



Rizzetta & Company

World Commerce Community Development District

**Board of Supervisors' Meeting
October 19, 2021**

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

www.worldcommercecdd.org

WORLD COMMERCE COMMUNITY DEVELOPMENT DISTRICT

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

Board of Supervisors	Curtis Robinson	Chairman
	Elizabeth Pappaceno	Vice Chairman
	Karen McNairn	Assistant Secretary
	Kenneth Hall	Assistant Secretary
	Jeffrey Silagy	Assistant Secretary
District Manager	Lesley Gallagher	Rizzetta & Company, Inc.
District Counsel	Wes Haber	Hopping Green & Sams, P.A.
District Engineer	Ryan Stilwell	Prosser

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

The first section of the meeting is called Public Comments, which is the portion of the agenda where individuals may make comments. Individuals are limited to a total of three (3) minutes to make comments during this times.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (904) 436-6270. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

WORLD COMMERCE COMMUNITY DEVELOPMENT DISTRICT

District Office · St. Augustine, Florida · (904) 436-6270
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.worldcommercecdd.org

October 11, 2021

**Board of Supervisors
World Commerce Community
Development District**

AGENDA

Dear Board Members:

The **regular** meeting of the Board of Supervisors of World Commerce Community Development District will be held on **Tuesday, October 19, 2021 at 9:00 a.m.** at the Holiday Inn Express & Suites, 2300 State Road 16, St. Augustine, Florida 32084. Following is the agenda for the meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Special Meeting held on August 17, 2021.....Tab 1
 - B. Ratification of the Operation and Maintenance Expenditures for June 2021, July 2021 and August 2021.....Tab 2
 - C. Ratification of Requisition, Series 2007, CR214 S2007.....Tab 3
- 4. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - 1.) Update on Fountain Inspection with Innovative Fountain
 - C. Landscape
 - 1.) BrightView Landscape Report, September 24 2021.....Tab 4
 - 2.) Consideration of Proposal for Flag Replacement.....Tab 5
 - D. District Manager
 - 1.) Pond Report, September 29, 2021.....Tab 6
- 5. BUSINESS ITEMS**
 - A. Consideration of Resolution 2022-01, Amending Fiscal Year 2020-2021 Budget.....Tab 7
 - B. Ratification of Proposal for Fiscal Year 2021-2022 District Insurance Policy.....Tab 8
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (904) 436-6270.

Very truly yours,
Lesley Gallagher
World Commerce Community
Development District

CALL TO ORDER / ROLL CALL

PUBLIC COMMENTS ON AGENDA ITEMS

BUSINESS ADMINISTRATION

Tab 1

MINUTES OF MEETING

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

**WORLD COMMERCE
COMMUNITY DEVELOPMENT DISTRICT**

The **regular** meeting of the Board of Supervisors of World Commerce Community Development District was held on **Tuesday, August 17, 2021 at 9:00 a.m.** at the Holiday Inn Express & Suites, 2300 State Road 16, St. Augustine, Florida 32084 The following is the agenda for this meeting.

Present and constituting a quorum:

Curtis Robinson	Board Supervisor, Chairman
Elizabeth Pappaceno	Board Supervisor, Vice Chairman
Kenneth Hall	Board Supervisor, Assistant Secretary
Karen McNairn	Board Supervisor, Assistant Secretary
Jeff Silagy	Board Supervisor, Assistant Secretary

Also present were:

Lesley Gallagher	District Manager, Rizzetta & Company
Wes Haber	District Counsel, Hopping Green & Sams
Ryan Stilwell	District Engineer, Prosser Hallock
Michael Cills	Representative, Steinemann & Co.
Rodney Hicks	Branch Manager, BrightView Landscaping

Members of the public present

FIRST ORDER OF BUSINESS**Call to Order**

Ms. Gallagher called the meeting to order at 9:02 a.m. and read the roll call.

SECOND ORDER OF BUSINESS**Public Comments on Agenda Items**

A property owner had questions about obtaining a payoff.

THIRD ORDER OF BUSINESS**Consideration of the Minutes of the
Board of Supervisors' Regular
Meeting held June 15, 2021**

On a motion by Mr. Robinson, seconded by Mr. Silagy, with all in favor, the Board approved the Minutes of the Board of Supervisors Regular Meeting held on June 15, 2021 for World Commerce Community Development District.

FOURTH ORDER OF BUSINESS**Ratification of Operation and
Maintenance Expenditures for April
2021 and May 2021**

On a motion by Mr. Robinson, seconded by Mr. Silagy, with all in favor, the Board ratified Operation & Maintenance Expenditures for April 2021 in the amount of \$25,503.35 and May 2021 in the amount of \$42,592.53 for World Commerce Community Development District.

FIFTH ORDER OF BUSINESS**Staff Reports**

- A. District Counsel
No report.

- B. District Engineer
Mr. Stilwell updated the Board that a lock had been placed on the gates for the lift station. The combination is on file with the district office.

He also updated the Board that they have been moving forward with the traffic light and after a meeting with the County and DOT they are now requiring this light to be interconnected with other lights along International Golf Parkway resulting in additional design work cost and fiber cost at an estimated amount of \$15,000 for design.

On a motion by Ms. Pappaceno, seconded by Mr. Silagy, with all in favor, the Board authorized the Chairman to work with the District Engineer on this Change Order for World Commerce Community Development District.

- C. Landscape

1.) BrightView Landscape Report, August 5, 2021

Mr. Hicks reviewed the report found under Tab 3 of the agenda and noted that they are continuing to monitor the struggling Washingtonian palm at the entry and that if it does not respond to treatments in the next couple of months it will be replaced at no cost to the District.

Supervisor McNarin had questions regarding the trimming of the crape myrtles which Mr. Hicks indicated would occur in the winter months.

D. District Manager

1.) Innovative Fountains, Fountain Report, July 27, 2021

Ms. Gallagher reviewed that Innovative Fountain had indicated the leaking chlorinator issue noted in the report found under Tab 4 had been resolved. She also noted that Resolutions 2021-03 and 2021-04 previously adopted at the June 15, 2021 meeting were duplicated resolutions numbers and had been renumbered to 2021-03A and 2021-04A.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2021-06,
Designating the Date, Time and
Location of Regular Fiscal Year 2021-
2022 Meetings**

On a motion by Mr. Robinson, seconded by Ms. McNairn, with all in favor, the Board adopted Resolution 2021-06, as presented, Setting the Date, Time and Location of Regular Fiscal Year 2021-2022 Meetings for World Commerce Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Contract Renewal
Proposals**

The Board reviewed renewal proposals for Charles Aquatics, BrightView Landscape, Xylem and Innovative Fountain.

On a motion by Mr. Robinson, seconded by Ms. McNairn, with all in favor, the Board approved Contract Renewal for Charles Aquatics, BrightView Landscape, Xylem and Innovative Fountain, as presented, for World Commerce Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Innovative Fountain
Repair Proposal**

The Board reviewed a proposal for a fountain repair to fountain joints from Innovative Fountain. Discussions ensued.

The Board requested an inspection of the fountain to be performed by Innovative Fountain and also requested that a representative from the District Engineer's Office be present for the inspection. They also requested that an Innovative Fountain Representative attend the next meeting or call in to review the inspection.

NINETH ORDER OF BUSINESS

**Public Hearing on Fiscal Year 2021-
2022 Final Budget**

On a motion by Mr. Silagy, seconded by Mr. Robinson, with all in favor, the Board opened Public Hearing on Fiscal Year 2021-2022 Final Budget for World Commerce Community Development District.

Ms. Gallagher reviewed the proposed budget and the Board took public comment most notably regarding the expenses associated with damage done during Buc-ee's construction. Ms. Gallagher also noted an email objection she had received regarding the potential increase.

On a motion by Mr. Silagy, seconded by Mr. Robinson, with all in favor, the Board closed Public Hearing on Fiscal Year 2021-2022 Final Budget for World Commerce Community Development District.

On a motion by Ms. Pappaceno, seconded by Mr. Silagy, with all in favor, the Board adopted Resolution 2021-07, Approving Fiscal Year 2021-2022 Final Budget, as presented, for World Commerce Community Development District.

TENTH ORDER OF BUSINESS

Public Hearing on Imposing Special Assessments

On a motion by Mr. Silagy, seconded by Ms. McNairn, with all in favor, the Board opened Public Hearing on Imposing Special Assessments for World Commerce Community Development District.

No public comments on assessments.

On a motion by Mr. Silagy, seconded by Mr. Robinson, with all in favor, the Board closed Public Hearing on Imposing Special Assessments for World Commerce Community Development District.

On a motion by Mr. Robinson, seconded by Ms. McNairn with all in favor, the Board adopted Resolution 2021-08, Imposing Special Assessments and Certifying the Assessment Roll for World Commerce Community Development District.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

No supervisor request or audience comments.

TWELFTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Robinson, seconded by Ms. McNairn, with all in favor, the Board adjourned the meeting at 10:02 a.m. for World Commerce Community Development District.

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Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 2

WORLD COMMERCE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · ST. AUGUSTINE, FLORIDA · (904) 436-6270

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

Operation and Maintenance Expenditures June 2021 Presented For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2021 through June 30, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$31,760.18**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

World Commerce Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2021 Through June 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
BrightView Landscape Services, Inc.	3377	7328311	Landscape Maintenance 05/21	\$ 9,645.70
BrightView Landscape Services, Inc.	3374	7367683	Irrigation Repair 05/21	\$ 1,164.00
BrightView Landscape Services, Inc.	3380	7373217	Landscape Maintenance 06/21	\$ 9,645.70
Charles Aquatics, Inc	3381	41835	Monthly Aquatic Management Services 06/21	\$ 475.00
Curtis J Robinson	3385	CR061521	Board of Supervisors Meeting 06/15/21	\$ 200.00
Florida Power & Light Company	2021063021-1	74760-43505 05/21	185 International Golf Pkwy 05/21	\$ 1,694.28
Florida Power & Light Company	20210630-1	74760-43505 06/21	185 International Golf Pkwy 06/21	\$ 1,694.28
Florida Power & Light Company	2021063021-1	Electric Summary 05/21	Electric Summary 05/21	\$ 221.60
Hopping Green & Sams	3378	122694	General/Monthly Legal Services 03/21	\$ 790.00
Innovative Fountain Services	3379	2021509	Fountain Maintenance 05/21	\$ 320.00
Jeffrey J. Silagy	3386	JS061521	Board of Supervisors Meeting 06/15/21	\$ 200.00
Karen L. McNairn	3384	KM061521	Board of Supervisors Meeting 06/15/21	\$ 200.00
Kenneth O. Hall II	3383	KH061521	Board of Supervisors Meeting 06/15/21	\$ 200.00

World Commerce Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2021 Through June 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	3375	INV0000058964	District Management Services 06/21	\$ 4,716.00
Rizzetta & Company, Inc.	3382	INV0000059049	Mass Mailing 05/14/21	\$ 493.62
Rizzetta Technology Services, LLC	3376	INV0000007603	Website Hosting Services 06/21	<u>\$ 100.00</u>
Report Total				<u>\$ 31,760.18</u>

WORLD COMMERCE COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures July 2021 Presented For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2021 through July 31, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$24,269.83**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

World Commerce Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2021 Through July 31, 2021

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
BrightView Landscape Services, Inc.	3392	7419088	Landscape Maintenance 07/21	\$ 9,645.70
BrightView Landscape Services, Inc.	3392	7441659	Irrigation Repair 06/21	\$ 781.06
Charles Aquatics, Inc	3393	42083	Monthly Aquatic Management Services 07/21	\$ 475.00
Florida Power & Light Company	08182021-1	Electric Summary 06/21	Electric Summary 06/21	\$ 324.34
Hopping Green & Sams	3394	121813	Boundary Amendment 02/21	\$ 1,080.60
Hopping Green & Sams	3394	121814	Trust Indenture Amendment 02/21	\$ 130.00
Hopping Green & Sams	3394	123557	General/Monthly Legal Services 04/21	\$ 1,101.00
Innersync	3387	19573	Quarterly ADA Website Services Q4 FY20/21	\$ 384.38
Innovative Fountain Services	3388	2021635	Fountain Maintenance 06/21	\$ 320.00
Prosser, Inc.	3389	46093	Project 101029.60 Engineering Services 05/21	\$ 211.75
Rizzetta & Company, Inc.	3395	INV0000058397	Boundary & Methodology Report Amendments 04/21	\$ 5,000.00
Rizzetta & Company, Inc.	3390	INV0000059415	District Management Services 07/21	\$ 4,716.00
Rizzetta Technology Services, LLC	3391	INV0000007738	Website Hosting Services 07/21	\$ 100.00
Report Total				<u>\$ 24,269.83</u>

WORLD COMMERCE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · ST. AUGUSTINE, FLORIDA · (904) 436-6270

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

Operation and Maintenance Expenditures August 2021 Presented For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2021 through August 31, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$31,366.65**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

World Commerce Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2021 Through August 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
All Weather Contractors, Inc	3396	126384	Fountain Pressure Wash & Paint 07/21	\$ 1,950.00
BrightView Landscape Services, Inc.	3400	7458282	Install Annuals 07/21	\$ 960.40
BrightView Landscape Services, Inc.	3405	7461701	Landscape Maintenance 08/21 Monthly Aquatic Management Services	\$ 9,645.70
Charles Aquatics, Inc	3406	42321	08/21	\$ 475.00
Curtis J Robinson	3412	CR081721	Board of Supervisors Meeting 08/17/21	\$ 200.00
Elizabeth Pappaceno	3411	LP081721	Board of Supervisors Meeting 08/17/21	\$ 200.00
Florida Power & Light Company	2021083121-1	74760-43505 07/21	185 International Golf Pkwy 07/21	\$ 1,694.28
Florida Power & Light Company	2021083121-2	Electric Summary 07/21	Electric Summary 07/21	\$ 359.72
Hopping Green & Sams	3407	122695	Boundary Amendment 03/21	\$ 783.50
Hopping Green & Sams	3407	122696	Trust Indenture 03/21	\$ 172.25
Hopping Green & Sams	3407	123558	Boundary Amendment 04/21	\$ 2,310.18
Hopping Green & Sams	3407	123559	Trust Indenture 04/21	\$ 2,579.50
Hopping Green & Sams	3407	124418	General/Monthly Legal Services 05/21	\$ 198.83

World Commerce Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2021 Through August 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Hopping Green & Sams	3407	124419	Boundary Amendment 05/21	\$ 286.00
Hopping Green & Sams	3407	124420	Trust Indenture 05/21	\$ 806.00
Innovative Fountain Services	3402	2021678	Fountain Water Line Repairs 07/21	\$ 526.64
Innovative Fountain Services	3402	2021725	Fountain Maintenance 07/21	\$ 320.00
Jeffrey J. Silagy	3413	JS081721	Board of Supervisors Meeting 08/17/21	\$ 200.00
Karen L. McNairn	3410	KM081721	Board of Supervisors Meeting 08/17/21	\$ 200.00
Kenneth O. Hall II	3409	KH081721	Board of Supervisors Meeting 08/17/21	\$ 200.00
Krishna Hotel LLC dba Holida Inn Express	3401	80321	BOS Meeting Rental 08/17/21	\$ 100.00
LLS Tax Solutions Inc.	3397	2348	Arbitrage Rebate Calculation S2004A-1 PE 06/30/21	\$ 500.00
Prosser, Inc.	3398	46257	Project 101029.60 Engineering Services 06/21	\$ 663.90
Rizzetta & Company, Inc.	3399	INV0000059671	Mass Mailing 07/12/21	\$ 752.05
Rizzetta & Company, Inc.	3403	INV0000060349	District Management Services 08/21	\$ 4,716.00
Rizzetta Technology Services, LLC	3404	INV0000007823	Website Hosting Services 08/21	\$ 100.00

World Commerce Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2021 Through August 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
The St. Augustine Record	3408	0003367399-01 07/21/21	Acct #15640 Legal Advertising 07/21	\$ 466.70
Report Total				<u>\$ 31,366.65</u>

Tab 3

WORLD COMMERCE COMMUNITY DEVELOPMENT DISTRICT

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

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

www.worldcommercecdd.org

September 23, 2021

U.S. BANK NATIONAL ASSOCIATION

World Commerce Special Assessment Bonds, Series 2007

Attention: Barry Knack

60 Livingstone Avenue, 3rd Floor

St. Paul, MN 55107

RE: Special Assessment Bonds, Series 2007
Requisitions for Payment

Dear Trustee:

Below please find a table detailing the enclosed requisition(s) ready for payment from the Districts Acquisition/Construction Trust Account #108812008.

PLEASE EXPEDITE PAYMENT TO THE PAYEE(S) AS OUTLINED BELOW:

Prosser, Inc. VIA UPS

REQUISITION NO.	PAYEE	AMOUNT
214	Prosser, Inc.	\$ 26,989.04

If you have any questions regarding this request, please do not hesitate to call me at (904) 436-6270. Thank you for your prompt attention to this matter.

Sincerely,
WORLD COMMERCE
COMMUNITY DEVELOPMENT DISTRICT

Lesley Gallagher
District Manager

REQUISITION NO. 214

**WORLD COMMERCE COMMUNITY DEVELOPMENT DISTRICT
(ST. JOHNS COUNTY, FLORIDA)
SPECIAL ASSESSMENT BONDS
SERIES 2007**

The undersigned, a Responsible Officer of World Commerce Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of a Master Trust Indenture dated July 1, 2004, as supplemented by a Third Supplemental Trust Indenture dated February 1, 2007, from the District to U.S. Bank National Association (successor in interest to Wachovia Bank, National Association), as trustee (the "Trustee")(collectively, the "2007 Indenture"), (all capitalized terms used herein shall have the meaning ascribed to such term in the 2007 Indenture):

September 17, 2021

- (A) Requisition Number: 214
- (B) Name of Payee: Prosser, Inc.
13901 Sutton Park Drive South
Jacksonville, FL 32224-0229
- (C) Amount Payable: \$26,989.04
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Invoices 46430 and 46595 for Project 121037.01 WCC Parkway Signal Design
- (E) Fund or Account from which disbursement to be made: Series 2007 Construction Account #108812008

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District,
or
this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;
- 2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;
- 3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Traffic Signal Design Project;

STAFF REPORTS

District Counsel

District Engineer

Update on Fountain Inspection with Innovative Fountain

Landscape

Tab 4

Quality Site Assessment

General Information

Property Name: World Comm Center

Date: Friday, September 24, 2021

Next Inspection Date: Sunday, October 24, 2021

Client Attendees:

Brightview Attendees: Steve Mcavoy

CUSTOMER FOCUS AREA:

Focal areas and weed control

CARRYOVER ITEMS (CheckBox = DONE): None Noted

MAINTENANCE ITEMS:

- 1) Shrub trimming- plant material has been treated with a growth reducer and plant material is holding at about 80%. Areas with new growth will be tightened up and retreated
- 2) Hard and soft edging is on a weekly rotation
- 3) With winter work approaching we will be starting tree pruning in the up coming months.
- 4) Curb lines are free of weeds, trash, and debris
- 5) Fountain area weed free
- 6) Oaks behind fountain need to be lifted
- 7) Annuals are scheduled for change out and loropets are responding from hard cutbacks, we will schedule to tighten up with light trimming.
- 8) Turf color varies in areas, as some areas have struggled with root rot cause from excessive rain.
- 9) Roses have been fertilized and treated with insecticide, and fungicide. Light trimming is scheduled

RECOMMENDATIONS FOR PROPERTY ENHANCEMENTS:

- 1) Lift stations wax myrtles continue to decline. We recommend replacing in the near future
- 2) Palms at fountain area have some dead fronds already, Were last pruned in June

NOTES TO OWNER/CLIENT:

Quality Site Assessment

Maintenance Items

Shrub trimming- plant material has been treated with a growth reducer and plant material is holding at about 80%. Areas with new growth will be tightened up and retreated



[1 / 9]

Maintenance Items

Hard and soft edging is on a weekly rotation



[2 / 9]

Maintenance Items

With winter work approaching we will be starting tree pruning in the up coming months.



[3 / 9]

Maintenance Items

Curb lines are free of weeds, trash, and debris



[4 / 9]

Quality Site Assessment

Maintenance Items

Fountain area weed free



[5 / 9]

Maintenance Items

Oaks behind fountain need to be lifted



[6 / 9]

Maintenance Items

Annuals are scheduled for change out and loropets are responding from hard cutbacks, we will schedule to tighten up with light trimming.



[7 / 9]

Maintenance Items

Turf color varies in areas, as some areas have struggled with root rot cause from excessive rain.



[8 / 9]

Quality Site Assessment

Maintenance Items

Roses have been fertilized and treated with insecticide, and fungicide. Light trimming is scheduled



[9 / 9]

Recommendations for Property Enhancements

Lift stations wax myrtles continue to decline. We recommend replacing in the near future



[1 / 2]

Recommendations for Property Enhancements

Palms at fountain area have some dead fronds already, Were last pruned in June



[2 / 2]

Tab 5

Proposal for Extra Work at World Comm Center

Property Name	World Comm Center	Contact	Lesley Gallagher
Property Address	500 World Commerce Pkwy Saint Augustine, FL 32092	To	World Commerce Center CDD
		Billing Address	c/o Rizzetta and Company 3434 Colwell Ave Ste 200 Tampa, FL 33614
Project Name	Wcc- Flag replacement		
Project Description	Replace damaged flags at fountain area		

Scope of Work

QTY	UoM/Size	Material/Description	Total
Custom (World Commerce) Nylon Flag Replacement			\$956.21
1.00	EACH	Custom (World Commerce) Nylon Flag	
Florida Nylon Flag Replacement			\$519.12
1.00	EACH	Florida Nylon Flag	
American Nylon Replacement Flag			\$400.56
1.00	EACH	American Nylon Flag	

For internal use only

SO# 7646425
JOB# 460802100
Service Line 130

Total Price \$1,875.89

THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services, Inc.
2270 Dobbs Rd, St Augustine, FL 32086 ph. fax

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any third party liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.
7. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
8. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
9. **Access to Jobsite:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
10. **Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event the schedule for the completion of the work shall require more than thirty (30) days, a progress bill will be presented by month end and shall be paid within fifteen (15) days upon receipt of invoice.
11. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) work days advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
12. **Assignment:** The Owner/Client and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Owner/Client nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
13. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

14. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel charge of \$150.00 and billed to Client/Owner.

The following sections shall apply where Contractor provides Customer with tree care services:

15. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Client/Owner's expense.
16. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (international Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by BrightView within fifteen (15) days after billing, BrightView shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

District Manager

Signature

Title

Lesley Galleragher

October 11, 2021

Printed Name

Date

BrightView Landscape Services, Inc. "BrightView"

Account Manager

Signature

Title

Steve McAvoy

October 11, 2021

Printed Name

Date

Job #: 460802100

Proposed Price: \$1,875.89

SO # 7646425

District Manager

Tab 6



6869 Phillips Pkwy. Dr. South Jacksonville Fl. 32256

Fax: 904-807-9158

Phone: 904-997-0044

Service Report

Date: September 29, 2021

Biologist: Bill Fuller

Client: World Commerce CDD

Waterways: 1 lake, 1 pond and 1 canal

Lake 1: The lake was in good condition. No invasive species noted.



Canal and pond: The canal and pond were in overall good condition. Minor vegetation.



BUSINESS ITEMS

Tab 7

RESOLUTION 2022-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WORLD
COMMERCE COMMUNITY DEVELOPMENT DISTRICT AMENDING
THE FISCAL YEAR 2020/2021 GENERAL FUND BUDGET; AND
PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the World Commerce 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 St. Johns County, Florida; and

WHEREAS, the Board of Supervisors of the District (hereinafter the “Board”), adopted a General Fund Budget for Fiscal Year 2020/2021; and

WHEREAS, the Board desires to reallocate funds budgeted to reflect reappropriated Revenues and Expenses approved during the Fiscal Year.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS
OF THE WORLD COMMERCE COMMUNITY DEVELOPMENT DISTRICT THE
FOLLOWING:**

Section 1. The General Fund Budget is hereby amended in accordance with Exhibit “A” attached hereto.

Section 2. This Resolution shall become effective immediately upon its adoption.

Section 3. In accordance with Florida Statute 189.016, the amended budget shall be posted on the District’s official website within five (5) days after adoption.

PASSED AND ADOPTED THIS 19TH DAY OF OCTOBER, 2021.

**WORLD COMMERCE COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/ VICE CHAIRMAN

ATTEST:

SECRETARY / ASST. SECRETARY

Exhibit A



Rizzetta & Company

World Commerce Community Development District

www.worldcommercecdd.org

Amended Budget for Fiscal Year 2020/2021

Presented by: Rizzetta & Company, Inc.

**2806 N. Fifth Street
Suite 403
St. Augustine, Florida 32084
Phone: 904-436-6270**

rizzetta.com

Amended Budget
World Commerce Community Development District
General Fund
Fiscal Year 2020/2021

Chart of Accounts Classification	Current Budget for Fiscal Year 2020/21	Proposed Budget for Fiscal Year 2020/21
REVENUES		
Special Assessments		
Tax Roll*	\$ 88,916	\$ 88,916
Off Roll*	\$ 225,134	\$ 225,134
TOTAL REVENUES	\$ 314,050	\$ 314,050
Balance Forward from Prior Year	\$ -	\$ 134,703
TOTAL REVENUES AND BALANCE FORWARD	\$ 314,050	\$ 448,753
EXPENDITURES - ADMINISTRATIVE		
Legislative		
Supervisor Fees	\$ 4,000	\$ 4,000
Financial & Administrative		
Administrative Services	\$ 4,800	\$ 4,800
District Management	\$ 28,542	\$ 28,542
District Engineer	\$ 5,000	\$ 5,000
Disclosure Report	\$ 7,000	\$ 7,000
Trustees Fees	\$ 14,000	\$ 14,000
Assessment Roll	\$ 5,250	\$ 5,250
Financial & Revenue Collections	\$ 5,250	\$ 5,250
Accounting Services	\$ 18,000	\$ 18,000
Auditing Services	\$ 4,200	\$ 4,200
Arbitrage Rebate Calculation	\$ 1,500	\$ 1,500
Public Officials Liability Insurance	\$ 2,537	\$ 2,537
Legal Advertising	\$ 1,000	\$ 1,000
Dues, Licenses & Fees	\$ 175	\$ 175
Miscellaneous Fees	\$ 100	\$ 2,100
Website Hosting, Maintenance, Backup	\$ 3,000	\$ 3,000
Legal Counsel		
District Counsel	\$ 10,000	\$ 10,000
Administrative Subtotal	\$ 114,354	\$ 116,354
EXPENDITURES - FIELD OPERATIONS		
Electric Utility Services		
Utility Services	\$ 8,762	\$ 8,762
Street Lights	\$ 20,500	\$ 20,500
Water-Sewer Combination Services		
Utility Services	\$ 4,000	\$ 4,000
Stormwater Control		
Aquatic Maintenance	\$ 5,700	\$ 5,700
Miscellaneous Expense	\$ 1,000	\$ 1,000
Other Physical Environment		
General Liability/Property Insurance	\$ 6,939	\$ 6,939
Entry Fountain Maintenance & Repair	\$ 6,000	\$ 6,000
Entry/Walls Maintenance & Repair	\$ 750	\$ 750
Landscape & Irrigation Maintenance Contract	\$ 115,748	\$ 115,748
Irrigation Repairs	\$ 5,000	\$ 13,000
Landscape Replacement Plants, Shrubs, Trees	\$ 5,000	\$ 5,000

Amended Budget
World Commerce Community Development District
General Fund
Fiscal Year 2020/2021

Chart of Accounts Classification	Current Budget for Fiscal Year 2020/21	Proposed Budget for Fiscal Year 2020/21
Contingency		
Miscellaneous Contingency	\$ 7,297	\$ 50,000
Capital Outlay	\$ 13,000	\$ 95,000
Field Operations Subtotal	\$ 199,696	\$ 332,399
TOTAL EXPENDITURES	\$ 314,050	\$ 448,753
EXCESS OF REVENUES OVER EXPENDITURES	\$ -	\$ -

Tab 8



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

World Commerce Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects more than 800 public entity members.

Competitive Advantage

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

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

How are FIA Members Protected?

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

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers. FIA purchases property reinsurance to withstand the 1,000-year storm event (probability of exceedance .1%). This level of protection is statistically 2 to 3 times safer than competitors and industry norms. FIA members’ property claims resulting from Hurricane Irma in 2017 amounted to less than 4% of the per occurrence coverage available.

What Are Members Responsible For?

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

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

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

Quotation being provided for:

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

Term: October 1, 2021 to October 1, 2022

Quote Number: 100121647

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values – Blanket Building and Contents – Per Schedule on file totalling	\$512,176
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	Not Included

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

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

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	3 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

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

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

TOTAL PROPERTY PREMIUM

\$4,436

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

Deadly Weapon Protection Coverage

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

AUTOMOBILE COVERAGE

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

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

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

Cyber Liability sublimit included under POL/EPLI

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



PREMIUM SUMMARY

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

Term: October 1, 2021 to October 1, 2022

Quote Number: 100121647

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$4,436
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$3,108
Public Officials and Employment Practices Liability	\$2,542
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$10,086

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



PROPERTY VALUATION AUTHORIZATION

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

QUOTATIONS TERMS & CONDITIONS

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

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

- | | | | |
|-------------------------------------|--------------------------|--------------|--------------------------|
| <input checked="" type="checkbox"/> | Building and Content TIV | \$512,176 | As per schedule attached |
| <input type="checkbox"/> | Inland Marine | Not Included | |
| <input type="checkbox"/> | Auto Physical Damage | Not Included | |

Signature: _____ Date: _____

Name: _____

Title: _____



Property Schedule

Schedule Items Effective As of: 10/01/2021

World Commerce Community Development District

Policy No.: 100121647

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

Unit #	Description Address	Year Built Const Type	Eff. Date Term Date	Building Value Contents Value	Total Insured Value
	Roof Shape Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt
1	Main Entrance and Landscape Lighting	2005	10/01/2021	\$75,000	\$75,000
	E Int'l Golf Parkway North, State Rd 16 St Augustine FL 32092	Non combustible	10/01/2022		
Unit #	Description Address	Year Built Const Type	Eff. Date Term Date	Building Value Contents Value	Total Insured Value
	Roof Shape Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt
2	Irrigation System	2005	10/01/2021	\$50,000	\$50,000
	E Int'l Golf Parkway North, State Rd 16 St Augustine FL 32092	Non combustible	10/01/2022		
Unit #	Description Address	Year Built Const Type	Eff. Date Term Date	Building Value Contents Value	Total Insured Value
	Roof Shape Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt
3	Fountains	2005	10/01/2021	\$56,000	\$56,000
	E Int'l Golf Parkway North, State Rd 16 St Augustine FL 32092	Masonry non combustible	10/01/2022		
Unit #	Description Address	Year Built Const Type	Eff. Date Term Date	Building Value Contents Value	Total Insured Value
	Roof Shape Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt
4	2nd Entry Way, Sign	2006	10/01/2021	\$100,000	\$100,000
	E Int'l Golf Parkway North, State Rd 16 St Augustine FL 32092	Non combustible	10/01/2022		
Unit #	Description Address	Year Built Const Type	Eff. Date Term Date	Building Value Contents Value	Total Insured Value
	Roof Shape Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt
5	Weir Lowhead Dam	2006	10/01/2021	\$125,000	\$125,000
	E Int'l Golf Parkway North, State Rd 16 St Augustine FL 32092	Non combustible	10/01/2022		
Unit #	Description Address	Year Built Const Type	Eff. Date Term Date	Building Value Contents Value	Total Insured Value
	Roof Shape Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt
6	Aeration System	2006	10/01/2021	\$50,000	\$50,000
	E Int'l Golf Parkway North, State Rd 16 St Augustine FL 32092	Non combustible	10/01/2022		
Unit #	Description Address	Year Built Const Type	Eff. Date Term Date	Building Value Contents Value	Total Insured Value
	Roof Shape Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt
7	Irrigation Suction Line	2006	10/01/2021	\$5,814	\$5,814
	E Int'l Golf Parkway North, State Rd 16 St Augustine FL 32092	Property in the Open	10/01/2022		

Sign: _____

Print Name: _____

Date: _____



World Commerce Community Development District

Policy No.: 100121647

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

Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
8	Irrigation Drive Watch		2006	10/01/2021	\$3,250		
	E Int'l Golf Parkway North,State Rd 16 St Augustine FL 32092		Property in the Open	10/01/2022			\$3,250
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
9	Three Flag Poles with Paver Bases and Lighting		2021	10/01/2021	\$47,112		
	World Commerce Parkway at International Golf Blvd. - East Entrance St Augustine FL 32092		Non combustible	10/01/2022			\$47,112
			Total:	Building Value \$512,176	Contents Value \$0	Insured Value \$512,176	

Sign: _____

Print Name: _____

Date: _____



INVOICE

Customer	World Commerce Community Development District
Acct #	505
Date	09/02/2021
Customer Service	Kristina Rudez
Page	1 of 1

World Commerce Community Development District
C/O Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Payment Information	
Invoice Summary	\$ 10,086.00
Payment Amount	
Payment for:	Invoice#14009
100121647	

Thank You

Please detach and return with payment



Customer: World Commerce Community Development District

Invoice	Effective	Transaction	Description	Amount
14009	10/01/2021	Renew policy	Policy #100121647 10/01/2021-10/01/2022 Florida Insurance Alliance Package - Renew policy Due Date: 9/2/2021	10,086.00

Total

\$ 10,086.00

Thank You

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

Remit Payment To: Egis Insurance Advisors, LLC

Lockbox 234021 PO Box 84021
Chicago, IL 60689-4002

(321)233-9939

sclimer@egisadvisors.com

Date

09/02/2021

**AUDIENCE COMMENTS
AND SUPERVISORS
REQEUST**

ADJOURNMENT