

RESOLUTION NO. 2024- 441

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE, FINAL RELEASE OF LIEN AND WARRANTY ASSOCIATED WITH THE WATER REUSE SYSTEM TO SERVE BEACON LAKE PHASE 1.

RECITALS

WHEREAS, The Meadow View at Twin Creeks, a community development district, has executed and presented to the County a Bill of Sale with a Schedule of Values, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, conveying all personal property associated with the water reuse system to serve Beacon Lake Phase I; and

WHEREAS, Hughes Brothers Construction, Inc., a Florida profit corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Beacon Lake Phase I, attached hereto as Exhibits "B" and "C", incorporated by reference and made a part hereof; and

WHEREAS, St. Johns County Utility Department has reviewed and approved the documents mentioned above, as stated in a memo attached hereto as Exhibit "D", incorporated by reference and made a part hereof.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The above recitals are incorporated by reference into the body of this Resolution and such recitals are adopted as findings of fact.


Section 2. The above described Bill of Sale, Final Release of Lien and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

Section 3. To the extent that there are typographical, scrivener or administrative errors that do not change the tone, tenor or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

Section 4. The Clerk of the Court is instructed to record the Final Release of Lien in the Official Records and file the Warranty and Bill of Sale in the Public Records of St. Johns County, Florida.

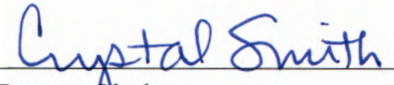
PASSED AND ADOPTED this 15th day of October, 2024.

**BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA**

By: 

Sarah Arnold, Chair

ATTEST: Brandon J. Patty, Clerk of
the Circuit Court & Comptroller



Deputy Clerk

Rendition Date OCT 15 2024

Exhibit "A" to the Resolution



BILL OF SALE
UTILITY IMPROVEMENTS
for
BEACON LAKE – PHASE 1

The Meadow View at Twin Creeks Community Development District, 475 West Town Place, Suite 114 St. Augustine, Florida 32092, (the "Seller") for and in consideration of the sum of Ten and No/100 Dollars (\$10) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, transfers and delivers to **ST. JOHNS. COUNTY, FLORIDA**, a political subdivision of the State of Florida, the following personal property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR BEACON LAKE – PHASE I"

The Seller does, for itself and its successors and assigns, covenant to and with St. Johns County and its successors and assigns, that it is lawful owner of said personal property; that the personal property is free of all encumbrances; that it has good rights to sell the same; and that it will warrant and defend the sale of the personal property against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the Seller has caused this instrument to be duly executed and delivered by its duly authorized office on this 20 of March, 2018.

WITNESS:

Lisa C. Cathell
Witness Signature

Lisa C. Cathell
Print Witness Name

OWNER:

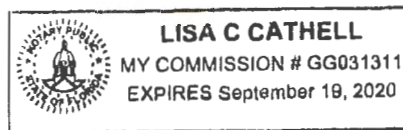
Blaz Kovacic
Owner's Signature

BLAZ KOVACIC, VICE CHAIR
Print Owner's Name

State of FLORIDA
County of BROWARD

The foregoing instrument was acknowledged before me this 20th day of March, 2018, by Blaz Kovacic who is personally known to me or has produced _____ as identification.

Lisa C. Cathell
Notary Public





St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name:	<u>Beacon Lake - Phase 1</u>
Contractor:	<u>Hughes Brothers Construction, Inc.</u>
Developer:	<u>Heartwood 23, LLC</u>

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
2" HDPE SDR 9	LF	1580	\$ 8.35	\$ 13,193.00
4" PVC C900 DR 18	LF	3617	\$ 9.65	\$ 34,904.05
6" PVC C900 DR 18	LF	5220	\$ 14.05	\$ 73,341.00
8" PVC C900 DR 18	LF	1992	\$ 17.39	\$ 34,640.88
10" PVC C900 DR 18	LF	1023	\$ 42.60	\$ 43,579.80
12" PVC C900 DR 18	LF	4281	\$ 26.30	\$ 112,590.30
16" PVC C900 DR 25	LF	1472	\$ 57.15	\$ 84,124.80
6" HDPE DIPS DR 11	LF	104	\$ 23.45	\$ 2,438.80
8" HDPE DIPS DR 11	LF	46	\$ 26.53	\$ 1,220.38
10" HDPE DIPS DR 11	LF	362	\$ 39.01	\$ 14,121.62
16" HDPE DIPS DR 11	LF	337	\$ 97.15	\$ 32,739.55
18" HDPE DIPS DR 11	LF	40	\$ 128.00	\$ 5,120.00
Fittings	LS	1	\$ 84,890.00	\$ 84,890.00
Reuse Valves (Size and Type)				
4" Gate Valve	EA	8	\$ 825.00	\$ 6,600.00
6" Gate Valve	EA	10	\$ 895.00	\$ 8,950.00
8" Gate Valve	EA	8	\$ 1,225.00	\$ 9,800.00
10" Gate Valve	EA	5	\$ 1,855.00	\$ 9,275.00
12" Gate Valve	EA	8	\$ 2,140.00	\$ 17,120.00
16" Gate Valve	EA	2	\$ 4,820.00	\$ 9,640.00
Hydrant Assemblies (Size and Type)				
2" Flushing Hydrant	EA	7	\$ 1,215.71	\$ 8,509.97
Sevices (Size and Type)				
1" HDPE SDR 9 Single Service	EA	41	\$ 735.00	\$ 30,135.00
1" HDPE SDR 9 Double Service	EA	134	\$ 885.00	\$ 118,590.00
Total Reuse System Cost				\$ 755,524.15

Exhibit "B" to the Resolution

FINAL RELEASE OF LIEN

**UTILITY IMPROVEMENTS
REUSE ONLY**



The undersigned lienor, in consideration of the sum \$755,524.15 hereby waives and releases its lien and right to claim a lien for Reuse labor, services or materials furnished through 6/19/2018 to Heartwood 23, LLC to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR BEACON LAKE – PHASE 1.”
REUSE ONLY

The waiver and release does not cover any retention or labor, services, or materials furnished after the date specified.

IN WITNESS WHEREOF, the Lienor has caused this instrument to be duly executed and delivered by its duly authorized office on this 19th day of June, 2018.

WITNESS:

Rhett J Niewinski
Witness Signature

RHETT NIEWINSKI
Print Witness Name

OWNER:

[Signature]
Lienor's Signature

Chad Hughes
Print Lienor's Name

State of FL
County of Suwannee

The foregoing instrument was acknowledged before me this 19th day of June, 2018 by Chad Hughes who is personally known to me or has produced _____ as identification.

Rachael Mundorff
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG075002
Expires 2/28/2021

[Signature]
Notary Public



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Beacon Lake - Phase 1
 Contractor: Hughes Brothers Construction, Inc.
 Developer: Heartwood 23, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
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4" PVC C900 DR 18	LF	3617	\$ 9.65	\$ 34,904.05
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1" HDPE SDR 9 Double Service	EA	134	\$ 885.00	\$ 118,590.00
Total Reuse System Cost				\$ 755,524.15

Exhibit "C" to the Resolution



**WARRANTY
UTILITY IMPROVEMENTS**

Date: 04/09/2018

Project Title: Beacon Lake – Phase 1
St. Johns County, Florida

FROM: Hughes Brothers Construction, Inc.
948 Walker Road
Wildwood, FL 34785

TO: St. Johns County Utility Department
Post Office Box 3006
St. Augustine, Florida 32085

The undersigned warrants all its work performed in connection with the above project to be free from all defects in material and workmanship for a period of (1) year from the date of acceptance of the project by St. Johns County and agrees to remedy all defects arising with that period at its expense.

The term defects shall not be construed as embracing damage arising from misuse, negligence, Acts of God, normal wear and tear or failure to follow operating instructions.

Contractor:

Contractor's Signature

Chad Hughes
Print Contractor's Name

State of FL

County of Sumter

The foregoing instrument was acknowledged before me this 9th day of April, 2018 by Chad Hughes who is personally known to me or has produced _____ as identification.



Rachael Mundorff
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG075002
Expires 2/28/2021

Rachael Mundorff
Notary Public
ec. 2/28/21

Exhibit "D" to the Resolution



**ST. JOHNS COUNTY
UTILITIES**

1205 State Road 16
St. Augustine, Florida 32084

I N T E R O F F I C E M E M O R A N D U M

TO: David Kaufman, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: September 9, 2024
SUBJECT: Beacon Lake Phase 1 (ASBULT 2018000043)

St. Johns County Utility Department has reviewed and approved the Bill of Sale, Schedule of Values, Release of Lien, and Warranty for Reuse. Please present the documents to the Board of County Commissioners (BCC) for final approval and acceptance of Beacon Lake Phase 1.

After acceptance by BCC, please provide the Utility Department with a copy of the executed resolution for our files.

Your support and cooperation as always are greatly appreciated.



Subject Area



2023 Aerial Imagery

Date: 9/12/2024

Beacon Lake
Phase 1

Bill of Sale, Final Release
of Lien and Warranty



Land Management
Systems

(904) 209-0798

Disclaimer:

This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy. The St. Johns County Real Estate Division disclaims all responsibility for the accuracy or completeness of the data shown hereon.