

ISLES OF BARTRAM PARK
Community Development District

October 18, 2017

Isles of Bartram

Community Development District

475 West Town Place, Suite 114, St. Augustine, Florida 32092
Phone: 904-940-5850 - Fax: 904-940-5899

October 11, 2017

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, 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.** 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 September 20, 2017 Meeting
- V. Approval 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
- VI. Other Business
- VII. Staff Reports
 - A. Attorney
 - B. Engineer – Ratification of Series 2017 Requisitions
 - C. Manager
- VIII. Supervisors' Requests and Audience Comments
- IX. Financial Reports
 - A. Balance Sheet as of August 30, 2017 and Statement of Revenues & Expenditures
 - B. Assessment Receipt Schedule
 - C. Approval of Check Register
 - D. Consideration of Funding Request No. 28
- X. Next Scheduled Meeting – November 15, 2017 at 11:00 a.m. at the offices of GMS
- XI. Adjournment

Minutes from the September 20, 2017 meeting are included for your review.

The fourth order of business is the approval of conveyance of Improvements to the CDD. Copies of the supporting documents are included for your review.

Listed under engineer reports is ratification of series 2017 requisitions. Copies of requisitions will be provided under separate cover.

Copies of the balance sheet and statement of revenue & expenditures, assessment receipt schedule, and check register and funding request no. 28 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
District Manager

cc: Wes Haber
Darrin Mossing
Jennifer Gillis

AGENDA

*Isles of Bartram Park
Community Development District
Agenda*

Wednesday
October 18, 2017
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
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XI. 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, September 20, 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
Dave Stanton	Vice Chairman
Liam O'Reilly	Supervisor
Brad England	Supervisor

Also present were:

Jim Oliver	District Manager
Wes Haber	District Counsel
Matt Maggione	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 are no audience members in attendance.

Mr. Oliver stated there are two vacancies on the board. Do we have any nominations to fill either of those vacancies?

On MOTION by Mr. Rudolph seconded by Mr. O'Reilly with all in favor to Appoint Mr. Brad England to Seat 3 of the Isles of Bartram Park Community Development District was approved.

Mr. Oliver administered an oath of office to Mr. Brad England.

THIRD ORDER OF BUSINESS

Affidavit of Publication

There being none, the next item followed.

FOURTH ORDER OF BUSINESS

Approval of Minutes from the August 16, 2017 Meeting

Mr. Oliver stated included in your agenda package is a copy of the minutes from the August 16, 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 August 16, 2017 Meeting were approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2017-18, Ratifying Actions Related to Series 2017 Bond Issue

Mr. Haber stated the District closed on its second issuance of bonds. This Resolution ratifies the actions of your Chairperson and staff, in connection with that closing.

On MOTION by Mr. Rudolph seconded by Mr. Stanton with all in favor Resolution 2017-18 Ratifying Actions Related to Series 2017 Bond Issue was approved.

SIXTH ORDER OF BUSINESS

Approval of Conveyance of Improvements to CDD

Mr. Haber stated the Districts first bond issue reimbursed the Developer for the \$4M payment that was made to the County and utility infrastructure. This exhibit to the certificate identifies a bunch of infrastructure that the Developer has constructed for which it has not been reimbursed.

On MOTION by Mr. Rudolph seconded by Mr. O'Reilly with all in favor the Conveyance of Improvements to CDD was approved with authorization for Chair to execute any documents to formalize the conveyances of improvements from the Developer to the District.

SEVENTH ORDER OF BUSINESS

Consideration of Amended and Restated Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken

Mr. Haber stated the CDD is required to approve and record this document. This disclosure has been updated to include the second bond issue.

On MOTION by Mr. Rudolph seconded by Mr. O'Reilly with all in favor the Amended and Restated Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken was approved, subject to amending report to add Supervisor England & Update Date as of September 20, 2017.

On MOTION by Mr. Rudolph seconded by Mr. O'Reilly with all in favor to Appoint Mr. England as Assistant Secretary was approved.

EIGHTH ORDER OF BUSINESS

**Consideration of Fiscal Year 2017/2018
Funding Agreement with Standard Pacific of
Florida**

Mr. Haber presented Fiscal Year 2017/2018 Funding Agreement with Standard Pacific of Florida. We will fill in the blanks and provide a copy of the agreement to the Developer for its approval and execution.

On MOTION by Mr. Rudolph seconded by Mr. O'Reilly with all in favor the Fiscal Year 2017/2018 Funding Agreement with Standard Pacific of Florida was approved in substantial form.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer – Ratification of Series 2017 Requisitions

There being none, the next item followed.

C. Manager

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

On MOTION by Mr. Rudolph seconded by Mr. O'Reilly with all in favor the Acceptance and Conveyance of 4A Improvements from the Developer to the District and from the District to JEA was approved.

TWELFTH ORDER OF BUSINESS

Financial Reports

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

Mr. Oliver stated included in your agenda package is the balance sheet and income statement as of July 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.

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. 27

On MOTION by Mr. Rudolph seconded by Mr. O'Reilly with all in favor Funding Request No. 27 was approved.

THIRTEENTH ORDER OF BUSINESS

**Next Scheduled Meeting – October 18, 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.

FOURTEENTH 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

A.

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:

STANDARD PACIFIC OF FLORIDA, a Florida
general partnership

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

Printed Name: _____

Printed Name: _____

By: _____
Maurice Rudolph,
Vice President

STATE OF FLORIDA

COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this ____ 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

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]

B.

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 _____ day of _____, 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: _____

By: _____
Dave Stanton,
Vice-Chairman

Print Name: _____

STATE OF FLORIDA

COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this ____ day of _____, 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: _____
My commission expires: _____
Commission No. _____

AFFIX NOTARIAL SEAL

[signatures continue on following page]

Signed, sealed and delivered
in the presence of:

WITNESSES:

GRANTEE:

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

Print Name: _____

By: _____
Maurice Rudolph,
President

Print Name: _____

STATE OF FLORIDA

COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this ____ day of _____, 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.

NOTARY PUBLIC

Print Name: _____

My commission expires: _____

Commission No. _____

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.

C.

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 ____ 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.)

W I T N E S S E T H:

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:_____

By:

Printed Name:_____

Maurice Rudolph,
Vice President

STATE OF FLORIDA

COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this _____ day of _____, 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.

(SEAL)

Signature of Notary Public

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.

GRANTEE:

Signed, Sealed and Delivered
in Our Presence:

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

Printed Name: _____

By:

Printed Name: _____

Dave Stanton,
Vice Chairman

STATE OF FLORIDA

COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this ____ day of _____, 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

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]

Exhibit A:

Scope of Services

PROJECT OVERVIEW

The Board of Directors for the Capital Region Community Development District ("CDD Board") needs a strategic communications partner to better communicate with Southwood residents. Bulldog Strategy Group ("BSG") will work with the CDD management company to monitor issues within the community which may need to be addressed by official CDD commentary. BSG will receive policy and content information from staff and will advise the Board and the management company on how best to communicate this information to the neighborhood. BSG will not be responsible for developing policy recommendations or content. BSG will also maintain existing communication tools for the CDD and the management company. These include an email system, the CDD's Facebook page and the CDD website.

DELIVERABLES & INVESTMENT

Key deliverables and the corresponding investments are outlined below. These estimates provide 10 hours of services per month. Hours that exceed this estimate will be billed at \$100/hour.

Title	Description	Monthly Investment
Communications Consulting and Implementation	Includes maintenance of existing communication tools for the CDD and the management company. These include: <ul style="list-style-type: none">• The CDD email system• The CDD's Facebook page• The CDD website BSG will work with the CDD management company to monitor issues within the community and will advise the Board and the management company on how best to communicate this information to the neighborhood.	\$1,000.00
Investment for FY 2017-2018:		\$12,000.00

Exhibit A:

Scope of Services

PROJECT OVERVIEW

The Board of Directors for the Capital Region Community Development District ("CDD Board") needs a strategic communications partner to better communicate with Southwood residents. Bulldog Strategy Group ("BSG") will work with the CDD management company to monitor issues within the community which may need to be addressed by official CDD commentary. BSG will receive policy and content information from staff and will advise the Board and the management company on how best to communicate this information to the neighborhood. BSG will not be responsible for developing policy recommendations or content. BSG will also maintain existing communication tools for the CDD and the management company. These include an email system, the CDD's Facebook page and the CDD website.

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Title	Description	Monthly Investment
Communications Consulting and Implementation	<p>Includes maintenance of existing communication tools for the CDD and the management company. These include:</p> <ul style="list-style-type: none">• The CDD email system• The CDD's Facebook page• The CDD website <p>BSG will work with the CDD management company to monitor issues within the community and will advise the Board and the management company on how best to communicate this information to the neighborhood.</p>	\$1,000.00
Investment for FY 2017-2018:		\$12,000.00

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Title	Description	Monthly Investment
Communications Consulting and Implementation	<p>Includes maintenance of existing communication tools for the CDD and the management company. These include:</p> <ul style="list-style-type: none">• The CDD email system• The CDD's Facebook page• The CDD website <p>BSG will work with the CDD management company to monitor issues within the community and will advise the Board and the management company on how best to communicate this information to the neighborhood.</p>	\$1,000.00
Investment for FY 2017-2018:		\$12,000.00

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PROJECT OVERVIEW

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Investment for FY 2017-2018:		\$12,000.00

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Scope of Services

PROJECT OVERVIEW

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Investment for FY 2017-2018:		\$12,000.00

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Title	Description	Monthly Investment
Communications Consulting and Implementation	<p>Includes maintenance of existing communication tools for the CDD and the management company. These include:</p> <ul style="list-style-type: none">• The CDD email system• The CDD's Facebook page• The CDD website <p>BSG will work with the CDD management company to monitor issues within the community and will advise the Board and the management company on how best to communicate this information to the neighborhood.</p>	\$1,000.00
Investment for FY 2017-2018:		\$12,000.00

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DELIVERABLES & INVESTMENT

~~Key deliverables and the corresponding~~ investments are outlined below. These estimates provide 10 hours of services per month. Hours that exceed this estimate will be billed at \$100/hour.

Title	Description	Monthly Investment
Communications Consulting and Implementation	Includes maintenance of existing communication tools for the CDD and the management company. These include: <ul style="list-style-type: none">• The CDD email system• The CDD's Facebook page• The CDD website BSG will work with the CDD management company to monitor issues within the community and will advise the Board and the management company on how best to communicate this information to the neighborhood.	\$1,000.00
Investment for FY 2017-2018:		\$12,000.00

NINTH ORDER OF BUSINESS

A.

Isles of Bartram Park
Community Development District

Unaudited Financial Statements

as of

August 31, 2017

Isles of Bartram Park
Community Development District
 Combined Balance Sheet
 August 31, 2017

Governmental Fund Types

	<i>General</i>	<i>Debt Service</i>	<i>Capital Project</i>	<i>(Memorandum Only) 2017</i>
<u>Assets:</u>				
Cash	\$9,836	---	---	\$9,836
Investments:				
Series 2015:				
Reserve	---	\$220,634	---	\$220,634
Interest	---	\$0	---	\$0
Revenue	---	\$193,131	---	\$193,131
Prepayment	---	\$16,132	---	\$16,132
Construction	---	---	\$5,500	\$5,500
Cost of Issuance	---	---	---	\$0
Series 2017:				
Reserve	---	\$172,275	---	\$172,275
Interest	---	---	---	\$0
Revenue	---	---	---	\$0
Sinking Fund	---	---	---	\$0
Prepayment	---	---	---	\$0
Construction	---	---	\$4,968,356	\$4,968,356
Cost of Issuance	---	---	\$47,750	\$47,750
Due From Developer	---	---	---	\$0
Due from General Fund	---	\$42	---	\$42
Assessment Receivable	---	---	---	\$0
Total Assets	<u>\$9,836</u>	<u>\$602,214</u>	<u>\$5,021,606</u>	<u>\$5,633,655</u>
<u>Liabilities:</u>				
Accounts Payable	\$281	---	---	\$281
Accrued Expenses	---	---	---	\$0
Due to Other	---	\$16,132	---	\$16,132
Due to General Fund	---	---	---	\$0
Due to Debt Service	\$42	---	---	\$42
Fund Balances:				
Restricted for Debt Service	---	\$586,082	---	\$586,082
Restricted for Capital Projects	---	---	\$5,021,606	\$5,021,606
Unassigned	\$9,513	---	---	\$9,513
Total Liabilities & Fund Equity	<u>\$9,836</u>	<u>\$602,214</u>	<u>\$5,021,606</u>	<u>\$5,633,655</u>

Isles of Bartram Park
Community Development District
GENERAL FUND
Statement of Revenues & Expenditures
For The Period Ending August 31, 2017

	<i>Adopted Budget</i>	<i>Prorated Thru 8/31/17</i>	<i>Actual Thru 8/31/17</i>	<i>Variance</i>
<u>REVENUES:</u>				
Developer Contributions	\$90,466	\$0	\$0	\$0
Assessment - Tax Roll	\$74,619	\$74,619	\$74,747	\$128
Assessment - Direct	\$36,355	\$36,355	\$36,355	\$0
Miscellaneous Income	\$0	\$0	\$600	\$600
TOTAL REVENUES	\$201,440	\$110,974	\$111,701	\$728
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Engineering	\$6,000	\$500	\$1,219	(\$719)
Dissemination	\$3,500	\$3,208	\$3,808	(\$600)
Arbitrage	\$600	\$600	\$600	\$0
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Attorney Fees	\$20,000	\$16,667	\$7,716	\$8,951
Annual Audit	\$2,300	\$2,300	\$3,200	(\$900)
Trustee Fees	\$6,500	\$6,000	\$6,000	\$0
Management Fees	\$45,000	\$41,250	\$41,250	\$0
Information Technology	\$1,600	\$1,467	\$1,467	\$0
Telephone	\$150	\$138	\$53	\$85
Postage	\$500	\$458	\$171	\$287
Insurance	\$5,665	\$5,665	\$5,253	\$412
Printing and Binding	\$1,300	\$1,192	\$843	\$349
Legal Advertising	\$2,000	\$5,794	\$5,794	\$0
Other Current Charges	\$250	\$229	\$0	\$229
Office Supplies	\$200	\$183	\$77	\$106
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$100,740	\$90,825	\$82,625	\$8,200
<u>FIELD:</u>				
Landscape Maintenance	\$51,400	\$47,117	\$24,965	\$22,152
Lake Maintenance	\$14,000	\$0	\$0	\$0
Waterfall/Entry Pond Maintenance	\$5,400	\$0	\$0	\$0
Lake Fountains Maintenance	\$1,400	\$0	\$0	\$0
Management	\$6,000	\$0	\$3,000	(\$3,000)
Utilities	\$20,000	\$0	\$0	\$0
General Maintenance	\$2,500	\$0	\$0	\$0
TOTAL FIELD	\$100,700	\$47,117	\$27,965	\$19,152
TOTAL EXPENDITURES	\$201,440	\$137,942	\$110,590	\$27,352
EXCESS REVENUES (EXPENDITURES)	(\$0)		\$1,111	
FUND BALANCE - Beginning	\$0		\$8,402	
FUND BALANCE - Ending	(\$0)		\$9,513	

Isles of Bartram Park
Community Development District
General Fund
Month By Month Income Statement
Fiscal Year 2017

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Revenues:</u>													
Developer Contributions/Assessments	\$9,089	\$3,750	\$66,910	\$8,924	\$4,241	\$0	\$9,098	\$0	\$9,089	\$0	\$0	\$0	\$111,101
Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600	\$0	\$0	\$0	\$0	\$600
Total Revenues	\$9,089	\$3,750	\$66,910	\$8,924	\$4,241	\$0	\$9,098	\$600	\$9,089	\$0	\$0	\$0	\$111,701
<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	\$675	\$0	\$0	(\$581)	\$281	\$0	\$0	\$169	\$394	\$281	\$0	\$0	\$1,219
Dissemination	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$892	\$292	\$292	\$0	\$3,808
Arbitrage	\$0	\$0	\$0	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600
Assessment Roll	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Attorney Fees	\$671	\$1,138	\$1,287	\$752	\$1,007	\$118	\$154	\$1,116	\$1,199	\$275	\$0	\$0	\$7,716
Annual Audit	\$0	\$0	\$0	\$600	\$0	\$0	\$2,200	\$400	\$0	\$0	\$0	\$0	\$3,200
Trustee Fees	\$0	\$6,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,000
Management Fees	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$0	\$41,250
Information Technology	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$133	\$0	\$1,467
Telephone	\$0	\$0	\$13	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40	\$0	\$53
Postage	\$5	\$46	\$2	\$12	\$0	\$3	\$2	\$12	\$42	\$5	\$53	\$0	\$171
Insurance	\$5,253	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,253
Printing and Binding	\$90	\$94	\$152	\$3	\$5	\$39	\$14	\$2	\$44	\$118	\$282	\$0	\$843
Legal Advertising	\$834	\$1,090	\$80	\$80	\$80	\$81	\$0	\$80	\$80	\$3,390	\$0	\$0	\$5,794
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$15	\$15	\$0	\$0	\$0	\$15	\$0	\$0	\$0	\$15	\$16	\$0	\$77
Dues, Licenses & Subscriptions	\$0	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$16,717	\$12,733	\$5,708	\$5,041	\$6,148	\$4,431	\$6,544	\$5,944	\$6,534	\$8,260	\$4,566	\$0	\$82,625
<u>Field</u>													
Landscape Maintenance	\$2,774	\$2,774	\$2,774	\$2,774	\$2,774	\$2,774	\$2,774	\$2,774	\$2,774	\$0	\$0	\$0	\$24,965
Lake Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Waterfall/Entry Pond Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lake Fountains Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management	\$0	\$0	\$0	\$0	\$0	\$500	\$500	\$500	\$500	\$500	\$500	\$0	\$3,000
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	\$2,774	\$2,774	\$2,774	\$2,774	\$2,774	\$3,274	\$3,274	\$3,274	\$3,274	\$500	\$500	\$0	\$27,965
Total Expenses	\$19,491	\$15,506	\$8,482	\$7,815	\$8,922	\$7,705	\$9,818	\$9,217	\$9,807	\$8,760	\$5,066	\$0	\$110,590
Excess Revenues (Expenditures)	(\$10,403)	(\$11,756)	\$8,428	\$1,109	(\$4,681)	(\$7,705)	(\$719)	(\$8,617)	(\$718)	(\$8,760)	(\$5,066)	\$0	\$1,111

Isles of Bartram Park
Community Development District
DEBT SERVICE FUND SERIES 2015
Statement of Revenues & Expenditures
For The Period Ending August 31, 2017

	<i>Adopted Budget</i>	<i>Prorated Thru 8/31/17</i>	<i>Actual Thru 8/31/17</i>	<i>Variance</i>
<u>REVENUES:</u>				
<i>Interest Income</i>	\$0	\$0	\$0	\$0
<i>Assessment - Direct</i>	\$141,083	\$141,083	\$53,612	(\$87,471)
<i>Assessment - Tax Roll</i>	\$300,186	\$300,186	\$300,690	\$504
<i>TOTAL REVENUES</i>	\$441,269	\$441,269	\$354,302	(\$86,967)
<u>EXPENDITURES:</u>				
<u>Series 2015</u>				
<i>Interest Expense - 11/01</i>	\$166,166	\$166,166	\$166,166	\$0
<i>Principal Expense - 11/01</i>	\$110,000	\$110,000	\$110,000	\$0
<i>Interest Expense - 05/01</i>	\$163,759	\$163,759	\$163,759	(\$0)
<i>TOTAL EXPENDITURES</i>	\$439,925	\$439,925	\$439,925	(\$0)
<u>OTHER SOURCES/(USES)</u>				
<i>Bond Proceeds</i>	\$0	\$0	\$0	\$0
<i>TOTAL OTHER SOURCES AND USES</i>	\$0	\$0	\$0	\$0
<i>EXCESS REVENUES (EXPENDITURES)</i>	\$1,344		(\$85,623)	
<i>FUND BALANCE - Beginning</i>	\$278,796		\$499,430	
<i>FUND BALANCE - Ending</i>	\$280,140		\$413,807	

Isles of Bartram Park
Community Development District
DEBT SERVICE FUND SERIES 2017
Statement of Revenues & Expenditures
For The Period Ending August 31, 2017

	<i>Adopted Budget</i>	<i>Prorated Thru 8/31/17</i>	<i>Actual Thru 8/31/17</i>	<i>Variance</i>
<u>REVENUES:</u>				
<i>Interest Income</i>	\$0	\$0	\$0	\$0
<i>Assessment - Direct</i>	\$0	\$0	\$0	\$0
<i>Assessment - Tax Roll</i>	\$0	\$0	\$0	\$0
<i>TOTAL REVENUES</i>	\$0	\$0	\$0	\$0
<u>EXPENDITURES:</u>				
<u>Series 2015</u>				
<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
<i>TOTAL EXPENDITURES</i>	\$0	\$0	\$0	\$0
<u>OTHER SOURCES/(USES)</u>				
<i>Bond Proceeds</i>	\$0	\$0	\$172,275	\$172,275
<i>TOTAL OTHER SOURCES AND USES</i>	\$0	\$0	\$172,275	\$172,275
<i>EXCESS REVENUES (EXPENDITURES)</i>	\$0		\$172,275	
<i>FUND BALANCE - Beginning</i>	\$0		\$0	
<i>FUND BALANCE - Ending</i>	<u>\$0</u>		<u>\$172,275</u>	

Isles of Bartram Park
Community Development District
CAPITAL PROJECTS FUND
 Statement of Revenues & Expenditures
 For The Period Ending August 31, 2017

	Series 2015	Series 2017
<u>REVENUES:</u>		
Interest Income	\$0	\$0
TOTAL REVENUES	\$0	\$0
<u>EXPENDITURES:</u>		
Capital Outlay	\$0	\$0
Cost of Issuance	\$0	\$196,088
TOTAL EXPENDITURES	\$0	\$196,088
<u>OTHER SOURCES/(USES)</u>		
Bond Proceeds	\$0	\$5,212,193
Interfund Transfer	\$0	\$0
TOTAL OTHER SOURCES/(USES)	\$0	\$5,212,193
EXCESS REVENUES (EXPENDITURES)	\$0	\$5,016,106
FUND BALANCE - Beginning	\$5,500	\$0
FUND BALANCE - Ending	\$5,500	\$5,016,106

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:	\$220,634.38
Bonds outstanding - 11/30/2015	\$6,725,000
Less: November 1, 2015	\$0
Less: November 1, 2016	(\$110,000)
Current Bonds Outstanding	\$6,615,000

B.

Isles of Bartram Park Community Development District
475 West Town Place, Suite 114
St. Augustine, FL 32092
FY17 Assessment Receipts

ASSESSED TO	LOTS	SERIES 2015 DEBT SERVICE ASMNT	FY 17 O&M ASMNT	TOTAL ASMTS
STANDARD PACIFIC	114	141,082.96	36,354.60	177,437.56
TOTAL DIRECT INVOICES NET	114	141,082.96	36,354.60	177,437.56
TAX ROLL NET	234	300,177.24	74,619.23	374,796.47
TOTAL DISTRICT NET	348	441,260.20	110,973.83	552,234.03

RECEIVED FROM	BALANCE DUE	SERIES 2015 DEBT SERVICE ASMNT	FY 16 O&M ASMNT	TOTAL RECEIVED
STANDARD PACIFIC	-	141,082.96	36,354.60	177,437.56
TOTAL DIRECT INVOICES	-	141,082.96	36,354.60	177,437.56
TAX ROLL RECEIVED/ DUE	(637.90)	300,648.55	74,736.39	375,384.94
TOTAL RECEIPTS / DUE	(637.90)	441,731.51	111,090.99	552,822.50

TAX ROLL RECEIPTS

DISTRIBUTION	DATE	SERIES 2015 DEBT SERVICE ASMNT	FY17 O&M ASMNT	TOTAL RECEIVED
1	11/2/16	---	---	---
2	11/17/16	8,993.41	2,235.62	11,229.03
3	11/28/16	6,093.90	1,514.85	7,608.75
4	12/8/16	7,672.07	1,907.15	9,579.22
5	12/15/16	224,929.97	55,913.97	280,843.94
6	1/4/16	35,886.84	8,920.89	44,807.73
INTEREST	1/19/17	12.25	3.04	15.29
7	2/9/17	17,060.11	4,240.87	21,300.98
8	3/9/17	---	---	---
9	4/13/17	---	---	---
INTEREST	4/17/17	39.59	9.84	49.43
TAX CERTS	6/12/17	---	---	---
INTEREST	7/6/17	2.05	0.51	2.56
INTEREST	9/25/17	1.67	0.42	2.09
TOTAL TAX ROLL RECEIPTS		300,691.86	74,747.16	375,439.02

PERCENT COLLECTED	100%	100%	100%
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C.

Isles of Bartram Park
Community Development District

Check Run Summary

October 10, 2017

Fund	Date	Check No.	Amount
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General Fund

<i>Accounts Payable</i>	9/28/17	210-213	\$ 6,310.47
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<u><i>Sub-Total</i></u>	\$	6,310.47
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<i>Total</i>	\$	6,310.47
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AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER

RUN 10/10/17

PAGE 1

*** CHECK DATES 09/01/2017 - 09/30/2017 ***

ISLES OF BARTRAM - GENERAL

BANK A ISLES OF BARTRAM

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
9/28/17	00006	8/11/17 5767	201709 300-15500-10000	FY18 INSURANCE	*	5,750.00	
				EGIS INSURANCE ADVISORS LLC			5,750.00 000210
9/28/17	00011	9/14/17 185050	201708 310-51300-31100	AUG PROFESSIONAL SERVICES	*	281.25	
				ENGLAND THIMS & MILLER INC			281.25 000211
9/28/17	00008	9/12/17 59264282	201709 310-51300-42000	SEP FEDEX POSTAGE	*	22.72	
				FEDEX			22.72 000212
9/28/17	00019	9/28/17 09282017	201709 310-51300-31500	IOBP RECORDING FEE	*	256.50	
				SJC CLERK OF COURT & COMPTROLLER			256.50 000213
TOTAL FOR BANK A						6,310.47	
TOTAL FOR REGISTER						6,310.47	

IBTR ISLES OF BRTRM BSANCHEZ



INVOICE

Customer	Isles at Bartram Park Community Development District
Date	08/11/2017
Customer Service	Kristina Rudez
Page	1 of 1

Isles at Bartram Park Community Development District
c/o Governmental Management Services
475 West Town Place, STE #114
St. Augustine, FL 32092

Payment Information	
Invoice Summary	5,750.00
Payment Amount	
Payment for	Invoice#5767
100117240	

Thank You

Please detach and return with payment



Customer: Isles at Bartram Park Community Development District

Invoice	Effective	Transaction	Description	Amount
5767	10/01/2017	Renew policy	Policy #100117240 10/01/2017-10/01/2018 Florida Insurance Alliance POL,EPLI,EBL,Herb & Pest - Renew policy Due Date: 9/10/2017 <i>"FY18 Insurance"</i> <i>1-300-155-1</i> <i>6</i>	5,750.00

Total
5,750.00

Thank You

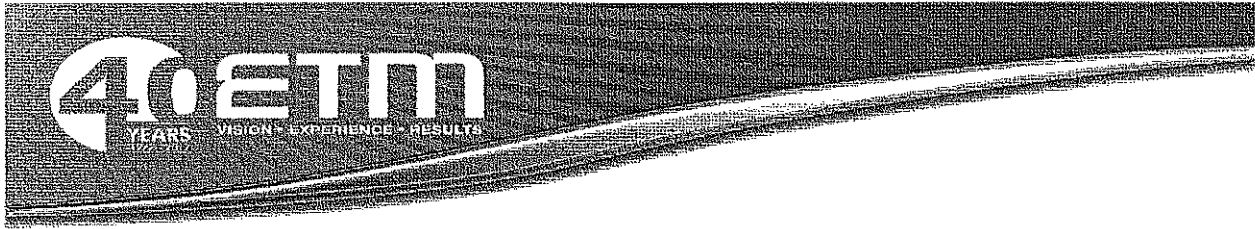
FOR PAYMENTS SENT OVERNIGHT:
Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453

Remit Payment To: Egis Insurance Advisors, LLC
Lockbox 234021 PO Box 84021
Chicago, IL 60689-4002

(321)320-7665

cbitner@egisadvisors.com

Date
08/11/2017



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

September 14, 2017
 Project No: 13125.03000
 Invoice No: 0185050

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

	Hours	Rate	Amount
Principal - Vice President	1.25	225.00	281.25
Totals	1.25		281.25
Total Labor			281.25
Invoice Total this Period			\$281.25

1-31-513-311
 11

SEP 20 2017

11

England-Thim & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • MID • LANDSCAPE ARCHITECTS
 14776 Mid St. Augustine Road • Jacksonville, FL 32225 • Tel: 904-422-8990 • Fax: 904-422-0485
 CA-00002541 LC-00003316

**Invoice Number**

5-926-42823

Invoice Date

Sep 12, 2017

Account NumberPage
1 of 3**Billing Address:**ISLES OF BARTRAM CDD
475 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649**Shipping Address:**ISLES OF BARTRAM CDD
475 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649**Invoice Questions?
Contact FedEx Revenue Services**Phone: (800) 622-1147
M-F 7 AM to 8 PM CST
Sa 7 AM to 6 PM CST
Fax: (800) 548-3020
Internet: www.fedex.com**Invoice Summary Sep 12, 2017****FedEx Express Services**

Transportation Charges		21.95
Special Handling Charges		0.77
Total Charges	USD	\$22.72
TOTAL THIS INVOICE	USD	\$22.72

Other discounts may apply.

1.31.513.42
8

SEP 20 2017

Detailed descriptions of surcharges can be located at fedex.com

To ensure proper credit, please return this portion with your payment to FedEx.
Please do not staple or fold. Please make check payable to FedEx.☐ For change of address, check here and complete form on reverse side.**Invoice Number**

5-926-42823

Account Number**Amount Due**

USD \$22.72

Remittance Advice

Your payment is due by Sep 27, 2017

0062065 01A B 0.400 **AUTO T8 0 1255 32092-364939 -C01-P62127-11

ISLES OF BARTRAM CDD
475 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649FedEx
P.O. Box 660481
DALLAS TX 75266-0481

60007550016083

1255.01-00-0062065-0002-0139260

Invoice Number

5-926-42823

Invoice Date

Sep 12, 2017

Account Number

Page
2 of 3**Adjustment Request****Fax to (800) 548-3020**

Use this form to fax requests for adjustments due to the reasons indicated below. Requests for adjustments due to other reasons, **including** service failures, should be submitted by going to **www.fedex.com** or calling 800.622.1147. Please use multiple forms for additional requests.

Please complete all fields in black ink.

Requestor Name Date / / Phone - - Fax# - - E-mail Address ☐ Yes, I want to update account contact with the above information.

Tracking Number

Bill to Account

\$ Amount

<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
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ADR - Address Correction

DVC - Declared Value

IAN - Invalid Acct #

INW - Incorrect Weight

INS - Incorrect Service

OCF - Grd Pick-up Fee

OCS - Exp Pick-up Fee

OVS - Oversize Surcharge

RSU - Residential Delivery

PND - Pwrshp Not Delivered

SDR - Saturday Delivery

For all Service failures or other surcharges please use our web site **www.fedex.com** or call **(800) 622-1147**

Tracking Number

Code

\$ Amount

 Rerate information only (round to nearest inch)
 LBS L W H

<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
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Check all that applyEffective Date / / ☐ Shipping Address (Physical Address)☐ Billing Address Only☐ Billing Same As Shipping AddressCompany Address Address Dept. Floor Apt/Suite # City State Zip Code - Phone - - Fax # - - Company Address Address Dept. Floor Apt/Suite # City State Zip Code - Phone - - Fax # - -

**Invoice Number**

5-926-42823

Invoice Date

Sep 12, 2017

Account Number

Page

3 of 3

FedEx Express Shipment Detail By Payor Type (Original)**Ship Date:** Sep 07, 2017**Cust Ref:** Isles of Bartram Park**Ref #2:****Payor:** Third Party**Ref #3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 3.50% to this shipment.
- Distance Based Pricing, Zone 2

Automation INET
Tracking ID 770202508720
Service Type FedEx Standard Overnight
Package Type FedEx Envelope
Zone 02
Packages 1
Rated Weight N/A
Delivered Sep 08, 2017 11:12
Svc Area A1
Signed by M.MIKE
FedEx Use 000000000/200/_

Sender
Sheryl Fuls
GMS
475W TOWN PL STE 114
SAINT AUGUSTINE FL 32092 US

Recipient
Thomas Radicioni
Bank of New York Mellon
10161 Centurion Pkwy
JACKSONVILLE FL 32256 US

Transportation Charge
Fuel Surcharge
Total Charge

21.95

0.77

USD

\$22.72**Third Party Subtotal****USD****\$22.72****Total FedEx Express****USD****\$22.72**

**Isles of Bartram Park
COMMUNITY DEVELOPMENT DISTRICT**

General Fund

Check Request

Date	Amount	Authorized By
September 28, 2017	\$256.50	Jim Oliver

Payable to:

St. Johns County Clerk of Courts (#19)
--

Date Check Needed:

Budget Category:

ASAP	001.310.513.31500
------	-------------------

Intended Use of Funds Requested:

Isles of Bartram Park Recording Fee
(Attach supporting documentation for request.)

D.

Isles of Bartram Park

Community Development District

Funding Request #28

October 10, 2017

PAYEE	GENERAL FUND
1 Governmental Management Services, LLC	
Assessment Roll FY18 Inv #39 9/19/17	\$ 5,000.00
Oct Mangement Fees Inv #40 10/2/17	\$ 4,630.64
2 Hopping Green & Sams	
Jul General Counsel Inv #95855 8/31/17	\$ 1,156.12
3 The St. Augustine Record	
Notice of Meeting Inv #17416550 9/13/17	\$ 85.98
FY18 Meeting Schedule #17406832 9/1/17	\$ 103.75
4 Tree Amigos Outdoor Services	
Oct Landscaping Services Inv #8878 10/1/17	\$ 2,773.84
Hurricane Cleanup Inv #8798 9/13/17	\$ 425.00
5 Vesta	
March Management Services Inv #333839 9/1/17	\$ 500.00
Total Funding Request	\$ 14,675.33

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

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
Total			\$5,000.00
Payments/Credits			\$0.00
Balance Due			\$5,000.00

Governmental Management Services, LLC

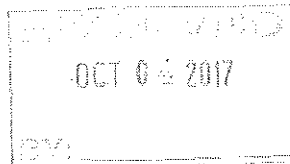
1001 Bradford Way
Kingston, TN 37763

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

Hopping Green & Sams

Attorneys and Counselors

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

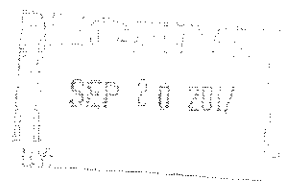
===== STATEMENT =====

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.

Wed, Sep 13, 2017
11:01:29

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: 9/20 MEETING SCHEDU

Ad Name: 17416550A
Ad Id: 17416550
Reply Request
Standby Type:

Start: 09/12/2017 Issues: 1 Stop: 09/12/2017
Class: 7524 Rate: L01 Paytype: BL
Copy Line: 9/20 MEETING SCHED Rep: SAR BARBARA KELLY Colors:
Editions: INS/RE/ G. D. # Tearsheets:

Earliest Production Deadline: 00/00/00

Lines.....	66.00
Depth.....	4.78
Columns...	1
Price:	85.98
Other Charges:	0.00
Discounts:	0.00
Total	85.98

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, September 20, 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.

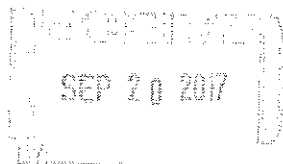
Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1.800.955.8770, 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 O'Hair
District Manager
17416550A September 12, 2017

Ad shown is not actual print size

Thank you and have a nice day!



THE ST. AUGUSTINE RECORD

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

Ref.# 17416550A
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 **9/20 MEETING SCHEDU - 9/20 MEETING SCHEDU**

was published in said newspaper on **09/12/2017**

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 SEP 13 2017 day of

by James 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)

COPY OF

**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, September 20, 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
17416550A September 12, 2017

Fri, Sep 01, 2017
12:17:23

Receipt No:

Classified Ad Invoice

The St. Augustine Record

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

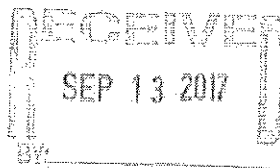
Name: GMS/ISLES OF BARTRAM PAR
Address: 475 WEST TOWN PLACE
City: SAINT AUGUSTINE State: FL Zip: 32092
Caller: FY 18 MEETING SCHEDULE

Ad Name: 17406832A
Ad Id: 17406832
Reply Request
Standby Type:

Start: 09/01/2017 Issues: 1 Stop: 09/01/2017
Class: 7524 Rate: L01 Paytype: BL
Copy Line: FY 18 MEETING SCHE Rep: SAR BARBARA KELLY Colors:
Editions: INS/RE/ G. D. # Tearsheets: 0

Earliest Production Deadline: 00/00/00

Lines.....	80.00
Depth.....	5.78
Columns...	1
Price:	103.75
Other Charges:	0.00
Discounts:	0.00
Total	103.75



NOTICE OF MEETINGS
ISLES OF BARTRAM PARK
COMMUNITY
DEVELOPMENT DISTRICT

The Board of Supervisors of the Isles of Bartram Park Community Development District will hold their regularly scheduled public meetings for Fiscal Year 2018 at the offices of Governmental Management Services, LLC located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 at 11:00 a.m. on the third Wednesday of each month unless otherwise noted otherwise as follows:

October 18, 2017
November 15, 2017
December 21, 2017
January 12, 2018
February 23, 2018
March 21, 2018
April 11, 2018
May 15, 2018
June 20, 2018
July 18, 2018
August 15, 2018
September 17, 2018

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. The meetings may be continued for date, time, and place to be specified on the record of the meeting. There may be occasions when staff or other individuals may participate by video conference.

Any person requesting special accommodations for the meetings because of a disability or physical impairment should contact the District Office at 1-844-944-2579 at least 10 days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8778 for assistance in contacting the District Office.

Each person who decides to appear at any public hearing of the meetings is advised that person will need to record 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 record is based.

James S. Oliver
District Chairman
09/14/2018 September 14, 2017

Ad shown is not actual print size

Thank you and have a nice day!

THE ST. AUGUSTINE RECORD

COPY OF

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

Ref.#: 17406832A
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 **FY 18 MEETING SCHEDU - FY 18 MEETING SCHEDULE**
was published in said newspaper on **09/01/2017**

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 **SEP 01 2017**

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



ERIC DAMIEN MCBRIDE
MY COMMISSION # FF925198
EXPIRES October 07, 2019
407-998-0653 FloridaNotaryServices.com

(Signature of Notary Public)

(Seal)

NOTICE OF MEETINGS
ISLES OF BARTRAM PARK
COMMUNITY
DEVELOPMENT DISTRICT

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November 15, 2017
December 20, 2017
January 17, 2018
February 21, 2018
March 21, 2018
April 18, 2018
May 16, 2018
June 20, 2018
July 18, 2018
August 15, 2018

September 19, 2018

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when staff or other individuals may participate by speaker telephone.

Any person requiring special accommodations for the meetings because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least forty-eight (48) hours 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 the 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
1/406832A September 1, 2017



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

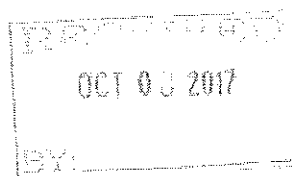
Project: Isles of Bartram
475 West Town Place
Suite 114
St. Augustine FL 32092

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



5000-18 Highway 17 No. 235 Fleming Island, FL 32003 Office: (904) 778-1030 Fax: (904) 778-1045

Email: tlane@treeamigosoutdoor.com or jproctor@treeamigosoutdoor.com
Website: www.TreeAmigosOutdoor.com

Page
1 of 1



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:

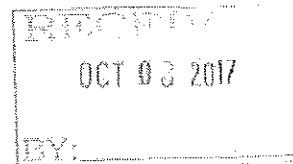
Approved Signature: _____

Date: _____

Invoice Total: \$425.00

1-320-572-462

14



5000-18 Highway 17 No. 235 Fleming Island, FL 32003 Office: (904) 778-1030 Fax: (904) 778-1045

Email: tlane@treeamigosoutdoor.com or jproctor@treeamigosoutdoor.com
Website: www.TreeAmigosOutdoor.com

Page
1 of 1



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

DESCRIPTION	QUANTITY	RATE	AMOUNT
MARCH MANAGEMENT SERVICES	1	500.00	500.00

Total \$500.00

