East, 35.03 feet; thence Due South, departing said Southerly line and along said Easterly line, 47.15 feet to the Point of Beginning.

TOGETHER WITH:

CELESTA PARKWAY ENTRY PARCEL

A portion of Section 36, Township 4 South, Range 27 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 3888, page 1782 of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southeast corner of said Section 36, also being the Southeast corner of those lands described and recorded in Official Records Book 338, page 667 of said Public Records: thence North $00^{\circ}02'41''$ West, along the Easterly line of said Section 36 and along the Easterly line of last said lands, 208.72 feet to the Northeast corner of said lands; thence South $89^{\circ}13'34''$ West, departing said Easterly line of Section 36 and along the Northerly line of said lands, 208.40 feet to the Northwest corner thereof; thence South $00^{\circ}02'40''$ West, along the Westerly line of said lands, 186.82 feet to a point lying on the Northerly right of way line of Race Track Road, a variable width right of way as presently established; thence North $60^{\circ}25'12''$ West, along said Northerly right of way line, 307.25 feet; thence North $76^{\circ}24'29''$ West, continuing along said Northerly right of way line, 1016.09 feet to the Point of Beginning.

From said Point of Beginning, thence continue North $76^{\circ}24'29''$ West, along said Northerly right of way line, 195.57 feet to a point on a curve concave Northwesterly having a radius of 30.00 feet; thence Northeasterly departing said Northerly right of way line and along the arc of said curve, through a central angle of $90^{\circ}00'00''$, an arc length of 47.12 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $58^{\circ}35'31''$ East, 42.43 feet; thence North $13^{\circ}35'31''$ East, 55.31 feet to the point of curvature of a curve concave Westerly having a radius of 391.60 feet; thence Northerly along the arc of said curve, through a central angle of $18^{\circ}44'16''$, an arc length of 128.07 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North

04°13'23" East, 127.50 feet; thence Northerly along the arc of a curve concave Easterly having a radius of 365.00 feet, through a central angle of 28°41'06", an arc length of 182.74 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 09°11'48" East, 180.83 feet; thence Northerly along the arc of a curve concave Westerly having a radius of 110.01 feet, through a central angle of 19°09'40", an arc length of 36.79 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 14°31'13" East, 36.62 feet; thence Northerly along the arc of a curve concave Easterly having a radius of 204.34 feet, through a central angle of 20°36'16", an arc length of 73.48 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 16°47'17" East, 73.09 feet; thence North 27°29'05" East, 21.00 feet to the point of curvature of a curve concave Southeasterly having a radius of 174.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 14°58'07", an arc length of 45.46 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 34°58'08" East, 45.33 feet; thence South 69°39'24" East, 112.89 feet; thence South 08°59'40" West, 41.54 feet to the point of curvature of a curve concave Northwesterly having a radius of 95.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 52°58'01", an arc length of 87.82 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 35°28'40" West, 84.73 feet; thence Southwesterly along the arc of a curve concave Southeasterly having a radius of 100.00 feet, through a central angle of 39°55'07", an arc length of 69.67 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South 42°00'07" West, 68.27 feet; thence Southerly along the arc of a curve concave Easterly having a radius of 285.00 feet, through a central angle of 42°25'24", an arc length of 211.02 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 00°49'52" West, 206.23 feet; thence Southerly along the arc of a curve concave Westerly having a radius of 278.00 feet, through a central angle of 30°56'58", an arc length of 150.17 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 04°54'21" East, 148.35 feet; thence Southeasterly along the arc of a curve concave Northeasterly having a radius of 30.00 feet, through a central angle of 86°58'37", an arc length of 45.54 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South 32°55'10" East, 41.29 feet.

TOGETHER WITH:

A portion of Tract "A", as depicted on the plat of Celestina Phase 1A, as recorded in Map Book 74, pages 68 through 85 of the Public Records of St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southeast corner of Section 36, Township 4 South, Range 27 East; thence North 00°02'41" West, along the Easterly line of said Section 36, a distance of 208.72 feet to the Northeasterly corner of those lands described and recorded in Official Records Book 338, page 667 of said Public Records; thence South 89°13'34" West, departing said Easterly line and along the Northerly line of last said lands, 208.40 feet to the Northwesterly corner thereof; thence South 00°02'40" West, along the Westerly line of last said lands, 186.82 feet to the Northerly right of way line of Race Track Road, a variable width right of way as presently established; thence North 60°25'12" West, departing said Westerly line and along said Northerly right of way line, 307.25 feet; thence North 76°24'29" West, continuing along said Northerly right of way line, 1211.66 feet to the Point of Beginning.

From said Point of Beginning, thence continue North 76°24'29" West, along said Northerly right of way line, 197.82 feet to a point lying on the Easterly line of Tract "Z" of said Celestina Phase 1A, thence Northerly, along said Easterly line, the following 13 courses: Course 1, thence North 29°45'52" West, departing said Northerly right of way line, 48.10 feet; Course 2, thence North 12°34'07" West, 43.92 feet; Course 3, thence South 77°39'41" East, 27.56 feet; Course 4, thence North 12°34'07" West, 8.80 feet; Course 5, thence North 00°16'02" East, 58.31 feet; Course 6, thence North 04°05'48" West, 64.01 feet; Course 7, thence North 18°16'13" West, 40.26 feet; Course 8, thence North 09°43'59" West, 33.93 feet;

Course 9, thence North 58°05'14" East, 30.81 feet; Course 10, thence North 03°59'54" West, 54.38 feet; Course 11, thence North 12°22'20" West, 42.63 feet; Course 12, thence North 02°16'51" West, 48.49 feet; Course 13, thence North 02°14'44" West, 58.64 feet; thence North 57°11'16" East, departing said Easterly line, 63.16 feet to the point of curvature of a curve concave Southerly having a radius of 70.00 feet; thence Easterly along the arc of said curve, through a central angle of 32°48'44", an arc length of 40.09 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 73°35'38" East, 39.54 feet; thence Due East, 22.36 feet; thence Due South, 31.96 feet; thence Due East, 15.85 feet; thence North 32°27'23" East, 7.61 feet to a point on a curve concave Northerly having a radius of 69.56 feet; thence Easterly along the arc of said curve, through a central angle of 29°40'29", an arc length of 36.02 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 72°59'17" East, 35.62 feet; thence Due South, 7.16 feet; thence Due East, 14.50 feet; thence Due North, 7.16 feet to a point on a curve concave Northerly having a radius of 70.38 feet; thence Easterly along the arc of said curve, through a central angle of 29°22'44", an arc length of 36.09 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 73°02'03" East, 35.70 feet; thence South 32°05'11" East, 7.56 feet; thence Due East, 15.84 feet; thence Due North, 25.30 feet; thence Due East, 64.14 feet to the point of curvature of a curve concave Southerly having a radius of 30.00 feet; thence Easterly along the arc of said curve, through a central angle of 22°25'47", an arc length of 11.74 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 78°47'06" East, 11.67 feet; thence Easterly along the arc of a curve concave Northerly having a radius of 54.50 feet, through a central angle of 19°21'52", an arc length of 18.42 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 77°15'09" East, 18.33 feet; thence Easterly along the arc of a curve concave Southerly having a radius of 25.00 feet, through a central angle of 32°04'03", an arc length of 13.99 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 70°54'04" East, 13.81 feet; thence South 54°52'03" East, 41.12 feet to a point lying on the Westerly right of way line of Celesta Parkway, a variable width right of way as presently established; thence Southerly, along said Westerly right of way line, the following 8 courses; Course 1, thence Southwesterly along the arc of a curve concave Southeasterly having a radius of 174.00 feet, through a central angle of 18°49'26", an arc length of 57.17 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 36°53'48" West, 56.91 feet; Course 2, thence South 27°29'05" West, 21.00 feet to a point on a curve concave Easterly having a radius of 204.34 feet; Course 3, thence Southerly along the arc of said curve, through a central angle of 20°36'16", an arc length of 73.48 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 16°47'17" West, 73.09 feet; Course 4, thence Southerly along the arc of a curve concave Westerly, having a radius of 110.01 feet, through a central angle of 19°09'40", an arc length of 36.79 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 14°31'13" West, 36.62 feet; Course 5, thence Southerly along the arc of a curve concave Easterly, having a radius of 365.00 feet, through a central angle of 28°41'06", an arc length of 182.74 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 09°11'48" West, 180.83 feet; Course 6, thence Southerly along the arc of a curve concave Westerly having a radius of 391.60 feet, through a central angle of 18°44'16", an arc length of 128.07 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 04°13'23" West, 127.50 feet; Course 7, thence South 13°35'31" West, 55.31 feet to the point of curvature of a curve concave Northwesterly having a radius of 30.00 feet; Course 8, thence Southwesterly along the arc of said curve, through a central angle of 90°00'00", an arc length of 47.12 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South 58°35'31" West, 42.43 feet.

[end of Exhibit A]

PREPARED BY AND RETURN TO:

Wesley S. Haber, Esq.
Hopping Green & Sams, P.A.
119 S. Monroe Street, Suite 300
Tallahassee, Florida 32314

Consideration: \$10.00
Documentary Stamp Taxes: \$0.70

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 18th day of October, 2017, by **STANDARD PACIFIC OF FLORIDA**, a Florida general partnership, with a mailing address of 90 Fort Wade Road, Suite 100, Ponte Vedra, Florida 32081 ("**Grantor**"), in favor of **ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government created pursuant to Chapter 190, Florida Statutes, whose address is c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("**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 are 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, and being more particularly described on Exhibit A, Exhibit B and Exhibit C attached hereto and by this reference incorporated herein (collectively, the "**Property**").

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

TO HAVE AND TO HOLD the same in fee simple forever. The foregoing described Property constitutes certain "Common Areas" of Celestina, as defined in the Master Declaration of Covenants, Conditions, Restrictions and Easements for Celestina, recorded April 28, 2015 in O.R. Book 4020, Page 1 of the Public Records of St. Johns County, Florida, as amended, supplemented and/or restated from time to time.

GRANTOR HEREBY RESERVES unto itself, its successors and assigns (other than Grantee), (i) a non-exclusive and perpetual easement for vehicular and pedestrian ingress and egress over that certain portion of the Property described on Exhibit B attached hereto, and (ii) a non-exclusive and perpetual easement for the construction, maintenance, repair and replacement of retaining walls and related improvements together with the right of ingress and egress for such purposes, over that certain portion of the Property described on Exhibit C attached hereto. The foregoing easements and rights are fully assignable by Grantor, shall run with title to the Property, and shall be binding upon and inure to the benefit of Grantor and Grantee and their respective heirs, successors and assigns, including all subsequent owners of any portions of the Property, and all persons claiming under them.

GRANTOR HEREBY COVENANTS with Grantee that, subject to and except for the foregoing reserved easements, ad valorem taxes and other governmental assessments, if any, for the year 2017 and subsequent years thereto, laws, ordinances and governmental regulations (including, but not limited to, building, zoning and land use ordinances) affecting the occupancy, use or enjoyment of said Property, matters shown on the plat(s) of the herein described Property (including rights of all parties to whom parcels have been dedicated as set forth on the plat(s)), and easements, covenants, conditions, and restrictions of record, Grantor has good right and lawful authority to sell and convey said land, and will defend the same against the lawful claims of all persons claiming by, through and under Grantor, but against none other.

[signature pages follow]


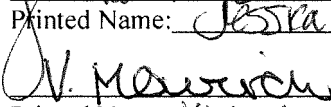
IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal as of the day and year first above written.


GRANTOR:

Signed, Sealed and Delivered
in Our Presence:

STANDARD PACIFIC OF FLORIDA, a Florida
general partnership

By: Standard Pacific of Florida GP, Inc.,
a Delaware corporation, its
managing general partner

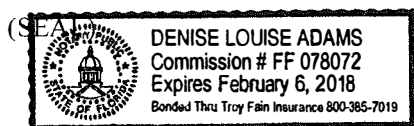

Printed Name: Jessica D. Lee

Printed Name: Victoria Maurich

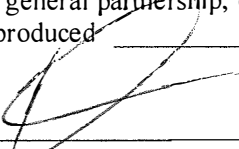
By: 
Maurice Rudolph
Vice President

STATE OF FLORIDA

COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 12th day of October, 2017,
by Maurice Rudolph, as Vice President of Standard Pacific of Florida GP, Inc., a Delaware corporation,
the managing general partner of Standard Pacific of Florida, a Florida general partnership, on behalf of
said partnership. He ✓ is personally known to me or produced as
identification.

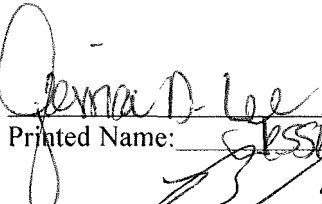
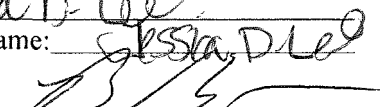



Signature of Notary Public
Denise Louise Adams
Name of Notary Public
(Typed, Printed or Stamped)

[signatures continue on following page]


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

Signed, Sealed and Delivered
in Our Presence:


Printed Name: Jemma D. Lee

Printed Name: Brad England

GRANTEE:

**ISLES OF BARTRAM PARK COMMUNITY
DEVELOPMENT DISTRICT**, a local unit of
special purpose government created pursuant to
Chapter 190, Florida Statutes

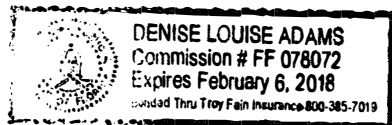
By 
Dave Stanton,
Vice Chairman

STATE OF FLORIDA

COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 16th day of October, 2017,
by Dave Stanton, as Vice-Chairman of Isles of Bartram Park Community Development District, a local
unit of special purpose government created pursuant to Chapter 190, Florida Statutes, on behalf of said
district. He ☒ is personally known to me or ___ produced ___ as identification.

(SEAL)



Signature of Notary Public

Denise Louise Adams

Name of Notary Public

(Typed, Printed or Stamped)

[end of signature pages]

EXHIBIT A

Tracts M, N, O, P and W, Celestina Phase 1A, as per plat thereof recorded at Map Book 74, Page 68 of the Public Records of St. Johns County, Florida.

TOGETHER WITH:

Tract B, Celestina Phase 1B, as per plat thereof recorded at Map Book 75, Page 61 of the Public Records of St. Johns County, Florida.

TOGETHER WITH:

Tract B, Celestina Phase 2A, as per plat thereof recorded at Map Book 77, Page 84 of the Public Records of St. Johns County, Florida.

TOGETHER WITH:

Tract A, Celestina Phase 4B, as per plat thereof recorded at Map Book 83, Page 72 of the Public Records of St. Johns County, Florida.

TOGETHER WITH:

A portion of Tract "B", as depicted on the plat of Celestina Phase 1A, as recorded in Map Book 74, pages 68 through 85 of the Public Records of St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southeast corner of Section 36, Township 4 South, Range 27 East; thence North 00°02'41" West, along the Easterly line of said Section 36, a distance of 208.72 feet to the Northeasterly corner of those lands described and recorded in Official Records Book 338, page 667 of said Public Records; thence South 89°13'34" West, departing said Easterly line and along the Northerly line of last said lands, 208.40 feet to the Northwesterly corner thereof; thence South 00°02'40" West, along the Westerly line of last said lands, 186.82 feet to the Northerly right of way line of Race Track Road, a variable width right of way as presently established; thence North 60°25'12" West, departing said Westerly line and along said Northerly right of way line, 307.25 feet; thence North 76°24'29" West, continuing along said Northerly right of way line, 911.14 feet to the Southeasterly most corner of those lands described and recorded in Official Records Book 3888, page 1194 of said Public Records and the Point of Beginning.

From said Point of Beginning, thence continue North 76°24'29" West, along said Northerly right of way line, 104.95 feet to a point lying on the Easterly right of way line of Celesta Parkway, a variable width right of way as presently established, said Easterly right of way line being a curve concave Northeasterly having a radius of 30.00 feet; thence Northwesterly, departing said Northerly right of way line and along said curved Easterly right of way line, through a central angle of 86°58'37", an arc length of 45.54 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 32°55'10" West, 41.29 feet; thence Northerly, continuing along said Easterly right of way line and along the arc of a curve concave Westerly having a radius of 278.00 feet, through a central angle of 11°49'54", an arc length of 57.41 feet to a point on said curve, said point also lying on the Southerly line of Tract "P" of said Celestina Phase 1A, said arc being subtended by a chord bearing and distance of North 04°39'11" East, 57.31 feet; thence along said Southerly line, the following 7 courses: Course 1, thence

Southeasterly, departing said Easterly right of way line and along the arc of a curve concave Northeasterly, having a radius of 58.00 feet; through a central angle of $50^{\circ}25'31''$, an arc length of 51.05 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South $26^{\circ}28'32''$ East, 49.41 feet; Course 2, thence Southeasterly along the arc of a curve concave Southwesterly having a radius of 31.85 feet, through a central angle of $50^{\circ}46'44''$, an arc length of 28.23 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South $26^{\circ}17'55''$ East, 27.31 feet; Course 3, thence Southeasterly along the arc of a curve concave Northeasterly having a radius of 20.00 feet, through a central angle of $73^{\circ}34'01''$, an arc length of 25.68 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South $37^{\circ}41'33''$ East, 23.95 feet; Course 4, thence Southeasterly along the arc of a curve concave Southwesterly having a radius of 13.73 feet, through a central angle of $27^{\circ}20'48''$, an arc length of 6.56 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South $60^{\circ}48'10''$ East, 6.49 feet; Course 5, thence Southeasterly along the arc of a curve concave Northeasterly having a radius of 48.59 feet, through a central angle of $23^{\circ}51'12''$, an arc length of 20.23 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South $59^{\circ}03'22''$ East, 20.08 feet; Course 6, thence Easterly along the arc of a curve concave Northerly having a radius of 32.16 feet, through a central angle of $51^{\circ}41'01''$, an arc length of 29.01 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North $83^{\circ}10'32''$ East, 28.03 feet; Course 7, thence Northeasterly along the arc of a curve concave Northwesterly having a radius of 46.93 feet, through a central angle of $43^{\circ}49'38''$, an arc length of 35.89 feet to a point lying on the Easterly line of said Official Records Book 3888, page 1194, said arc being subtended by a chord bearing and distance of North $35^{\circ}25'13''$ East, 35.03 feet; thence Due South, departing said Southerly line and along said Easterly line, 47.15 feet to the Point of Beginning.

[end of Exhibit A]

EXHIBIT B**CELESTA PARKWAY ENTRY PARCEL**

A portion of Section 36, Township 4 South, Range 27 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 3888, page 1782 of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southeast corner of said Section 36, also being the Southeast corner of those lands described and recorded in Official Records Book 338, page 667 of said Public Records; thence North 00°02'41" West, along the Easterly line of said Section 36 and along the Easterly line of last said lands, 208.72 feet to the Northeast corner of said lands; thence South 89°13'34" West, departing said Easterly line of Section 36 and along the Northerly line of said lands, 208.40 feet to the Northwest corner thereof; thence South 00°02'40" West, along the Westerly line of said lands, 186.82 feet to a point lying on the Northerly right of way line of Race Track Road, a variable width right of way as presently established; thence North 60°25'12" West, along said Northerly right of way line, 307.25 feet; thence North 76°24'29" West, continuing along said Northerly right of way line, 1016.09 feet to the Point of Beginning.

From said Point of Beginning, thence continue North 76°24'29" West, along said Northerly right of way line, 195.57 feet to a point on a curve concave Northwesterly having a radius of 30.00 feet; thence Northeasterly departing said Northerly right of way line and along the arc of said curve, through a central angle of 90°00'00", an arc length of 47.12 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 58°35'31" East, 42.43 feet; thence North 13°35'31" East, 55.31 feet to the point of curvature of a curve concave Westerly having a radius of 391.60 feet; thence Northerly along the arc of said curve, through a central angle of 18°44'16", an arc length of 128.07 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 04°13'23" East, 127.50 feet; thence Northerly along the arc of a curve concave Easterly having a radius of 365.00 feet, through a central angle of 28°41'06", an arc length of 182.74 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 09°11'48" East, 180.83 feet; thence Northerly along the arc of a curve concave Westerly having a radius of 110.01 feet, through a central angle of 19°09'40", an arc length of 36.79 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 14°31'13" East, 36.62 feet; thence Northerly along the arc of a curve concave Easterly having a radius of 204.34 feet, through a central angle of 20°36'16", an arc length of 73.48 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 16°47'17" East, 73.09 feet; thence North 27°29'05" East, 21.00 feet to the point of curvature of a curve concave Southeasterly having a radius of 174.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 14°58'07", an arc length of 45.46 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 34°58'08" East, 45.33 feet; thence South 69°39'24" East, 112.89 feet; thence South 08°59'40" West, 41.54 feet to the point of curvature of a curve concave Northwesterly having a radius of 95.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 52°58'01", an arc length of 87.82 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 35°28'40" West, 84.73 feet; thence Southwesterly along the arc of a curve concave Southeasterly having a radius of 100.00 feet, through a central angle of 39°55'07", an arc length of 69.67 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South 42°00'07" West, 68.27 feet; thence Southerly along the arc of a curve concave Easterly having a radius of 285.00 feet, through a central angle of 42°25'24", an arc length of 211.02 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 00°49'52" West, 206.23 feet; thence Southerly along the arc of a curve concave Westerly having a radius of 278.00 feet, through a central angle of 30°56'58", an arc length of 150.17 feet to a point of

reverse curvature, said arc being subtended by a chord bearing and distance of South $04^{\circ}54'21''$ East, 148.35 feet; thence Southeasterly along the arc of a curve concave Northeasterly having a radius of 30.00 feet, through a central angle of $86^{\circ}58'37''$, an arc length of 45.54 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South $32^{\circ}55'10''$ East, 41.29 feet.

[end of Exhibit B]

EXHIBIT C

A portion of Tract "A", as depicted on the plat of Celestina Phase 1A, as recorded in Map Book 74, pages 68 through 85 of the Public Records of St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southeast corner of Section 36, Township 4 South, Range 27 East; thence North 00°02'41" West, along the Easterly line of said Section 36, a distance of 208.72 feet to the Northeasterly corner of those lands described and recorded in Official Records Book 338, page 667 of said Public Records; thence South 89°13'34" West, departing said Easterly line and along the Northerly line of last said lands, 208.40 feet to the Northwesterly corner thereof; thence South 00°02'40" West, along the Westerly line of last said lands, 186.82 feet to the Northerly right of way line of Race Track Road, a variable width right of way as presently established; thence North 60°25'12" West, departing said Westerly line and along said Northerly right of way line, 307.25 feet; thence North 76°24'29" West, continuing along said Northerly right of way line, 1211.66 feet to the Point of Beginning.

From said Point of Beginning, thence continue North 76°24'29" West, along said Northerly right of way line, 197.82 feet to a point lying on the Easterly line of Tract "Z" of said Celestina Phase 1A, thence Northerly, along said Easterly line, the following 13 courses: Course 1, thence North 29°45'52" West, departing said Northerly right of way line, 48.10 feet; Course 2, thence North 12°34'07" West, 43.92 feet; Course 3, thence South 77°39'41" East, 27.56 feet; Course 4, thence North 12°34'07" West, 8.80 feet; Course 5, thence North 00°16'02" East, 58.31 feet; Course 6, thence North 04°05'48" West, 64.01 feet; Course 7, thence North 18°16'13" West, 40.26 feet; Course 8, thence North 09°43'59" West, 33.93 feet; Course 9, thence North 58°05'14" East, 30.81 feet; Course 10, thence North 03°59'54" West, 54.38 feet; Course 11, thence North 12°22'20" West, 42.63 feet; Course 12, thence North 02°16'51" West, 48.49 feet; Course 13, thence North 02°14'44" West, 58.64 feet; thence North 57°11'16" East, departing said Easterly line, 63.16 feet to the point of curvature of a curve concave Southerly having a radius of 70.00 feet; thence Easterly along the arc of said curve, through a central angle of 32°48'44", an arc length of 40.09 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 73°35'38" East, 39.54 feet; thence Due East, 22.36 feet; thence Due South, 31.96 feet; thence Due East, 15.85 feet; thence North 32°27'23" East, 7.61 feet to a point on a curve concave Northerly having a radius of 69.56 feet; thence Easterly along the arc of said curve, through a central angle of 29°40'29", an arc length of 36.02 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 72°59'17" East, 35.62 feet; thence Due South, 7.16 feet; thence Due East, 14.50 feet; thence Due North, 7.16 feet to a point on a curve concave Northerly having a radius of 70.38 feet; thence Easterly along the arc of said curve, through a central angle of 29°22'44", an arc length of 36.09 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 73°02'03" East, 35.70 feet; thence South 32°05'11" East, 7.56 feet; thence Due East, 15.84 feet; thence Due North, 25.30 feet; thence Due East, 64.14 feet to the point of curvature of a curve concave Southerly having a radius of 30.00 feet; thence Easterly along the arc of said curve, through a central angle of 22°25'47", an arc length of 11.74 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 78°47'06" East, 11.67 feet; thence Easterly along the arc of a curve concave Northerly having a radius of 54.50 feet, through a central angle of 19°21'52", an arc length of 18.42 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 77°15'09" East, 18.33 feet; thence Easterly along the arc of a curve concave Southerly having a radius of 25.00 feet, through a central angle of 32°04'03", an arc length of 13.99 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 70°54'04" East, 13.81 feet; thence South 54°52'03" East, 41.12 feet to a point lying on the Westerly right of way line of Celesta Parkway, a variable width right of way as presently established; thence Southerly, along said Westerly right of way line, the following 8 courses: Course 1, thence Southwesterly along the arc of

a curve concave Southeasterly having a radius of 174.00 feet, through a central angle of $18^{\circ}49'26''$, an arc length of 57.17 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $36^{\circ}53'48''$ West, 56.91 feet; Course 2, thence South $27^{\circ}29'05''$ West, 21.00 feet to a point on a curve concave Easterly having a radius of 204.34 feet; Course 3, thence Southerly along the arc of said curve, through a central angle of $20^{\circ}36'16''$, an arc length of 73.48 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $16^{\circ}47'17''$ West, 73.09 feet; Course 4, thence Southerly along the arc of a curve concave Westerly, having a radius of 110.01 feet, through a central angle of $19^{\circ}09'40''$, an arc length of 36.79 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $14^{\circ}31'13''$ West, 36.62 feet; Course 5, thence Southerly along the arc of a curve concave Easterly, having a radius of 365.00 feet, through a central angle of $28^{\circ}41'06''$, an arc length of 182.74 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South $09^{\circ}11'48''$ West, 180.83 feet; Course 6, thence Southerly along the arc of a curve concave Westerly having a radius of 391.60 feet, through a central angle of $18^{\circ}44'16''$, an arc length of 128.07 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $04^{\circ}13'23''$ West, 127.50 feet; Course 7, thence South $13^{\circ}35'31''$ West, 55.31 feet to the point of curvature of a curve concave Northwesterly having a radius of 30.00 feet; Course 8, thence Southwesterly along the arc of said curve, through a central angle of $90^{\circ}00'00''$, an arc length of 47.12 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South $58^{\circ}35'31''$ West, 42.43 feet.

[end of Exhibit C]

Prepared by and return to:

Shannon Sheppard, Esq.
Smolker, Bartlett, Loeb, Hinds & Sheppard, P.A.
100 N. Tampa Street, Suite 2050
Tampa, Florida 33602
(813) 223-3888
File No.: 16406

**EASEMENT AGREEMENT FOR CELESTA PARKWAY
ENTRY PARCEL**

THIS EASEMENT AGREEMENT FOR CELESTA PARKWAY ENTRY PARCEL (the "**Agreement**") is made as of this 18th day of October, 2017, by **ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT**, a special purpose unit of local government established under Chapter 190 of the Florida Statutes, whose address is 475 West Town Center, Suite 114, St. Augustine, Florida 32092 ("**Grantor**"), in favor of **CELESTINA MASTER PROPERTY OWNERS ASSOCIATION, INC.**, a Florida corporation not for profit, whose address is c/o Leland Management, Inc., 6972 Lake Gloria Boulevard, Orlando, Florida 32809 ("**Grantee**").

W I T N E S S E T H:

WHEREAS, Grantor is the owner of the real property described in Exhibit A attached hereto and incorporated herein by this reference (the "Celesta Parkway Entry Parcel"); and

WHEREAS, Grantee desires to obtain and Grantor has agreed to grant to Grantee an easement over the Celesta Parkway Entry Parcel for the use and operation of the guardhouse located on the Celesta Parkway Entry Parcel.

NOW, THEREFORE, in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee hereby covenant and agree as follows:

1. Recitals; Capitalized Terms. The foregoing recitals are true and correct and are an integral part of this Agreement. Capitalized terms used but not defined herein shall have the meanings set forth in that certain Master Declaration of Covenants, Conditions, Restrictions and Easements for Celestina recorded on April 28, 2015, in O.R. Book 4020, Page 1 of the Public Records of St. Johns County, Florida (as amended and supplemented from time to time, the "Master Declaration").

2. Grant of Easement. Grantor hereby grants to Grantee and Grantee's officers, employees, agents, licensees, and contractors (collectively, the "Grantee Parties", and each a "Grantee Party"), but not to the public at large, a non-exclusive easement for the maintenance, repair, replacement, operation and use of the guardhouse, including any gates and other features associated therewith (the "Guardhouse"), located on the Celesta Parkway Entry Parcel. Grantee shall be responsible for the costs associated with the maintenance, repair, replacement, operation and use of

the Guardhouse by the Grantee Parties, and such costs shall be part of the Annual Assessment levied against each Lot pursuant to the Master Declaration.

3. Indemnification. Grantee agrees to indemnify and hold harmless Grantor and its officers, agents and employees from and against any and all costs, claims, losses, expenses, demands and liabilities incurred by Grantor arising out of, or in connection with, the negligent or intentional acts or omissions of any Grantee Party in the maintenance, repair, replacement, operation or use of the Guardhouse on the Celesta Parkway Entry Parcel. Grantor agrees to indemnify and hold harmless Grantee and its officers, agents and employees from and against any and all costs, claims, losses, expenses, demands and liabilities incurred by Grantee arising out of, or in connection with, the negligent or intentional acts or omissions of Grantor, or its officers, employees, agents, licensees, or contractors on the Celesta Parkway Entry Parcel; provided, however, that nothing contained in this Agreement shall be construed as a waiver of Grantor's sovereign immunity or of any limitation on the liability of Grantor as contained in Section 768.28, Florida Statutes, or other applicable laws.

4. Insurance. Grantor shall maintain commercial general liability insurance with respect to the Guardhouse having a combined single limit of not less than One Million Dollars (\$1,000,000) per occurrence and One Million Dollars (\$1,000,000) aggregate, and Grantee shall be named as an additional insured on such policy. Grantee shall maintain property insurance for the full replacement value of the Guardhouse in the event of a casualty, and Grantor shall be named as an additional insured on such policy.

5. Covenants Run with the Land. This Agreement shall constitute a covenant running with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

6. Modification of Easement. No party shall have the right, power or authority to modify, move or terminate the rights, privilege, easements, covenants, provisions or conditions of this Agreement in whole or in part, except in the form of any instrument joined in and executed by the owner of the Celesta Parkway Entry Parcel and Grantee, such instrument to be executed and acknowledged in the manner required by law for the execution and acknowledgement of deeds and which shall be recorded in the Public Records of St. Johns County, Florida.

7. Governing Law; Venue. This Agreement shall be governed in accordance with Florida law. Venue for any dispute arising under this Agreement shall lie exclusively in the courts located in St. Johns County, Florida.

8. Construction. The parties acknowledge that they have had the benefit of independent counsel with regard to this Agreement and that this Agreement has been prepared as a result of the joint efforts of all parties and their respective counsel. Accordingly, all parties agree that the provisions of this Agreement shall not be construed or interpreted for or against any party hereto based upon authorship, and shall be construed liberally to accomplish their intended purposes.

9. Third Party Beneficiaries. This Agreement is solely for the benefit of Grantor and Grantee, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is

intended or shall be construed to confer upon any person or corporation other than Grantor and Grantee, and any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement, and all of the provisions, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon Grantor and Grantee and their respective representatives, successors and assigns. Notwithstanding the foregoing, Standard Pacific of Florida, and its successors, assigns and affiliates (together, "Developer"), are a direct third party beneficiary of this Agreement, with rights to enforce the provisions of this Agreement; provided, however that nothing herein shall constitute an obligation of Developer.

10. No Waiver. The failure of any party hereto to enforce any provision set forth in this Agreement shall not constitute a waiver of the right of such party to enforce such provision in the future. All rights, remedies and privileges pursuant to this instrument shall be cumulative, and the exercise of any one or more thereof shall not be deemed to be an election of remedies, nor shall it preclude the party exercising same from exercising any other right, remedy or privilege arising pursuant to this instrument or at law or in equity.

11. Severability. The rights, privileges, easements, covenants, provisions and conditions contained in this Agreement are declared to be severable and a finding by any court of competent jurisdiction that any of them or any clause, phrase or term hereof is void, unlawful or unenforceable shall not affect the validity or enforceability of any other right, privilege, easement, covenant, provision, clause, phrase or term hereof.

12. No Public Dedication. Nothing contained herein shall be deemed to be a gift or dedication of any portion of the Celesta Parkway Entry Parcel to the general public or for any public purpose whatsoever, it being the intention of Grantor and Grantee that the easement be strictly limited to and for the purposes herein expressed.

13. Authorization. The execution of this Agreement has been duly authorized by the appropriate body or official of Grantor and Grantee, both Grantor and Grantee have complied with all the requirements of law, and both Grantor and Grantee have full power and authority to comply with the terms and provisions of this Agreement.

14. Entire Agreement. This Agreement contains the entire agreement between the parties hereto with respect to the subject matter hereof, and supersedes all previous negotiations leading thereto.

15. Counterparts. This Agreement may be executed in separate counterparts, each of which shall be deemed an original, and all of which when taken together, shall constitute one and the same instrument.

[signatures commence on following page]

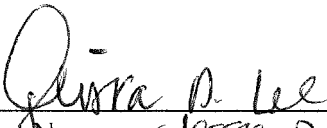
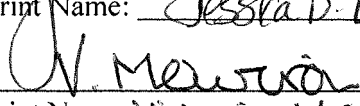
IN WITNESS WHEREOF, the parties have caused this Agreement to be executed the day and date first above written.

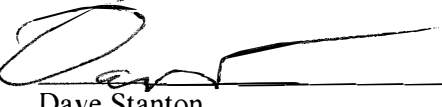
Signed, sealed and delivered
in the presence of:

WITNESSES:

GRANTOR:

**ISLES OF BARTRAM PARK COMMUNITY
DEVELOPMENT DISTRICT**, a special
purpose unit of local government established
under Chapter 190 of the Florida Statutes


Print Name: Jessica D. Lee

Print Name: Victoria Mavrich

By: 
Dave Stanton,
Vice-Chairman

STATE OF FLORIDA

COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 12th day of October, 2017, by Dave Stanton, as Vice-Chairman of Isles of Bartram Park Community Development District, a special purpose unit of local government established under Chapter 190 of the Florida Statutes, on behalf of said unit. He ☒ is personally known to me or ☐ produced _____ as identification.


NOTARY PUBLIC

Print Name: Denise Louise Adams

My commission expires: February 6, 2018

Commission No. FF 078072

AFFIX NOTARIAL SEAL



[signatures continue on following page]

Signed, sealed and delivered
in the presence of:

WITNESSES:

Jessica D. Lee
Print Name: Jessica D. Lee
V. Morrison
Print Name: Victoria Morrison

GRANTEE:

**CELESTINA MASTER PROPERTY
OWNERS ASSOCIATION, INC.**, a Florida
corporation not for profit

By: Maurice Rudolph
President

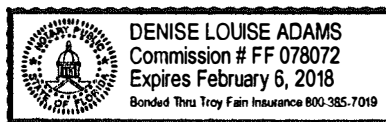
STATE OF FLORIDA

COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 12th day of October, 2017,
by Maurice Rudolph, as President of Celestina Master Property Owners Association, Inc., a Florida
corporation not for profit, on behalf of said corporation. He ☒ is personally known to me or ___
produced _____ as identification.

Denise Louise Adams
NOTARY PUBLIC
Print Name: Denise Louise Adams
My commission expires: February 6, 2018
Commission No. FF 078072

AFFIX NOTARIAL SEAL



[end of signature pages]

EXHIBIT A**CELESTA PARKWAY ENTRY PARCEL**

A portion of Section 36, Township 4 South, Range 27 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 3888, page 1782 of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southeast corner of said Section 36, also being the Southeast corner of those lands described and recorded in Official Records Book 338, page 667 of said Public Records; thence North $00^{\circ}02'41''$ West, along the Easterly line of said Section 36 and along the Easterly line of last said lands, 208.72 feet to the Northeast corner of said lands; thence South $89^{\circ}13'34''$ West, departing said Easterly line of Section 36 and along the Northerly line of said lands, 208.40 feet to the Northwest corner thereof; thence South $00^{\circ}02'40''$ West, along the Westerly line of said lands, 186.82 feet to a point lying on the Northerly right of way line of Race Track Road, a variable width right of way as presently established; thence North $60^{\circ}25'12''$ West, along said Northerly right of way line, 307.25 feet; thence North $76^{\circ}24'29''$ West, continuing along said Northerly right of way line, 1016.09 feet to the Point of Beginning.

From said Point of Beginning, thence continue North $76^{\circ}24'29''$ West, along said Northerly right of way line, 195.57 feet to a point on a curve concave Northwesterly having a radius of 30.00 feet; thence Northeasterly departing said Northerly right of way line and along the arc of said curve, through a central angle of $90^{\circ}00'00''$, an arc length of 47.12 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $58^{\circ}35'31''$ East, 42.43 feet; thence North $13^{\circ}35'31''$ East, 55.31 feet to the point of curvature of a curve concave Westerly having a radius of 391.60 feet; thence Northerly along the arc of said curve, through a central angle of $18^{\circ}44'16''$, an arc length of 128.07 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North $04^{\circ}13'23''$ East, 127.50 feet; thence Northerly along the arc of a curve concave Easterly having a radius of 365.00 feet, through a central angle of $28^{\circ}41'06''$, an arc length of 182.74 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $09^{\circ}11'48''$ East, 180.83 feet; thence Northerly along the arc of a curve concave Westerly having a radius of 110.01 feet, through a central angle of $19^{\circ}09'40''$, an arc length of 36.79 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $14^{\circ}31'13''$ East, 36.62 feet; thence Northerly along the arc of a curve concave Easterly having a radius of 204.34 feet, through a central angle of $20^{\circ}36'16''$, an arc length of 73.48 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $16^{\circ}47'17''$ East, 73.09 feet; thence North $27^{\circ}29'05''$ East, 21.00 feet to the point of curvature of a curve concave Southeasterly having a radius of 174.00 feet; thence Northeasterly along the arc of said curve, through a central angle of $14^{\circ}58'07''$, an arc length of 45.46 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $34^{\circ}58'08''$ East, 45.33 feet; thence South $69^{\circ}39'24''$ East, 112.89 feet; thence South $08^{\circ}59'40''$ West, 41.54 feet to the point of curvature of a curve concave Northwesterly having a radius of 95.00 feet; thence Southwesterly along the arc of said curve, through a central angle of $52^{\circ}58'01''$, an arc length of 87.82 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South $35^{\circ}28'40''$ West, 84.73 feet; thence Southwesterly along the arc of a curve concave Southeasterly having a radius of 100.00 feet, through a central angle of $39^{\circ}55'07''$, an arc length of 69.67 feet to a point of compound

curvature, said arc being subtended by a chord bearing and distance of South $42^{\circ}00'07''$ West, 68.27 feet; thence Southerly along the arc of a curve concave Easterly having a radius of 285.00 feet, through a central angle of $42^{\circ}25'24''$, an arc length of 211.02 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South $00^{\circ}49'52''$ West, 206.23 feet; thence Southerly along the arc of a curve concave Westerly having a radius of 278.00 feet, through a central angle of $30^{\circ}56'58''$, an arc length of 150.17 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South $04^{\circ}54'21''$ East, 148.35 feet; thence Southeasterly along the arc of a curve concave Northeasterly having a radius of 30.00 feet, through a central angle of $86^{\circ}58'37''$, an arc length of 45.54 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South $32^{\circ}55'10''$ East, 41.29 feet.

TENTH ORDER OF BUSINESS

A.

Isles of Bartram Park
Community Development District
Unaudited Financial Statements
as of
November 30, 2017

Isles of Bartram Park
Community Development District
Combined Balance Sheet
November 30, 2017

Governmental Fund Types

	<i>General</i>	<i>Debt Service</i>	<i>Capital Project</i>	<i>(Memorandum Only) 2018</i>
<u>Assets:</u>				
Cash	\$52,433	---	---	\$52,433
Investments:				
Series 2015:				
Reserve	---	\$220,992	---	\$220,992
Interest	---	\$4	---	\$4
Revenue	---	\$416	---	\$416
Sinking Fund	---	\$3	---	\$3
Prepayment	---	\$3,001	---	\$3,001
Construction	---	---	\$5,509	\$5,509
Cost of Issuance	---	---	---	\$0
Series 2017:				
Reserve	---	\$172,554	---	\$172,554
Interest	---	---	---	\$0
Revenue	---	---	---	\$0
Sinking Fund	---	---	---	\$0
Prepayment	---	---	---	\$0
Construction	---	---	\$6,921	\$6,921
Cost of Issuance	---	---	\$45	\$45
Due From Developer	\$14,675	---	---	\$14,675
Due from General Fund	---	\$2,752	---	\$2,752
Prepaid Expenses	\$0	---	---	\$0
<i>Total Assets</i>	\$67,108	\$399,722	\$12,475	\$479,305
<u>Liabilities:</u>				
Accounts Payable	\$59,175	---	---	\$59,175
Accrued Expenses	---	---	---	\$0
Due to Other	---	---	---	\$0
Due to General Fund	---	---	---	\$0
Due to Debt Service	\$2,752	---	---	\$2,752
<i>Fund Balances:</i>				
Restricted for Debt Service	---	\$399,722	---	\$399,722
Restricted for Capital Projects	---	---	\$12,475	\$12,475
Unassigned	\$5,181	---	---	\$5,181
<i>Total Liabilities & Fund Equity</i>	\$67,108	\$399,722	\$12,475	\$479,305

Isles of Bartram Park
Community Development District
GENERAL FUND
Statement of Revenues & Expenditures
For The Period Ending November 30, 2017

<i>Adopted</i>	<i>Prorated</i>	<i>Actual</i>	
<i>Budget</i>	<i>Thru 11/30/17</i>	<i>Thru 11/30/17</i>	<i>Variance</i>

REVENUES:

<i>Developer Contributions</i>	\$91,066	\$12,404	\$12,404	\$0
<i>Assessment - Tax Roll</i>	\$74,619	\$7,814	\$7,814	\$0
<i>Assessment - Direct</i>	\$36,355	\$9,089	\$9,089	\$0

<i>TOTAL REVENUES</i>	\$202,040	\$29,307	\$29,307	\$0
------------------------------	------------------	-----------------	-----------------	------------

EXPENDITURES:

ADMINISTRATIVE:

<i>Engineering</i>	\$6,000	\$1,000	\$2,955	(\$1,955)
<i>Dissemination</i>	\$3,500	\$583	\$1,167	(\$583)
<i>Arbitrage</i>	\$600	\$0	\$0	\$0
<i>Assessment Roll</i>	\$5,000	\$5,000	\$5,000	\$0
<i>Attorney Fees</i>	\$20,000	\$3,333	\$2,015	\$1,318
<i>Annual Audit</i>	\$2,300	\$0	\$0	\$0
<i>Trustee Fees</i>	\$6,500	\$6,500	\$4,000	\$2,500
<i>Management Fees</i>	\$45,000	\$7,500	\$7,500	\$0
<i>Information Technology</i>	\$1,600	\$267	\$267	\$0
<i>Telephone</i>	\$150	\$25	\$20	\$5
<i>Postage</i>	\$500	\$83	\$5	\$79
<i>Insurance</i>	\$5,665	\$5,665	\$5,750	(\$85)
<i>Printing and Binding</i>	\$1,300	\$217	\$238	(\$22)
<i>Legal Advertising</i>	\$2,000	\$2,000	\$159	\$1,841
<i>Other Current Charges</i>	\$250	\$0	\$0	\$0
<i>Office Supplies</i>	\$200	\$33	\$25	\$8
<i>Dues, Licenses & Subscriptions</i>	\$175	\$175	\$175	\$0

<i>TOTAL ADMINISTRATIVE</i>	\$100,740	\$32,382	\$29,275	\$3,106
------------------------------------	------------------	-----------------	-----------------	----------------

FIELD:

<i>Landscape Maintenance</i>	\$52,000	\$8,667	\$2,774	\$5,893
<i>Lake Maintenance</i>	\$14,000	\$2,333	\$2,340	(\$7)
<i>Waterfall/Entry Pond Maintenance</i>	\$5,400	\$0	\$0	\$0
<i>Lake Fountains Maintenance</i>	\$1,400	\$450	\$450	\$0
<i>Management</i>	\$6,000	\$1,000	\$1,000	\$0
<i>Utilities</i>	\$20,000	\$0	\$0	\$0
<i>General Maintenance</i>	\$2,500	\$0	\$0	\$0

<i>TOTAL FIELD</i>	\$101,300	\$12,450	\$6,564	\$5,886
---------------------------	------------------	-----------------	----------------	----------------

<i>TOTAL EXPENDITURES</i>	\$202,040	\$44,832	\$35,839	\$8,993
----------------------------------	------------------	-----------------	-----------------	----------------

<i>EXCESS REVENUES (EXPENDITURES)</i>	(\$0)	(\$6,532)		
--	--------------	------------------	--	--

<i>FUND BALANCE - Beginning</i>	\$0	\$11,714		
--	------------	-----------------	--	--

<i>FUND BALANCE - Ending</i>	(\$0)	\$5,181		
-------------------------------------	--------------	----------------	--	--

Isles of Bartram Park
Community Development District
General Fund
Month By Month Income Statement
Fiscal Year 2018

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Revenues:</u>													
Developer Contributions/Assessments	\$21,493	\$7,814	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,307
Total Revenues	\$21,493	\$7,814	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,307
<u>Expenditures:</u>													
<u>Administrative</u>													
Supervisors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FICA Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Engineering	\$2,645	\$310	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,955
Dissemination	\$583	\$583	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,167
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Assessment Roll	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Attorney Fees	\$2,015	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,015
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trustee Fees	\$4,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,000
Management Fees	\$3,750	\$3,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500
Information Technology	\$133	\$133	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$267
Telephone	\$20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20
Postage	\$3	\$2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5
Insurance	\$5,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,750
Printing and Binding	\$129	\$109	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$238
Legal Advertising	\$159	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$159
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$13	\$13	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$24,375	\$4,901	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,275
<u>Field</u>													
Landscape Maintenance	\$2,774	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,774
Lake Maintenance	\$2,340	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,340
Waterfall/Entry Pond Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lake Fountains Maintenance	\$0	\$450	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$450
Management	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000
Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Field	\$6,114	\$450	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,564
Total Expenses	\$30,489	\$5,351	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,839
Excess Revenues (Expenditures)	(\$8,995)	\$2,463	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$6,532)

Isles of Bartram Park
Community Development District
DEBT SERVICE FUND SERIES 2015
Statement of Revenues & Expenditures
For The Period Ending November 30, 2017

<i>Adopted Budget</i>	<i>Prorated Thru 11/30/17</i>	<i>Actual Thru 11/30/17</i>	<i>Variance</i>
---------------------------	-----------------------------------	---------------------------------	-----------------

REVENUES:

<i>Interest Income</i>	\$100	\$100	\$765	\$665
<i>Assessment - Direct</i>	\$141,083	\$0	\$0	\$0
<i>Assessment - Tax Roll</i>	\$300,186	\$0	\$0	\$0

TOTAL REVENUES

\$441,369	\$100	\$765	\$665
-----------	-------	-------	-------

EXPENDITURES:

Series 2015

<i>Interest Expense - 11/01</i>	\$163,759	\$163,759	\$163,759	(\$0)
<i>Principal Expense - 11/01</i>	\$110,000	\$110,000	\$130,000	(\$20,000)
<i>Interest Expense - 05/01</i>	\$161,353	\$0	\$0	\$0

TOTAL EXPENDITURES

\$435,112	\$273,759	\$293,759	(\$20,000)
-----------	-----------	-----------	------------

OTHER SOURCES/(USES)

<i>Bond Proceeds</i>	\$0	\$0	\$0	\$0
----------------------	-----	-----	-----	-----

TOTAL OTHER SOURCES AND USES

\$0	\$0	\$0	\$0
-----	-----	-----	-----

EXCESS REVENUES (EXPENDITURES)

\$6,257	(\$292,994)
---------	-------------

FUND BALANCE - Beginning

\$280,240	\$520,162
-----------	-----------

FUND BALANCE - Ending

\$286,497	\$227,168
-----------	-----------

<i>Adopted Budget</i>	<i>Prorated Thru 11/30/17</i>	<i>Actual Thru 11/30/17</i>	<i>Variance</i>
---------------------------	-----------------------------------	---------------------------------	-----------------

<i>Interest Income</i>	\$0	\$0	\$263	\$263
<i>Assessment - Direct</i>	\$0	\$0	\$0	\$0
<i>Assessment - Tax Roll</i>	\$0	\$0	\$0	\$0

\$0	\$0	\$263	\$263
-----	-----	-------	-------

<i>Interest Expense - 11/01</i>	\$0	\$0	\$0	\$0
<i>Principal Expense - 11/01</i>	\$0	\$0	\$0	\$0
<i>Interest Expense - 05/01</i>	\$0	\$0	\$0	\$0

\$0	\$0	\$0	\$0
-----	-----	-----	-----

<i>Bond Proceeds</i>	\$0	\$0	\$0	\$0
----------------------	-----	-----	-----	-----

\$0	\$0	\$0	\$0
-----	-----	-----	-----

\$0	\$263
-----	-------

\$0	\$172,292
-----	-----------

\$0	\$172,554
-----	-----------

Isles of Bartram Park
Community Development District
CAPITAL PROJECTS FUND
Statement of Revenues & Expenditures
For The Period Ending November 30, 2017

	Series 2015	Series 2017
<u>REVENUES:</u>		
Interest Income	\$8	\$6,477
TOTAL REVENUES	\$8	\$6,477
<u>EXPENDITURES:</u>		
Capital Outlay	\$0	\$4,974,856
Cost of Issuance	\$0	\$40,000
TOTAL EXPENDITURES	\$0	\$5,014,856
<u>OTHER SOURCES/(USES)</u>		
Bond Proceeds	\$0	\$0
Interfund Transfer	\$0	\$0
TOTAL OTHER SOURCES/(USES)	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$8	(\$5,008,379)
FUND BALANCE - Beginning	\$5,501	\$5,015,345
FUND BALANCE - Ending	\$5,509	\$6,966

Isles of Bartram Park
Community Development District
Long Term Debt Report

Series 2015 Special Assessment Bonds	
Interest Rate:	4.375%-5.125%
Maturity Date:	11/1/45
Reserve Fund Definition:	50% of Max Annual Debt Service
Reserve Fund Requirement:	\$220,634.38
Reserve Balance:	\$220,992.13
Bonds outstanding - 11/30/2015	\$6,725,000
Less: November 1, 2015	\$0
Less: November 1, 2016	(\$110,000)
Less: November 1, 2017	(\$130,000)
Current Bonds Outstanding	\$6,485,000

*Isles of Bartram Park Community Development District
Funding Requests FY18*

<i>Funding Request #</i>	<i>Date of Request</i>	<i>Check Date Received Developer</i>	<i>Check Amount Developer</i>	<i>Requested Funding Amount FY 2017</i>	<i>Requested Funding Amount FY 2018</i>	<i>Balance Due From Developer</i>
27	9/13/17	11/15/17	\$13,371.88	\$13,371.88		\$0.00
28	10/10/17	12/8/17	\$14,675.33	\$2,270.85	\$12,404.48	\$0.00
29	11/6/17			\$3,836.13	\$7,444.01	(\$11,280.14)
30	11/22/17			\$1,621.33	\$2,419.70	(\$4,041.03)
TOTAL			\$28,047.21	\$112,906.26	\$22,268.19	(\$15,321.17)

B.

Isles of Bartram Park Community Development District
475 West Town Place, Suite 114
St. Augustine, FL 32092
FY18 Assessment Receipts

ASSESSED TO	LOTS	SERIES 2015 DEBT SERVICE ASMNT	SERIES 2017 DEBT SERVICE ASMNT	FY 18 O&M ASMNT	TOTAL ASMTS
STANDARD PACIFIC	382	141,082.96	344,792.77	36,354.60	522,230.33
TOTAL DIRECT INVOICES NET	382	141,082.96	344,792.77	36,354.60	522,230.33
TAX ROLL NET	234	299,044.64	-	74,619.23	373,663.87
TOTAL DISTRICT NET	616	440,127.60	344,792.77	110,973.83	895,894.20

RECEIVED FROM	BALANCE DUE	SERIES 2015 DEBT SERVICE ASMNT	SERIES 2017 DEBT SERVICE ASMNT	FY 18 O&M ASMNT	TOTAL RECEIVED
STANDARD PACIFIC	513,141.68	-	-	9,088.65	9,088.65
TOTAL DIRECT INVOICES	513,141.68	-	-	9,088.65	9,088.65
TAX ROLL RECEIVED / DUE	284,011.39	71,749.22	-	17,903.26	89,652.48
TOTAL RECEIPTS / DUE	797,153.07	71,749.22	-	26,991.91	98,741.13

TAX ROLL RECEIPTS

DISTRIBUTION	DATE	SERIES 2015 DEBT SERVICE ASMNT	SERIES 2017 DEBT SERVICE ASMNT	FY18 O&M ASMNT	TOTAL RECEIVED
1	11/6/17	---	---	---	---
2	11/15/17	12,836.27	---	3,202.98	16,039.25
3	11/28/17	18,478.29	---	4,610.80	23,089.09
4	12/11/17	32,510.13	---	8,112.80	40,622.93
5	12/27/17	7,909.56	---	1,973.64	9,883.20
INTEREST	1/4/18	14.97	---	3.74	18.71
		---	---	---	---
		---	---	---	---
		---	---	---	---
		---	---	---	---
TOTAL TAX ROLL RECEIPTS		\$71,749.22	---	17,903.96	89,653.18

PERCENT COLLECTED DIRECT	0%	0%	25%	2%
PERCENT COLLECTED TAX ROLL	24%	0%	24%	24%
PERCENT COLLECTED TOTAL	16%	0%	24%	11%

C.

Isles of Bartram Park
Community Development District

Check Run Summary

January 10, 2018

Fund	Date	Check No.	Amount
-------------	-------------	------------------	---------------

General Fund

<i>Accounts Payable</i>	11/16/17	217-218	\$ 7,621.88
	11/22/17	219-223	\$ 7,628.80
	12/12/17	224-225	\$ 63,824.69
	12/14/17	226-242	\$ 31,843.27

<u><i>Sub-Total</i></u>	\$ 110,918.64
-------------------------	---------------

<i>Total</i>	\$ 110,918.64
---------------------	----------------------

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
11/16/17	00001	9/01/17 38	201709 310-51300-34000		*	3,750.00	
			SEP MANAGEMENT FEES				
		9/01/17 38	201709 310-51300-35100		*	133.33	
			SEP INFORMATION TECH				
		9/01/17 38	201709 310-51300-31200		*	583.34	
			SEP DISSEMINATION FEES				
		9/01/17 38	201709 310-51300-51000		*	22.14	
			OFFICE SUPPLIES				
		9/01/17 38	201709 310-51300-42000		*	1.34	
			POSTAGE				
		9/01/17 38	201709 310-51300-42500		*	345.30	
			COPIES				
		9/01/17 38	201709 310-51300-41000		*	12.59	
			TELEPHONE				
			GOVERNMENTAL MANAGEMENT SERVICES				4,848.04 000217
11/16/17	00014	9/01/17 8774	201709 320-57200-46200		*	2,773.84	
			SEP LANDSCAPE MAINTENANCE				
			TREE AMIGOS OUTDOOR SERVICES				2,773.84 000218
11/22/17	00004	8/31/17 95855	201707 310-51300-31500		*	1,156.12	
			O&M ASSMNT STRUCTURE				
			HOPPING GREEN AND SAMS				1,156.12 000219
11/22/17	00014	10/01/17 8878	201710 320-57200-46200		*	2,773.84	
			OCT LANDSCAPE MAINTENANCE				
			TREE AMIGOS OUTDOOR SERVICES				2,773.84 000220
11/22/17	00014	8/01/17 8676	201708 320-57200-46200		*	2,773.84	
			AUG LANDSCAPE MAINTENANCE				
			TREE AMIGOS OUTDOOR SERVICES				2,773.84 000221
11/22/17	00014	9/13/17 8798	201709 320-57200-46200		*	425.00	
			HURRICANE CLEANUP				
			TREE AMIGOS OUTDOOR SERVICES				425.00 000222
11/22/17	00018	9/01/17 333839	201709 320-53800-45501		*	500.00	
			SEP MANAGEMENT SERVICES				
			VESTA PROPERTY SERVICES, INC.				500.00 000223
12/12/17	00017	12/12/17 12122017	201711 300-20700-10200		*	12,836.27	
			TAX DIST #2				
		12/12/17 12122017	201711 300-20700-10200		*	18,478.29	
			TAX DIST #3				
			ISLES OF BARTRAM PARK CDD				31,314.56 000224
			IBTR ISLES OF BRTRM BSANCHEZ				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
12/12/17	00017	12/12/17 12122017	201712 300-20700-10200	TAX DIST #3	*	32,510.13	
				ISLES OF BARTRAM PARK CDD			32,510.13 000225
12/14/17	00016	11/09/17 252-2062	201711 310-51300-33000	FY18 TRUSTEE FEES	*	4,000.00	
				THE BANK OF NEW YORK MELLON			4,000.00 000226
12/14/17	00021	12/12/17 M17173	201712 320-57200-46300	DEC FOUNTAIN SERVICE	*	450.00	
				CRYSTAL CLEAN POOL SERVICE, INC			450.00 000227
12/14/17	00011	11/10/17 185579	201710 310-51300-31100	OCT PROFESSIONAL SERVICES	*	2,644.75	
				ENGLAND THIMS & MILLER INC			2,644.75 000228
12/14/17	00001	9/19/17 39	201710 310-51300-31000	FY18 ASSESSMNT ADMIN ROLL	*	5,000.00	
				GOVERNMENTAL MANAGEMENT SERVICES			5,000.00 000229
12/14/17	00001	10/02/17 40	201710 310-51300-34000	OCT MANAGEMENT FEES	*	3,750.00	
		10/02/17 40	201710 310-51300-35100	OCT INFORMATION TECH	*	133.33	
		10/02/17 40	201710 310-51300-31200	OCT DISSEMINATION FEES	*	583.33	
		10/02/17 40	201710 310-51300-51000	OFFICE SUPPLIES	*	12.68	
		10/02/17 40	201710 310-51300-42000	POSTAGE	*	2.76	
		10/02/17 40	201710 310-51300-42500	COPIES	*	129.00	
		10/02/17 40	201710 310-51300-41000	TELEPHONE	*	19.54	
				GOVERNMENTAL MANAGEMENT SERVICES			4,630.64 000230
12/14/17	00001	12/01/17 42	201712 310-51300-34000	DEC MANAGEMENT FEES	*	3,750.00	
		12/01/17 42	201712 310-51300-35100	DEC INFORMATION TECH	*	133.33	
		12/01/17 42	201712 310-51300-31200	DEC DISSEMINATION FEES	*	583.33	
		12/01/17 42	201712 310-51300-51000	OFFICE SUPPLIES	*	.21	
		12/01/17 42	201712 310-51300-42000	POSTAGE	*	3.22	

IBTR ISLES OF BRTRM BSANCHEZ

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
TOTAL FOR REGISTER						110,918.64	

IBTR ISLES OF BRTRM BSANCHEZ

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 38**Invoice Date:** 9/1/17**Due Date:** 9/1/17**Case:****P.O. Number:****Bill To:**

Isles of Bartram Park CDD
475 West Town Place
Suite 114
At. Augustine, FL 32092

SEP 05 2017

Description	Hours/Qty	Rate	Amount
Management Fees September 2017 1-31-513-34		3,750.00	3,750.00
Information Technology - September 2017 1-31-513-351		133.33	133.33
Dissemination Agent Services - September 2017 1-31-513-312		583.34	583.34
Office Supplies 1-31-513-51		22.14	22.14
Postage 1-31-513-42		1.34	1.34
Copies 1-31-513-425		345.30	345.30
Telephone 1-31-513-41		12.59	12.59
		Total	\$4,848.04
		Payments/Credits	\$0.00
		Balance Due	\$4,848.04



Tree Amigos

Outdoor Services

Invoice

Invoice#: 8774

Date: 09/01/2017

Billed To: Isles of Bartram CDD
475 West Town Ste 114
St. Augustine FL 32092

Project: Isles of Bartram
475 West Town Place
Suite 114
St. Augustine FL 32092

Description	Quantity	Price	Ext Price
To invoice you for Lawn maintenance services for period of 08/10/17 through 09/09/17 as directed.	1.00	2,773.84	2,773.84

Notes:

Invoice Total: \$2,773.84

1.32.572.462
14

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300

P.O. Box 6526

Tallahassee, FL 32314

850.222.7500

STATEMENT

August 31, 2017

Isles of Bartram Park Community Development Dist
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 95855
Billed through 07/31/2017

General Counsel

IBPCDD 00001 WSH



FOR PROFESSIONAL SERVICES RENDERED

07/03/17	WSH	Review agenda for July meeting and correspondence regarding same.	0.30 hrs
07/06/17	KFJ	Confer with Haber regarding budget hearing documents.	0.20 hrs
07/10/17	WSH	Review and revise June minutes; confer with Oliver regarding same.	0.30 hrs
07/19/17	WSH	Prepare for, travel to and back and participate in board meeting.	2.20 hrs
07/20/17	WSH	Confer with Oliver regarding board transition.	0.30 hrs
07/24/17	KFJ	Confer with Haber regarding annual assessment resolution.	0.20 hrs
07/25/17	WSH	Confer with Oliver regarding O&M assessment structure.	0.40 hrs
07/27/17	WSH	Confer with Oliver regarding O&M assessment structure; review estoppel letters and confer with Fulks regarding same.	0.50 hrs
07/27/17	KFJ	Confer with Haber regarding status of budget hearing.	0.20 hrs
07/28/17	WSH	Confer with counsel for landowner regarding resignation process.	0.30 hrs
07/31/17	JBC	Analyze records retention rules update; prepare memorandum regarding same.	0.10 hrs
Total fees for this matter			\$1,100.00

DISBURSEMENTS

Travel	52.29
Travel - Meals	3.83
Total disbursements for this matter	\$56.12

MATTER SUMMARY

Cooksey, Jennings B.	0.10 hrs	175 /hr	\$17.50
Jusevitch, Karen F.- Paralegal	0.60 hrs	120 /hr	\$72.00
Haber, Wesley S.	4.30 hrs	235 /hr	\$1,010.50

=====

TOTAL FEES	\$1,100.00
TOTAL DISBURSEMENTS	\$56.12
TOTAL CHARGES FOR THIS MATTER	\$1,156.12

BILLING SUMMARY

Cooksey, Jennings B.	0.10 hrs	175 /hr	\$17.50
Jusevitch, Karen F.- Paralegal	0.60 hrs	120 /hr	\$72.00
Haber, Wesley S.	4.30 hrs	235 /hr	\$1,010.50

TOTAL FEES	\$1,100.00
TOTAL DISBURSEMENTS	\$56.12
TOTAL CHARGES FOR THIS BILL	\$1,156.12

Please include the bill number on your check.



Tree Amigos

Outdoor Services

Invoice

Invoice#: 8878

Date: 10/01/2017

Billed To: Isles of Bartram CDD
475 West Town Ste 114
St. Augustine FL 32092

Project: Isles of Bartram
475 West Town Place
Suite 114
St. Augustine FL 32092

Description	Quantity	Price	Ext Price
To invoice you for Lawn maintenance services for period of 09/10/17 through 10/09/17 as directed.	1.00	2,773.84	2,773.84

Notes:

Invoice Total: \$2,773.84

1-320-572-462
14





Tree Amigos

Outdoor Services

Invoice

Invoice#: 8676

Date: 08/01/2017

Billed To: Isles of Bartram CDD
475 West Town Ste 114
St. Augustine FL 32092

Project: Isles of Bartram
475 West Town Place
Suite 114
St. Augustine FL 32092

Description	Quantity	Price	Ext Price
To invoice you for Lawn maintenance services for period of 07/10/17 through 08/09/17 as directed.	1.00	2,773.84	2,773.84

Notes:

Invoice Total: \$2,773.84

1.320.572.462
14



Tree Amigos

Outdoor Services

Invoice

Invoice#: 8798

Date: 09/13/2017

Billed To: CalAtlantic
15360 Barranca Parkway
Attn: Accounts Payable
Irvine CA 92618-2338

Project: Celestina Master Prop
15360 Barranca Parkway
Irvine CA 92618-2338

Description	Quantity	Price	Ext Price
Hurricane Irma Storm Damage			
Down and leaning trees/ replant/ straighten and re-stake			
Magnolia	1.00	200.00	200.00
Red Maple	1.00	125.00	125.00
Equipment	1.00	75.00	75.00
Mobilization	1.00	25.00	25.00

Notes:

Approved Signature: _____

Date: _____

Invoice Total: \$425.00

1-320-572-462
14





Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 250
Jacksonville FL 32202

Invoice # 333839
Date 9/1/2017
Terms Due on receipt
Due Date 9/1/2017
Memo MANAGEMENT SERV...

Bill To

Isles of Bartram Park CDD
475 West Town Place
Suite 250
Jacksonville FL 32092

Bill To	Quantity	Rate	Amount
MARCH MANAGEMENT SERVICES Sep	1	500.00	500.00

Total \$500.00

1-320-538-45501

18



**Isles of Bartram Park
COMMUNITY DEVELOPMENT DISTRICT**

General Fund

Check Request

Date	Amount	Authorized By
December 12, 2017	\$63,824.69	Jim Oliver

Payable to:

Isles of Bartram Park CDD Series 2015 Revenue Account (#17)

Date Check Needed:

Budget Category:

ASAP	001.300.20700.10200
------	---------------------

Intended Use of Funds Requested:

Nov Tax Dist #2, #3
Dec Tax Dist #4
<i>(Attach supporting documentation for request.)</i>

ISLES OF BARTRAM PARK CDD
FISCAL YEAR 2018 ASSESSMENT RECEIPTS

ASSESSED TO	# LOTS	SERIES 2015 DEBT SERVICE ASMT	SERIES 2017 DEBT SERVICE ASMT	FY18 O&M ASMT	TOTAL ASMTS
STANDARD PACIFIC	382	141,082.96	344,792.77	36,354.60	522,230.33
TOTAL DIRECT INVOICES NET	382	141,082.96	344,792.77	36,354.60	522,230.33
TAX ROLL NET	234	299,044.64	-	74,619.23	373,663.87
TOTAL DISTRICT NET	616	440,127.60	344,792.77	110,973.83	895,894.20

RECEIVED FROM	BALANCE DUE	SERIES 2015 DEBT SERVICE ASMT	SERIES 2017 DEBT SERVICE ASMT	FY18 O&M ASMT	TOTAL RECEIVED
STANDARD PACIFIC	513,141.68	-	-	9,088.65	9,088.65
TOTAL DIRECT INVOICES	513,141.68	-	-	9,088.65	9,088.65
TAX ROLL RECEIVED / DUE	293,913.30	63,824.69	-	15,925.88	79,750.57
TOTAL RECEIPTS / DUE	807,054.98	63,824.69	-	25,014.53	88,839.22

TAX ROLL RECEIPTS

DISTRIBUTION	DATE	SERIES 2015 DEBT SERVICE ASMT	SERIES 2017 DEBT SERVICE ASMT	FY18 O&M ASMT	TOTAL RECEIVED
1	11/6/2017	-	-	-	-
2	11/15/2017	12,836.27	-	3,202.98	16,039.25
3	11/28/2017	18,478.29	-	4,610.80	23,089.09
4	12/11/2017	32,510.13	-	8,112.10	40,622.23
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
		-	-	-	
TOTAL TAX ROLL RECEIPTS		63,824.69	-	15,925.88	79,750.57

PERCENT COLLECTED DIRECT	0%	0%	25%	2%
PERCENT COLLECTED TAX ROLL	21%	0%	21%	21%
PERCENT COLLECTED TOTAL	15%	0%	23%	10%

OPERATIONS & MAINTENANCE (O&M) IS DUE IN INSTALLMENTS OF 25% DUE 10/15/17,
1/1/18, 4/1/18, 7/1/18. THERE IS ALSO A FUNDING AGREEMENT OF \$90,466
DEBT SERVICE ASSESSMENTS ARE DUE IN INSTALLMENTS WITH 50% DUE 4/1/18 AND 50%
DUE 9/30/18



BNY MELLON

The Bank of New York Mellon
Trust Company, N.A.

INVOICE

000036 XBFRSDD1

Governmental Management Services, LLC
Attn: Jim Oliver
475 West Town Place, Suite 114
World Golf Village
St Augustine, FL 32092

Invoice Number: 252-2062829
Account Number: ISLES2015A
Invoice Date: 09-Nov-17
Cycle Date: 05-Nov-17
Administrator: Thomas Radicioni
Phone Number: (904) 645-1985
Currency: USD

ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BOND, SERIES 2015

	<u>Quantity</u>	<u>Rate</u>	<u>Proration</u>	<u>Subtotal</u>	<u>Total</u>
Flat					
Administration Fee					4,000.00
For the period: November 05, 2016 to November 04, 2017					
Construction Fund Administration Fee					2,000.00
For the period: November 05, 2017 to November 04, 2018					
One Time Charges					
Construction Fund Fee					(2,000.00)

Invoice Total: 4,000.00
Satisfied To Date: 0.00
Balance Due: 4,000.00

Terms: Payable upon receipt. Please reference the invoice and account number with your remittance.
Our Tax ID Number is 95-3571558. Please fax Taxpayer Certification requests to (732) 667-9576.
The Bank of New York Mellon Trust Company, N.A is located at 400 South Hope Street - Suite 400,
Los Angeles, CA 90071

Check Payment Instructions:
The Bank of New York Mellon
Corporate Trust Department
P.O. Box 392013
Pittsburgh, PA 15251-9013
Please enclose billing stub.

Wire and ACH Payment Instructions:
The Bank of New York Mellon
ABA Number 021000018
Account Number 8901245259

Please reference Invoice Number: 252-2062829

Billing Stub

ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT
DISTRICT SPECIAL ASSESSMENT BOND, SERIES 2015

Invoice Number: 252-2062829
Account Number: ISLES2015A
Invoice Date: 09-Nov-17
Cycle Date: 05-Nov-17
Administrator: Thomas Radicioni
Phone Number: (904) 645-1985
Amount: 4,000.00 USD

000000615419252020628290000000000004000009

000036 XBFRSDD1 000036

Crystal Clean Pool Service, Inc

9020-1 Berry Ave.

Jacksonville, Florida 32211

904-855-8884

crystalcleanpools@comcast.net

Invoice**BILL TO**

Celestina Fountain
Isles of Bartram Park C.D.D.
475 West Town Place
Suite 114
St. Augustine, FL 32092

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
M17173	12/12/2017	\$450.00	01/11/2018	Net 30	

P.O. NUMBER

November

ACTIVITY	QTY	RATE	AMOUNT
Monthly Service Monthly Fountain Service	1	450.00	450.00

BALANCE DUE

\$450.00



Isles Of Bartram CDD
 475 West Town Place
 Suite 114
 St. Augustine, FL 32092

November 10, 2017
 Project No: 13125.03000
 Invoice No: 0185579

Project 13125.03000 Isles of Bartram CDD
Professional Services rendered through October 31, 2017
Professional Personnel

	Hours	Rate	Amount
Principal - Vice President	11.75	225.00	2,643.75
Totals	11.75		2,643.75
Total Labor			2,643.75

Expenses

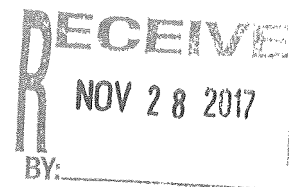
Reproductions			1.00
Total Expenses			1.00

Invoice Total this Period \$2,644.75

Outstanding Invoices

Number	Date	Balance
0185330	9/30/2017	1,237.50
Total		1,237.50

Total Now Due \$3,882.25



England-Thim & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • OIS • LANDSCAPE ARCHITECTS
 14775 Old St. Augustine Road • Jacksonville, Florida 32259 • Tel 904-642-6990 • Fax 904-645-9485
 CA-0003584 LC-0003316

Governmental Management Services, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 39
Invoice Date: 9/19/17
Due Date: 9/19/17
Case:
P.O. Number:

Bill To:

Isles of Bartram Park CDD
475 West Town Place
Suite 114
At. Augustine, FL 32092

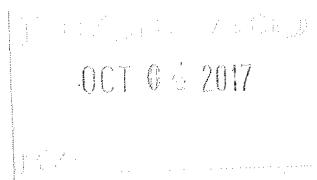
Description	Hours/Qty	Rate	Amount
Assessment Roll Administration FY 2018		5,000.00	5,000.00
1-310-513-31 "FY18 Assessmnt Admin Roll"			
Total			\$5,000.00
Payments/Credits			\$0.00
Balance Due			\$5,000.00

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 40**Invoice Date:** 10/2/17**Due Date:** 10/2/17**Case:****P.O. Number:****Bill To:**

Isles of Bartram Park CDD
475 West Town Place
Suite 114
At. Augustine, FL 32092



Description	Hours/Qty	Rate	Amount
Management Fees October 2017		3,750.00	3,750.00
Information Technology - October 2017		133.33	133.33
Dissemination Agent Services - October 2017		583.33	583.33
Office Supplies		12.68	12.68
Postage		2.76	2.76
Copies		129.00	129.00
Telephone		19.54	19.54
		Total	\$4,630.64
		Payments/Credits	\$0.00
		Balance Due	\$4,630.64

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Bill To:**

Isles of Bartram Park CDD
475 West Town Place
Suite 114
At. Augustine, FL 32092

RECEIVED
DEC 05 2017

BY:

Invoice #: 42
Invoice Date: 12/1/17
Due Date: 12/1/17
Case:
P.O. Number:

Description	Hours/Qty	Rate	Amount
Management Fees - December 2017		3,750.00	3,750.00
Information Technology - December 2017		133.33	133.33
Dissemination Agent Services - December 2017		583.33	583.33
Office Supplies		0.21	0.21
Postage		3.22	3.22
Copies		3.90	3.90
Total			\$4,473.99
Payments/Credits			\$0.00
Balance Due			\$4,473.99

Hopping Green & Sams

Attorneys and Counselors

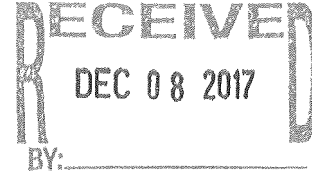
119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

===== STATEMENT =====

November 30, 2017

Isles of Bartram Park Community Development Dist
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 97314
Billed through 10/31/2017



General Counsel

IBPCDD 00001 WSH

FOR PROFESSIONAL SERVICES RENDERED

10/02/17	WSH	Review conveyance documents; confer with Sheppard regarding same.	0.60 hrs
10/03/17	WSH	Review documents and confer with Sheppard regarding bill of sale and funding agreement; confer with Maggiore regarding same.	0.90 hrs
10/04/17	WSH	Review and revise minutes.	0.30 hrs
10/05/17	WSH	Review correspondence regarding bill of sale.	0.10 hrs
10/06/17	KFJ	Review annual special district invoice; confer with Haber.	0.20 hrs
10/09/17	WSH	Confer with Maggiore regarding bill of sale and engineer's certificate; review and revise same.	0.70 hrs
10/10/17	WSH	Review correspondence from Maggiore regarding infrastructure conveyance; review and complete registered agenda verification form.	0.50 hrs
10/11/17	WSH	Confer with Maggiore regarding engineer's certificate and revise same; confer with Rudolph regarding bills of sale and deed.	0.60 hrs
10/13/17	WSH	Review title documents for real property conveyance.	0.50 hrs
10/17/17	WSH	Review conveyance documents and confer with Maggiore regarding same; prepare for board meeting.	0.80 hrs
10/18/17	WSH	Prepare for, travel to and back and participate in board meeting.	2.30 hrs
10/19/17	WSH	Confer with O'Reilly regarding termination of landscape maintenance contract; review requisition documents.	0.50 hrs
10/20/17	WSH	Review correspondence and confer with O'Reilly regarding termination of landscape maintenance contract.	0.30 hrs

Total fees for this matter

\$1,927.50

DISBURSEMENTS

Travel	81.34
Travel - Meals	6.06

Total disbursements for this matter

\$87.40

MATTER SUMMARY

Jusevitch, Karen F.- Paralegal	0.20 hrs	120 /hr	\$24.00
Haber, Wesley S.	8.10 hrs	235 /hr	\$1,903.50

TOTAL FEES

\$1,927.50

TOTAL DISBURSEMENTS

\$87.40

TOTAL CHARGES FOR THIS MATTER**\$2,014.90****BILLING SUMMARY**

Jusevitch, Karen F.- Paralegal	0.20 hrs	120 /hr	\$24.00
Haber, Wesley S.	8.10 hrs	235 /hr	\$1,903.50

TOTAL FEES

\$1,927.50

TOTAL DISBURSEMENTS

\$87.40

TOTAL CHARGES FOR THIS BILL**\$2,014.90****Please include the bill number on your check.**



INVOICE

3543 State Road 419, Winter Springs, FL 32708

OCT 8 2017

Invoice #	323037
Account #	721658
Invoice Date	10/1/2017
Due Date	10/11/2017

Bill To

CELESTINA MASTER POA
ISLES AT BARTRAM CDD
475 WEST TOWN PLACE
SUITE 114
ST. AUGUSTINE, FL, 32092

Invoice Questions:
Please call us at
1-800-666-5253 or
lakes@lakedoctors.com

P.O. No.	Terms	Rep
	NET 10 DAYS	MAS
Item Number	Description	Amount
	Monthly Water Management Service	1,170.00
Customer Total Balance		\$3,510.00

INVOICE DATE REFLECTS MONTH SERVICE PROVIDED.

To help ensure prompt and accurate credit to your account, please include your account number and invoice number on your check and always include your remittance stub with your payment.

Please do not send any correspondence with your payment as it may delay our response to your inquiry.

Non-Taxable Subtotal	
Taxable Subtotal	
Tax	
Total Invoice	\$1,170.00

PLEASE DETACH & RETURN THIS PORTION WITH PAYMENT

Bill To

CELESTINA MASTER POA
ISLES AT BARTRAM CDD
475 WEST TOWN PLACE
SUITE 114
ST. AUGUSTINE, FL, 32092

Amount Enclosed

Invoice #	323037
Account #	721658
Date	10/1/2017

Save a Stamp - Go Green & Go Paperless! Have your invoice emailed!
Email address: _____

IF PAYING BY CREDIT CARD, FILL OUT BELOW
 ___ Mastercard ___ Visa ___ American Express
 Card # _____
 Card Verification # _____
 Exp. Date # _____
 Print Name _____
 Billing Address: ___ Check box if same as above

 Signature _____

☐ Please Check Box if New Address and Make Changes Above

The Lake Doctors, Inc.
3543 State Road 419
Winter Springs, FL 32708



3543 State Road 419, Winter Springs, FL 32708

INVOICE

Invoice #	328404
Account #	721658
Invoice Date	11/1/2017
Due Date	11/11/2017

Bill To

CELESTINA MASTER POA
ISLES AT BARTRAM CDD
475 WEST TOWN PLACE
SUITE 114
ST. AUGUSTINE, FLORIDA 32092

Invoice Questions:

Please call us at
1-800-666-5253 or
lakes@lakedoctors.com

P.O. No.	Terms	Rep
	NET 10 DAYS	MAS
Item Number	Description	Amount
	Monthly Water Management Service	1,170.00
Customer Total Balance		\$4,680.00

INVOICE DATE REFLECTS MONTH SERVICE PROVIDED.

To help ensure prompt and accurate credit to your account, please include your account number and invoice number on your check and always include your remittance stub with your payment.

Please do not send any correspondence with your payment as it may delay our response to your inquiry.

Non-Taxable Subtotal	
Taxable Subtotal	
Tax	
Total Invoice	\$1,170.00

PLEASE DETACH & RETURN THIS PORTION WITH PAYMENT

Bill To

CELESTINA MASTER POA
ISLES AT BARTRAM CDD
475 WEST TOWN PLACE
SUITE 114
ST. AUGUSTINE, FLORIDA 32092

Amount Enclosed

Invoice # 328404

Account # 721658

Date 11/1/2017

Save a Stamp - Go Green & Go Paperless! Have your invoice emailed!
Email address: _____

IF PAYING BY CREDIT CARD, FILL OUT BELOW
____ Mastercard ____ Visa ____ American Express

Card # _____
Card Verification # _____

Exp. Date # _____

Print Name _____

Billing Address: ____ Check box if same as above

Signature _____

☐ Please Check Box if New Address and Make Changes Above

The Lake Doctors, Inc.
3543 State Road 419
Winter Springs, FL 32708




INVOICE

3543 State Road 419, Winter Springs, FL 32708

Invoice #	333598
Account #	721658
Invoice Date	12/1/2017
Due Date	12/11/2017

Bill To
CELESTINA MASTER POA ISLES AT BARTRAM CDD 475 WEST TOWN PLACE SUITE 114 ST. AUGUSTINE, FL, 32092

Invoice Questions:
Please call us at
1-800-666-5253 or
lakes@lakedoctors.com

P.O. No.	Terms	Rep								
	NET 10 DAYS	MAS								
Item Number	Description	Amount								
	Monthly Water Management Service	1,170.00								
										
Customer Total Balance		\$4,680.00								
INVOICE DATE REFLECTS MONTH SERVICE PROVIDED.										
<p>To help ensure prompt and accurate credit to your account, please include your account number and invoice number on your check and always include your remittance stub with your payment.</p> <p>Please do not send any correspondence with your payment as it may delay our response to your inquiry.</p>		<table border="1"> <tr> <td>Non-Taxable Subtotal</td><td></td></tr> <tr> <td>Taxable Subtotal</td><td></td></tr> <tr> <td>Tax</td><td></td></tr> <tr> <td>Total Invoice</td><td>\$1,170.00</td></tr> </table>	Non-Taxable Subtotal		Taxable Subtotal		Tax		Total Invoice	\$1,170.00
Non-Taxable Subtotal										
Taxable Subtotal										
Tax										
Total Invoice	\$1,170.00									

PLEASE DETACH & RETURN THIS PORTION WITH PAYMENT

Bill To
CELESTINA MASTER POA ISLES AT BARTRAM CDD 475 WEST TOWN PLACE SUITE 114 ST. AUGUSTINE, FL, 32092

Amount Enclosed

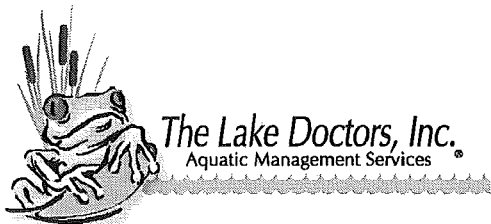
Invoice #	333598
Account #	721658
Date	12/1/2017

Save a Stamp - Go Green & Go Paperless! Have your invoice emailed!
Email address: _____

☐ Please Check Box if New Address and Make Changes Above

The Lake Doctors, Inc.
3543 State Road 419
Winter Springs, FL 32708

IF PAYING BY CREDIT CARD, FILL OUT BELOW		
____ Mastercard	____ Visa	____ American Express
Card #	_____	
Card Verification #	_____	
Exp. Date #	_____	
Print Name	_____	
Billing Address:	____ Check box if same as above	
Signature	_____	



3543 State Road 419, Winter Springs, FL 32708

INVOICE

Invoice #	317490
Account #	721658
Invoice Date	9/1/2017
Due Date	9/11/2017

Bill To

CELESTINA MASTER POA
ISLES AT BARTRAM CDD
475 WEST TOWN PLACE
SUITE 114
ST. AUGUSTINE, FL, 32092

Invoice Questions:
Please call us at
1-800-666-5253 or
lakes@lakedoctors.com

P.O. No.	Terms	Rep
	NET 10 DAYS	MAS
Item Number	Description	Amount
	Monthly Water Management Service	1,170.00
Customer Total Balance		\$3,510.00

INVOICE DATE REFLECTS MONTH SERVICE PROVIDED.

To help ensure prompt and accurate credit to your account, please include your account number and invoice number on your check and always include your remittance stub with your payment.

Please do not send any correspondence with your payment as it may delay our response to your inquiry.

Non-Taxable Subtotal	
Taxable Subtotal	
Tax	
Total Invoice	\$1,170.00

PLEASE DETACH & RETURN THIS PORTION WITH PAYMENT

Bill To

CELESTINA MASTER POA
ISLES AT BARTRAM CDD
475 WEST TOWN PLACE
SUITE 114
ST. AUGUSTINE, FL, 32092

Amount Enclosed

Invoice # 317490

Account # 721658

Date 9/1/2017

Save a Stamp - Go Green & Go Paperless! Have your invoice emailed!
Email address: _____

☐ Please Check Box if New Address and Make Changes Above

The Lake Doctors, Inc.
3543 State Road 419
Winter Springs, FL 32708

IF PAYING BY CREDIT CARD, FILL OUT BELOW
____ Mastercard ____ Visa ____ American Express
Card # _____
Card Verification # _____
Exp. Date # _____
Print Name _____
Billing Address: ____ Check box if same as above

Signature _____

December 11, 2017

Isles of Bartram Park CDD
% GMS, LLC
475 West Town Place, Ste 114
St. Augustine, FL 32092

INVOICE

In accordance with Florida Statute 197.322(3): "Postage shall be paid out of the general fund of each local governing board, upon statement thereof by the tax collector".

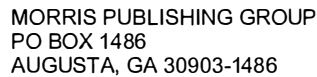
Your share of the postage for the mailing of the 2017 Real Estate, Tangible Personal Property, Railroad and Non Ad Valorem notices is as follows:

Postage Due:	\$	41.02
---------------------	-----------	--------------

If you have any questions, please contact me or Christopher Swanson at 209-2251.

Sincerely,

Dennis W. Hollingsworth, C.F.C.
St. Johns County Tax Collector



MORRIS PUBLISHING GROUP
PO BOX 1486
AUGUSTA, GA 30903-1486



2416 1 AB 0.403 E0100X I0111 D3000922929 S2 P4800963 0001:0001



GMS / ISLES OF BARTRAM PARK CCD
475 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649

Page 1 of 1

INVOICE NUMBER	1000253336171031
ADVERTISER/CLIENT NAME	GMS/ISLES OF BARTRAM PARK CCD
BILLED ACCOUNT NUMBER	1000253336
ADVERTISER/CLIENT NUMBER	1000253336
BILLING PERIOD	10/01/2017 - 10/31/2017
TERMS OF PAYMENT	NET DUE IN 30 DAYS

Please review your invoice and notify the credit department promptly if you have any disputes or reasons that would delay payment. All invoice charges are considered valid and due in full unless notified within 30 days of the invoice date. A fee of \$20.00 will be charged on all NSF checks.

Billing Inquiries: (866) 875-7917



CURRENT NET DUE		30 DAYS	60 DAYS	90 DAYS	UNAPPLIED AMOUNT	TOTAL AMOUNT DUE		
79.70		0.00	0.00	0.00	0.00	79.70		
DATE	ORDER #	DESCRIPTION / COMMENTS / CHARGES			SAU Size BILLED UNITS	Time Run Rate	SUBTOTAL	NET AMOUNT
09/30/2017	C17448807	Previous Balance						189.73
10/23/2017		Payment 000000214						-103.75
10/23/2017		Payment 000000215						-85.98
10/10/2017		10/18 REGULAR MEETIN Classified Line Ads 10/10/2017			1.000COx4.430IN 4.430CIN			79.70
<div>RECEIVED NOV 09 2017 BY: _____</div>								
CURRENT NET DUE		30 DAYS	60 DAYS	90 DAYS	UNAPPLIED AMOUNT	TOTAL AMOUNT DUE		
79.70		0.00	0.00	0.00	0.00	79.70		

TO VIEW AND PAY ONLINE GO TO:	http://morrispublishinggrp.billtrust.com	USE THIS ENROLLMENT CODE:	LMS VMB HKR
-------------------------------	---	---------------------------	-------------

MORRIS PUBLISHING GROUP
PO BOX 1486
AUGUSTA, GA 30903-1486

▲ PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR PAYMENT ▲

BILLING PERIOD	BILLING DATE	INVOICE NUMBER
10/01/2017 - 10/31/2017	10/31/2017	1000253336171031
BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	
1000253336	1000253336	
TOTAL AMOUNT DUE	REMITTANCE AMOUNT	
79.70		

BILL TO:

GMS / ISLES OF BARTRAM PARK CCD
475 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649

REMITTANCE ADDRESS

MORRIS PUBLISHING GROUP
PO BOX 1486
AUGUSTA, GA 30903-1486

0310002533361710315 00007970 00007970 00000000 00000000 000000003

Tue, Oct 10, 2017
09:17:11

Receipt No:

Classified Ad Invoice

The St. Augustine Record

Acct: 1000253336
Phone: 9042889130
E-Mail:
Client:

Name: GMS/ISLES OF BARTRAM PAR
Address: 475 WEST TOWN PLACE
City: SAINT AUGUSTINE
State: FL
Zip: 32092
Caller: 10/18 REGULAR MEETING

Ad Name: 17448807A
Ad Id: 17448807
Reply Request
Standby Type:

Start: 10/10/2017
Class: 7524
Copy Line: 10/18 REGULAR MEE
Editions: INS/RE/

Issues: 1
Rate: L01
Rep: SAR BARBARA KELLY
G. D. #

Stop: 10/10/2017
Paytype: BL
Colors:
Tearsheets:

Earliest Production Deadline: 00/00/00

Lines.....	62.00
Depth.....	4.43
Columns...	1
Price:	79.70
Other Charges:	0.00
Discounts:	0.00
Total	79.70

NOTICE OF MEETING ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Isles of Bartram Park Community Development District will be held on **Wednesday, October 18, 2017 at 11:00 a.m. at the offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.** The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record of the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver
District Manager
17448807A October 10, 2017

Ad shown is not actual print size

Thank you and have a nice day!

"10/18 Notice of Meeting"

1-310-513-48

2

OCT 17 2017

THE ST. AUGUSTINE RECORD

GMS/ISLES OF BARTRAM PARK CCD
475 WEST TOWN PLACE STE 114
SAINT AUGUSTINE FL 32092

Ref.#: 17448807A
P.O.#:

PUBLISHED EVERY MORNING SUNDAY THRU SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **JAMIE WILLIAMS**

who on oath says that he/she is an Employee of the St. Augustine Record,

a daily newspaper published at St. Augustine in St. Johns County, Florida:

that the attached copy of advertisement being a **NOTICE OF MEETING**

In the matter of **10/18 REGULAR MEETIN - 10/18 REGULAR MEETING**

was published in said newspaper on **10/10/2017**

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, for a period of one year preceding the first publication of the copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

Sworn to and subscribed before me this _____ day of **OCT 10 2017**

by *Jamie Williams* who is personally known to me
or who has produced as identification



ERIC DAMIEN MCBRIDE
MY COMMISSION # FF925198
EXPIRES October 07, 2019
FloridaNotaryService.com

(Signature of Notary Public)

(Seal)

NOTICE OF MEETING ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT

C The regular meeting of the Board of Supervisors of the Isles of Bartram Park Community Development District will be held on Wednesday, October 18, 2017 at 11:00 a.m. at the offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver
District Manager
17448807A October 10, 2017



Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 250
Jacksonville FL 32202

Invoice # 334624
Date 10/1/2017
Terms Due on receipt
Due Date 10/1/2017
Memo MANAGEMENT SERV...

Bill To

Isles of Bartram Park CDD
475 West Town Place
Suite 250
Jacksonville FL 32092

Description	Quantity	Rate	Amount
OCTOBER MANAGEMENT SERVICES	1	500.00	500.00

Total \$500.00



Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 250
Jacksonville FL 32202

Invoice # 335942
Date 11/1/2017
Terms Due on receipt
Due Date 11/1/2017
Memo MANAGEMENT SERV..

Bill To

Isles of Bartram Park CDD
475 West Town Place
Suite 250
Jacksonville FL 32092

Description	Quantity	Rate	Amount
NOVEMBER MANAGEMENT SERVICES	1	500.00	500.00

Total \$500.00



Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 250
Jacksonville FL 32202

Invoice # 336936
Date 12/1/2017
Terms Due on receipt
Due Date 12/1/2017
Memo MANAGEMENT SERV..

Bill To

Isles of Bartram Park CDD
475 West Town Place
Suite 250
Jacksonville FL 32092

Description	Quantity	Rate	Amount
DECEMBER MANAGEMENT SERVICES	1	500.00	500.00

Total \$500.00



Landscape Professionals
Post Office Box 849 || Bunnell, FL 32110
Tel 386.437.6211 || Fax 386.586.1285

Invoice

Invoice: INV-0000193510
Invoice Date: December 1, 2017

Account: 26982
PO Number:

Bill To:

Isles of Bartram Park CDD at Celestina
475 West Town Place
Suite 114
Saint Augustine, FL 32092

Remit To:

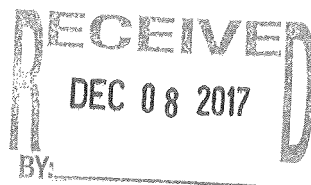
Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Project Number: 10JX1248.102
Property Name: Isles of Bartram CDD
Terms: NET 30

Invoice Due Date: December 31, 2017
Invoice Amount: \$2,328.27
Month of Service: December 2017

Description	Current Amount
Monthly Landscape Maintenance (Contract Start 12/01/2017)	2,328.27

Invoice Total 2,328.27



Should you have any questions or inquiries please call (386) 437-6211.

D.

Isles of Bartram Park

Community Development District

Funding Request #29

November 6, 2017

PAYEE		GENERAL FUND	
1	England Thims & Miller, Inc Sep Professional Services Inv #185330 10/13/17	\$	1,237.50
2	Governmental Management Services, LLC Nov Mangement Fees Inv #41 11/1/17	\$	4,590.47
3	Hopping Green & Sams Aug General Counsel Inv #96408 9/29/17	\$	1,428.63
4	Lake Doctors September Lake Maintenace Inv #323037 10/1/17	\$	1,170.00
5	The St. Augustine Record Notice of Meeting Inv #17448807 10/10/17	\$	79.70
6	Tree Amigos Outdoor Services Nov Landscaping Services Inv #8917 11/1/17	\$	2,773.84
Total Funding Request		\$	11,280.14

Please make check payable to:

Isles of Bartram Park CDD
c/o GMS LLC
475 West Town Place
Suite 114
St. Augustine FL 32092

Signature: _____
Chairman/Vice Chairman

Signature: _____
Secretary/Asst. Secretary



Isles Of Bartram CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092



October 13, 2017
Project No: 13125.03000
Invoice No: 0185330

Project 13125.03000 Isles of Bartram CDD
Professional Services rendered through September 30, 2017
Professional Personnel

	Hours	Rate	Amount
Principal - Vice President	5.50	225.00	1,237.50
Totals	5.50		1,237.50
Total Labor			1,237.50

Invoice Total this Period \$1,237.50

England, Thims & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
14775 Old St. Augustine Road • Jacksonville, FL 32225 • Tel 904-642-2960 • Fax 904-642-2153
CA-0002524 10-000016

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 41

Invoice Date: 11/1/17

Due Date: 11/1/17

Case:

P.O. Number:

Bill To:

Isles of Bartram Park CDD
475 West Town Place
Suite 114
At. Augustine, FL 32092



Description	Hours/Qty	Rate	Amount
Management Fees - November 2017		3,750.00	3,750.00
Information Technology - November 2017		133.33	133.33
Dissemination Agent Services - November 2017		583.33	583.33
Office Supplies		12.62	12.62
Postage		1.84	1.84
Copies		109.35	109.35
		Total	\$4,590.47
		Payments/Credits	\$0.00
		Balance Due	\$4,590.47

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

STATEMENT

September 29, 2017

Isles of Bartram Park Community Development Dist
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 96408
Billed through 08/31/2017

General Counsel
IBPCDD 00001 WSH



FOR PROFESSIONAL SERVICES RENDERED

08/02/17	WSH	Finalize budget and assessment resolutions; review and revise minutes.	0.60 hrs
08/02/17	KFJ	Confer with Haber; prepare budget adoption resolution and correspond with district manager.	0.40 hrs
08/03/17	WSH	Confer with Rudolph and Oliver regarding special meeting and agenda for same.	0.70 hrs
08/04/17	WSH	Prepare for and participate in special meeting.	0.50 hrs
08/07/17	WSH	Prepare for and participate in continued meeting; confer with counsel for prior landowner regarding resignation letters.	0.70 hrs
08/08/17	WSH	Review July minutes and agenda for August meeting and confer with Stephens regarding same.	0.30 hrs
08/18/17	WSH	Prepare developer funding agreement.	0.40 hrs
08/18/17	KFJ	Prepare funding agreement; confer with Haber.	0.30 hrs
08/24/17	WSH	Review correspondence and construction documents; confer with Sheppard and ETM regarding same.	0.80 hrs
08/29/17	WSH	Confer with Rudolph and Maggiore regarding acquisition of infrastructure; review documents regarding same; review and revise updated disclosure of public finance and confer with Sheppard.	0.80 hrs
08/29/17	KFJ	Confer with Haber regarding disclosure of public financing.	0.40 hrs
08/31/17	WSH	Confer with Sheppard; finalize amended and restated disclosure of public finance; confer with Oliver.	0.50 hrs

Total fees for this matter \$1,377.50

DISBURSEMENTS

Travel	44.63
Travel - Meals	6.50

=====

Total disbursements for this matter

\$51.13

MATTER SUMMARY

Jusevitch, Karen F.- Paralegal

1.10 hrs

120 /hr

\$132.00

Haber, Wesley S.

5.30 hrs

235 /hr

\$1,245.50

TOTAL FEES

\$1,377.50

TOTAL DISBURSEMENTS

\$51.13

TOTAL CHARGES FOR THIS MATTER-----
\$1,428.63**BILLING SUMMARY**

Jusevitch, Karen F.- Paralegal

1.10 hrs

120 /hr

\$132.00

Haber, Wesley S.

5.30 hrs

235 /hr

\$1,245.50

TOTAL FEES

\$1,377.50

TOTAL DISBURSEMENTS

\$51.13

TOTAL CHARGES FOR THIS BILL-----
\$1,428.63**Please include the bill number on your check.**



3543 State Road 419, Winter Springs, FL 32708

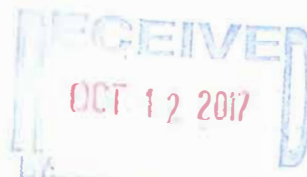
INVOICE

Invoice #	323037
Account #	721658
Invoice Date	10/1/2017
Due Date	10/11/2017

Bill To
CELESTINA MASTER POA ISLES AT BARTRAM CDD 475 WEST TOWN PLACE SUITE 114 ST. AUGUSTINE, FL, 32092

Invoice Questions:
Please call us at
1-800-666-5253 or
lakes@lakedoctors.com

P.O. No.	Terms	Rep
	NET 10 DAYS	MAS
Item Number	Description	Amount
	Monthly Water Management Service	1,170.00
Customer Total Balance \$2,340.00		



INVOICE DATE REFLECTS MONTH SERVICE PROVIDED.

To help ensure prompt and accurate credit to your account, please include your account number and invoice number on your check and always include your remittance stub with your payment.

Please do not send any correspondence with your payment as it may delay our response to your inquiry.

Non-Taxable Subtotal	
Taxable Subtotal	
Tax	
Total Invoice	\$1,170.00

PLEASE DETACH & RETURN THIS PORTION WITH PAYMENT

Bill To
CELESTINA MASTER POA ISLES AT BARTRAM CDD 475 WEST TOWN PLACE SUITE 114 ST. AUGUSTINE, FL, 32092

Amount Enclosed	Invoice #	323037
	Account #	721658
	Date	10/1/2017

Save a Stamp - Go Green & Go Paperless! Have your invoice emailed!
Email address: _____

☐ Please Check Box if New Address and Make Changes Above

The Lake Doctors, Inc.
3543 State Road 419
Winter Springs, FL 32708

IF PAYING BY CREDIT CARD, FILL OUT BELOW		
___ Mastercard	___ Visa	___ American Express
Card #	_____	
Card Verification #	_____	
Exp. Date #	_____	
Print Name	_____	
Billing Address:	___ Check box if same as above	

Signature	_____	

Classified Ad Invoice

The St. Augustine Record

Acct: 1000253336
Phone: 9042889130
E-Mail:
Client:
Name: GMS/ISLES OF BARTRAM PAR
Address: 475 WEST TOWN PLACE
City: SAINT AUGUSTINE State: FL Zip: 32092
Caller: 10/18 REGULAR MEETING

Ad Name: 17448807A
Ad Id: 17448807
Reply Request
Standby Type:

Start: 10/10/2017 Issues: 1 Stop: 10/10/2017
Class: 7524 Rate: L01 Paytype: BL
Copy Line: 10/18 REGULAR MEE Rep: SAR BARBARA KELLY Colors:
Editions: INS/RE/ G. D. # Tearsheets:

Earliest Production Deadline: 00/00/00

Lines.....	62.00
Depth.....	4.43
Columns...	1
Price:	79.70
Other Charges:	0.00
Discounts:	0.00
Total	79.70

NOTICE OF MEETING
ISLES OF BARTRAM PARK
COMMUNITY
DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Isles of Bartram Park Community Development District will be held on Wednesday, October 18, 2017 at 11:00 a.m. at the offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record of the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver
District Manager
17448807A October 10, 2017

Ad shown is not actual print size

Thank you and have a nice day!

"10/18 Notice of Meeting"
1-310-513-48
2



THE ST. AUGUSTINE RECORD

GMS/ISLES OF BARTRAM PARK CCD
475 WEST TOWN PLACE STE 114
SAINT AUGUSTINE FL 32092

Ref#: 17448807A
P.O.#:

PUBLISHED EVERY MORNING SUNDAY THRU SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **JAMIE WILLIAMS**

who on oath says that he/she is an Employee of the St. Augustine Record,

a daily newspaper published at St. Augustine in St. Johns County, Florida:

that the attached copy of advertisement being a **NOTICE OF MEETING**

In the matter of **10/18 REGULAR MEETIN - 10/18 REGULAR MEETING**

was published in said newspaper on **10/10/2017**

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, for a period of one year preceding the first publication of the copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

Sworn to and subscribed before me this day of **OCT 10 2017**

by *Jamie Williams* who is personally known to me
or who has produced as identification



ERIC DAMIEN MCBRIDE
MY COMMISSION # FF925198
EXPIRES October 07, 2019
FloridaNotaryService.com

(Signature of Notary Public)

(Seal)

NOTICE OF MEETING ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT

C The regular meeting of the Board of Supervisors of the Isles of Bartram Park Community Development District will be held on Wednesday, October 18, 2017 at 11:00 a.m. at the offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver
District Manager
17448807A October 10, 2017



5000-18 Highway 17 # 235
Fleming Island, FL 32003

INVOICE NO. 8917
DATE 11/1/2017

Billed To: Isles of Bartram
475 West Town Ste. 114
St. Augustine, FL 32092

Project: ISLES OF BARTRAM

DESCRIPTION	QUANTITY	AMOUNT	TOTAL
<hr/>			
To invoice you for maintenance services for period of			
10/10/17-11/09/17 as directed.	1.00	\$2,773.84	\$2,773.84

TOTAL DUE	\$2,773.84
-----------	------------

THANK YOU FOR YOUR BUSINESS!

Isles of Bartram Park

Community Development District

Funding Request #30

November 22, 2017

PAYEE		GENERAL FUND	
1	Hopping Green & Sams Sep General Counsel Inv #96924 10/31/17	\$	1,621.33
2	Lake Doctors October Lake Maintenance Inv #328404 11/1/17	\$	1,170.00
3	The St. Augustine Record Notice of Meeting Inv #17483629 11/07/17	\$	79.70
4	Tree Amigos Outdoor Services Nov Landscaping Services Inv #9035 11/18/17	\$	1,170.00
Total Funding Request		\$	4,041.03

Please make check payable to: **Isles of Bartram Park CDD**
c/o GMS LLC
475 West Town Place
Suite 114
St. Augustine FL 32092

Signature: _____
Chairman/Vice Chairman

Signature: _____
Secretary/Asst. Secretary

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

===== STATEMENT =====

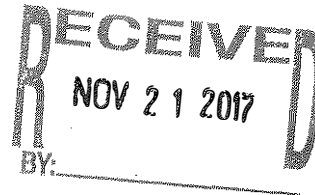
October 31, 2017

Isles of Bartram Park Community Development Dist
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Bill Number 96924
Billed through 09/30/2017

General Counsel

IBPCDD 00001 WSH



FOR PROFESSIONAL SERVICES RENDERED

09/13/17	WSH	Review agenda for September meeting.	0.20 hrs
09/14/17	WSH	Prepare bond ratification resolution; review and revise minutes and confer with Oliver regarding funding agreement.	0.80 hrs
09/15/17	WSH	Finalize ratification resolution.	0.40 hrs
09/18/17	WSH	Confer with Rudolph and Maggiore regarding acquisition from series 2017 bonds; finalize ratification resolution and confer with Stephens.	0.70 hrs
09/19/17	WSH	Prepare for board meeting.	0.40 hrs
09/20/17	WSH	Prepare for, travel to and back and participate in board meeting.	2.50 hrs
09/22/17	WSH	Confer with Sheppard regarding FY 17/18 funding agreement.	0.40 hrs
09/22/17	KFJ	Confer with Haber; correspond with district manager regarding new board member and amend disclosure of public financing.	0.20 hrs
09/25/17	WSH	Confer with Oliver regarding funding agreement.	0.30 hrs
09/25/17	KFJ	Correspond with Haber regarding funding agreements.	0.30 hrs
09/26/17	WSH	Confer with Oliver and Sheppard regarding budget funding agreement.	0.20 hrs
09/28/17	WSH	Confer with Sheppard and Rudolph regarding funding agreement.	0.40 hrs

Total fees for this matter \$1,540.50

DISBURSEMENTS

Travel	73.38
Travel - Meals	7.45

Total disbursements for this matter \$80.83

1-310-513-315

4

MATTER SUMMARY

=====				
Jusevitch, Karen F.- Paralegal	0.50 hrs	120 /hr		\$60.00
Haber, Wesley S.	6.30 hrs	235 /hr		\$1,480.50
TOTAL FEES				\$1,540.50
TOTAL DISBURSEMENTS				\$80.83
TOTAL CHARGES FOR THIS MATTER				<hr/> \$1,621.33

BILLING SUMMARY

Jusevitch, Karen F.- Paralegal	0.50 hrs	120 /hr		\$60.00
Haber, Wesley S.	6.30 hrs	235 /hr		\$1,480.50
TOTAL FEES				\$1,540.50
TOTAL DISBURSEMENTS				\$80.83
TOTAL CHARGES FOR THIS BILL				<hr/> \$1,621.33

Please include the bill number on your check.

INVOICE



3543 State Road 419, Winter Springs, FL 32708

Invoice #	328404
Account #	721658
Invoice Date	11/1/2017
Due Date	11/11/2017

Bill To
CELESTINA MASTER POA ISLES AT BARTRAM CDD 475 WEST TOWN PLACE SUITE 114 ST. AUGUSTINE, FL, 32092

Invoice Questions:
Please call us at
1-800-666-5253 or
lakes@lakedoctors.com

P.O. No.	Terms	Rep
	NET 10 DAYS	MAS
Item Number	Description	Amount
	Monthly Water Management Service	1,170.00
	1. 320.572.461 20	
	Customer Total Balance \$3,510.00	

RECEIVED
NOV 09 2017
BY: _____

INVOICE DATE REFLECTS MONTH SERVICE PROVIDED.

To help ensure prompt and accurate credit to your account, please include your account number and invoice number on your check and always include your remittance stub with your payment.

Please do not send any correspondence with your payment as it may delay our response to your inquiry.

Non-Taxable Subtotal	
Taxable Subtotal	
Tax	
Total Invoice	\$1,170.00

PLEASE DETACH & RETURN THIS PORTION WITH PAYMENT

Bill To
CELESTINA MASTER POA ISLES AT BARTRAM CDD 475 WEST TOWN PLACE SUITE 114 ST. AUGUSTINE, FL, 32092

Amount Enclosed

Invoice #	328404
Account #	721658
Date	11/1/2017

Save a Stamp - Go Green & Go Paperless! Have your invoice emailed!
Email address: _____

☐ Please Check Box if New Address and Make Changes Above

The Lake Doctors, Inc.
3543 State Road 419
Winter Springs, FL 32708

IF PAYING BY CREDIT CARD, FILL OUT BELOW

____ Mastercard ____ Visa ____ American Express

Card # _____

Card Verification # _____

Exp. Date # _____

Print Name _____

Billing Address: ____ Check box if same as above

Signature _____

Tue, Nov 07, 2017
08:44:40

Receipt No:

Classified Ad Invoice

The St. Augustine Record

Acct: 1000253336
Phone: 9042889130
E-Mail:
Client:

Name: GMS/ISLES OF BARTRAM PAR
Address: 475 WEST TOWN PLACE
City: SAINT AUGUSTINE State: FL Zip: 32092
Caller: 11/15 REGULAR MEETING

Ad Name: 17483629A
Ad Id: 17483629

Reply Request
Standby Type:

Start: 11/07/2017 Issues: 1 Stop: 11/07/2017
Class: 7524 Rate: L01 Paytype: BL
Copy Line: 11/15 REGULAR MEE Rep: SARBARBARA KELLY Colors:
Editions: INS/RE/ G. D. # Tearsheets:

Earliest Production Deadline: 00/00/00

Lines.....	62.00
Depth.....	4.43
Columns...	1
Price:	79.70
Other Charges:	0.00
Discounts:	0.00
Total	79.70

NOTICE OF MEETING
ISLES OF BARTRAM PARK
COMMUNITY
DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Isles of Bartram Park Community Development District will be held on Wednesday, November 15, 2017 at 11:00 a.m. at the offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record of the meeting. There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office. Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver
District Manager
17403429A November 7, 2017

Ad shown is not actual print size

Thank you and have a nice day!

RECEIVED
NOV 14 2017
BY: _____

THE ST. AUGUSTINE RECORD

COP

GMS/ISLES OF BARTRAM PARK CCD
475 WEST TOWN PLACE STE 114
SAINT AUGUSTINE FL 32092

Ref.#: 17483629A
P.O.#:

PUBLISHED EVERY MORNING SUNDAY THRU SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **JAMIE WILLIAMS**

who on oath says that he/she is an Employee of the St. Augustine Record,

a daily newspaper published at St. Augustine in St. Johns County, Florida;

that the attached copy of advertisement being a **NOTICE OF MEETING**

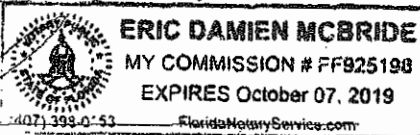
In the matter of **11/15 REGULAR MEETIN - 11/15 REGULAR MEETING**

was published in said newspaper on **11/07/2017**

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, for a period of one year preceding the first publication of the copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

Sworn to and subscribed before me this _____ day of **NOV 07 2017**

by *Jamie Williams* who is personally known to me
or who has produced as identification



(Signature of Notary Public)

(Seal)

NOTICE OF MEETING ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Isles of Bartram Park Community Development District will be held on Wednesday, November 15, 2017 at 11:00 a.m. at the offices of Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office. Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver
District Manager
17483629A November 7, 2017



Tree Amigos

Outdoor Services

Invoice

Invoice#: 9035

Date: 11/18/2017

Billed To: Isles of Bartram CDD
475 West Town Ste 114
St. Augustine FL 32092

Project: Isles of Bartram
475 West Town Place
Suite 114
St. Augustine FL 32092

Description	Quantity	Price	Ext Price
To invoice you for Lawn maintenance services for period of 11/10/17 through 11/30/17 as directed.	1.00	2,773.84	2,773.84

Notes:

Invoice Total: \$2,773.84

1.320.572.462

14