

***ISLES OF BARTRAM PARK***  
***Community Development District***

*December 5, 2018*

# *Isles of Bartram*

## *Community Development District*

---

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

November 27, 2018

Board of Supervisors  
Isles of Bartram Park  
Community Development District

Dear Board Members:

The audit committee meeting followed by the regular meeting of the Isles of Bartram Park Community Development District will be held **Wednesday, December 05, 2018 at 1:30 p.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.

### Audit Committee Meeting

- I. Roll Call
- II. Review and Ranking of FY 2018 Audit Proposals
- III. Other Business
- IV. Adjournment

### Regular Meeting

- I. Roll Call
- II. Audience Comment
- III. Approval of Minutes of the September 11, 2018 Meeting
- IV. Acceptance of Minutes of the September 11, 2018 Audit Committee Meeting
- V. Acceptance of Audit Committee Recommendations
- VI. Organizational Matters
  - A. Oaths of Office for Newly Elected Supervisors
  - B. Resolution 2019-01, Canvassing & Certifying the Results of the Landowners Election
  - C. General Information for Supervisors
  - D. Consideration of Resolution 2019-02, Election of Officers
- VII. Consideration of Proposal from VGlobalTech for ADA Website Accessibility
- VIII. Other Business
- IX. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Manager
- X. Supervisors' Requests and Audience Comments



- XI. Financial Reports
  - A. Balance Sheet as of October 31, 2018 and Statement of Revenues & Expenditures
  - B. Assessment Receipt Schedule
  - C. Approval of Check Register
  - D. Approval of Funding Request No. 33 & 34
- XII. Next Scheduled Meeting – February 20, 2019 at 11:00 a.m. at the offices of GMS
- XIII. Adjournment

Prior to the regular business meeting will be the audit committee meeting. At this time the audit committee will review and rank the FY 2018 audit proposals.

Minutes from the September 11, 2018 regular meeting and the September 11, 2018 Audit Committee Meeting are enclosed for your review.

The fifth order of business is the acceptance of audit committee recommendations.

The sixth order of business is organizational matters. Newly elected & appointed supervisors will complete the oath of office. The Board will consider resolution 2019-01, canvassing and certifying the results of the landowners' election. Then the Board will then consider resolution 2019-02, Election of officers. Copies of the resolutions are enclosed for your review.

The seventh order of business is the consideration of proposal from VGlobalTech for ADA website compliance. A copy of the proposal is enclosed for your review.

Copies of the balance sheet and statement of revenue & expenditures, assessment receipt schedule, check register and funding request are enclosed for your review.

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

Sincerely,

*James Oliver*

James Oliver  
District Manager  
cc: Wes Haber  
Darrin Mossing  
Jennifer Gillis

# *AGENDA*

*Isles of Bartram Park  
Community Development District  
Agenda*

Tuesday  
December 5, 2018  
1:30 p.m.

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

Audit Committee Meeting

- I. Roll Call
- II. Review and Ranking of FY 2018 Audit Proposals
- III. Other Business
- IV. Adjournment

Regular Meeting

- I. Roll Call
- II. Audience Comment
- III. Approval of Minutes of the September 11, 2018 Meeting
- IV. Acceptance of Minutes of the September 11, 2018 Audit Committee Meeting
- V. Acceptance of Audit Committee Recommendations
- VI. Organizational Matters
  - A. Oaths of Office for Newly Elected Supervisors
  - B. Resolution 2019-01, Canvassing & Certifying the Results of the Landowners Election
  - C. General Information for Supervisors
  - D. Consideration of Resolution 2019-02, Election of Officers

- VII. Consideration of Proposal from VGlobalTech for ADA Website Accessibility
- VIII. Other Business
- IX. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Manager
- X. Supervisors' Requests and Audience Comments
- XI. Financial Reports
  - A. Balance Sheet as of October 31, 2018 and Statement of Revenues & Expenditures
  - B. Assessment Receipt Schedule
  - C. Approval of Check Register
  - D. Approval of Funding Request No. 33 & 34
- XII. Next Scheduled Meeting – February 20, 2019 at 11:00 a.m. at the offices of GMS
- XIII. 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 Tuesday, September 11, 2018 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:

Zenzi Rogers	Chairperson
Brad England	Vice Chairman
Chris Mayo	Supervisor
Mike Della Penta	Supervisor
Joe Panchula	Supervisor

Also present were:

Jim Oliver	District Manager
Wes Haber	District Counsel (by phone)

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Audience Comment**

There were no members of the public in attendance.

Mr. Oliver stated we received a letter of resignation from Supervisor Scott Keiling.

On MOTION by Ms. Rogers seconded by Mr. England with all in favor the Resignation Letter from Supervisor Scott Keiling was accepted effective immediately.

Mr. Oliver asked are there any nominations to fill Seat 4 on the board of supervisors?

Ms. Rogers responded I would like to nominate Mr. Joe Panchula.

On MOTION by Ms. Rogers seconded by Mr. England with all in favor to Appoint Mr. Joe Panchula to Seat 4 on the Board of Supervisors was approved.

Mr. Oliver stated as a CDD board member, you will know be a public official. As a public official, you are subject to here Florida’s Sunshine Law and the public records law. As a member of the CDD board, you can’t have communications about District matters with any of the board members except at a noticed meeting. Any CDD documents that are generated are subject to public records law. You may want to segregate any CDD related documents and emails from your personal or business documents.

Mr. Oliver administered an oath of office to Mr. Joe Panchula.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes from the May 16, 2018 Meeting**

Mr. Oliver stated included in your agenda package is a copy of the minutes of the May 16, 2018 meeting. Are there any additions, corrections or deletions?

On MOTION by Ms. Rogers seconded by Mr. England with all in favor the Minutes of the May 16, 2018 were approved.

**FOURTH ORDER OF BUSINESS**

**Acceptance of Audit Committee Recommendations**

Mr. Oliver stated the audit committee met earlier this morning and approved the audit evaluation criteria. We are asking for approval of those recommendations and to direct staff to issue an RFP for audit proposals.

On MOTION by Ms. Rogers seconded by Mr. England with all in favor the Audit Evaluation Criteria & Direct Staff to Issue an RFP for Audit Proposals were approved.

**FIFTH ORDER OF BUSINESS**

**Ratification of Revised Engagement Letter for FY 2017 Financial Audit**

Mr. Oliver stated included in your agenda package is a copy of the revised engagement letter for FY 2017 financial audit.

On MOTION by Ms. Rogers seconded by Mr. England with all in favor the Revised Engagement Letter for FY17 Financial Audit was ratified.

**SIXTH ORDER OF BUSINESS**

**Presentation of Fiscal Year 2017 Financial Audit**

Mr. Oliver stated included in your agenda package is a copy of the Fiscal Year 2017 Financial Audit. It was a clean audit. There were no findings or recommendations.

On MOTION by Ms. Rogers seconded by Mr. England with all in favor the Revised Engagement Letter for FY 2017 Financial Audit was ratified.

**SEVENTH ORDER OF BUSINESS**

**Public Hearing to Adopt the Budget for Fiscal Year 2019**

**A. Consideration of Resolution 2018-04, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2019**

On MOTION by Ms. Rogers seconded by Mr. England with all in favor the Public Hearing to Adopt the Budget for Fiscal Year 2019 was opened.

Mr. Oliver stated included in your agenda package is a copy of the approved proposed budget for FY 2019.

On MOTION by Ms. Rogers seconded by Mr. England with all in favor the Public Hearing to Adopt the Budget for Fiscal Year 2019 was closed.

Mr. Haber stated included in your agenda package is Resolution 2018-04, which adopts the budget. This budget was provided to St. Johns County.

On MOTION by Ms. Rogers seconded by Mr. England with all in favor Resolution 2018-04 Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2019 was approved.

**B. Consideration of Resolution 2018-05, Imposing Special Assessments and Certifying an Assessment Roll**

Mr. Haber stated included in your agenda package is Resolution 2018-05 and it deals with assessments.

On MOTION by Ms. Rogers seconded by Mr. England with all in favor Resolution 2018-05 Imposing Special Assessments and Certifying an Assessment Roll was approved.



**EIGHTH ORDER OF BUSINESS**

**Consideration of Draft Developer Operations & Maintenance Funding Agreement**

Mr. Haber stated it is my understanding that there may be a difference between the amount that would be collected by virtue of the assessments and the amount that is needed to pay for the entire budget. This is an agreement between the District and the Developer. It obligates the Developer to offset any amounts that maybe needed to pay for the entire budget that may not be collected by virtue of the collection of the assessments.

On MOTION by Ms. Rogers seconded by Mr. England with all in favor the Draft Developer Operations & Maintenance Funding Agreement 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**

Mr. Haber stated we recommend posting a temporary disclaimer on the CDDs website that essentially says it is under review and construction to be ADA compliant. In the meantime, Jim’s office is looking for consultants to review the District’s website and make recommendations that are necessary to make sure the District’s website is compliant with all ADA standards.

**B. Engineer**

There being none, the next item followed.

**C. Manager – Consideration of Proposed FY19 Meeting Dates**

Mr. Oliver stated included in your agenda package is a proposed meeting schedule for Fiscal Year 2019. There is a landowners meeting on November 6<sup>th</sup> but we do not need board quorum for that. A proxy holder may execute the votes of the property owners.

On MOTION by Ms. Rogers seconded by Mr. England with all in favor the Proposed FY19 Meeting Schedule was approved as revised with eliminating an October or November Meeting.

**ELEVENTH ORDER OF BUSINESS**

**Supervisors’ Requests and Audience Comments**

There being none, the next item followed.

**TWELFTH ORDER OF BUSINESS                      Financial Reports**

**A.    Balance Sheet as of July 31, 2018 and Statement of Revenues & Expenditures**

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

**B.    Assessment Receipt Schedule**

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

**C.    Approval of Check Register**

Mr. Oliver stated included in your agenda package is a check register.

On MOTION by Ms. Rogers seconded by Mr. England with all in favor the Check Register was approved.

**D.    Approval of Funding Request No. 32**

Mr. Oliver stated included in your agenda package is Funding Request No. 32.

On MOTION by Ms. Rogers seconded by Mr. England with all in favor the Funding Request No. 32 was approved.

**THIRTEENTH ORDER OF BUSINESS                      Next Scheduled Meeting – TBD**

Mr. Oliver stated the next scheduled meeting is February 20, 2019 at 11:00 a.m. at this office.

**FOURTEENTH ORDER OF BUSINESS                      Adjournment**

On MOTION by Ms. Rogers seconded by Mr. England with all in favor the Meeting was adjourned.

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairperson / Vice Chairperson

*FOURTH ORDER OF BUSINESS*

MINUTES OF MEETING  
ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT

An audit committee meeting of the Board of Supervisors of the Isles of Bartram Park Community Development District was held on Tuesday, September 11, 2018 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:

Zenzi Rogers	Chairperson
Brad England	Vice Chairman
Chris Mayo	Supervisor
Mike Della Penta	Supervisor

Also present were:

Jim Oliver	District Manager
Wes Haber	District Counsel

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Selection of Audit Evaluation Criteria**

Mr. Oliver stated this is the time to select a new auditor for FY18. We are required by Chapter 218 to go through the RFP process. The first thing we need to do is to approve audit evaluation criteria. These are the same criteria that we use each time we go out for bid. The criteria are the ability of personnel, proposers experience, understanding the scope of work, ability to furnish the required services and price.

On MOTION by Ms. Rogers seconded by Mr. England with all in favor the Audit Evaluation Criteria were approved as presented.
---

**THIRD ORDER OF BUSINESS**

**Authorization to Issue Audit RFP**

Mr. Oliver stated we will bring this item to the board of supervisors in the next meeting.

**FOURTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**FIFTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Ms. Rogers seconded by Mr. England with all in favor the Meeting was adjourned.

*SIXTH ORDER OF BUSINESS*

B.

**RESOLUTION 2019-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Isles of Bartram Park Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Clay County, Florida; and

**WHEREAS**, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting is required to be held within 90 days of the District's creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

**WHEREAS**, such landowners meeting was held on November 06, 2018, the Minutes of which are attached hereto as Exhibit A, and at which the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

**WHEREAS**, the Board of Supervisors of the District, by means of this Resolution, desire to canvas the votes and declare and certify the results of said election.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. The following persons are found, certified, and declared to have been duly elected as Supervisor of and for the District, having been elected by the votes cast in their favor as shown:

<u>Chris Mayo</u>	Seat 1	Votes: <u>100</u>
<u>Virginia Feiner</u>	Seat 3	Votes: <u>100</u>
<u>Mike Della Penta</u>	Seat 5	Votes: <u>50</u>

Section 2. In accordance with Section 190.006(2), Florida Statutes, and by virtue of the number of votes cast for the Supervisor, the above-named person is declared to have been elected for the following term of office:

<u>Chris Mayo</u>	4 Year Term
<u>Virginia Feiner</u>	4 Year Term
<u>Mike Della Penta</u>	2 Year Term



Section 3. This resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 5<sup>TH</sup> DAY OF DECEMBER, 2018.**

**ISLES OF BARTRAM PARK  
COMMUNITY DEVELOPMENT DISTRICT**

Attest:

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

*D.*

**RESOLUTION 2019-02**

**A RESOLUTION DESIGNATING OFFICERS OF THE ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT**

**WHEREAS**, the Board of Supervisors of the Isles of Bartram Park Community Development District at a regular business meeting held on November 14, 2018 desires to elect the below recited persons to the offices specified.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT:**

1. The following persons were elected to the offices shown, to wit:

_____	Chairman
_____	Vice-Chairman
_____	Secretary
_____	Treasurer
_____	Assistant Treasurer
_____	Assistant Secretary(s)
_____	Assistant Secretary(s)
_____	Assistant Secretary(s)
_____	Assistant Secretary(s)

**PASSED AND ADOPTED THIS 14<sup>TH</sup> DAY OF NOVEMBER, 2018.**

\_\_\_\_\_  
Chairman / Vice Chairman

\_\_\_\_\_  
Secretary / Assistant Secretary

*SEVENTH ORDER OF BUSINESS*

## Website Compliance Proposal For

### Isle of Bartram Park CDD

(<http://www.islesofbartramparkcdd.com/>)

Website Accessibility for People with Disabilities as per

Nondiscrimination requirements of Title II of the American Disabilities Act (ADA)

Date	Version#	Comments	Author
May 25, 2018	1.0	Initial version	VB Joshi
June 18, 2018	1.1	Added document conversion cost	VB Joshi Kristen Thornburgh
June 21, 2018	1.2	Added <b>WCAG Standards</b> Compliance	VB Joshi
August 10, 2018	1.3	Added CDD Specific details	VB Joshi
August 13, 2018	1.4	Updated pricing for simple, medium and high complexity CDD websites	As per requirements from Ariel and Valerie
August 28, 2018	2.0	Updated conversion and support costs based on discussed scope	As per meeting with GMSCFL

Presented by: VB Joshi, CEO, VGlobalTech, Orlando, Florida



**Project: ADA and WCAG Website Compliance**

**Service Providers: VGlobalTech LLC, Orlando, Florida, USA**

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Page 1 of 11

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## Table of Contents

1.0	Introduction .....	3
1.1	Common Problems and Solutions in Website Accessibility? .....	4
1.1.1	Problem: Images Without Text Equivalentts .....	4
1.1.2	Problem: Documents Are Not Posted In an Accessible Format.....	4
1.1.3	Problem: Specifying Colors and Font Sizes .....	4
1.1.4	Problem: Videos and Other Multimedia Lack Accessible Features.....	5
1.1.5	Web Content Accessibility Guidelines (WCAG) .....	5
2.0	Pricing.....	7
2.1	One time (website conversion and compliance cost):.....	7
2.2	ADA Compliance Yearly Maintenance and Upgrade starting after initial conversion is completed (Optional Maintenance – It is critical to maintain compliance as websites get updated): .....	8
3.0	Proposal Acceptance:.....	10
4.0	References: .....	11

## 1.0 Introduction

Every individual must have equal access to information whether it is in person service or online. This is a general agreement and understanding of access.

The Internet has dramatically changed the way state and local governments do business. Today, government agencies routinely make much more information about their programs, activities, and services available to the public by posting it on their websites. As a result, many people can easily access this information seven days a week, 24 hours a day.

Many government services and activities are also provided on websites because the public is able to participate in them at any time of day and without the assistance of government personnel. Many government websites offer a low cost, quick, and convenient way of filing tax returns, paying bills, renewing licenses, signing up for programs, applying for permits or funding, submitting job applications, and performing a wide variety of other activities.

The **Americans with Disabilities Act (ADA)** and, if the government entities receive federal funding, the Rehabilitation Act of 1973 generally require that state and local governments provide qualified individuals with disabilities equal access to their programs, services, or activities unless doing so would fundamentally alter the nature of their programs, services, or activities or would impose an undue burden. One way to help meet these requirements is to ensure that government websites have accessible features for people with disabilities, using the simple steps described in this document. An agency with an inaccessible website may also meet its legal obligations by providing an alternative accessible way for citizens to use the programs or services, such as a staffed telephone information line. These alternatives, however, are unlikely to provide an equal degree of access in terms of hours of operation and the range of options and programs available.

**Visit <http://vglobaltech.com/website-compliance/> for more details, do a website compliance check on your website and to download a PDF proposal.**

## 1.1 Common Problems and Solutions in Website Accessibility?

### 1.1.1 Problem: Images Without Text Equivalents

#### **Solution: Add a Text Equivalent to Every Image**

Adding a line of simple HTML code to provide text for each image and graphic will enable a user with a vision disability to understand what it is. Add a type of HTML tag, such as an “alt” tag for brief amounts of text or a “longdesc” tag for large amounts, to each image and graphic on your agency’s website.

The words in the tag should be more than a description. They should provide a text equivalent of the image. In other words, the tag should include the same meaningful information that other users obtain by looking at the image. In the example of the mayor’s picture, adding an “alt” tag with the words “Photograph of Mayor Jane Smith” provides a meaningful description.

In some circumstances, longer and more detailed text will be necessary to convey the same meaningful information that other visitors to the website can see. For example, a map showing the locations of neighborhood branches of a city library needs a tag with much more information in text format. In that instance, where the map conveys the locations of several facilities, add a “longdesc” tag that includes a text equivalent description of each location shown on the map – e.g., “City Center Library, 433 N. Main Street, located on North Main Street between 4th Avenue and 5th Avenue.”

### 1.1.2 Problem: Documents Are Not Posted In an Accessible Format

#### **Solution: Post Documents in a Text-Based Format**

Always provide documents in an alternative text-based format, such as HTML or RTF (Rich Text Format), in addition to PDF. Text-based formats are the most compatible with assistive technologies.

### 1.1.3 Problem: Specifying Colors and Font Sizes

#### **Solution: Avoid Dictating Colors and Font Settings**

Websites should be designed so they can be viewed with the color and font sizes set in users’ web browsers and operating systems. Users with low vision must be able to specify the text and background colors as well as the font sizes needed to see webpage content.



## 1.1.4 Problem: Videos and Other Multimedia Lack Accessible Features

### **Solution: Include Audio Descriptions and Captions**

Videos need to incorporate features that make them accessible to everyone. Provide audio descriptions of images (including changes in setting, gestures, and other details) to make videos accessible to people who are blind or have low vision. Provide text captions synchronized with the video images to make videos and audio tracks accessible to people who are deaf or hard of hearing.

## 1.1.5 Web Content Accessibility Guidelines (WCAG)

### **Understanding the Four Principles of Accessibility**

The guidelines and Success Criteria are organized around the following four principles, which lay the foundation necessary for anyone to access and use Web content. Anyone who wants to use the Web must have content that is:

1. **Perceivable** - Information and user interface components must be presentable to users in ways they can perceive.
  - This means that users must be able to perceive the information being presented (it can't be invisible to all of their senses)
2. **Operable** - User interface components and navigation must be operable.
  - This means that users must be able to operate the interface (the interface cannot require interaction that a user cannot perform)
3. **Understandable** - Information and the operation of user interface must be understandable.
  - This means that users must be able to understand the information as well as the operation of the user interface (the content or operation cannot be beyond their understanding)
4. **Robust** - Content must be robust enough that it can be interpreted reliably by a wide variety of user agents, including assistive technologies.
  - This means that users must be able to access the content as technologies advance (as technologies and user agents evolve, the content should remain accessible)

**If any of these are not true, users with disabilities will not be able to use the Web.**

Under each of the principles are guidelines and Success Criteria that help to address these principles for people with disabilities. There are many general usability guidelines that make content more **usable by all people**, including those with disabilities. However, in WCAG 2.1, we only include those guidelines that address problems particular to people with disabilities. This includes issues that block access or interfere with access to the Web more severely for people with disabilities.

See reference section at the end of this document for more information and websites for ADA, Usability and other important compliance issues and solutions.

VGlobalTech development and business management team shall study these compliance guidelines and with our technical capabilities apply these to make your website accessible, compatible and fully functional for all people, including those with disabilities.

## 2.0 Pricing

### Website Complexity: Small Level Websites

**VGlobalTech team shall complete the following critical tasks for client website.  
All costs below are per website / CDD:**

#### 2.1 One time (website conversion and compliance cost):

	Task	Estimated Cost
1.	Perform ADA Website Compliance Check for current website – All webpages on the website. Create a project plan, code review, html updates, plugins / security updates (wordpress, joomla, etc CMS websites)	\$500
2.	Cross-Device Check (Website needs to appear as per ADA standards on Mobile Phones, Tablets, Desktops etc). Braille Readers, Other assistance technology compatibility	\$100
3.	ADA Standards application (as per Section 1 above). ADA.gov, <b>Web Content Accessibility Guidelines (WCAG)</b>	\$700
4.	PDF Documents conversion (to Text, HTML etc) as needed for ADA Compliance / Reader Compliance	\$300
5.	Create a webpage showing websites ADA Compliance efforts	\$100
6.	Create customized footer with VGlobalTech's ADA Compliance Seal (valid for 1 year only)	\$50
	<b>Total (one time compliance / conversion cost)</b>	<b>\$1750 / one time</b>

**2.2 ADA Compliance Yearly Maintenance and Upgrade starting after initial conversion is completed (Optional Maintenance – It is critical to maintain compliance as websites get updated):**

**VGlobalTech team shall complete the following critical tasks for client website. All costs below are per website / CDD:**

	<b>Task</b>	<b>Cost</b>
1.	Perform ADA Website Compliance Check for current website – All new webpages on the website	\$200
2.	Cross-Device Check (Website needs to appear as per ADA standards on Mobile Phones, Tablets, Desktops etc)	\$75
3.	Update footer with VGlobalTech’s ADA Compliance Seal (extended for current year)	\$75
4.	Support (upto 1 hr / month) for the year including updates to newly added pages, upgrade to new standards (if any)	\$600
5.	PDF Documents conversion (to Text, HTML etc) as needed for ADA Compliance / Reader Compliance	\$300
	<b>Annual Maintenance (starts after initial compliance engagement quoted above is complete)</b>	<b>\$1250 / year</b>

***This proposal includes following points, stipulations terms and conditions:***

\*(1) conference call or in person meetings per month with client to review metrics, results and monthly recaps *\*unless otherwise noted*

\* email and phone communication

\*Anything out of the scope of work in the above proposal will be addressed and client will be immediately notified. After notification of additional work, a subsequent quote will be provided to cover that work.

\*Client is responsible to adhering to timelines as far as information required to complete the task is concerned. If timelines are not adhered to and exceed 15 business days past the current marketing months, last day, all work will end. A new month with new allocated costs will be presented for future work to commence. No refunds and owed work will be due unless otherwise agreed upon. **An Invoice will be provided once signature approval of this project proposal. Payments will be made to VGLOBALTECH**

\*Client is responsible for verifying quality of work, providing feedback, verifying that compliance has been met as required. VGlobalTech team shall not be responsible for any legal ramifications arising from work not done as per external agencies / organizations / associations needs if proper feedback is not provided by the customer. VGlobalTech's work will be in best faith but cannot guarantee all compliance / legal needs since we are not the SME's in the compliance area. VGlobalTech shall not be liable for any legal ramifications arising from compliance issues.

Refund Policy: The client may halt work and request for a refund within seven days of the date of signing this services agreement by mailing a signed letter to the main address listed on www.VGlobalTech.com website. If client requests a refund within seven days of the date of signing their agreement they shall be liable to pay for all work completed and will be refunded the remaining balance of the initial payment if billable work has not exceeded a charge that would be greater than client's initial payment. If client requests a refund after the seven days from the date of the signing of the agreement client is liable to pay for all work completed plus an additional 25% of any remaining balance that may still be due. Once line item projects are complete no refunds will be issued. Confidentiality: All information between client and service provider inclusive of technical and business information relating to proprietary ideas, patentable ideas and/or trade secrets, existing and/or contemplated products and services, research and development, production, costs, profit and margin information, finances and financial projections, customers, clients, marketing, and current or future business plans and models, regardless of whether such information is designated as "Confidential Information" at the time of its disclosure and will be treated as such and with absolute confidentiality and will not be shared or used, which will be maintained at all times. The client is not allowed to disclose their price with any third parties. Doing so is in breach of this agreement. All information development will be shared and proprietary information and property between client and service providers.

### 3.0 Proposal Acceptance:

To accept these project, associated costs and conditions as listed above please sign and date below.

***The VGlobalTech proposed solution and terms have been accepted by the customer and the VGlobalTech team can proceed with the project. All payments shall be made according to this agreement.***

---

For Customer

*Date*

VB Joshi

---

For VGlobalTech

*Date*

#### 4.0 References:

**ADA Best Practices Tool Kit for State and Local Governments:**

<https://www.ada.gov/pcatoolkit/chap5toolkit.htm>

**U.S. Department of Justice, Civil Rights Division, Disability Rights Section**

<https://www.ada.gov/websites2.htm>

**Web design Standards:** <https://www.w3schools.com/>

**Web Content Accessibility Guidelines (WCAG)** <https://www.w3.org/TR/WCAG21/>

**VGlobalTech Web Content Accessibility Implementation and Checkpoints:**

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*NINTH ORDER OF BUSINESS*



A.

*Isles of Bartram Park*  
*Community Development District*

*Unaudited Financial Statements*

*as of*

*October 31, 2018*

*Isles of Bartram Park*  
Community Development District  
 Combined Balance Sheet  
 October 31, 2018

*Governmental Fund Types*

	<i>Governmental Fund Types</i>			<i>(Memorandum Only)</i>
	<i>General</i>	<i>Debt Service</i>	<i>Capital Project</i>	<i>2019</i>
<b><u>Assets:</u></b>				
<i>Cash</i>	\$10,972	---	---	\$10,972
<i>Investments:</i>				
<i>Series 2015:</i>				
<i>Reserve</i>	---	\$220,634	---	\$220,634
<i>Interest</i>	---	\$0	---	\$0
<i>Revenue</i>	---	\$282,124	---	\$282,124
<i>Sinking Fund</i>	---	\$3	---	\$3
<i>Prepayment</i>	---	\$130	---	\$130
<i>Construction</i>	---	---	\$5,583	\$5,583
<i>Series 2017:</i>				
<i>Reserve</i>	---	\$174,883	---	\$174,883
<i>Interest</i>	---	\$11,842	---	\$11,842
<i>Revenue</i>	---	\$172,396	---	\$172,396
<i>Construction</i>	---	---	\$5	\$5
<i>Cost of Issuance</i>	---	---	\$45	\$45
<i>Due From Developer</i>	\$67,307	---	---	\$67,307
<i>Due from General Fund</i>	---	\$4,142	---	\$4,142
<i>Assessment Receivable</i>	\$683	\$2,736	---	\$3,419
 <i>Total Assets</i>	 <u>\$78,962</u>	 <u>\$868,891</u>	 <u>\$5,634</u>	 <u>\$953,487</u>
<b><u>Liabilities:</u></b>				
<i>Accounts Payable</i>	\$59,347	---	---	\$59,347
 <i>Fund Balances:</i>				
<i>Restricted for Debt Service</i>	---	\$868,891	---	\$868,891
<i>Restricted for Capital Projects</i>	---	---	\$5,634	\$5,634
<i>Nonspendable</i>	---	---	---	\$0
<i>Unassigned</i>	\$19,615	---	---	\$19,615
<i>Total Liabilities &amp; Fund Equity</i>	<u>\$78,962</u>	<u>\$868,891</u>	<u>\$5,634</u>	<u>\$953,487</u>

*Isles of Bartram Park*  
**Community Development District**  
**GENERAL FUND**

Statement of Revenues & Expenditures  
For The Period Ending October 31, 2018

	<i>Adopted</i> Budget	<i>Prorated</i> 10/31/18	<i>Actual</i> Thru 10/31/18	Variance
<b><u>REVENUES:</u></b>				
Developer Contributions	\$58,859	\$11,635	\$11,635	\$0
Assessment - Tax Roll	\$106,827	\$0	\$0	\$0
Assessment - Direct	\$36,355	\$9,089	\$9,089	\$0
<b>TOTAL REVENUES</b>	<b>\$202,040</b>	<b>\$20,724</b>	<b>\$20,724</b>	<b>\$0</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>ADMINISTRATIVE:</u></b>				
Engineering	\$6,000	\$0	\$0	\$0
Dissemination	\$3,500	\$292	\$583	(\$292)
Arbitrage	\$600	\$0	\$0	\$0
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Attorney Fees	\$20,000	\$0	\$0	\$0
Annual Audit	\$2,300	\$0	\$0	\$0
Trustee Fees	\$6,500	\$0	\$0	\$0
Management Fees	\$45,000	\$3,750	\$3,750	\$0
Information Technology	\$1,600	\$133	\$133	\$0
Telephone	\$150	\$13	\$0	\$13
Postage	\$500	\$42	\$1	\$41
Insurance	\$5,665	\$5,665	\$7,642	(\$1,977)
Printing and Binding	\$1,300	\$108	\$320	(\$211)
Legal Advertising	\$2,000	\$2,000	\$323	\$1,677
Other Current Charges	\$250	\$21	\$0	\$21
Office Supplies	\$200	\$17	\$15	\$2
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$100,740</b>	<b>\$17,215</b>	<b>\$17,767</b>	<b>(\$552)</b>
<b><u>FIELD:</u></b>				
Landscape Maintenance	\$52,000	\$4,333	\$0	\$4,333
Lake Maintenance	\$14,000	\$1,167	\$1,510	(\$343)
Waterfall/Entry Pond Maintenance	\$5,400	\$450	\$0	\$450
Lake Fountains Maintenance	\$1,400	\$117	\$0	\$117
Management	\$6,000	\$500	\$500	\$0
Utilities	\$20,000	\$1,667	\$0	\$1,667
General Maintenance	\$2,500	\$208	\$0	\$208
<b>TOTAL FIELD</b>	<b>\$101,300</b>	<b>\$8,442</b>	<b>\$2,010</b>	<b>\$6,432</b>
<b>TOTAL EXPENDITURES</b>	<b>\$202,040</b>	<b>\$25,657</b>	<b>\$19,777</b>	<b>\$5,879</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$0)</b>		<b>\$947</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$18,669</b>	
<b>FUND BALANCE - Ending</b>	<b>(\$0)</b>		<b>\$19,615</b>	

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

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<b>Revenues:</b>													
Developer Contributions/Assessments	\$20,724	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,724
<b>Total Revenues</b>	<b>\$20,724</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$20,724</b>
<b>Expenditures:</b>													
<b>Administrative</b>													
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination	\$583	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$583
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Assessment Roll	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Attorney Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fees	\$3,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,750
Information Technology	\$133	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$133
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1
Insurance	\$7,642	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,642
Printing and Binding	\$320	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$320
Legal Advertising	\$323	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$323
Other Current Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15
Dues, Licenses & Subscriptions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Administrative</b>	<b>\$17,767</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$17,767</b>
<b>Field</b>													
Landscape Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lake Maintenance	\$1,510	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,510
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	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500
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
<b>Total Field</b>	<b>\$2,010</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,010</b>
<b>Total Expenses</b>	<b>\$19,777</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$19,777</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$947</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$947</b>

*Isles of Bartram Park*  
Community Development District  
*DEBT SERVICE FUND SERIES 2015*  
 Statement of Revenues & Expenditures  
 For The Period Ending October 31, 2018

	<i>Adopted Budget</i>	<i>Prorated Thru 10/31/18</i>	<i>Actual Thru 10/31/18</i>	<i>Variance</i>
<u>REVENUES:</u>				
<i>Interest Income</i>	\$100	\$8	\$862	\$854
<i>Assessment - Direct</i>	\$141,083	\$0	\$0	\$0
<i>Assessment - Tax Roll</i>	\$300,186	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$441,369</b>	<b>\$8</b>	<b>\$862</b>	<b>\$854</b>
<u>EXPENDITURES:</u>				
<u>Series 2015</u>				
<i>Interest Expense - 11/01</i>	\$160,916	\$0	\$0	\$0
<i>Principal Expense - 11/01</i>	\$115,000	\$0	\$0	\$0
<i>Interest Expense - 05/01</i>	\$158,400	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$434,316</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$7,053</b>		<b>\$862</b>	
<i>FUND BALANCE - Beginning</i>	\$280,240		\$508,908	
<i>FUND BALANCE - Ending</i>	<u>\$287,293</u>		<u>\$509,770</u>	

*Isles of Bartram Park*  
Community Development District  
 DEBT SERVICE FUND SERIES 2017  
 Statement of Revenues & Expenditures  
 For The Period Ending October 31, 2018

	<i>Adopted Budget</i>	<i>Prorated Thru 10/31/18</i>	<i>Actual Thru 10/31/18</i>	<i>Variance</i>
<u>REVENUES:</u>				
<i>Interest Income</i>	\$1,000	\$83	\$286	\$203
<i>Assessment - Direct</i>	\$216,501	\$0	\$0	\$0
<i>Assessment - Tax Roll</i>	\$124,043	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$341,544</b>	<b>\$83</b>	<b>\$286</b>	<b>\$203</b>
<u>EXPENDITURES:</u>				
<u>Series 2015</u>				
<i>Interest Expense - 11/01</i>	\$124,147	\$0	\$0	\$0
<i>Principal Expense - 11/01</i>	\$50,000	\$0	\$0	\$0
<i>Interest Expense - 05/01</i>	\$123,272	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$297,419</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<u>OTHER SOURCES/(USES)</u>				
<i>Transfer In/(Out)</i>	\$0	\$0	\$0	\$0
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$44,125</b>		<b>\$286</b>	
<i>FUND BALANCE - Beginning</i>	\$174,147		\$358,835	
<i>FUND BALANCE - Ending</i>	<u>\$218,272</u>		<u>\$359,121</u>	

*Isles of Bartram Park*  
Community Development District  
 CAPITAL PROJECTS FUND  
 Statement of Revenues & Expenditures  
 For The Period Ending October 31, 2018

	Series 2015	Series 2017
<u>REVENUES:</u>		
Interest Income	\$9	\$0
<b>TOTAL REVENUES</b>	<b>\$9</b>	<b>\$0</b>
<u>EXPENDITURES:</u>		
Capital Outlay	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>
<u>OTHER SOURCES/(USES)</u>		
Interfund Transfer	\$0	\$0
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$9</b>	<b>\$0</b>
<i>FUND BALANCE - Beginning</i>	<b>\$5,575</b>	<b>\$50</b>
<i>FUND BALANCE - Ending</i>	<b>\$5,583</b>	<b>\$51</b>



*Isles of Bartram Park*  
*Community Development District*  
*Long Term Debt Report*

<b>Series 2015 Special Assessment Bonds</b>	
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)
Less: November 1, 2017	(\$130,000)
<b>Current Bonds Outstanding</b>	<b>\$6,485,000</b>

<b>Series 2017 Special Assessment Bonds</b>	
Interest Rate:	3.50%-5.00%
Maturity Date:	11/1/47
Reserve Fund Definition:	50% of Max Annual Debt Service
Reserve Fund Requirement:	\$172,275.00
Reserve Balance:	\$174,882.55
Bonds outstanding - 11/30/2017	\$5,345,000
<b>Current Bonds Outstanding</b>	<b>\$5,345,000</b>

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

<i>Funding Request #</i>	<i>Date of Request</i>	<i>Check Date Received Developer</i>	<i>Check Amount Developer</i>	<i>Requested Funding Amount FY 2018</i>	<i>Requested Funding Amount FY 2019</i>	<i>Balance Due From Developer FY 2018</i>	<i>Balance Due From Developer FY 2019</i>
27	9/13/17	11/15/17	\$13,371.88	\$0.00	\$0.00	\$0.00	\$0.00
28	10/10/17	12/8/17	\$14,675.33	\$12,404.48	\$0.00	\$0.00	\$0.00
29	11/6/17	2/23/18	\$11,280.14	\$7,444.01	\$0.00	\$0.00	\$0.00
30	11/22/17	2/23/18	\$4,041.03	\$2,419.70	\$0.00	\$0.00	\$0.00
31	2/12/18	5/24/18	\$926.02	\$463.01	\$0.00	\$0.00	\$0.00
32	8/8/18	11/6/18		\$31,941.72	\$0.00	(\$31,941.72)	\$0.00
33	9/11/18	11/6/18		\$18,959.24	\$0.00	(\$18,959.24)	\$0.00
34	10/28/18			\$4,771.18	\$11,635.27	(\$4,771.18)	(\$11,635.27)
<b>TOTAL</b>			\$44,294.40	\$78,403.34	\$11,635.27	(\$55,672.14)	(\$11,635.27)

B.



C.

*Isles of Bartram Park*  
*Community Development District*

*Check Run Summary*  
*10/31/2018 - 11/27/2018*

Fund	Date	Check No.	Amount
<i>General Fund</i>			
<i>Accounts Payable</i>	10/1/18	318-324	\$ 5,504.79
	11/8/18	325-336	\$ 32,308.74
	11/14/18	337	\$ 3,504.79
<i>Sub-Total</i>			\$ 41,318.32
<i>Total</i>			\$ 41,318.32

\*\*\* CHECK DATES 10/01/2018 - 11/27/2018 \*\*\*

ISLES OF BARTRAM - GENERAL  
BANK A ISLES OF BARTRAM

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/11/18	00002	7/20/18	I0306754	201807	310	51300	48000			*	2,198.91		
			NOTICE OF PH 8/15/18										
		8/21/18	I0308017	201808	310	51300	48000			*	1,094.96		
			ADOPT FISCAL BUDGET										
ST. AUGUSTINE RECORD											3,293.87	000318	
10/11/18	00002	9/21/18	I0309223	201809	310	51300	48000			*	103.22		
			RFP ANNUAL AUDIT										
ST. AUGUSTINE RECORD											103.22	000319	
10/11/18	00002	9/21/18	I0309223	201809	310	51300	48000			*	107.70		
			FY19 MEETING SCHEDULE										
ST. AUGUSTINE RECORD											107.70	000320	
10/11/18	00018	10/01/18	347893	201810	320	53800	45501			*	500.00		
			OCT MANAGEMENT SERVICES										
VESTA PROPERTY SERVICES, INC.											500.00	000321	
10/11/18	00018	7/01/18	344616	201807	320	53800	45501			*	500.00		
			JUL MANAGEMENT SERVICES										
VESTA PROPERTY SERVICES, INC.											500.00	000322	
10/11/18	00018	8/01/18	345889	201808	320	53800	45501			*	500.00		
			AUG MANAGEMENT SERVICES										
VESTA PROPERTY SERVICES, INC.											500.00	000323	
10/11/18	00018	9/01/18	346818	201809	320	53800	45501			*	500.00		
			SEP MANAGEMENT SERVICES										
VESTA PROPERTY SERVICES, INC.											500.00	000324	
11/08/18	00025	8/22/18	08222018	201808	320	57200	46300			*	146.09		
			AUG IRRIGATION REIMBURSE										
CELESTINA MASTER HOA											146.09	000325	
11/08/18	00006	8/29/18	7544	201810	310	51300	45000			*	5,750.00		
			FY19 GEN LIABILITY										
		8/29/18	7544	201810	310	51300	45000			*	1,892.00		
			FY19 PROPERTY INSURANCE										
EGIS INSURANCE ADVISORS LLC											7,642.00	000326	
11/08/18	00011	6/08/18	187371	201805	310	51300	31100			*	225.00		
			MAY PROFESSIONAL SERVICES										
ENGLAND THIMS & MILLER INC											225.00	000327	
11/08/18	00001	6/01/18	48	201806	310	51300	34000			*	3,750.00		
			JUN MANAGEMENT FEE										

IBTR ISLES OF BRTRM BPEREGRINO

\*\*\* CHECK DATES 10/01/2018 - 11/27/2018 \*\*\*

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	AMOUNT	....CHECK.... AMOUNT #	
		6/01/18 48	201806 310-51300-35100	JUN INFORMATION TECH	*	133.33		
		6/01/18 48	201806 310-51300-31200	JUN DISSEMINATION SERVICE	*	583.33		
		6/01/18 48	201806 310-51300-51000	OFFICE SUPPLIES	*	15.24		
		6/01/18 48	201806 310-51300-42000	POSTAGE	*	20.02		
		6/01/18 48	201806 310-51300-42500	COPIES	*	156.30		
							4,658.22	000328
-----								
11/08/18	00001	7/02/18 49	201807 310-51300-34000	JUL MANAGEMNT FEES	*	3,750.00		
		7/02/18 49	201807 310-51300-35100	JUL INFORMATION TECH	*	133.33		
		7/02/18 49	201807 310-51300-31200	JUL DISSEMINATION SERVICE	*	583.33		
		7/02/18 49	201807 310-51300-42500	COPIES	*	5.40		
		7/02/18 49	201807 310-51300-41000	TELEPHONE	*	7.89		
							4,479.95	000329
-----								
11/08/18	00001	8/01/18 50	201808 310-51300-34000	AUG MANAGEMENT FEES	*	3,750.00		
		8/01/18 50	201808 310-51300-35100	AUG INFORMATION TECH	*	133.33		
		8/01/18 50	201808 310-51300-31200	AUG DISSEMINATION SERVICE	*	583.33		
		8/01/18 50	201808 310-51300-51000	OFFICE SUPPLIES	*	.15		
		8/01/18 50	201808 310-51300-42000	POSTAGE	*	.89		
		8/01/18 50	201808 310-51300-42500	COPIES	*	2.10		
							4,469.80	000330
-----								
11/08/18	00001	9/04/18 51	201809 310-51300-34000	SEP MANAGEMENT FEES	*	3,750.00		
		9/04/18 51	201809 310-51300-35100	SEP INFORMATION TECH	*	133.33		
		9/04/18 51	201809 310-51300-31200	SEP DISSEMINATION SERVICE	*	583.33		
		9/04/18 51	201809 310-51300-51000	OFFICE SUPPLIES	*	15.30		

IBTR ISLES OF BRTRM BPEREGRINO



\*\*\* CHECK DATES 10/01/2018 - 11/27/2018 \*\*\*

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	AMOUNT	CHECK AMOUNT	CHECK #
9/04/18	51	51	POSTAGE	201809	310	51300	42000			*	4.70		
9/04/18	51	51	COPIES	201809	310	51300	42500			*	184.80		
GOVERNMENTAL MANAGEMENT SERVICES												4,671.46	000331
11/08/18	00013	6/29/18	17069B	201806	310	51300	35200		FYE 9/30/17 AUDIT REMAIN	*	500.00		
GRAU AND ASSOCIATES												500.00	000332
11/08/18	00004	5/31/18	100741	201804	310	51300	31500		APR GENERAL COUNSEL	*	70.50		
HOPPING GREEN AND SAMS												70.50	000333
11/08/18	00004	6/30/18	101342	201805	310	51300	31500		MAY GENERAL COUNSEL	*	830.85		
HOPPING GREEN AND SAMS												830.85	000334
11/08/18	00004	7/31/18	101960	201806	310	51300	31500		JUNE GENERAL COUNSEL	*	472.50		
HOPPING GREEN AND SAMS												472.50	000335
11/08/18	00017	10/29/18	10292018	201810	300	20700	10200		TAX DIST #8	*	2,540.33		
10/29/18		10292018	201810	300	20700	10200			TAX DIST #9	*	1,354.93		
10/29/18		10292018	201810	300	20700	10200			TAX DIST INTEREST	*	189.22		
10/29/18		10292018	201810	300	20700	10200			TAX DIST INTEREST	*	9.07		
10/29/18		10292018	201810	300	20700	10200			TAX DIST INTEREST	*	5.51		
10/29/18		10292018	201810	300	20700	10200			FY17 EXCESS FEE DIST	*	43.31		
ISLES OF BARTRAM PARK CDD												4,142.37	000336
11/14/18	00002	7/20/18	I0306754	201807	310	51300	48000		NOTICE OF PH 8/15/18	*	2,198.91		
8/21/18		08212018	201808	310	51300	48000			ADOPT FY19 BUDGET	*	1,094.96		
9/21/18		I0309223	201809	310	51300	48000			NOTICE RFP ANNUAL AUDIT	*	103.22		
9/21/18		I0309223	201809	310	51300	48000			FY19 MEETING SCHEDULE	*	107.70		
ST. AUGUSTINE RECORD												3,504.79	000337
TOTAL FOR BANK A											41,318.32		

IBTR ISLES OF BRTRM BPEREGRINO

AP300R

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

RUN 11/27/18

PAGE 4

\*\*\* CHECK DATES 10/01/2018 - 11/27/2018 \*\*\*

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	AMOUNT	....CHECK..... AMOUNT #
TOTAL FOR REGISTER							41,318.32	

IBTR ISLES OF BRTRM BPEREGRINO



Questions on this invoice call:  
(866) 470-7133 Option 2

10	11	12/14	13	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT
09/02		Balance Forward						\$3,293.87
09/21 09/21	103092234-09212018	ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES The Isles of Bartram	SA St Augustine Record	1.00 x 5.7500	5.75	1	\$8.98	\$51.64
09/21 09/21	103092234-09212018	Park Community Development Distric ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES The Isles of Bartram	SA StAug Record Online	1.00 x 5.7500	5.75	1	\$8.97	\$51.58
09/21 09/21	103092238-09212018	Park Community Development Distric MTG SCHEDULE FY 2019	SA St Augustine Record	2.00 x 3.0000	6	1	\$8.98	\$53.88
09/21 09/21	103092238-09212018	MTG SCHEDULE FY 2019	SA St Aug Record Online	2.00 x 3.0000	6	1	\$8.97	\$53.82
PREVIOUS AMOUNT OWED:				\$3,293.87				
NEW CHARGES THIS PERIOD:				\$210.92				
CASH THIS PERIOD:				\$0.00				
DEBIT ADJUSTMENTS THIS PERIOD:				\$0.00				
CREDIT ADJUSTMENTS THIS PERIOD:				\$0.00				
We appreciate your business.								
Your account remains past due. Past due balances are reported to credit reporting bureaus. You must send us your payment immediately in order to continue advertising schedules. Protect your credit.								

**INVOICE AND STATEMENT OF ACCOUNT**

AGING OF PAST DUE ACCOUNTS

\* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE



21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	23	TOTAL AMOUNT DUE	
	\$210.92		\$1,094.96	\$2,530.96	\$0.00	\$332.05		\$3,504.79	
SALES REP/PHONE#		ADVERTISER INFORMATION							
Melissa Rhinehart 904-819-3423		11	BILLING PERIOD	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME
			09/03/2018 - 09/30/2018		15657		15657		GMS/ISLES OF BARTRAM PARK CCD

MAKE CHECKS PAYABLE TO

The St. Augustine Record Dept 1261  
PO Box 121261  
Dallas, TX 75312-1261

Payment is due upon receipt.

The St. Augustine Record

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



The St. Augustine Record Dept 1261  
PO Box 121261  
Dallas, TX 75312-1261

1		BILLING PERIOD		2		ADVERTISER/CLIENT NAME			
		09/03/2018 - 09/30/2018				GMS/ISLES OF BARTRAM PARK CCD			
COMPANY		22	TOTAL AMOUNT DUE	* UNAPPLIED AMOUNT	3	TERMS OF PAYMENT			
SA 7			\$3,504.79	\$332.05		NET 15 DAYS			
21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS				
	\$210.92		\$1,094.96	\$2,530.96	\$0.00				
4	PAGE #	5	BILLING DATE	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	24	STATEMENT NUMBER
			09/30/2018		15657		15657		0000026622

ADVERTISING INVOICE and STATEMENT

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS



11  
8 - 3878

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

The St. Augustine Record  
Dept 1261  
PO Box 121261  
Dallas, TX 75312-1261





# The St. Augustine Record

Lines 124  
Depth 15.25  
Columns 2  
  
Price \$1,094.96

**ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2018/2019 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

**Upcoming Audit Committee Meeting, Public Hearings, and Regular Meeting**

The Isles of Bartram Park Community Development District Audit Committee Meeting will be held on Tuesday, September 11, 2018, at 8:00 am, at the offices of Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092. Immediately following the adjournment of the Audit Committee meeting the Board of Supervisors for the Isles of Bartram Park Community Development District ("District") will hold the following two public hearings, and a regular meeting:

**TWO PUBLIC HEARINGS AND A REGULAR MEETING**

DATE: September 11, 2018  
TIME: 11:00 a.m.  
LOCATION: Governmental Management Service  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

The first public hearing is being held to receive public comment and objections on the District's proposed budget(s) for the fiscal year beginning October 1, 2018 and ending September 30, 2019 ("Fiscal Year 2018/2019 Budget"). The second public hearing is being held to consider the imposition of operations and maintenance special assessments ("O&M Assessment") upon certain lands located within the District, to fund a portion of the District's Fiscal Year 2018/2019 Budget; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of assessments. The public hearings are being conducted pursuant to Chapter 190 of the Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy assessments as finally approved by the Board.

A Board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

**Description of Assessments**

The District imposes special assessments on certain benefited property within the District for the purpose of funding a portion of the District's general administrative, operations, and maintenance budget and/or providing the funds necessary to pay debt service on outstanding bonds as reflected in the District's debt service budget. The portion of the budget not funded with O&M Assessments will be funded through a funding agreement with the developer. Geographic depiction of the District (i.e., the property potentially subject to the assessment) is identified in the map attached hereto. The District adopts its budget(s) for these operations and maintenance expenses each year after consultation by the Board and after the holding of a public hearing.

Certain benefited lands within the District pay these assessments, including undeveloped and developed lands. Lands within the District are assigned mills of measurement known as "Equivalent Residential Units" or "ERUs," in accordance with their use and measured more fully in the District's assessment methodology on file at the offices of the District Manager.

The table below shows the schedule of the proposed O&M Assessments for each product type within the District:

Lot Type	FY 2019 O&M Assessment	FY 2019 Debt Service Assessment	Total FY 2019 Assessment
68'	\$339.24	\$1205.13	\$1544.37
73'	\$339.24	\$1388.88	\$1728.12
83'	\$339.24	\$1488.02	\$1797.26
90'	\$339.24	\$1571.60	\$1910.84

For all O&M Assessments levied for Fiscal Year 2018/2019, the District expects to collect no more than \$118,859.14 in gross revenue. The remainder of the budget will be paid through a funding agreement with the developer. The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which the County may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.063(2)(a), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments, and that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.063(2)(a) is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2018/2019.

By operation of law the District's assessments each year constitute a lien against certain benefited property located within the District just as do each year's property taxes. For Fiscal Year 2018/2019, the District may have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefited property by sending out a bill prior to, or during, November 2018. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect these or other assessments in a different manner at a future time.

**Additional Provisions**

The public hearing and meeting set forth in the notice and will be conducted in...

Tue, Aug 28, 2018  
7:52:19AM

## Legal Ad Invoice

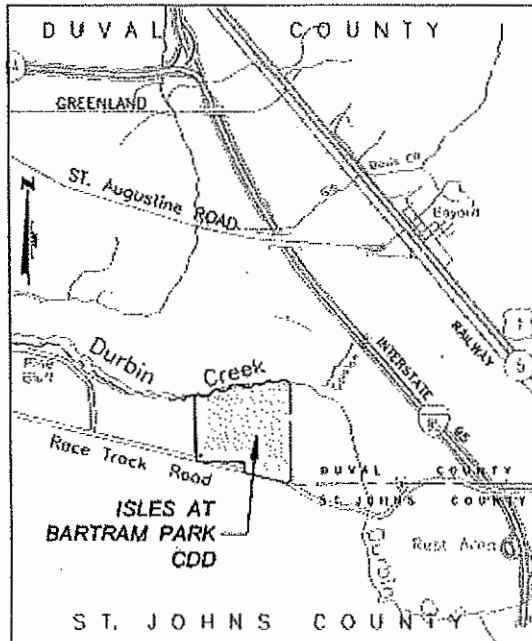
# The St. Augustine Record

the public hearings, with submitting the copies of the proposed maps with the appropriate fee accordance with the provisions of Florida law. A copy of the proposed maps, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the office of the District Manager, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-8850, during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record of the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-8850 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that action will need a record of 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



6003080177 August 21, 28, 2018

THE ST. AUGUSTINE RECORD  
Affidavit of Publication

GMS/ISLES OF BARTRAM PARK CCD  
475 WEST TOWN PLACE, STE 114

SAINT AUGUSTINE, FL 32092

ACCT: 15657  
AD# 0003080177-01

PO#

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

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

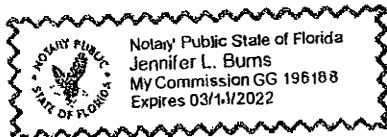
Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a NOTICE OF HEARING in the matter of ADPT FISCAL BUDGET was published in said newspaper on 08/21/2018, 08/28/2018.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in 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, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

Sworn to and subscribed before me this 28 day of AUG 28 2018

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

Jennifer L. Burns  
(Signature of Notary Public)



ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2018/2019 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

Upcoming Audit Committee Meeting, Public Hearings, and Regular Meeting

The Isles of Bartram Park Community Development District Audit Committee Meeting will be held on Tuesday, September 11, 2018, at 11:00 am, at the offices of Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, immediately following the adjournment of the Audit Committee meeting. The Board of Supervisors for the Isles of Bartram Park Community Development District ("District") will hold the following two public hearings, and a regular meeting:

TWO PUBLIC HEARINGS AND A REGULAR MEETING

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TIME: 11:00 am  
LOCATION: Governmental Management Service  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

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A Board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

Description of Assessments

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Certain benefited lands within the District pay these assessments, including undeveloped and developed lands. Lands within the District are assigned units of measurement, known as "Equivalent Residential Units" or "ERUs," in accordance with their use and as described more fully in the District's assessment methodology on file at the offices of the District Manager.

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90'	\$339.24	\$1571.60	\$1910.84

For all O&M Assessments levied for Fiscal Year 2018/2019, the District expects to collect no more than \$118,054.14 in gross revenues. The remainder of the budget will be paid through a funding agreement with the developer. The proposed O&M Assessments as stated include collection cuts and/or early payment discounts, which the County may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 193.06(2)(a), Florida Statutes, the lien amount shall serve as the maximum tax authorized by law for operations and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 193.06(2)(a) is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2016/2017.

By operation of law, the District's assessments each year constitute a lien against certain benefited property located within the District just as do each year's property taxes. For Fiscal Year 2018/2019, the District may have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefited property by sending out a bill prior to, or during, November 2018. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in foreclosure action, which also may result in loss of title. The District's decision to collect assessments on the tax bill or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

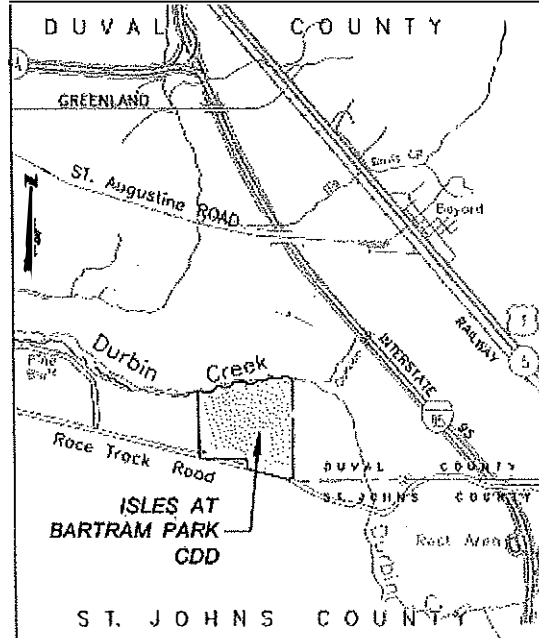
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the proposed budgets, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 846-8836, during normal business hours. The public hearings and meeting may be continued to a date, time and place to be specified on the record at the hearing or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office in (904) 846-8836 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-635-8777 (TDD) / 1-

800-955-8773 (Voice), for and in contacting the District Office.

Plus, note that all affected property owners have the right to appear at the public hearings and meetings, and may also file written objections with the District Manager within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at a public hearing or meeting is advised that person will need a record of 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



6003060177 August 21, 28, 2018





THE ST. AUGUSTINE RECORD  
Affidavit of Publication

GMS/ISLES OF BARTRAM PARK CCD  
475 WEST TOWN PLACE, STE 114

SAINT AUGUSTINE, FL 32092

ACCT: 15657  
AD# 0003092238-01

PO#

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

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

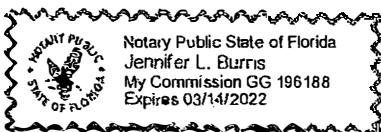
Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a NOTICE OF MEETING in the matter of MTG SCHEDULE FY 2019 was published in said newspaper on 09/21/2018.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in 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, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

Sworn to and subscribed before me this \_\_\_\_\_ day of SEP 21 2018

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

Jennifer L. Burris  
(Signature of Notary Public)



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 2019 at the offices of Governmental Management Services, LLC located at 476 West Town Place, Suite 114, St. Augustine, Florida 32092 at 11:00 a.m. on the third Wednesday of each month listed (unless noted otherwise) as follows:

- November 6, 2018 Landowners Meeting
- February 20, 2019
- May 15, 2019
- August 23, 2019

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 in 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

0003092238 September 21, 2018

Fri, Sep 21, 2018  
8:09:10AM

Legal Ad Invoice

# The St. Augustine Record

<b>Acct:</b> 15657	<b>Name:</b> GMS/ISLES OF BARTRAM PARK CCD
<b>Phone:</b> 9042889130	<b>Address:</b> 475 WEST TOWN PLACE, STE 114
<b>E-Mail:</b>	
<b>Client:</b> GMS/ISLES OF BARTRAM PARK CC	<b>City:</b> SAINT AUGUSTINE
	<b>State:</b> FL
	<b>Zip:</b> 32092

<b>Ad Number:</b> 0003092234-01	<b>Caller:</b> SHELBY STEPHENS	<b>Paytype:</b> BILL
<b>Start:</b> 09/21/2018	<b>Issues:</b> 1	<b>Stop:</b> 09/21/2018
<b>Placement:</b> SA Legals	<b>Rep:</b> Melissa Rhinehart	
<b>Copy Line:</b> ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUE		

Lines	67
Depth	5.75
Columns	1
Price	\$103.22

**ISLES OF BARTRAM PARK  
COMMUNITY DEVELOPMENT  
DISTRICT  
REQUEST FOR PROPOSALS FOR  
ANNUAL AUDIT SERVICES**

The Isles of Bartram Park Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2018, with an option for two additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in St. Johns County and has a general fund.

The Auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide seven (7) copies of their proposal to GMS, LLC, District Manager, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092, telephone (904) 940-5850, in an envelope marked on the outside "Auditing Services - Isles of Bartram Park Community Development District." Proposals must be received by Friday, October 12, 2018, 2:00 p.m., at the office of the District Manager. The District reserves the right to reject any and all proposals, make modifications to the scope of the work, and waive any minor informalities or irregularities in proposals as it deems appropriate. Please direct all questions regarding this Notice to the District Manager.

Isles of Bartram Park Community  
Development District  
James Oliver, District Manager  
0003092234 September 21, 2018

SEP 26 2018

THE ST. AUGUSTINE RECORD

Affidavit of Publication

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

ACCT: 15657  
AD# 0003092234-01  
PO#

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

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says 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 **REQUISTION OF PROPOSALS** in the matter of **ANNUAL AUDIT SERVICES** published in said newspaper on **09/21/2018**.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in 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, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

**ISLES OF BARTRAM PARK  
COMMUNITY DEVELOPMENT  
DISTRICT  
REQUEST FOR PROPOSALS FOR  
ANNUAL AUDIT SERVICES**

The Isles of Bartram Park Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2018, with an option for two additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in St. Johns County and has a general fund.

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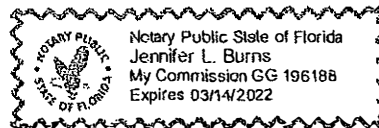
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Isles of Bartram Park Community  
Development District  
James Oliver, District Manager  
0003092234 September 21, 2018

Sworn to and subscribed before me this \_\_\_\_\_ day of **SEP 21 2018**

by *Melissa Rhinehart* who is personally known to me  
or who has produced as identification

*Jennifer L. Burns*  
(Signature of Notary Public)





*Invoice*

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

Invoice # 347893  
Date 10/1/2018  
Terms Due on receipt  
Due Date 10/1/2018  
Memo MANAGEMENT SERV...

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

**RECEIVED**  
OCT 01 2018

**BY: .....**

Description	Quantity	Rate	Amount
MANAGEMENT SERVICES	1	500.00	500.00

**Total \$500.00**



**Invoice**

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

Invoice # 344616  
Date 7/1/2018  
Terms Due on receipt  
Due Date 7/1/2018  
Memo MANAGEMENT SERV..

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

1-32-538-4550  
18

DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
MANAGEMENT SERVICES	1	500.00	500.00

**Total \$500.00**



**Invoice**

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

Invoice # 345889  
Date 8/1/2018  
Terms Due on receipt  
Due Date 8/1/2018  
Memo MANAGEMENT SERV...

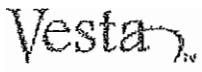
Bill To  
Isles of Bartram Park CDD  
475 West Town Place  
Suite 250  
Jacksonville FL 32092

PAID 8/1/18

1-32-538-45501  
18

DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
MANAGEMENT SERVICES	1	500.00	500.00

Total \$500.00



# Invoice

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

Invoice # 346818  
Date 9/1/2018  
Terms Due on receipt  
Due Date 9/1/2018  
Memo MANAGEMENT SERV..

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

SEP 15 2018

1,32,538.45501  
18

DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
MANAGEMENT SERVICES	1	500.00	500.00

Total \$500.00

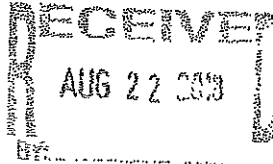


Celestina Master HOA, Inc

# INVOICE

INVOICE DATE: AUGUST 2018

To: Brian Sanchez  
Isles of Bartram CDD  
475 West Town Place, Suite 114  
St Augustine, FL 32092



1-32-572-463  
25

	DESCRIPTION		AMOUNT
	Reimbursement for Irrigation Billing (10%)		146.09
Any questions please call Jennifer Hill 386-439-0134			
TOTAL AMOUNT DUE			\$146.09

Make all checks payable to: Celestina Master Homeowners Association. Please mail or deliver to Vesta Services 411 South Central Avenue, Suite B Flagler Beach, FL 32136.



**INVOICE**

Customer	Isles at Bartram Park Community Development District
Acct #	522
Date	08/29/2018
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	\$ 7,642.00
Payment Amount	
Payment for	Invoice#7544
100118240	

Egis Insurance

Customer: Isles at Bartram Park Community Development District

1.31.513.45

Invoice	Effective	Transaction	Description	Amount
7544	10/01/2018	Renew policy	Policy #100118240 10/01/2018-10/01/2019 Florida Insurance Alliance POL,EPLI,EBL,Herb & Pest - Renew policy Due Date: 9/28/2018  <i>Gen Liab./Public Officials \$5750.00</i> <i>Property Insurance \$ 1,892.00</i>	7,642.00
				<b>Total</b>
				\$ 7,642.00
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, I.LC	(321)320-7665	Date
Lockbox 234021 PO Box 84021		06/29/2018
Chicago, IL 60689-4002	cbitner@egisadvisors.com	



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

June 8, 2018  
Project No: 13125.03000  
Invoice No: 0187371

Project 13125.03000 Isles of Bartram CDD

**Professional Services rendered through May 31, 2018**

**Professional Personnel**

	Hours	Rate	Amount
Principal - Vice President	1.00	225.00	225.00
Totals	1.00		225.00
<b>Total Labor</b>			<b>225.00</b>
<b>Invoice Total this Period</b>			<b>\$225.00</b>

**RECEIVED**  
OCT 09 2018

BY: .....

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

# Invoice

Invoice #: 48  
 Invoice Date: 6/1/18  
 Due Date: 6/1/18  
 Case:  
 P.O. Number:

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

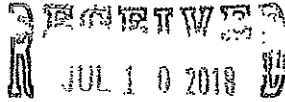
Description	Hours/Qty	Rate	Amount
Management Fees - June 2018 1.31.513.34		3,750.00	3,750.00
Information Technology - June 2018 1.31.513.351		133.33	133.33
Dissemination Agent Services - June 2018 1.31.513.312		583.33	583.33
Office Supplies 1.31.513.51		15.24	15.24
Postage 1.31.513.42		20.02	20.02
Copies 1.31.513.425		156.30	156.30
<b>Total</b>			<b>\$4,658.22</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$4,658.22</b>

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

# Invoice

Invoice #: 49  
 Invoice Date: 7/2/18  
 Due Date: 7/2/18  
 Case:  
 P.O. Number:

**Bill To:**  
 Isles of Bartram Park CDD  
 476 West Town Place  
 Suite 114  
 At. Augustine, FL 32092



**BY:** .....

Description	Hours/Qty	Rate	Amount
Management Fees - July 2018 1-31-513-34		3,750.00	3,750.00
Information Technology - July 2018 1-31-513-351		133.33	133.33
Dissemination Agent Services - July 2018 1-31-513-312		583.33	583.33
Copies 1-31-513-425		5.40	5.40
Telephone 1-31-513-41		7.89	7.89
		<b>Total</b>	<b>\$4,479.95</b>
		<b>Payments/Credits</b>	<b>\$0.00</b>
		<b>Balance Due</b>	<b>\$4,479.95</b>

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

# Invoice

Invoice #: 50  
 Invoice Date: 8/1/18  
 Due Date: 8/1/18  
 Case:  
 P.O. Number:

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

AUG 01 2018

Description	Hours/Qty	Rate	Amount
Management Fees - August 2018 1-31-513-34		3,750.00	3,750.00
Information Technology - August 2018 1-31-513-351		133.33	133.33
Dissemination Agent Services - August 2018 1-31-513-312		583.33	583.33
Office Supplies 1-31-513-42		0.15	0.15
Postage 1-31-513-42		0.89	0.89
Copies 1-31-513-425 /		2.10	2.10
<b>Total</b>			<b>\$4,469.80</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$4,469.80</b>

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

Invoice #: 51  
Invoice Date: 9/4/18  
Due Date: 9/4/18  
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 - September 2018 1.31.513.34		3,750.00	3,750.00
Information Technology - September 2018 1.31.513.35		133.33	133.33
Dissemination Agent Services - September 2018 1.31.513.312		583.33	583.33
Office Supplies 1.31.513.51		15.30	15.30
Postage 1.31.513.42		4.70	4.70
Copies 1.31.513.425	1	184.80	184.80
<b>Total</b>			<b>\$4,671.46</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$4,671.46</b>

# Grau and Associates

2700 N. Military Trail, Suite 350  
Boca Raton, FL 33431-  
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Isles of Bartram Park  
475 W Town Place Suite 114  
St. Augustine, FL 32092*

Invoice No. 16928  
Date 06/01/2018

---

SERVICE	AMOUNT
Audit FYE 09/30/2017	\$ 500.00
Current Amount Due	\$ <u>500.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
500.00	0.00	0.00	0.00	0.00	500.00

Payment due upon receipt.



# Hopping Green & Sams

Attorneys and Counselors

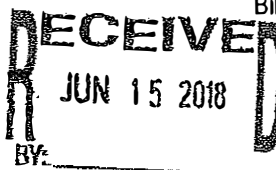
119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500

===== STATEMENT =====

May 31, 2018

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

Bill Number 100741  
Billed through 04/30/2018



1-31-513-315  
4

General Counsel  
IBPCDD 00001 WSH

**FOR PROFESSIONAL SERVICES RENDERED**

04/03/18	WSH	Review minutes and confer with Stephens regarding same.	0.30 hrs
Total fees for this matter			\$70.50

**MATTER SUMMARY:**

Haber, Wesley S.	0.30 hrs	235 /hr	\$70.50
TOTAL FEES			\$70.50
<b>TOTAL CHARGES FOR THIS MATTER</b>			<b>\$70.50</b>

**BILLING SUMMARY**

Haber, Wesley S.	0.30 hrs	235 /hr	\$70.50
TOTAL FEES			\$70.50
<b>TOTAL CHARGES FOR THIS BILL</b>			<b>\$70.50</b>

**Please include the bill number on your check.**

# Hopping Green & Sams

Attorneys and Counselors

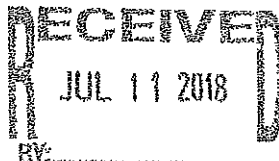
119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500

## STATEMENT

June 30, 2018

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

Bill Number 101342  
Billed through 05/31/2018



1-31-513-315  
4

**General Counsel**  
**IBPCDD 00001 WSH**

### FOR PROFESSIONAL SERVICES RENDERED

04/26/18	MKR	Research recent changes to law regarding indemnification provisions in district contracts.	0.10 hrs
05/09/18	WSH	Finalize budget resolution; confer with Stephens regarding same.	0.30 hrs
05/10/18	WSH	Prepare resolution for landowner election; confer with Stephens regarding same.	0.30 hrs
05/15/18	WSH	Prepare for board meeting.	0.30 hrs
05/16/18	WSH	Prepare for, travel to and back and participate in board meeting.	2.10 hrs
Total fees for this matter			\$722.50

### DISBURSEMENTS

Travel	98.39
Travel - Meals	9.96
Total disbursements for this matter	\$108.35

### MATTER SUMMARY

Rigoni, Michelle K.	0.10 hrs	175 /hr	\$17.50
Haber, Wesley S.	3.00 hrs	235 /hr	\$705.00

TOTAL FEES	\$722.50
TOTAL DISBURSEMENTS	\$108.35

**TOTAL CHARGES FOR THIS MATTER: \$830.85**

### BILLING SUMMARY

Rigoni, Michelle K.	0.10 hrs	175 /hr	\$17.50
Haber, Wesley S.	3.00 hrs	235 /hr	\$705.00

---

TOTAL FEES	\$722.50
TOTAL DISBURSEMENTS	\$108.35
<b>TOTAL CHARGES FOR THIS BILL</b>	<b>\$830.85</b>

**Please include the bill number on your check.**

# Hopping Green & Sams

Attorneys and Counselors

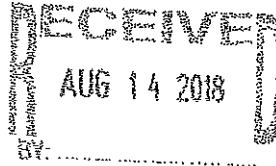
119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500

===== STATEMENT =====

July 31, 2018

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

Bill Number 101960  
Billed through 06/30/2018



1-31-513-315  
4

General Counsel  
IBPCDD 00001 WSH

**FOR PROFESSIONAL SERVICES RENDERED**

06/05/18	WSH	Confer with Oliver regarding budget and O&M assessments.	0.30 hrs
06/05/18	KFJ	Confer with Haber regarding budget hearing.	0.20 hrs
06/11/18	WSH	Review minutes and confer with Stephens regarding same.	0.30 hrs
06/28/18	WSH	Respond to auditor inquiry.	0.20 hrs
06/28/18	APA	Prepare update to auditor response.	0.80 hrs
06/29/18	WSH	Review audit and confer with Sanchez regarding same; review response to auditor inquiry.	0.70 hrs

Total fees for this matter

\$472.50

*Add to next  
Funding Request*

**MATTER SUMMARY**

Papp, Annie M. - Paralegal	0.80 hrs	120 /hr	\$96.00
Jusevitch, Karen F.- Paralegal	0.20 hrs	120 /hr	\$24.00
Haber, Wesley S.	1.50 hrs	235 /hr	\$352.50

TOTAL FEES

\$472.50

**TOTAL CHARGES FOR THIS MATTER**

**\$472.50**

**BILLING SUMMARY**

Papp, Annie M. - Paralegal	0.80 hrs	120 /hr	\$96.00
Jusevitch, Karen F.- Paralegal	0.20 hrs	120 /hr	\$24.00
Haber, Wesley S.	1.50 hrs	235 /hr	\$352.50

TOTAL FEES

\$472.50

**TOTAL CHARGES FOR THIS BILL**

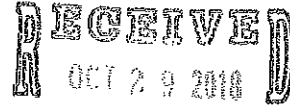
**\$472.50**

=====

**Please include the bill number on your check.**

Isles of Bartram Park  
COMMUNITY DEVELOPMENT DISTRICT

General Fund



Check Request

BY: .....

Date	Amount	Authorized By
October 29, 2018	\$4,142.37	Jim Oliver

Payable to:

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

Date Check Needed:

Budget Category:

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

Intended Use of Funds Requested:

Tax Dist #8 \$2540.33
Tax Dist #9 \$1354.93
Tax Dist Interest \$189.22
Tax Dist Interest \$9.07
Tax Dist Interest \$5.51
FY17 Excess Fee Dist \$43.31
<i>(Attach supporting documentation for request.)</i>



Questions on this invoice call:  
(866) 470-7133 Option 2

10	11	12	13	14	15	16	17	18	19	
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT		
09/02		Balance Forward						\$3,293.87		
09/21 09/21	103092234-09212018	ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES The Isles of Bartram Park Community Development District	SA St Augustine Record	1.00x 5.7500	5.75	1	\$8.98	\$51.64		
09/21 09/21	103092234-09212018	ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES The Isles of Bartram Park Community Development District	SA St Aug Record Online	1.00x 5.7500	5.75	1	\$8.97	\$51.68		
09/21 09/21	103092238-09212018	MTG SCHEDULE FY 2019	SA St Augustine Record	2.00 x 3.0000	6	1	\$8.98	\$53.88		
09/21 09/21	103092238-09212018	MTG SCHEDULE FY 2019	SA St Aug Record Online	2.00 x 3.0000	6	1	\$8.97	\$63.82		
PREVIOUS AMOUNT OWED:				\$3,293.87						
NEW CHARGES THIS PERIOD:				\$210.92						
CASH THIS PERIOD:				\$0.00						
DEBIT ADJUSTMENTS THIS PERIOD:				\$0.00						
CREDIT ADJUSTMENTS THIS PERIOD:				\$0.00						
We appreciate your business.										
Your account remains past due. Past due balances are reported to credit reporting bureaus. You must send us your payment immediately in order to continue advertising schedules. Protect your credit.										

**INVOICE AND STATEMENT OF ACCOUNT**

AGING OF PAST DUE ACCOUNTS

\* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE



21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	23	TOTAL AMOUNT DUE	
	\$210.92		\$1,094.96	\$2,530.96	\$0.00	\$332.05		\$3,504.79	
SALES REP/PHONE#		ADVERTISER INFORMATION							
Melissa Rhinehart 904-819-3423		1	BILLING PERIOD	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME
			09/03/2018 - 09/30/2018		15657		15657		GMS/ISLES OF BARTRAM PARK CCD

MAKE CHECKS PAYABLE TO  
The St. Augustine Record

The St. Augustine Record Dept 1261  
PO Box 121261  
Dallas, TX 75312-1261

Payment is due upon receipt.

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



The St. Augustine Record Dept 1261  
PO Box 121261  
Dallas, TX 75312-1261

ADVERTISING INVOICE and STATEMENT

1	BILLING PERIOD	2	ADVERTISER/CLIENT NAME						
	09/03/2018 - 09/30/2018		GMS/ISLES OF BARTRAM PARK CCD						
COMPANY	23	TOTAL AMOUNT DUE	* UNAPPLIED AMOUNT	9	TERMS OF PAYMENT				
SA 7		\$3,504.79	\$332.05		NET 15 DAYS				
21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS				
	\$210.92		\$1,094.96	\$2,530.96	\$0.00				
4	PAGE#	5	BILLING DATE	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	24	STATEMENT NUMBER
			09/30/2018		15657		15657		0000026622

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS



11  
8 - 3878

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

The St. Augustine Record  
Dept 1261  
PO Box 121261  
Dallas, TX 75312-1261





Questions on this invoice call:  
(866) 470-7133 Option 2

10	11	12	13	14	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT	
08/05		Balance Forward						\$2,198.91	
08/21 08/28	103080177-08212018	ADPT FISCAL BUDGET	SA St Augustine Record	2.00 x 15.2500	30.5	2	\$8.98	\$547.78	
08/21 08/28	103080177-08212018	ADPT FISCAL BUDGET	SA St Aug Record Online	2.00 x 15.2500	30.5	2	\$8.97	\$547.18	
PREVIOUS AMOUNT OWED:				\$2,198.91					
NEW CHARGES THIS PERIOD:				\$1,094.96					
CASH THIS PERIOD:				\$0.00					
DEBIT ADJUSTMENTS THIS PERIOD:				\$0.00					
CREDIT ADJUSTMENTS THIS PERIOD:				\$0.00					
We appreciate your business.									
So that we may serve you better, please remit the amount due. New business is dependent on prompt payments. Please include the remittance stub and input your account number on your check. Thank you.									

**INVOICE AND STATEMENT OF ACCOUNT**

AGING OF PAST DUE ACCOUNTS

\* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE



21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 60 DAYS	* UNAPPLIED AMOUNT	23	TOTAL AMOUNT DUE	
	\$1,094.96		\$2,530.96	\$0.00	\$0.00	\$332.05		\$3,293.87	
SALES REP/PHONE #		ADVERTISER INFORMATION							
Melissa Rhinehart 904-819-3423		1	BILLING PERIOD	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME
			08/06/2018 - 09/02/2018		15657		15657		GMS/ISLES OF BARTRAM PARK CCD

MAKE CHECKS PAYABLE TO

The St. Augustine Record Dept 1261  
PO Box 121261  
Dallas, TX 75312-1261

Payment is due upon receipt.

The St. Augustine Record

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



The St. Augustine Record Dept 1261  
PO Box 121261  
Dallas, TX 75312-1261

**ADVERTISING INVOICE and STATEMENT**

1		BILLING PERIOD		2		ADVERTISER/CLIENT NAME			
		08/06/2018 - 09/02/2018				GMS/ISLES OF BARTRAM PARK CCD			
COMPANY		23		* UNAPPLIED AMOUNT		3		TERMS OF PAYMENT	
SA 7		\$3,293.87		\$332.05		NET 15 DAYS			
21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 60 DAYS				
	\$1,094.96		\$2,530.96	\$0.00	\$0.00				
4	PAGE#	5	BILLING DATE	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	24	STATEMENT NUMBER
			09/02/2018		15657		15657		0000023993

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS



11  
8 - 3777

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



The St. Augustine Record  
Dept 1261  
PO Box 121261  
Dallas, TX 75312-1261





Questions on this invoice call:  
(866) 470-7133 Option 2

10	11	12/14	13	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT
07/01		Balance Forward						\$-332.05
07/16 07/23	103066010-07162018	FISCAL YEAR 2018/2019 BUDGETS	SA StAugustine Record	1.00 x 6.0000	6	2	\$8.98	\$107.76
07/16 07/23	103066010-07162018	FISCAL YEAR 2018/2019 BUDGETS	SA St Aug Record Online	1.00 x 6.0000	6	2	\$8.97	\$107.64
07/20 07/27	103067542-07272018	NOTICE OF PUBLIC HEARING	SA St Augustine Record	3.00 x 21.5000	64.5	2	\$8.98	\$1,158.42
07/20 07/27	103067542-07272018	NOTICE OF PUBLIC HEARING	SA St Aug Record Online	3.00 x 21.5000	64.5	2	\$8.97	\$1,157.14
		8/15/18						
		8/15/18						
PREVIOUS AMOUNT OWED:				\$-332.05				
NEW CHARGES THIS PERIOD:				\$2,530.96				
CASH THIS PERIOD:				\$0.00				
DEBIT ADJUSTMENTS THIS PERIOD:				\$0.00				
CREDIT ADJUSTMENTS THIS PERIOD:				\$0.00				
We appreciate your business.								

**INVOICE AND STATEMENT OF ACCOUNT**

AGING OF PAST DUE ACCOUNTS

\* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE



21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	23	TOTAL AMOUNT DUE	
	\$2,530.96		\$0.00	\$76.29	\$0.00	\$408.34		\$2,198.91	
SALES REP/PHONE #		ADVERTISER INFORMATION							
Melissa Rhinehart 904-819-3423		1	BILLING PERIOD	4	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME
			07/02/2018 - 08/05/2018		15657		15657		GMS/ISLES OF BARTRAM PARK CCD

MAKE CHECKS PAYABLE TO  
The St. Augustine Record

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Dallas, TX 75312-1261

Payment is due upon receipt.

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



The St. Augustine Record Dept 1261  
PO Box 121261  
Dallas, TX 75312-1261

**ADVERTISING INVOICE and STATEMENT**

1		2							
BILLING PERIOD		ADVERTISER/CLIENT NAME							
07/02/2018 - 08/05/2018		GMS/ISLES OF BARTRAM PARK CCD							
23	TOTAL AMOUNT DUE	* UNAPPLIED AMOUNT	3	TERMS OF PAYMENT					
SA7	\$2,198.91	\$408.34		NET 15 DAYS					
21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS				
	\$2,530.96		\$0.00	\$76.29	\$0.00				
4	PAGE #	5	BILLING DATE	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	24	STATEMENT NUMBER
			08/05/2018		15657		15657		0000021257

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS



11  
8 - 3842

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

The St. Augustine Record  
Dept 1261  
PO Box 121261  
Dallas, TX 75312-1261





# The St. Augustine Record

Lines 124  
Depth 15.25  
Columns 2  
Price \$1,094.96

**ISLES OF BARTON PARK COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2018/2019 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.**

**Upcoming Audit Committee Meeting, Public Hearings, and Regular Meeting**

The Isles of Barton Park Community Development District Audit Committee Meeting will be held on Tuesday, September 11, 2018, at 11:00 am, at the offices of Governmental Management Services, LLC, 478 West Town Place, Suite 114, St. Augustine, Florida 32092, immediately following the adjournment of the Audit Committee meeting. The Board of Supervisors for the Isles of Barton Park Community Development District ("District") will hold the following two public hearings, and a regular meeting:

**TWO PUBLIC HEARINGS AND A REGULAR MEETING**

**DATE:** September 11, 2018  
**TIME:** 11:00 a.m.  
**LOCATION:** Governmental Management Services  
478 West Town Place, Suite 114  
St. Augustine, FL 32092

The first public hearing is being held to receive public comment and objections on the District's proposed budget(s) for the fiscal year beginning October 1, 2018 and ending September 30, 2019 ("Fiscal Year 2018/2019 Budget"). The second public hearing is being held to consider the imposition of operations and maintenance special assessments ("OSM Assessment") upon certain lands located within the District, to amend a portion of the District's Fiscal Year 2018/2019 Budget; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. The public hearings are being conducted pursuant to Chapter 190 of the Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy assessments as finally approved by the Board.

A Board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

**Description of Assessments**

The District imposes special assessments on certain benefited property within the District for the purpose of funding a portion of the District's general administration, operations, and maintenance budget and providing the funds necessary to pay debt service on authorized bonds as reflected in the District's debt service budget. The portion of the budget not funded with OSM Assessments will be funded through a financing agreement with the developer. A geographic depiction of the District (i.e., the property potentially subject to the assessment) is identified in the map attached hereto. The District adopts its budget(s) and these special assessments and maintenance expenses each year after consideration by the Board and after the holding of a public hearing.

Certain benefited lands within the District pay these assessments, including undeveloped and developed lands. Lands within the District are assigned mills of assessment, known as "Equivalent Residential Units" ("ERUs") in accordance with their use and as described more fully in the District's assessment methodology on file at the offices of the District Manager.

The table below shows the schedule of the proposed O&M Assessments for each parcel type within the District:

Lot Type	FY 2019 O&M Assessment	FY 2019 Debt Service Assessment	Total FY 2019 Assessment
68'	\$339.24	\$1205.13	\$1544.37
73'	\$339.24	\$1388.84	\$1728.08
83'	\$339.24	\$1468.02	\$1807.26
90'	\$339.24	\$1571.60	\$1910.84

For all O&M Assessments levied for Fiscal Year 2018/2019, the District expects to collect no more than \$118,053.14 in gross revenue. The remainder of the budget will be paid through a financing agreement with the developer. The proposed O&M Assessments as stated include collection rates and/or early payment discounts, which the County may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.06(2)(a), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.06(2)(a) is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2018/2019.

By operation of law, the District's assessments each year constitute a lien against certain benefited property located within the District just as do each year's property taxes. For Fiscal Year 2018/2019, the District may have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefited property by sending out a bill prior to, or during, November 2018. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

**Additional Provisions**

The public hearings and regular meeting to be held on the 11th and will be conducted in an

# Legal Ad Invoice

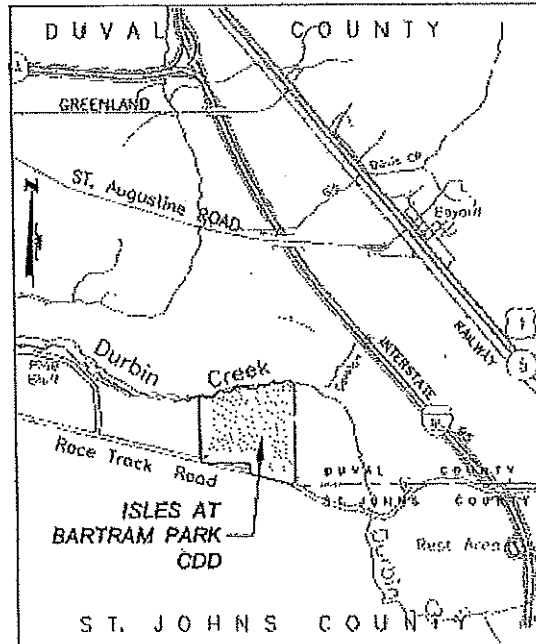
## The St. Augustine Record

The public hearings were conducted in accordance with the provisions of Florida law. A copy of the proposed budgets, proposal assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, 475 West Town Place, Suite 104, St. Augustine, Florida 32092, P.O. Box 940-6860, during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-8800 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TDD) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager within twenty days of publication of this notice. Each person who desires to object to any decision made by the board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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 Olier  
District Manager



0403080777 August 21, 28, 2018

THE ST. AUGUSTINE RECORD  
Affidavit of Publication

GMS/ISLES OF BARTRAM PARK CCD  
475 WEST TOWN PLACE, STE 114

SAINT AUGUSTINE, FL 32092

ACCT: 15657  
AD# 0003080177-01

PO#

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

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

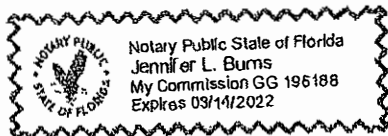
Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a NOTICE OF HEARING in the matter of ADPT FISCAL BUDGET was published in said newspaper on 08/21/2018, 08/28/2018.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in 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, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

Sworn to and subscribed before me this      day of AUG 28 2018

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

Jennifer L. Burns  
(Signature of Notary Public)



ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2018/2019 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

Upcoming Audit Committee Meeting, Public Hearings, and Regular Meeting

The Isles of Bartram Park Community Development District Audit Committee Meeting will be held on Tuesday, September 11, 2018, at 11:00 am, at the offices of Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, immediately following the adjournment of the Audit Committee meeting the Board of Supervisors for the Isles of Bartram Park Community Development District ("District") will hold the following two public hearings, and a regular meeting:

TWO PUBLIC HEARINGS AND A REGULAR MEETING

DATE: September 11, 2018  
TIME: 11:00 pm  
LOCATION: Governmental Management Service  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

The first public hearing is being held to receive public comment and objections on the District's proposed budget(s) for the fiscal year beginning October 1, 2018 and ending September 30, 2019 ("Fiscal Year 2018/2019 Budget"). The second public hearing is being held to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon certain lands located within the District, to fund a portion of the District's Fiscal Year 2018/2019 Budget; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. The public hearings are being conducted pursuant to Chapter 150 of the Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy assessments as finally approved by the Board.

A Board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

Description of Assessments

The District imposes special assessments on certain benefited property within the District for the purpose of funding a portion of the District's general administrative, operations, and maintenance budget and providing the funds necessary to pay debt service on outstanding bonds as reflected in the District's debt service budget. The portion of the budget not funded with O&M Assessments will be funded through a funding agreement with the developer. A geographic depiction of the District (i.e., the property potentially subject to the assessment) is identified in the map attached hereto. The District adopts its budget(s) for these operations and maintenance expenses each year after consideration by the Board and after the holding of a public hearing.

Certain benefited lands within the District pay these assessments, including undeveloped and developed lands. Lands within the District are assigned walls of measurement, known as "Equivalent Residential Units" or "ERUs," in accordance with their use and as described more fully in the District's assessment methodology on file at the offices of the District Manager.

The table below shows the schedule of the proposed O&M Assessments for each property within the District:

Lot Type	FY 2019 O&M Assessment	FY 2019 Debt Service Assessment	Total FY 2019 Assessment
68'	\$339.24	\$1205.33	\$1544.37
73'	\$339.24	\$1388.88	\$1728.12
83'	\$339.24	\$1428.02	\$1797.26
90'	\$339.24	\$1571.60	\$1910.84

For all O&M Assessments levied for Fiscal Year 2018/2019, the District expects to collect no more than \$116,054.14 in gross revenues. The remainder of the budget will be paid through a funding agreement with the developer. The proposed O&M Assessments as stated include collection, costs and/or other payment thereon, which the County may impose on assessments that are collected on the County tax bill. However, pursuant to Section 197.002(2), Florida Statutes, the maximum shall serve of the "maximum rate" authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.002(2) is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2018/2019.

By operation of law, the District's assessments each year constitute a lien against certain benefited property located within the District just as do each year's property taxes. For Fiscal Year 2018/2019, the District may have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefited property by sending out a bill prior to or during November 2018. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. It is important to pay your assessments because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's intention to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

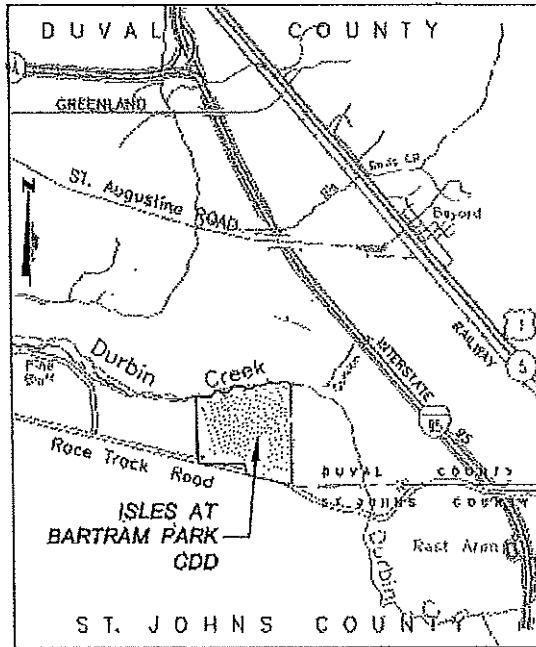
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the proposed budgets, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 840-8836, during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requesting special accommodations in this meeting because of a disability or physical impairment should contact the District Office at (904) 840-8860 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-455-8771 (TTY) 7-1-

800-964-2770 (Voice), for and in contacting the District Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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



400380177 August 21, 2018

Fri, Sep 21, 2018  
8:09:10AM

Legal Ad Invoice

# The St. Augustine Record

<b>Acct:</b> 15657	<b>Name:</b> GMS/ISLES OF BARTRAM PARK CCD
<b>Phone:</b> 9042889130	<b>Address:</b> 476 WEST TOWN PLACE, STE 114
<b>E-Mail:</b>	
<b>Client:</b> GMS/ISLES OF BARTRAM PARK CC	<b>City:</b> SAINT AUGUSTINE
	<b>State:</b> FL
	<b>Zip:</b> 32092

<b>Ad Number:</b> 0003092238-01	<b>Caller:</b> SHELBY STEPHENS	<b>Paytype:</b> BILL
<b>Start:</b> 09/21/2018	<b>Issues:</b> 1	<b>Stop:</b> 09/21/2018
<b>Placement:</b> SA Legals	<b>Rep:</b> Melissa Rhinehart	
<b>Copy Line:</b> NOTICE OF MEETINGS ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT The Board of Supervisors		

Lines	34
Depth	3.00
Columns	2
Price	\$107.70

**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 2019 at the offices of Governmental Management Services, LLC located at 476 West Town Place, Suite 114, St. Augustine, Florida 32092 at 11:00 a.m. on the third Wednesday of each month listed (unless noted otherwise) as follows:

November 6, 2018 Landowners Meeting  
 February 20, 2019  
 May 15, 2019  
 August 21, 2019

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) 940-6860 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-965-8770, for aid in contacting the District Office.

Each person who desires 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 Olive  
District Manager

0003092238 September 21, 2018

SEP 26 2018

THE ST. AUGUSTINE RECORD  
Affidavit of Publication

GMS/ISLES OF BARTRAM PARK CCD  
475 WEST TOWN PLACE, STE 114

SAINT AUGUSTINE, FL 32092

ACCT: 15657  
AD# 0003092238-01

PO#

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

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

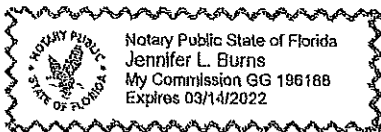
Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a NOTICE OF MEETING in the matter of MTG SCHEDULE FY 2019 was published in said newspaper on 09/21/2018.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in 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, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

Sworn to and subscribed before me this 21 day of SEP 21 2018

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

Jennifer L. Burns  
(Signature of Notary Public)



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 2019 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 listed (unless noted otherwise) as follows:

November 6, 2018 Landowners Meeting  
February 20, 2019  
May 16, 2019  
August 21, 2019

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) 940-6850 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8776, 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

0003092238 September 21, 2018



Fri, Sep 21, 2018  
8:09:10AM

Legal Ad Invoice

# The St. Augustine Record

<b>Acct:</b> 15657	<b>Name:</b> GMS/ISLES OF BARTRAM PARK CCD
<b>Phone:</b> 9042889130	<b>Address:</b> 475 WEST TOWN PLACE, STE 114
<b>E-Mail:</b>	
<b>Client:</b> GMS/ISLES OF BARTRAM PARK CC	<b>City:</b> SAINT AUGUSTINE
	<b>State:</b> FL
	<b>Zip:</b> 32092

<b>Ad Number:</b> 0003092234-01	<b>Caller:</b> SHELBY STEPHENS	<b>Paytype:</b> BILL
<b>Start:</b> 09/21/2018	<b>Issues:</b> 1	<b>Stop:</b> 09/21/2018
<b>Placement:</b> SA Legals	<b>Rep:</b> Melissa Rhinehart	
<b>Copy Line:</b> ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUC		

Lines	67
Depth	5.75
Columns	1
Price	\$103.22

**ISLES OF BARTRAM PARK  
COMMUNITY DEVELOPMENT  
DISTRICT  
REQUEST FOR PROPOSALS FOR  
ANNUAL AUDIT SERVICES**

The Isles of Bartram Park Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2018, with an option for two additional annual renewals. The District is a local unit of special purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in St. Johns County and has a general fund.

The Auditing entity submitting a proposal must be duly licensed under Chapter 478, Florida Statutes and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide seven (7) copies of their proposal to GMS, LLC, District Manager, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092, telephone (904) 940-5860, in an envelope marked on the outside "Auditing Services - Isles of Bartram Park Community Development District." Proposals must be received by Friday, October 12, 2018, 2:00 p.m., at the office of the District Manager. The District reserves the right to reject any and all proposals, make modifications to the scope of the work, and waive any minor informalties or irregularities in proposals as it deems appropriate. Please direct all questions regarding this Notice to the District Manager.

Isles of Bartram Park Community  
Development District  
Janice Oliver, District Manager  
0003092234 September 21, 2018

SEP 26 2018

THE ST. AUGUSTINE RECORD

Affidavit of Publication

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

ACCT: 15657  
AD# 0003092234-01  
PO#

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

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says 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 REQUISITION OF PROPOSALS in the matter of ANNUAL AUDIT SERVICES published in said newspaper on 09/21/2018.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in 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, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

ISLES OF BARTRAM PARK  
COMMUNITY DEVELOPMENT  
DISTRICT  
REQUEST FOR PROPOSALS FOR  
ANNUAL AUDIT SERVICES

The Isles of Bartram Park Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2018, with an option for two additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing and maintaining public infrastructure. The District is located in St. Johns County and has a general fund.

The Auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide seven (7) copies of their proposal to GMS, LLC, District Manager, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092, telephone (904) 940-0850, in an envelope marked on the outside "Auditing Services - Isles of Bartram Park Community Development District." Proposals must be received by Friday, October 12, 2018, 2:00 p.m., at the office of the District Manager. The District reserves the right to reject any and all proposals, make modifications to the scope of the work, and waive any minor informalities or irregularities in proposals as it deems appropriate. Please direct all questions regarding this Notice to the District Manager.

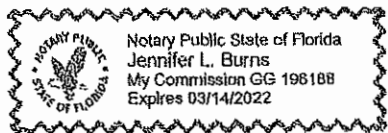
Isles of Bartram Park Community  
Development District  
James Oliver, District Manager  
0003092234 September 21, 2018

Sworn to and subscribed before me this \_\_\_\_\_ day of SEP 21 2018

by Melissa Rhinehart who is personally known to me  
or who has produced as identification

31

Jennifer L. Burns  
(Signature of Notary Public)



*D.*

# Isles of Bartram Park

Community Development District

Funding Request #33

September 11, 2018

PAYEE	GENERAL FUND
<b>1 Clestina Master HOA, Inc</b> Reimb Irrigation Inv August 2018	\$ 146.09
<b>2 Governmental Management Services, LLC</b> September Mangement Fees Inv #51 9/4/18	\$ 4,671.46
<b>3 Hopping Green &amp; Sams</b> June General Counsel Inv #101960 7/31/18	\$ 472.50
<b>4 EGIS Insurance &amp; Risk Advisors</b> FY19 Insurance Inv #7544 08/29/18	\$ 7,642.00
<b>5 The St. Augustine Record</b> FY19 Budget and Notice of Hearing Stmt #21257	\$ 2,198.91
<b>6 Vesta</b> July Management Services Inv #344616 7/1/18 August Management Services Inv #345889 8/1/18 September Management Services Inv #346818 8/1/19	\$ 500.00 \$ 500.00 \$ 500.00
<b>7 Yellowstone Landscape</b> September Landscape Maintenance Inv #227356 9/1/18	\$ 2,328.28
<b>Total Funding Request</b>	<b>\$ 18,959.24</b>

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

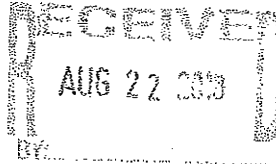
Signature: \_\_\_\_\_  
Secretary/Asst. Secretary

Celestina Master HOA, Inc

# INVOICE

INVOICE DATE: AUGUST 2018

To: Brian Sanchez  
Isles of Bartram CDD  
475 West Town Place, Suite 114  
St Augustine, FL 32092



	DESCRIPTION		AMOUNT
	Reimbursement for Irrigation Billing (10%)		146.09
Any questions please call Jennifer Hill 386-439-0134			
<b>TOTAL AMOUNT DUE</b>			<b>\$146.09</b>

Make all checks payable to: Celestina Master Homeowners Association. Please mail or deliver to Vesta Services 411 South Central Avenue, Suite B Flagler Beach, FL 32136.

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

Invoice #: 51  
Invoice Date: 9/4/18  
Due Date: 9/4/18  
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 - September 2018		3,750.00	3,750.00
Information Technology - September 2018		133.33	133.33
Dissemination Agent Services - September 2018		583.33	583.33
Office Supplies		15.30	15.30
Postage		4.70	4.70
Copies		184.80	184.80
<b>Total</b>			<b>\$4,671.46</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$4,671.46</b>

# Hopping Green & Sams

Attorneys and Counselors

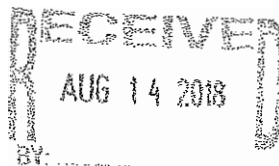
119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500

===== STATEMENT =====

July 31, 2018

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

Bill Number 101960  
Billed through 06/30/2018



**General Counsel**  
**IBPCDD 00001 WSH**

### FOR PROFESSIONAL SERVICES RENDERED

06/05/18	WSH	Confer with Oliver regarding budget and O&M assessments.	0.30 hrs
06/05/18	KFJ	Confer with Haber regarding budget hearing.	0.20 hrs
06/11/18	WSH	Review minutes and confer with Stephens regarding same.	0.30 hrs
06/28/18	WSH	Respond to auditor inquiry.	0.20 hrs
06/28/18	APA	Prepare update to auditor response.	0.80 hrs
06/29/18	WSH	Review audit and confer with Sanchez regarding same: review response to auditor inquiry.	0.70 hrs
Total fees for this matter			\$472.50

*Add to next  
Funding Request.*

### MATTER SUMMARY

Papp, Annie M. - Paralegal	0.80 hrs	120 /hr	\$96.00
Jusevitch, Karen F.- Paralegal	0.20 hrs	120 /hr	\$24.00
Haber, Wesley S.	1.50 hrs	235 /hr	\$352.50

TOTAL FEES \$472.50

**TOTAL CHARGES FOR THIS MATTER \$472.50**

### BILLING SUMMARY

Papp, Annie M. - Paralegal	0.80 hrs	120 /hr	\$96.00
Jusevitch, Karen F.- Paralegal	0.20 hrs	120 /hr	\$24.00
Haber, Wesley S.	1.50 hrs	235 /hr	\$352.50

TOTAL FEES \$472.50

**TOTAL CHARGES FOR THIS BILL \$472.50**

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**Please include the bill number on your check.**





INVOICE

Customer	Isles at Bartram Park Community Development District
Acct #	522
Date	08/29/2018
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	\$ 7,642.00
Payment Amount	
Payment for:	Invoice#7544
100118240	

Thank You

Customer: Isles at Bartram Park Community Development District

Invoice	Effective	Transaction	Description	Amount
7544	10/01/2018	Renew policy	Policy #100118240 10/01/2018-10/01/2019 Florida Insurance Alliance POL,EPLI,EBL,Herb & Pest - Renew policy Due Date: 9/28/2018  <i>Gen Liab./Public Officials \$5750.00</i> <i>Property Insurance \$ 1,892.00</i>	7,642.00
<b>Total</b>				<b>\$ 7,642.00</b>

Thank You

FOR PAYMENTS SENT OVERNIGHT:  
 Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60463

Remit Payment To: Egis Insurance Advisors, LLC Lockbox 234021 PO Box 84021 Chicago, IL 80689-4002	(321)320-7665	Date
	cbitner@egisadvisors.com	08/29/2018

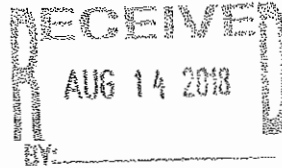


Questions on this invoice call:  
(866) 470-7133 Option 2

10	11	12	13	14	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT	
07/01		Balance Forward						\$-332.05	
07/16 07/23	I03066010-07162018	FISCAL YEAR 2018/2019 BUDGETS	SA St Augustine Record	1.00 x 6.0000	6	2	\$8.98	\$107.76	
07/16 07/23	I03066010-07162018	FISCAL YEAR 2018/2019 BUDGETS	SA St Aug Record Online	1.00 x 6.0000	6	2	\$8.97	\$107.64	
07/20 07/27	I03067542-07272018	NOTICE OF PUBLIC HEARING	SA St Augustine Record	3.00 x 21.5000	64.5	2	\$8.98	\$1,158.42	
07/20 07/27	I03067542-07272018	NOTICE OF PUBLIC HEARING	SA St Aug Record Online	3.00 x 21.5000	64.5	2	\$8.97	\$1,157.14	

PREVIOUS AMOUNT OWED: \$-332.05  
 NEW CHARGES THIS PERIOD: \$2,530.96  
 CASH THIS PERIOD: \$0.00  
 DEBIT ADJUSTMENTS THIS PERIOD: \$0.00  
 CREDIT ADJUSTMENTS THIS PERIOD: \$0.00

We appreciate your business.



**INVOICE AND STATEMENT OF ACCOUNT**

AGING OF PAST DUE ACCOUNTS

\* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE



21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	23	TOTAL AMOUNT DUE
	\$2,530.96		\$0.00	\$76.29	\$0.00	\$408.34		\$2,198.91

25	SALES REP/PHONE#	ADVERTISER INFORMATION					
1	BILLING PERIOD	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME
	Melissa Rhinehart 904-819-3423	07/02/2018 - 08/05/2018	15657	15657	15657		GMS/ISLES OF BARTRAM PARK CCD

MAKE CHECKS PAYABLE TO

The St. Augustine Record Dept 1261  
 PO Box 121261  
 Dallas, TX 75312-1261

Payment is due upon receipt.

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



The St. Augustine Record Dept 1261  
 PO Box 121261  
 Dallas, TX 75312-1261

1		2	
BILLING PERIOD		ADVERTISER/CLIENT NAME	
07/02/2018 - 08/05/2018		GMS/ISLES OF BARTRAM PARK CCD	
23	COMPANY	3	TERMS OF PAYMENT
SA 7	TOTAL AMOUNT DUE	* UNAPPLIED AMOUNT	NET 15 DAYS
	\$2,198.91	\$408.34	

21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS
	\$2,530.96	\$0.00	\$76.29	\$0.00	

4	PAGE #	5	BILLING DATE	8	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	24	STATEMENT NUMBER
			08/05/2018		15657		15657		0000021257

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS



11  
8 - 3842

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

The St. Augustine Record  
 Dept 1261  
 PO Box 121261  
 Dallas, TX 75312-1261





Legal Ad Invoice

The St. Augustine Record

Lines 124  
Depth 15.25  
Columns 2  
Price \$1,094.96

**ISLES OF BARTON PARK COMMUNITY DEVELOPMENT DISTRICT...**

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2018/2019 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS; ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.**

**Upcoming Audit Committee Meeting, Public Hearings, and Regular Meeting**

The Isles of Barton Park Community Development District Audit Committee Meeting will be held on Thursday, September 13, 2018, at 12:00 pm, at the offices of Governmental Management Services, LLC, 475 West Town Place, Suite 134, St. Augustine, Florida 32092, immediately following the adjournment of the Audit Committee meeting. The Board of Supervisors for the Isles of Barton Park Community Development District ("District") will hold the following two public hearings, and a regular meeting:

**TWO PUBLIC HEARINGS AND A REGULAR MEETING ..**

DATE: September 11, 2018  
TIME: 1:00 p.m.  
LOCATION: Governmental Management Service  
475 West Town Place, Suite 134  
St. Augustine, FL 32092

The first public hearing is being held to receive public comment and objections on the District's proposed budget(s) for the fiscal year beginning October 1, 2018 and ending September 30, 2019 ("Fiscal Year 2018/2019 Budget"). The second public hearing is being held to consider the imposition of operations and maintenance special assessments ("ORM Assessment") upon certain lands located within the District, to fund a portion of the District's Fiscal Year 2018/2019 Budget; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. The public hearings are being conducted pursuant to Chapter 190 of the Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy assessments as finally approved by the Board.

A Board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

**Descriptions of Assessments**

The District imposes special assessments on certain benefited property within the District for the purpose of funding a portion of the District's general administrative, operations, and maintenance budget and providing the funds necessary to pay debt service on outstanding bonds as reflected in the District's debt service budget. The portion of the budget not funded with ORM Assessments will be funded through a funding agreement with the developer. A geographic definition of the District (i.e., the property potentially subject to the assessment) is identified in the map attached hereto. The District adopts its budget(s) for these operations and maintenance expenses each year after consideration by the Board and after the holding of a public hearing.

Certain benefited lands within the District pay these assessments, including undeveloped and developed lands. Lands within the District are assigned units of measurement, known as "Equivalent Residential Units" or "ERUs," in accordance with their use and as described more fully in the District's assessment methodology file at the offices of the District Manager.

The table below shows the schedule of the proposed ORM Assessments for each product type within the District:

Lot Type	FY 2019 O&M Assessment	FY 2019 Debt Service Assessment	Total FY 2019 Assessment
68'	\$339.24	\$1205.13	\$1544.37
73'	\$339.24	\$1388.88	\$1728.12
83'	\$339.24	\$1468.02	\$1797.26
90'	\$339.24	\$1571.60	\$1910.84

For all ORM Assessments levied for Fiscal Year 2018/2019, the District expects to collect no more than \$110,054.14 in gross revenue. The remainder of the budget will be paid through a funding agreement with the developer. The proposed ORM Assessments as stated include collector fees and/or early payment discounts, which the County may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.363(4), Florida Statutes, the lien amount shall be as the "assessable tax" authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.363(4) is met. Note that the ORM Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2016/2019.

By operation of law, the District's assessments each year constitute a lien against certain benefited property located within the District just as do each year's property taxes. For Fiscal Year 2018/2019, the District may have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefited property by sending out a bill prior to, or during, November 2018. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

**Additional Provisions**

This public hearing and meeting are open to the public and will be conducted in an

Tue, Aug 28, 2018  
7:52:19AM

## Legal Ad Invoice

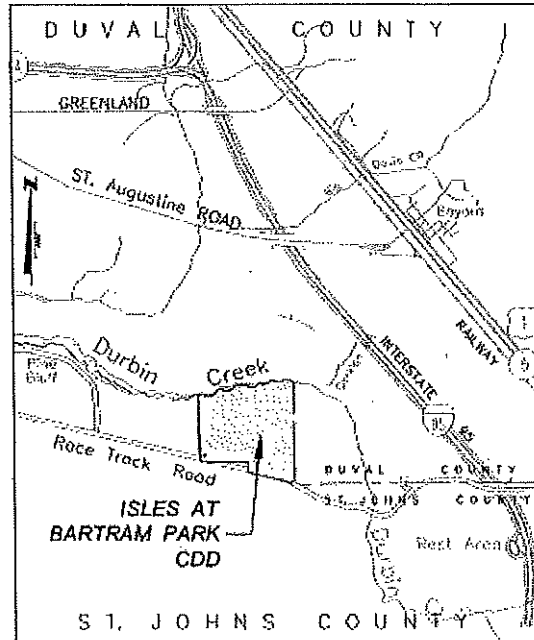
# The St. Augustine Record

The public hearings and meetings are open to the public and may be conducted in accordance with the provisions of Florida law. A copy of the proposed budgets, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-8850, during normal business hours. The public hearings and meeting may be continued in a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-8850 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-935-8777 (TTY) / 1-800-935-8770 (Voice), for aid in contacting the District Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 tried.

Janey Oliver  
District Manager



0003060177 August 21, 28, 2018

THE ST. AUGUSTINE RECORD  
Affidavit of Publication

GMS/ISLES OF BARTRAM PARK CCD  
475 WEST TOWN PLACE, STE 114

SAINT AUGUSTINE, FL 32092

ACCT: 15657  
AD# 0003080177-01  
PO#

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

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

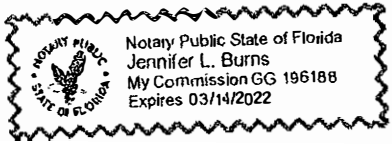
Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a NOTICE OF HEARING in the matter of ADPT FISCAL BUDGET was published in said newspaper on 08/21/2018, 08/28/2018.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in 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, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

Sworn to and subscribed before me this \_\_\_\_\_ day of AUG 28 2018

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

Jennifer L. Burns  
(Signature of Notary Public)



ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2018/2019 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

Upcoming Audit Committee Meeting, Public Hearings, and Regular Meeting

The Isles of Bartram Park Community Development District Audit Committee Meeting will be held on Tuesday, September 11, 2018, at 11:00 am, at the offices of Governmental Management Services, L.L.C. 475 West Town Place, Suite 114, St. Augustine, Florida 32092, immediately following the adjournment of the Audit Committee meeting; the Board of Supervisors for the Isles of Bartram Park Community Development District ("District") will hold the following two public hearings, and a regular meeting:

**TWO PUBLIC HEARINGS AND A REGULAR MEETING**  
DATE: September 13, 2018  
TIME: 11:00 a.m.  
LOCATION: Governmental Management Service  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

The first public hearing is being held to receive public comment and objections on the District's proposed budget(s) for the fiscal year beginning October 1, 2018 and ending September 30, 2019 ("Fiscal Year 2018/2019 Budget"). The second public hearing is being held to consider the imposition of operations and maintenance special assessments ("O&M Assessment") upon certain lands located within the District, to fund a portion of the District's Fiscal Year 2018/2019 Budget; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. The public hearings are being conducted pursuant to Chapter 190 of the Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy assessments as finally approved by the Board.

A Board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

Description of Assessments

The District imposes special assessments on certain benefited property within the District for the purpose of funding a portion of the District's general administrative, operations, and maintenance budget and providing the funds necessary to pay debt service on outstanding bonds as reflected in the District's debt service budget. The portion of the budget not funded with O&M Assessments will be funded through a funding agreement with the developer. A geographic delineation of the District (i.e. the property potentially subject to the assessment) is identified in the map attached hereto. The District adopts its budget(s) for these operations and maintenance expenses each year after consideration by the Board and after the holding of a public hearing.

Certain benefited lands within the District pay these assessments, including undeveloped and developed lands. Lands within the District are assigned units of measurement, known as "Equivalent Residential Units" or "ERUs", in accordance with their use and as described more fully in the District's assessment methodology on file at the offices of the District Manager.

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83'	\$339.24	\$1458.02	\$1797.26
90'	\$339.24	\$1571.60	\$1910.84

For all O&M Assessments levied for Fiscal Year 2018/2019, the District expects to collect no more than \$118,034.34 in gross revenue. The remainder of the budget will be paid through a funding agreement with the developer. The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which the County may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.003(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for operations and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or modified in a manner which Section 197.003(4) is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2018/2019.

By operation of law, the District's assessments each year constitute a lien against certain benefited property located within the District just as do each year's property taxes. For Fiscal Year 2018/2019, the District may have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefited property by sending out a bill prior to, or during, November 2018. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

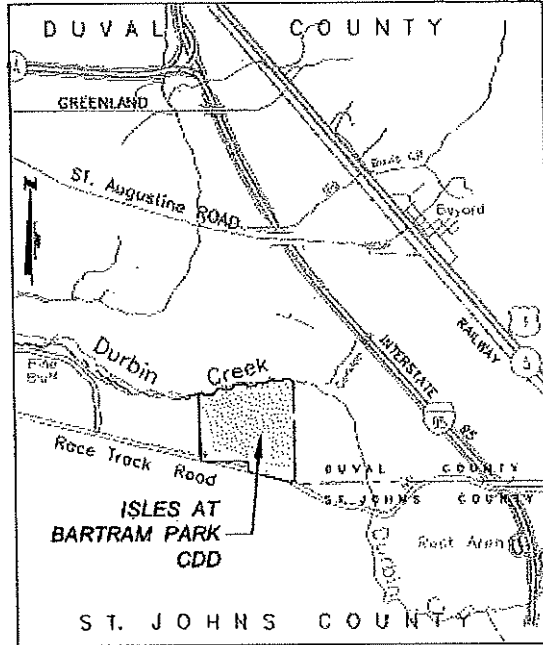
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the proposed budgets, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Tel: (904) 940-8800, during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requesting special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-8800 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-845-6771 (TTY) / 1-

830-945-9770 (Voice), for information contacting the District Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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



0005D80177 August 23, 29, 2016



**Invoice**

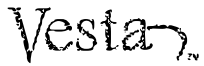
Vesta Property Services, Inc.  
245 Riverside Avenue  
Suite 250  
Jacksonville FL 32202

**Invoice #** 344616  
**Date** 7/1/2018  
**Terms** Due on receipt  
**Due Date** 7/1/2018  
**Memo** MANAGEMENT SERV...

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

DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
MANAGEMENT SERVICES	1	500.00	500.00
<b>Total</b>			<b>\$500.00</b>





*Invoice*

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

Invoice # 345889  
Date 8/1/2018  
Terms Due on receipt  
Due Date 8/1/2018  
Memo MANAGEMENT SERV..

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

MANAGEMENT SERVICES	1	500.00	500.00
<b>Total</b>			<b>\$500.00</b>



**Invoice**

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

Invoice # 346818  
Date 9/1/2018  
Terms Due on receipt  
Due Date 9/1/2018  
Memo MANAGEMENT SERV...

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

MANAGEMENT SERVICES	1	500.00	500.00
<b>Total</b>			<b>\$500.00</b>



**YELLOWSTONE**  
LANDSCAPE

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

**Invoice**

**Invoice:** INV-0000227356  
**Invoice Date:** September 1, 2018

**Account:** 26982  
**PO Number:**

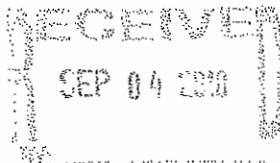
**Bill To:**  
Isles of Bartram Park CDD at Celestina  
475 West Town Place  
Suite 114  
Saint Augustine, FL 32092

**Remit To:**  
Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

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

**Invoice Due Date:** October 1, 2018  
**Invoice Amount:** \$2,328.28  
**Month of Service:** September 2018

Description	Amount
Monthly Landscape Maintenance	1,545.43
Fert/Pest Control	593.26
Palm Pruning	70.21
Irrigation	119.38



**Invoice Total** 2,328.28

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



# Isles of Bartram Park

Community Development District

Funding Request #34

October 29, 2018

PAYEE	FY2018		FY2019	
	GENERAL FUND		GENERAL FUND	
<b>1 Crystal Clean Pool Service Inc</b>				
August Fountain Services Inv #M19663 9/11/18	\$	450.00		
September Fountain Services Inv #M19954 10/12/18	\$	450.00		
<b>2 Governmental Management Services, LLC</b>				
Assessment Roll Administration FY2019 Inv #52 9/20/18			\$	5,000.00
October Mangement Fees Inv #53 10/1/18			\$	4,802.17
<b>3 Hopping Green &amp; Sams</b>				
July General Counsel Inv #102575 8/31/18	\$	605.00		
August General Counsel Inv #103160 9/30/18	\$	730.50		
<b>4 The Lake Doctors, Inc.</b>				
April Lake Maintenance Remaining Balance	\$	59.80		
September Lake Maintenance Inv #384662 9/1/18	\$	1,170.00		
Quarterly Fountain Service Inv #391585 10/1/18			\$	340.00
October Lake Maintenance Inv #390657 10/1/18			\$	1,170.00
<b>5 The St. Augustine Record</b>				
August Adopted Budget Stmt #23993	\$	1,094.96		
September FY19 Notice of Meeting Dates Ad #3092238-01 9/21/18	\$	107.70		
September RFP Annual Audit Services Ad #3092234-01 9/21/18	\$	103.22		
October Notice of LO Meeting and Elections Ad #3101717-01 10/15/18			\$	323.10
	\$	4,771.18	\$	11,635.27
<b>Total Funding Request</b>			\$	<b>16,406.45</b>

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

Crystal Clean Pool Service, Inc  
 9020-1 Berry Ave.  
 Jacksonville, Florida 32211  
 904-855-8884  
 crystalcleanpools@comcast.net

# Invoice

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

SEP 11 2018

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
M19663	09/11/2018	\$450.00	10/11/2018	Net30	

**P.O. NUMBER**  
 August

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

**BALANCE DUE \$450.00**

Crystal Clean Pool Service, Inc  
 9020-1 Berry Ave.  
 Jacksonville, Florida 32211  
 904-855-8884  
 crystalcleanpools@comcast.net

**Invoice**

<b>BILL TO</b>
Celestina Fountain Isles of Bartram Park C.D.D. 475 West Town Place Suite 114 St. Augustine, FL 32092

**RECEIVED**  
 OCT 12 2018

**BY:** .....

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
M19954	10/12/2018	\$450.00	11/11/2018	Net 30	

**P.O. NUMBER**  
 September

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

BALANCE DUE

**\$450.00**

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

# Invoice

Invoice #: 52  
Invoice Date: 9/20/18  
Due Date: 9/20/18  
Case:  
P.O. Number:

RECEIVED  
SEP 27 2018

**Bill To:**  
Isles of Bartram Park CDD  
476 West Town Place  
Suite 114  
At. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Assessment Roll Administration FY 2019		5,000.00	5,000.00
		<b>Total</b>	<b>\$5,000.00</b>
		Payments/Credits	\$0.00
		<b>Balance Due</b>	<b>\$5,000.00</b>



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

# Invoice

Invoice #: 53  
Invoice Date: 10/1/18  
Due Date: 10/1/18  
Case:  
P.O. Number:

**RECEIVED**  
OCT 04 2018

**Bill To:**  
Isles of Bairram Park CDD  
475 West Town Place  
Suite 114  
At. Augustine, FL 32092

**BY:** .....

Description	Hours/Qty	Rate	Amount
Management Fees - October 2018		3,750.00	3,750.00
Information Technology - October 2018		133.33	133.33
Dissemination Agent Services - October 2018		583.33	583.33
Office Supplies		15.03	15.03
Postage		0.68	0.68
Copies		319.80	319.80
<b>Total</b>			<b>\$4,802.17</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$4,802.17</b>

# Hopping Green & Sams

Attorneys and Counselors

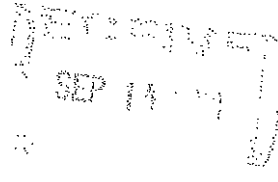
119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500

===== STATEMENT =====

August 31, 2018

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

Bill Number 102575  
Billed through 07/31/2018



**General Counsel**

**IBPCDD 00001 WSH**

**FOR PROFESSIONAL SERVICES RENDERED**

07/06/18	WSH	Confer with Oliver and prepare notices for budget hearing.	0.80 hrs
07/11/18	WSH	Confer with Oliver regarding notices for O&M assessment and budget and revise same.	0.80 hrs
07/12/18	WSH	Confer with Oliver regarding O&M assessment notices.	0.30 hrs
07/12/18	JBC	Research law regarding agency, employee and independent contractor classifications; prepare memorandum regarding same.	0.10 hrs
07/20/18	WSH	Review assessment notices; confer with Fulks and Oliver regarding same.	0.60 hrs
Total fees for this matter:			\$605.00

**MATTER SUMMARY**

Cooksey, Jennings B.	0.10 hrs	175 /hr	\$17.50
Haber, Wesley S.	2.50 hrs	235 /hr	\$587.50
TOTAL FEES			\$605.00

**TOTAL CHARGES FOR THIS MATTER \$605.00**

**BILLING SUMMARY**

Cooksey, Jennings B.	0.10 hrs	175 /hr	\$17.50
Haber, Wesley S.	2.50 hrs	235 /hr	\$587.50
TOTAL FEES			\$605.00

**TOTAL CHARGES FOR THIS BILL \$605.00**

**Please include the bill number on your check.**

# Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

September 30, 2018

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

Bill Number 103160  
Billed through 08/31/2018

**General Counsel**

**IBPCDD 00001 WSH**

OCT 22 2018

**FOR PROFESSIONAL SERVICES RENDERED**

08/08/18	WSH	Prepare budget and assessment resolution; prepare correspondence to Oliver regarding assessment status.	0.80 hrs
08/08/18	KFJ	Prepare budget hearing documents; confer with Haber.	0.30 hrs
08/10/18	WSH	Review correspondence from Oliver regarding assessments; revise assessment resolution and prepare funding agreement.	0.50 hrs
08/17/18	WSH	Prepare notices for rescheduled budget and assessment hearings; prepare resolution ratifying new date; confer with Stephens.	0.60 hrs
08/17/18	KFJ	Prepare amended budget hearing notices and ratification resolution; confer with Haber.	0.50 hrs
08/29/18	WSH	Review correspondence from trustee regarding status of completion certificate; review bond documents and confer with Maggiore and trustee representative regarding same.	0.80 hrs
Total fees for this matter			\$730.50

**MATTER SUMMARY**

Jusevitch, Karen F.- Paralegal	0.80 hrs	120 /hr	\$96.00
Haber, Wesley S.	2.70 hrs	235 /hr	\$634.50

TOTAL FEES \$730.50

**TOTAL CHARGES FOR THIS MATTER \$730.50**

**BILLING SUMMARY**

Jusevitch, Karen F.- Paralegal	0.80 hrs	120 /hr	\$96.00
Haber, Wesley S.	2.70 hrs	235 /hr	\$634.50

TOTAL FEES \$730.50

=====

**TOTAL CHARGES FOR THIS BILL**

**\$730.50**

**Please include the bill number on your check.**



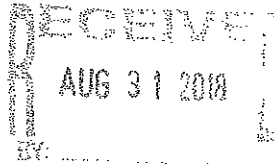
**The Lake Doctors Inc.**  
Aquatic Management Services

3543 State Road 419, Winter Springs, FL 32787

# Statement

Date
8/15/2018
Account#
723920
Amount Enc.

Bill To
CELESTINA MASTER POA/FINCH ISLES AT BARTRAM CND 475 WEST TOWN PLACE SUITE 114 ST AUGUSTINE, FLORIDA 32080



Date	Description	Rep	Amount Due
04/11/2018	INV#31105	MAS	\$399.80
07/01/2018	INV #31678		
	Orig. Amount \$979.80.	Amount	Balance
	Orig. Amount \$340.00.	59.80	59.80
		340.00	399.80
<p><b>PAST DUE</b> <b>ACCOUNT IS DELINQUENT</b> lease remit payment.</p> <p>Questions? Call 800-666-5253 or email <a href="mailto:lakes@lakedoctors.com">lakes@lakedoctors.com</a></p> <p>Go Green- Have your water management invoices emailed. Call for details!</p>			
Current	1-30 Days Past Due	30 Days Past Due	61-90 Days Past Due
0.00	0.00	0.00	59.80
			Over 90 Days Past Due
			Amount Due
			\$399.80

PLEASE DETACH

RETURN TOP PORTION WITH PAYMENT. THANK YOU!

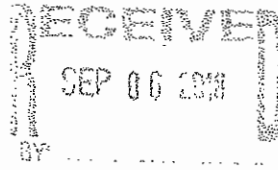


3543 State Road 419, Winter Springs, FL 32708

# INVOICE

Invoice #	384662
Account #	721658
Invoice Date	9/1/2018
Due Date	9/11/2018

<b>Bill To</b>
CELESTINA MASTER POA ISLES AT BARTRAM CDD 475 WEST TOWN PLACE SUITE 114 ST. AUGUSTINE, FLORIDA 32092



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

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

**INVOICE DATE REFLECTS MONTH SERVICE PROVIDED.**

To help ensure prompt and accurate credit to your account, please include your account number and invoice number on your check and always include your remittance stub with your payment.  
Please do not send any correspondence with your payment as it may delay our response to your inquiry.  
Follow us on Facebook & Instagram!!

Non-Taxable Subtotal	
Taxable Subtotal	
Tax	
<b>Total Invoice</b>	<b>\$1,170.00</b>

PLEASE DETACH & RETURN THIS PORTION WITH PAYMENT

<b>Bill To</b>
CELESTINA MASTER POA ISLES AT BARTRAM CDD 475 WEST TOWN PLACE SUITE 114 ST. AUGUSTINE, FLORIDA 32092

Amount Enclosed	Invoice #	384662
	Account #	721658
	Date	9/1/2018

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

Please Check Box if New Address and Make Changes Above

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

IF PAYING BY CREDIT CARD, FILL OUT BELOW

\_\_\_\_ Mastercard \_\_\_\_ Visa \_\_\_\_ American Express

Card # \_\_\_\_\_

Card Verification # \_\_\_\_\_

Exp. Date # \_\_\_\_\_

Print Name \_\_\_\_\_

Billing Address: \_\_\_\_ Check box if same as above

\_\_\_\_\_

Signature \_\_\_\_\_



3543 State Road 419, Winter Springs, FL 32708

# INVOICE

Invoice #	391585
Account #	723920
Invoice Date	10/1/2018
Due Date	10/31/2018

<b>Bill To</b>
CELESTINA MASTER POA/FTNCLN ISLES AT BARTRAM CDD 475 WEST TOWN PLACE SUITE 114 ST AUGUSTINE, FLORIDA 32092

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

P.O. No.	Terms	Rep
	NET 30 DAYS	MAS
Item Number	Description	Amount
	Fountain Service-Quarterly	340.00
<b>Customer Total Balance</b>		<b>\$399.80</b>

OCT 05 2018

**INVOICE DATE REFLECTS MONTH SERVICE PROVIDED.**

To help ensure prompt and accurate credit to your account, please include your account number and invoice number on your check and always include your remittance stub with your payment.  
Please do not send any correspondence with your payment as it may delay our response to your inquiry.  
Follow us on Facebook & Instagram!!

Non-Taxable Subtotal	
Taxable Subtotal	
Tax	
<b>Total Invoice</b>	<b>\$340.00</b>

PLEASE DETACH & RETURN THIS PORTION WITH PAYMENT

<b>Bill To</b>
CELESTINA MASTER POA/FTNCLN ISLES AT BARTRAM CDD 475 WEST TOWN PLACE SUITE 114 ST AUGUSTINE, FLORIDA 32092

Amount Enclosed	Invoice #	391585
	Account #	723920
	Date	10/1/2018

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

Please Check Box if New Address and Make Changes Above

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

IF PAYING BY CREDIT CARD, FILL OUT BELOW

\_\_\_ Mastercard \_\_\_ Visa \_\_\_ American Express

Card # \_\_\_\_\_

Card Verification # \_\_\_\_\_

Exp. Date# \_\_\_\_\_

Print Name \_\_\_\_\_

Billing Address: \_\_\_ Check box if same as above \_\_\_\_\_

Signature \_\_\_\_\_



3543 State Road 419, Winter Springs, FL 32708

# INVOICE

Invoice #	390657
Account #	721658
Invoice Date	10/1/2018
Due Date	10/11/2018

<b>Bill To</b>
CELESTINA MASTER POA ISLES AT BARTRAM CDD 475 WEST TOWN PLACE SUITE 114 ST. AUGUSTINE, FLORIDA 32092

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

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

**INVOICE DATE REFLECTS MONTH SERVICE PROVIDED.**

To help ensure prompt and accurate credit to your account, please include your account number and invoice number on your check and always include your remittance stub with your payment.  
Please do not send any correspondence with your payment as it may delay our response to your inquiry.  
Follow us on Facebook & Instagram!!

Non-Taxable Subtotal	
Taxable Subtotal	
Tax	
<b>Total Invoice</b>	<b>\$1,170.00</b>

PLEASE DETACH & RETURN THIS PORTION WITH PAYMENT

<b>Bill To</b>
CELESTINA MASTER POA ISLES AT BARTRAM CDD 475 WEST TOWN PLACE SUITE 114 ST. AUGUSTINE, FLORIDA 32092

Amount Enclosed

Invoice #	390657
Account #	721658
Date	10/1/2018

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

Please Check Box if New Address and Make Changes Above

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

IF PAYING BY CREDIT CARD, FILL OUT BELOW

\_\_\_ Mastercard \_\_\_ Visa \_\_\_ American Express

Card # \_\_\_\_\_

Card Verification # \_\_\_\_\_

Exp. Date # \_\_\_\_\_

Print Name \_\_\_\_\_

Billing Address: \_\_\_ Check box if same as above

Signature \_\_\_\_\_

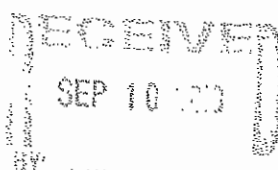




Questions on this invoice call:

(866) 470-7133 Option 2

10	11	12	13	14	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT	
08/05		Balance Forward						\$2,198.91	
08/21 08/28	103080177-08212018	ADPT FISCAL BUDGET	SA St Augustine Record	2.00 x 15.2500	30.5	2	\$8.98	\$547.78	
08/21 08/28	103080177-08212018	ADPT FISCAL BUDGET	SA St Aug Record Online	2.00 x 15.2500	30.5	2	\$8.97	\$547.18	
PREVIOUS AMOUNT OWED:				\$2,198.91					
NEW CHARGES THIS PERIOD:				\$1,094.96					
CASH THIS PERIOD:				\$0.00					
DEBIT ADJUSTMENTS THIS PERIOD:				\$0.00					
CREDIT ADJUSTMENTS THIS PERIOD:				\$0.00					
We appreciate your business.									
So that we may serve you better, please remit the amount due. New business is dependent on prompt payments. Please include the remittance stub and input your account number on your check. Thank you.									



**INVOICE AND STATEMENT OF ACCOUNT**

AGING OF PAST DUE ACCOUNTS

\* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE



21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	23	TOTAL AMOUNT DUE	
	\$1,094.96		\$2,530.96	\$0.00	\$0.00	\$332.05		\$3,293.87	
SALES REP/PHONE #		25							
Melissa Rhinehart		ADVERTISER INFORMATION							
904-819-3423		1	BILLING PERIOD	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME
			08/06/2018 - 09/02/2018		15657		15657		GMS/ISLES OF BARTRAM PARK CCD

MAKE CHECKS PAYABLE TO

The St. Augustine Record Dept 1261  
PO Box 121261  
Dallas, TX 75312-1261

Payment is due upon receipt.

The St. Augustine Record

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



The St. Augustine Record Dept 1261  
PO Box 121261  
Dallas, TX 75312-1261

**ADVERTISING INVOICE and STATEMENT**

1		BILLING PERIOD		2		ADVERTISER/CLIENT NAME			
		08/06/2018 - 09/02/2018				GMS/ISLES OF BARTRAM PARK CCD			
COMPANY		23		* UNAPPLIED AMOUNT		3		TERMS OF PAYMENT	
SA 7		\$3,293.87		\$332.05		NET 15 DAYS			
21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS				
	\$1,094.96		\$2,530.96	\$0.00	\$0.00				
4	PAGE #	5	BILLING DATE	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	24	STATEMENT NUMBER
			09/02/2018		15657		15657		0000023993

8 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS



11  
8 - 9777

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



The St. Augustine Record  
Dept 1261  
PO Box 121261  
Dallas, TX 75312-1261



THE ST. AUGUSTINE RECORD  
Affidavit of Publication

GMS/ISLES OF BARTRAM PARK CCD  
475 WEST TOWN PLACE, STE 114

SAINT AUGUSTINE, FL 32092

ACCT: 15657  
AD# 0003092238-01

PO#

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

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

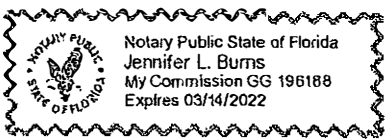
Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a NOTICE OF MEETING in the matter of MTG SCHEDULE FY 2019 was published in said newspaper on 09/21/2018.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in 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, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

Sworn to and subscribed before me this 21 day of SEP 21 2018

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

Jennifer L. Burns  
(Signature of Notary Public)



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 2019 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 listed (unless notated otherwise\*) as follows:

- November 6, 2018 Landowners Meeting
- February 20, 2019
- May 15, 2019
- August 21, 2019

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) 340-6250 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 O'Ver  
District Manager

0003092238 September 21, 2018

Fri, Sep 21, 2018  
8:09:10AM

Legal Ad Invoice

# The St. Augustine Record

<b>Acct:</b> 15657	<b>Name:</b> GMS/ISLES OF BARTRAM PARK CCD
<b>Phone:</b> 9042889130	<b>Address:</b> 475 WEST TOWN PLACE, STE 114
<b>E-Mail:</b>	
<b>Client:</b> GMS/ISLES OF BARTRAM PARK CC	<b>City:</b> SAINT AUGUSTINE
	<b>State:</b> FL
	<b>Zip:</b> 32092

<b>Ad Number:</b> 0003092234-01	<b>Caller:</b> SHELBY STEPHENS	<b>Paytype:</b> BILL
<b>Start:</b> 09/21/2018	<b>Issues:</b> 1	<b>Stop:</b> 09/21/2018
<b>Placement:</b> SA Legals	<b>Rep:</b> Melissa Rhinehart	
<b>Copy Line:</b> ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUE		

Lines	67
Depth	5.75
Columns	1
Price	\$103.22

**ISLES OF BARTRAM PARK  
COMMUNITY DEVELOPMENT  
DISTRICT  
REQUEST FOR PROPOSALS FOR  
ANNUAL AUDIT SERVICES**

The Isles of Bartram Park Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2018, with an option for two additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in St. Johns County and has a general fund.

The Auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide seven (7) copies of their proposal to GMS, LLC, District Manager, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092, telephone (904) 940-6850, in an envelope marked on the outside "Auditing Services - Isles of Bartram Park Community Development District." Proposals must be received by Friday, October 12, 2018, 2:00 p.m., at the office of the District Manager. The District reserves the right to reject any and all proposals, make modifications to the scope of the work, and waive any minor informalities or irregularities in proposals as it deems appropriate. Please direct all questions regarding this Notice to the District Manager.

Isles of Bartram Park Community  
Development District  
James Oliver, District Manager  
0003092234 September 21, 2018

SEP 26 2018

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

ACCT: 15657  
AD# 0003092234-01  
PO#

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

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says 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 **REQUISITION OF PROPOSALS** in the matter of **ANNUAL AUDIT SERVICES** published in said newspaper on **09/21/2018**.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in 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, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

**ISLES OF BARTRAM PARK  
COMMUNITY DEVELOPMENT  
DISTRICT  
REQUEST FOR PROPOSALS FOR  
ANNUAL AUDIT SERVICES**

The Isles of Bartram Park Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2018, with an option for two additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in St. Johns County and has a general fund.

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Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

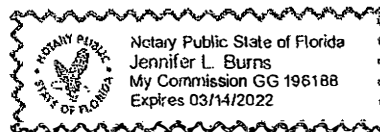
Proposers must provide seven (7) copies of their proposal to GMS, LLC, District Manager, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092, telephone (904) 940-6850, in an envelope marked on the outside "Auditing Services - Isles of Bartram Park Community Development District." Proposals must be received by Friday, October 12, 2018, 2:00 p.m., at the office of the District Manager. The District reserves the right to reject any and all proposals, make modifications to the scope of the work, and waive any minor informalities or irregularities in proposals as it deems appropriate. Please direct all questions regarding this Notice to the District Manager.

Isles of Bartram Park Community  
Development District  
James Oliver, District Manager  
0003092234 September 21, 2018

Sworn to and subscribed before me this \_\_\_\_\_ day of SEP 21 2018

by Melissa Rhinehart who is personally known to me  
or who has produced as identification

Jennifer L. Burns  
(Signature of Notary Public)





# The St. Augustine Record

Lines	106
Depth	9.00
Columns	1
Price	\$323.10

**NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE ISLES OF BARRAM PARK COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within the Isles of Barram Park Community Development District ("District") the location of which is generally described as comprising a parcel or parcels of land containing approximately 562 acres, generally located east of Interstate 95, south and west of Durbin Creek, and north of Race-track Road, located entirely within St. Johns County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) people to the District's Board of Supervisors ("Board", and individually, "Supervisor"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

**DATE:** November 6, 2018  
**TIME:** 11:00 a.m.  
**PLACE:** Office of Governmental Management Services  
 476 West Town Place,  
 Suite 114  
 St. Augustine, FL 32082

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Governmental Management Services, 1142, 476 West Town Place, Suite 114, St. Augustine, Florida 32082, (904) 910-5850 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Fractional lots shall be equated individually and rounded up to the nearest whole acre. The acreage of plotted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 711 or 1-800-955-8771 (TDD) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Jim Oliver  
 District Manager  
 000310177 October 13, 2018

THE ST. AUGUSTINE RECORD  
Affidavit of Publication

GMS/ISLES OF BARTRAM PARK CCD  
475 WEST TOWN PLACE, STE 114

SAINT AUGUSTINE, FL 32092

ACCT: 15657  
AD# 0003101717-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH 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 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 LO MEETING AND ELECTION was published in said newspaper on 10/15/2018, 10/22/2018.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in 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, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

Sworn to and subscribed before me this \_\_\_\_\_ day of **OCT 22 2018**

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

Jennifer L. Burns  
(Signature of Notary Public)



**NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE ISLES OF BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within the Isles of Bartram Park Community Development District ("District") the location of which is generally described as comprising a parcel or parcels of land containing approximately 682 acres, generally located west of Interstate 95, south and west of Durbin Creek, and north of Racetrack Road, located entirely within St. Johns County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) people to the District's Board of Supervisors ("Board", and individually, "Supervisor"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 6, 2018  
TIME: 11:00 a.m.  
PLACE: Offices of Governmental Management Services  
475 West Town Place,  
Suite 114  
St. Augustine, FL 32092

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-6860 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One of both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8771 (Voice), for aid in contacting the District Manager's Office.

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

Jim Oliver  
District Manager  
0003101717 October 15, 22, 2018