

ISLES OF BARTRAM PARK
Community Development District

June 6, 2025

AGENDA

Isles of Bartram Park

Community Development District

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

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

May 29, 2025

Board of Supervisors
Isles of Bartram Park Community Development District

Dear Board Members:

The Isles of Bartram Park Community Development District Board of Supervisors Special Meeting is scheduled for **Friday, June 6, 2025, at 10:00 a.m.** at the Offices of GMS, 475 West Town Place, Suite 114, St. Augustine, FL 32092.

Following is the advance agenda for this meeting:

- I. Roll Call
- II. Audience Comment
- III. Consideration of Proposals for Installation of New Pond Fountain
 - A. Yellowstone Landcape for Boring for Fountain Installation
 - B. Fountain Proposals
 - C. High Tide Electrical – Electrical Panel Install
- IV. Supervisors' Requests
- V. Audience Comments
- VI. Next Scheduled Meeting – August 15, 2025 @ 10:00 a.m.
- VII. Adjournment

THIRD ORDER OF BUSINESS

A.



Proposal #: 562514

Date: 5/30/2025

From: Travis Arnold

**Landscape Enhancement Proposal for
Celestina-Isles of Bartram CDD**

Jim Oliver
GMS-NF, LLC
475 West Town Pl, Suite 114
Saint Augustine, FL 32092
joliver@gmsnf.com

LOCATION OF PROPERTY

475 West Town Pl
Suite 114
St. Augustine, FL 32092

Boring for Fountain Installation

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Bore for Fountain Install	2	\$6,500.00	\$13,000.00

Two Locations of Bores for Fountain Installation

Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Celestina-Isles of Bartram CDD

Subtotal	\$13,000.00
Sales Tax	\$0.00
Proposal Total	\$13,000.00

THIS IS NOT AN INVOICE

B.

ESTIMATE

Innovative Fountain Services, Inc
11637 Columbia Park Dr E
Ste 4
Jacksonville, FL 32258-4493

admin@innovativefountainservices.com
+1 (904) 551-1017



Celestina: Celestina Amenity Center

Bill to
Celestina
Celestina Master Amenity
200 Business Circle Ste 101
St .Augustine, FL 32095

Estimate details

Estimate no.: 4236
Estimate date: 05/15/2025

#	Product or service	Description	Amount
1.	Fountain Service	<p>Innovative Fountain Services propose to furnish all materials, labor, and tools to install one new 3HP floating fountain. Approximate spray dimensions of display are 19' high and 34' wide and display will be similar to existing fountain display.</p> <p>Fountain comes with 6 LED light set with 150' of pump and light cable.</p> <p>Fountain comes with a five year manufacturer's warranty and two year warranty on the lights.</p>	\$10,690.00
Total			\$10,690.00

Accepted date

Accepted by



The Lake Doctors, Inc.
Aquatic Management Services

The Lake Doctors, Inc
Jacksonville Branch
11621 Columbia Park Drive West
Jacksonville, FL 32258
904-262-5500
jacksonville@lakedoctors.com

Fountain / Aeration Sales Agreement

MAS

This Agreement, made this _____ day of _____, 2024 is between The Lake Doctors, Inc., a Florida Corporation, hereinafter called "THE LAKE DOCTORS" and

PROPERTY NAME (Community/Business/Individual) _____

MANAGEMENT COMPANY _____

INVOICING ADDRESS _____

CITY _____ **STATE** _____ **ZIP** _____ **PHONE ()** _____

EMAIL ADDRESS _____ **EMAIL INVOICE: YES OR NO**

THIRD PARTY COMPLIANCE/REGISTRATION: YES OR NO **THIRD PARTY INVOICING PORTAL: YES OR NO**

***If a Third Party Compliance/Registration or an Invoice Portal is required; it is the customer's responsibility to provide the information.*

Hereinafter called "CUSTOMER"

PURCHASE ORDER #: _____

The parties hereto agree to follows:

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

One (1) Vertex TriTier fountain for Celestina Master POA/Isles of Bartram Park CDD, St. Johns Florida.

Deposit must be received before installation, unless otherwise noted. *Note: All fountains require a properly equipped, dedicated electrical circuit to avoid potential hazards and nuisance tripping. *Customer to provide electrical source required.

***Excludes onshore electrical supply or repair, connections, control panel apparatus, mounting, trenching or conduit.**

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

1.	3 HP 230V 1 Ph Vertex TriTier Vertical Series Fountain & up to 200' motor cable	\$ 10,860.00
2.	2 X 43Watt LED clear Lighting with stainless steel fixtures & up to 200' light cable	\$ 2,175.00
3.	Control Panel with mechanical timers and GFCI protection	\$ INCLUDED
4.	4 Year manufacturer's warranty on fountain and 2 years on LED lighting	\$ INCLUDED
5.	Free Shipping Discount	\$ INCLUDED
6.	Assembly / Delivery / Installation in lake*	\$ 500.00
7.	6.5% Sales Tax. Provide Tax Certificate	\$ Exempt
	Total of Services Accepted	\$ 12,985.00

A deposit of \$6,492.50 shall be payable upon execution of this Agreement. The balance shall be payable upon installation, plus any taxes, including sales use taxes, fees or charges that are imposed by any governmental body relating to the service provided under this Agreement. THE LAKE DOCTORS considers this sale as made in Florida and is not responsible for the payment of any out-of-state (non-Florida) taxes except as required by law.

- C. THE LAKE DOCTORS agrees to sell only products with a demonstrated reliability and quality.
- D. THE LAKE DOCTORS agrees to supply equipment within **forty-five (45) business days**, subject to availability, with receipt of this executed Agreement and required advance deposit.
- E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to THE LAKE DOCTORS on or before June 23, 2025.
- F. The terms and conditions form an integral part of this Agreement, and CUSTOMER hereby acknowledges that he has read and is familiar with the contents thereof. Agreement must be returned in its entirety to be considered valid.

THE LAKE DOCTORS, INC.

CUSTOMER:

Mark A. Seymour, Sales Manager

Signed _____ Dated _____

Name _____, Title _____

TERMS AND CONDITIONS

1. Equipment sold by THE LAKE DOCTORS is warranted to be free from defects in materials and workmanship per warranty of the respective equipment manufacturers. For details, see MANUFACTURER's warranty. MANUFACTURER warranties cover MANUFACTURER defects. As a courtesy, THE LAKE DOCTORS will cover the additional cost of shipping and labor for the first six (6) months following installation. CUSTOMER will be responsible for all labor and shipping costs after six (6) months from the date of installation.

The liability is limited to the repair or replacement of such items deemed by MANUFACTURER to be defective and will not include items damaged by misuse, vandalism, theft, acts of God or other causes. CUSTOMER shall bear the cost of delivering such defective items to THE LAKE DOCTORS or MANUFACTURER for repair. Any repairs, alteration or modifications made by anyone other than an authorized representative of THE LAKE DOCTORS or MANUFACTURER will void the warranty. Warranty work will not be performed or paid for by THE LAKE DOCTORS or MANUFACTURER unless all past due balances are paid in full. No warranty is made or implied regarding the ability of the equipment to control algae, prevent fish kills, control odors or other performance criteria not directly related to proper mechanical function of the equipment.
2. Failure to follow the MANUFACTURER's required maintenance may void warranty.
3. Items not covered under our warranty will be treated and billed as regular service calls. Examples of non-warranty work include cleaning of light lenses, unclogging of nozzles and filters, valve adjustments, resetting tripped breakers, though this is a non-exhaustive list and other items may be treated and billed as regular service calls.
4. CUSTOMER shall be responsible for providing proper electrical power and performing electrical hookups. All electrical work shall meet all applicable governmental requirements. Said power shall be supplied to a designated site agreed upon by THE LAKE DOCTORS and CUSTOMER and generally within 30' or less of lake or pond's edge. In all cases, power supplied should be in accordance with Article 680 and other appropriate provisions of the National Electrical Code including the use of ground fault circuit interrupter-type breakers on each submersible equipment circuit above 15 volts between conductors. It shall be CUSTOMER'S responsibility to ensure that proposed equipment to be supplied by THE LAKE DOCTORS meets all other governmental standards, including but not limited to, local electrical codes, building codes, etc. Additionally, CUSTOMER shall be responsible for obtaining any necessary permits.
5. Due to possible electrical shock hazards resulting from improper functioning of defective equipment, THE LAKE DOCTORS strongly advises CUSTOMER and other responsible parties to prohibit swimming and wading in ponds or bodies of water in which electrical equipment has been installed. Posted notice is advised.
6. THE LAKE DOCTORS does not assume any liability whatsoever for damages, losses or conditions arising from improper use or maintenance of equipment installed by THE LAKE DOCTORS or MANUFACTURER. Furthermore, THE LAKE DOCTORS and MANUFACTURER assumes no liability whatsoever for damages, losses or conditions arising from equipment purchased from THE LAKE DOCTORS and improperly installed, used or maintained by CUSTOMER or others.
7. THE LAKE DOCTORS agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of THE LAKE DOCTORS. However, THE LAKE DOCTORS shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages.
8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.
9. THE LAKE DOCTORS shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming CUSTOMER as "Additional Insured" may be provided at CUSTOMER'S request. CUSTOMER agrees to pay for any additional costs of insurance requirements over and above that provided by THE LAKE DOCTORS.
10. This Agreement is not assignable by CUSTOMER except upon prior written consent by THE LAKE DOCTORS.
11. Termination of Agreement in writing by CUSTOMER after initiation of Agreement will be subject to a 20% restocking fee plus all shipping costs and subject to a charge equal to time and materials expended upon time of cancellation.
12. Should the CUSTOMER fail to meet site installation requirements (e.g. proper electrical power, access to pond, etc.) within one-hundred eighty (180) days from the execution of the Agreement, CUSTOMER agrees that THE LAKE DOCTORS shall be entitled to invoice and collect all monies due per the Agreement. In no case shall the payment of such invoice constitute a permanent storage agreement or installation completion.
13. Quotations are made and orders accepted on a firm price basis provided customer authorizes shipment and delivery within a period of forty-five (45) days after execution of Sales Agreement. Orders shipped after ninety (90) days are subject to prices in effect on date of shipment. All shipments F.O.B. shipping point.
14. Special or custom orders are not returnable for credit. A special or custom order is defined by THE LAKE DOCTORS as any order deviating from, or modified from, standard items, kits or systems. This shall include any component or system custom built to buyer's specifications.
15. This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by THE LAKE DOCTORS Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both THE LAKE DOCTORS and CUSTOMER.
16. THE LAKE DOCTORS reserves the right to impose a monthly service charge on past due balances. CUSTOMER agrees to reimburse THE LAKE DOCTORS for all processing fees for registering with third party companies for compliance monitoring services. Should CUSTOMER become delinquent on any invoice related to this agreement beyond one-hundred twenty (120) days, THE LAKE DOCTORS shall be entitled to send any monies to a collections agency.
17. Should it become necessary for THE LAKE DOCTORS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by THE LAKE DOCTORS resulting from such collection action.
18. If the scope of work changes after the execution of the Agreement, the Agreement can be cancelled or the customer will assume any additional cost to complete the modified agreement.



Features and Benefits

One of the most delicate and aesthetic displays offered. The dramatic 3-tier pattern, with its floral arches created by a stainless steel nozzle is available in heights and diameters from 18' to 30'.

HP	1ST HT	2ND HT	3RD HT	Diameter	1 Phase (V)	3 Phase (V)
2	18'	10'	4'	18'	230	208 230
3	23'	13'	6'	23'	230	208 230
5	26'	12'	6'	40'	230	208 230

CONSTRUCTION

- Rugged, commercial grade construction
- Stainless steel turbine pumps/motors
- Precision machined brass/stainless steel nozzles
- Stainless steel LED lights powered by CREE chips
- More defined, exacting display patterns
- All systems protected with Class A GFCI

BENEFITS

- Quicker installations—self leveling design
- Smaller profile for easier handling
- Lower weight reduces freight costs
- Low Maintenance: no oils, O-rings or seals to change
- Customize your displays and/or controls
- Competitively priced!



The Lake Doctors, Inc.
Aquatic Management Services

The Lake Doctors, Inc.
Jacksonville Branch Office
11621 Columbia Park Drive West
Jacksonville, FL 32258

Fountain / Aeration Sales Agreement

MAS

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PROPERTY NAME (Community/Business/Individual) _____

MANAGEMENT COMPANY _____

INVOICING ADDRESS _____

CITY _____ STATE _____ ZIP _____ PHONE () _____

EMAIL ADDRESS _____ EMAIL INVOICE: YES OR NO

THIRD PARTY COMPLIANCE/REGISTRATION: YES OR NO THIRD PARTY INVOICING PORTAL: YES OR NO

**If a Third Party Compliance/Registration or an Invoice Portal is required; it is the customer's responsibility to provide the information.

Hereinafter called "CUSTOMER"

PURCHASE ORDER #: _____

The parties hereto agree to follows:

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

One (1) Aquacontrol SelectSeries fountain for Celestina Master POA/ Isles of Bartram Park CDD, St. Johns Florida

Includes 3hp 240V 1Phase floating fountain, Fleur de Lis nozzle, high pressure turbine pump and vertical intake screen.

Fountains require a dedicated electrical circuit to prevent hazards. Customer to provide electrical source required.

***Excludes onshore electrical supply or repair, connections, control panel apparatus, mounting, trenching or conduit**

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

1.	3hp, 240V, 1Ph AquaControl Select Series, 3 Tier Fleur de Lis nozzle, 200' cable	\$ 11,826.00
2.	3 X 30Watt clear LED lighting with sealed stainless-steel fixtures and 200' cable	\$ 1,389.00
3.	Control Panel with digital timers and GFCI protection.	\$ INCLUDED
4.	5 Year Fountain Manufacturer's Warranty, 3 Years on control panel & LED lighting	\$ INCLUDED
5.	Free Shipping Discount	\$ INCLUDED
6.	Assembly / Delivery / Installation in lake*	\$ 500.00
7.	7.5% State Sales Tax. Provide Tax Certificate.	\$ Exempt
	Total of Services Accepted	\$ 13,715.00

A deposit of \$6,857.50 shall be payable upon execution of this Agreement. The balance shall be payable **upon installation**, plus any taxes, including sales use taxes, fees or charges that are imposed by any governmental body relating to the service provided under this Agreement. **THE LAKE DOCTORS** considers this sale as made in Florida and is not responsible for the payment of any out-of-state (non-Florida) taxes except as required by law.

- C. THE LAKE DOCTORS agrees to sell only products with a demonstrated reliability and quality.
- D. THE LAKE DOCTORS agrees to supply equipment within **forty-five (45) business days**, subject to availability, with receipt of this executed Agreement and required advance deposit.
- E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to THE LAKE DOCTORS on or before **February 28, 2025**.
- F. The terms and conditions form an integral part of this Agreement, and CUSTOMER hereby acknowledges that he has read and is familiar with the contents thereof. Agreement must be returned in its entirety to be considered valid.

THE LAKE DOCTORS, INC.

CUSTOMER

Mark A. Seymour, Sales Manager

Signed _____ Dated _____
Name _____

TERMS AND CONDITIONS

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7. THE LAKE DOCTORS agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of THE LAKE DOCTORS. However, THE LAKE DOCTORS shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages.
8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.
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18. If the scope of work changes after the execution of the Agreement, the Agreement can be cancelled or the customer will assume any additional cost to complete the modified agreement.



Select™ Series: 1 HP - 5 HP Fountains FLEUR DE LIS

The Fleur de Lis has a high, smooth, narrow, center stream surrounded by an 8 stream intermediate arching pattern that in turn is surrounded by 8 lower and wider arching streams. This creates a pyramid effect. **60 Hz Specifications:**

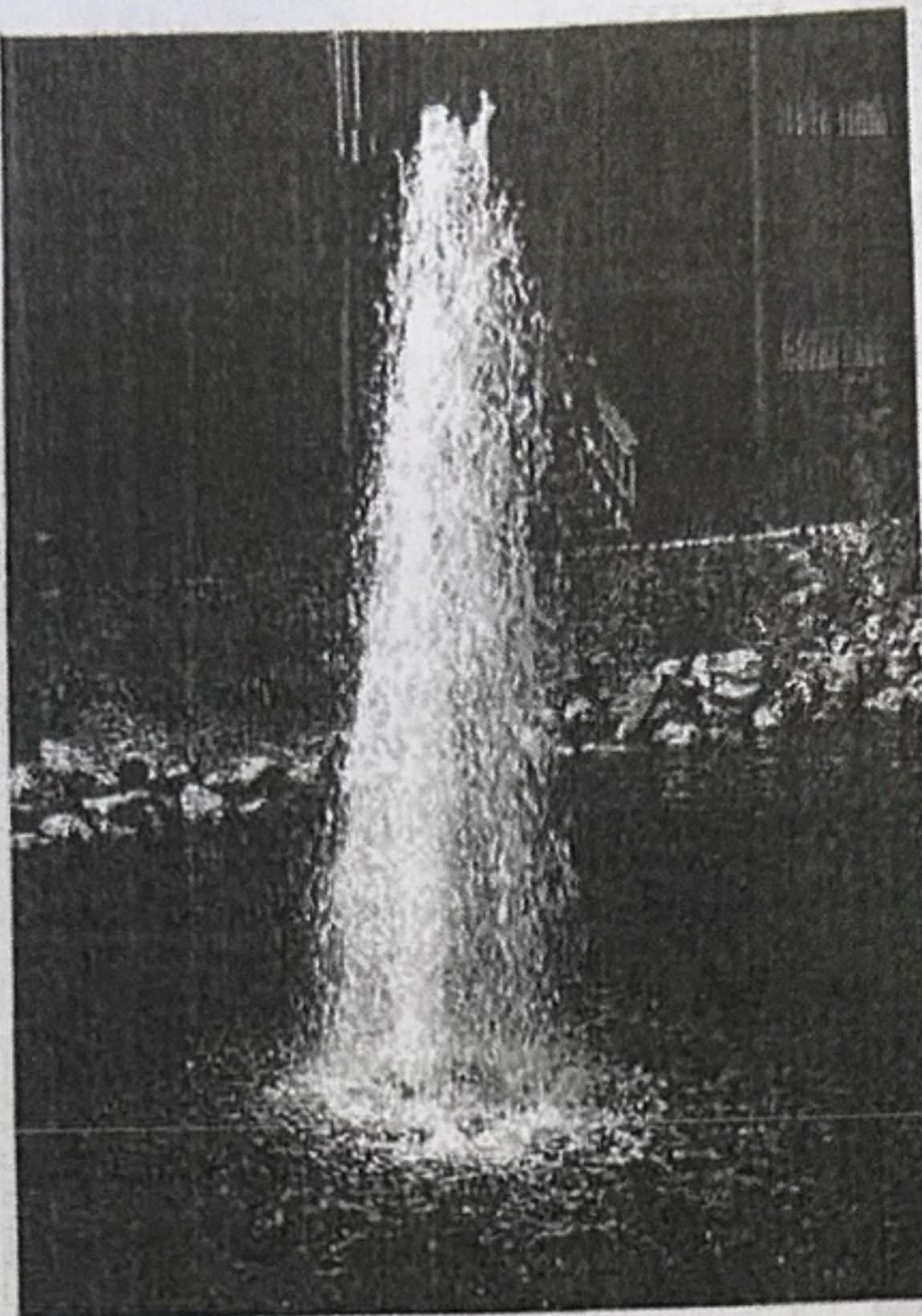
HP	PERFORMANCE			DEPTH		AMPS				KW
2S = 2 Stage	Height (ft.)	Diameter (ft.)	Output (GPM)	Min. Operating Water Depth (in.)		Single Phase	Three Phase			Power Usage
				Vert.	Horiz.		240V	208V	230V	
2	24	35	160	56	28	13	9	9	5	3
3	27	40	180	56	28	17	13	12	7	4
5	35	48	210	62	28	28	21	20	11	6



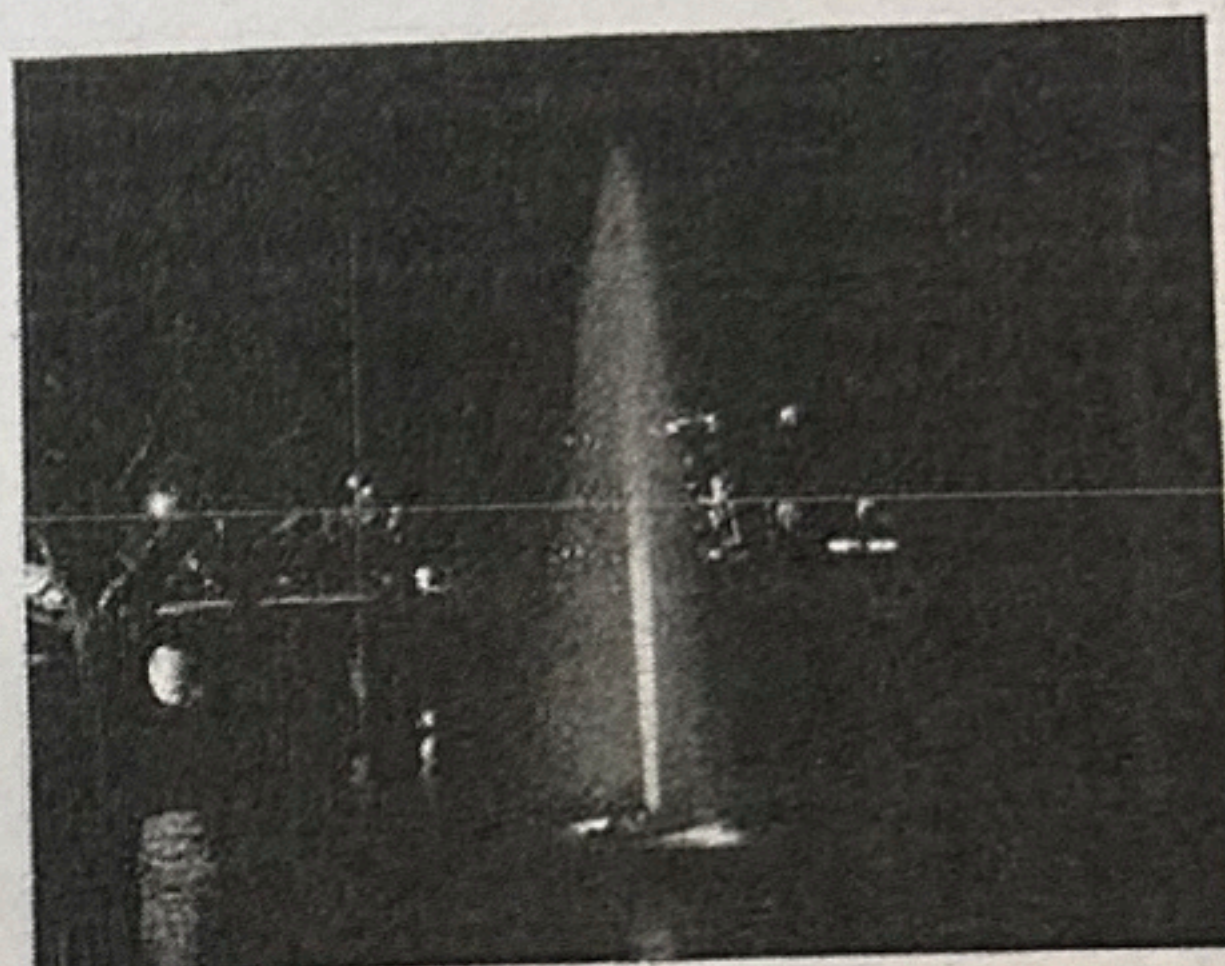
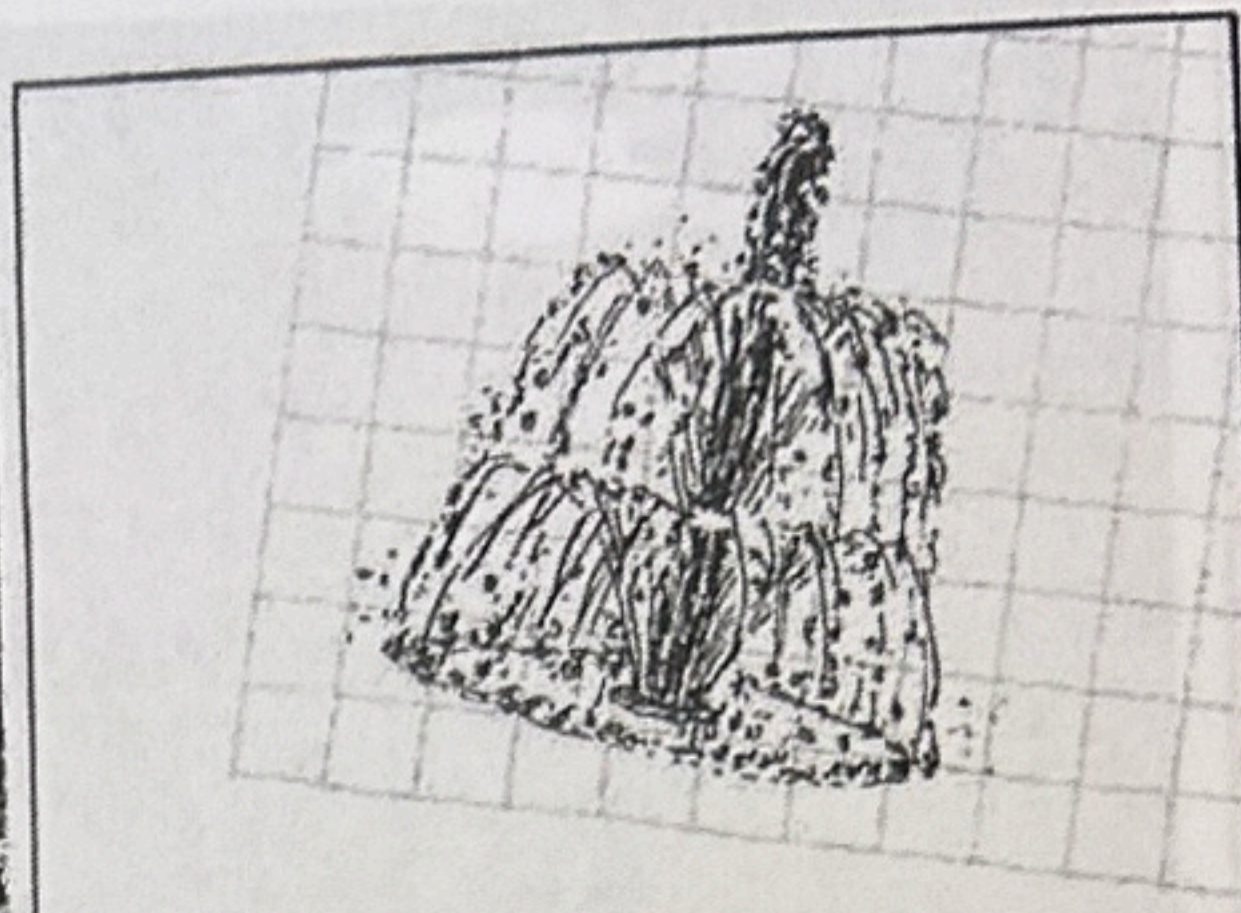
FOUNTAINS

L.F. Series

Our LF Series for small to medium ponds are our most versatile and economical fountains. They are equipped with special submersible pumps with proven long-term reliability. The attractive four-section adjustable float assembly is durable and allows for water level fluctuation. LF Series fountains can be supplied with a complete power control center featuring time clocks and ground fault breakers for pump and lighting, standard breaker for controls, and all-weather enclosure. LF Series fountains include 50' of underwater power cable, stainless steel frame, and are easy to ship and install.



Aerating Jet



Cluster Jet

TECHNICAL INFORMATION:

PERFORMANCE

Jet Type*	LF 3000	LF 2000	LF 1000	LF 750	LF 500
3-tier	25'	20'	15'	11'	10'
2-tier	35'	NR	20'	16'	10'
Cluster	NR	NR	25'	18'	7'
Aerating	18'	15'	12'	10'	6'
Morning Glory	10'x36'	8'x16'	7'x14'	5'x12'	4'x10'

*Multiple jets and custom designs available upon request.

LIGHTING OPTIONS

Lamps	Voltage	Amps	Comments
2 500-watt	120	8.3	Recommended for 20' or higher.
2 300-watt	120	5.0	Good general lighting package.
2 100-watt	12	2.0	Required per code in some areas.

Lens colors: clear, amber, turquoise, lt. red, dk. red, blue, green.

ELECTRICAL REQUIREMENTS

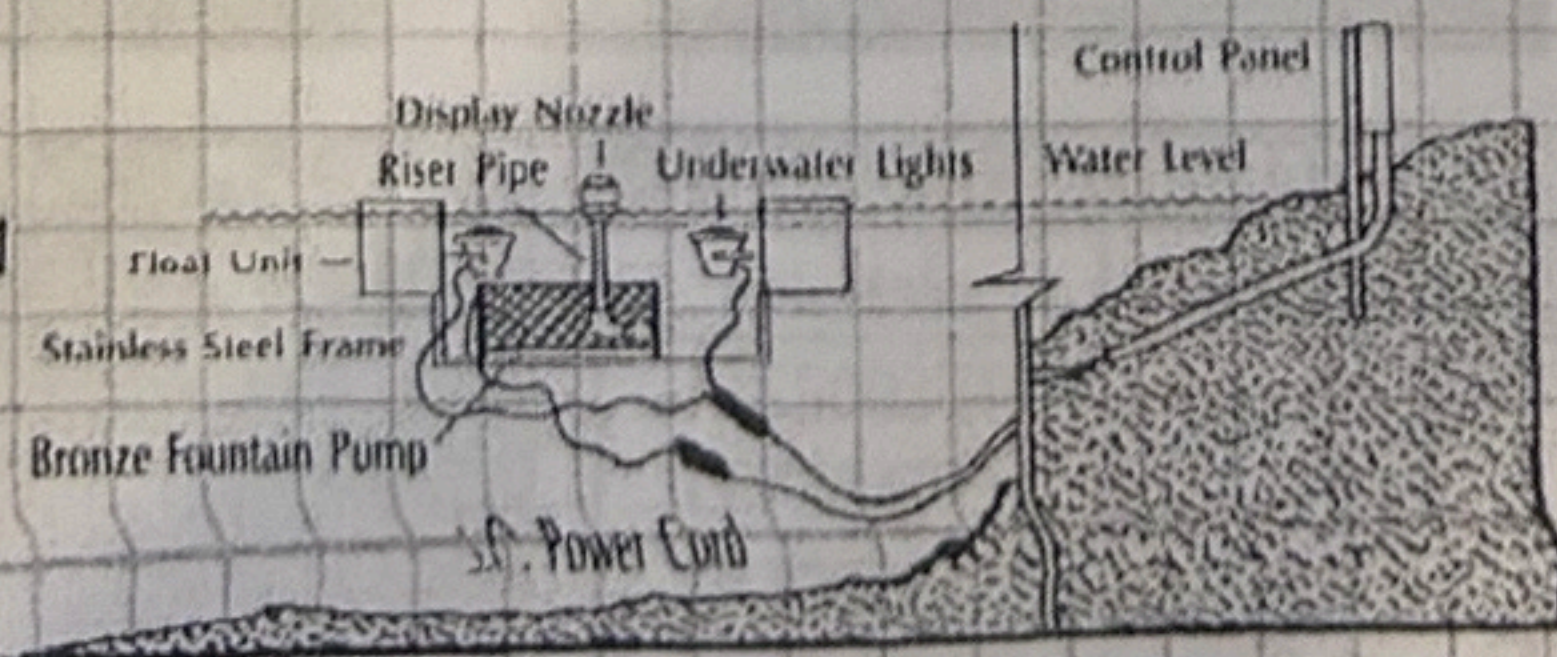
Model	Voltage	Ø	Amps	H.P.	Discharge
LF 3000	230	1 or 3	17/10.9	3.0	290 GPM
LF 2000	230	1 or 3	15/10.5	2.0	230 GPM
LF 1000	230	1 or 3	8.5/5	1.0	160 GPM
LF 750	120/230	1 or 3	13/7.5/4.1	.75	100 GPM
LF 500	120	1	11	.50	70 GPM

208 volts available by special order; cable lengths over 50' by special order.



3 Tier Jet

TYPICAL INSTALLATION



Lake Fountains
AERATION INC.

C.

High Tide Electric

9758 Redbird Creek Dr S
Jacksonville, FL 32221 US
+19043432153
carlton.hightideelectric@gmail.com



Estimate

ADDRESS

Isles of Bartram Park CDD
200 Business Park Circle, Suite 101
St. Augustine, FL 32095

ESTIMATE 060425-E1
DATE 06/04/2025
EXPIRATION DATE 07/04/2025

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Labor	Rough Estimate Ponds 1 & 3 Run new service cable from the nearest transformer to a ground box that will be set near utility pole where electrical panel and fountain control panel will be mounted. Service cable will then be ran from the ground box to new electrical panel. A dedicated circuit will be ran from electrical panel to fountain control panel. We will coordinate with JEA to have transformers open so new service cable can be routed inside.	1	5,000.00	5,000.00
	Material	Material cost will be due upon acceptance of quote.	1	4,450.00	4,450.00
	Labor	Rough Estimate Pond 2 Repair existing conduit that runs from one side of the road to the other at North entrance. Set ground boxes on both sides of the road where underground conduit will be ran from electrical panel and the fountain control panel. A utility post will be set for new fountain control panel (entrance side) that will be fed from a dedicated circuit in the electrical panel located on the exit side.	1	2,200.00	2,200.00
	Material	Material cost will be due upon acceptance of quote.	1	1,770.00	1,770.00
	Permit		1	450.00	450.00

TOTAL

\$13,870.00

Accepted By

Accepted Date