

RESOLUTION NO. 2025- 120

**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 SYSTEM TO SERVE PLANTATION AT PONTE VEDRA BEACH CLUB LOCATED OFF PONTE VEDRA BOULEVARD.**

**RECITALS**

**WHEREAS**, The Plantation at Ponte Vedra, Inc., a Florida not for profit corporation, has executed and presented to the County a Bill of Sale with a Schedule of Values, conveying all personal property associated with the water system to serve Plantation at Ponte Vedra Beach Club, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof; and

**WHEREAS**, Certified Utility Services, Inc., a Florida profit corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Plantation at Ponte Vedra Beach Club, 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.

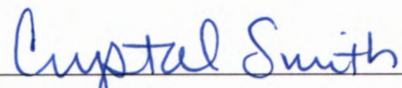
PASSED AND ADOPTED this 15th day of April, 2025.

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

Rendition Date APR 15 2025

By:   
Krista Joseph, Chair

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

  
Deputy Clerk



ST. JOHNS COUNTY UTILITY DEPARTMENT  
3F - CLOSEOUT - BILL OF SALE

PROJECT: Plantation at Ponte Vedra - Beach Club

The Plantation at Ponte Vedra, Inc. 101 Plantation Drive, Ponte Vedra, FL 32082  
Owners Name and Address, (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 the project listed above. (Note: The description listed should match the description listed on the "Release of Lien")

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 22 of August, 2024.

WITNESS:

[Signature]  
Witness Signature

Michael A. Romeo  
Witness Print Name

OWNER:

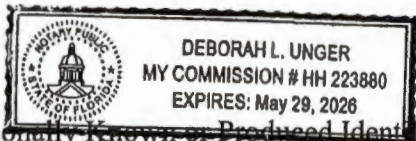
[Signature]  
Owner Signature

Keith M Campbell President  
Owner Print Name

STATE OF FLORIDA

COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of X physical presence or \_\_\_\_\_ online notarization, this 22 day of August, 2024, by Keith M. Campbell as President for The Plantation At Ponte Vedra, Inc.



Deborah L Unger  
Notary Public  
My Commission Expires: May 29, 2026

Personally Known or Produced Identification  
Type of Identification Produced

**ST. JOHNS COUNTY UTILITY DEPARTMENT  
ASSET MANAGEMENT  
SCHEDULE OF VALUES - WATER**

Project Name:	Plantation at Ponte Vedra - Beach Club
Contractor:	Certified Utility Svc Inc.
Developer:	The Plantation at Ponte Vedra Inc.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
2" Gate Valve	Ea	3	\$ 2,000.00	\$ 6,000.00
2" Curb Stops	Ea	2	\$ 1,000.00	\$ 2,000.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
2" Poly W Brass Ford Fittings	Ea	1	\$ 2,000.00	\$ 2,000.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Total Water System Cost</b>			<b>\$</b>	<b>10,000.00</b>

Exhibit "B" to the Resolution



ST. JOHNS COUNTY UTILITY DEPARTMENT  
3C - CLOSEOUT - RELEASE OF LIEN UTILITY IMPROVEMENTS

Ten Thousand Dollars \$10,000

The undersigned lienor, in consideration of the sum

hereby waives and releases its lien and right to claim a lien for Water, Sewer, and Reclaimed Water labor, services or materials furnished through

Date 22 August 2024 to The Plantation at Ponte Vedra Inc.  
(Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR  
Plantation at Ponte Vedra - Beach Club  
PROJECT NAME

Note: The description listed should match the description listed on the "Bill of Sale".

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

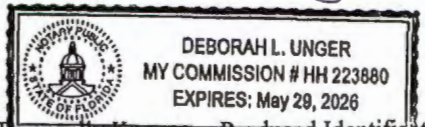
IN WITNESS WHEREOF, the Lienor has caused this instrument to be duly executed and delivered by its duly authorized office on this 22 day of August, 2024.

WITNESS:  
[Signature]  
Witness Signature  
Michael A Romeo  
Print Witness Name

CONTRACTOR:  
[Signature]  
Lienor's Signature  
Deborah A. Hinton  
Print Lienor's Name

STATE OF FLORIDA  
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 22 day of August, 2024, by Deborah A. Hinton as Owner for Certified Utility Services Inc.



[Signature]  
Notary Public  
My Commission Expires: May 29, 2026

Personality Known or Produced Identification  
Type of Identification Produced

**ST. JOHNS COUNTY UTILITY DEPARTMENT  
ASSET MANAGEMENT  
SCHEDULE OF VALUES - WATER**

Project Name:	Plantation at Ponte Vedra - Beach Club			
Contractor:	Certified Utility Svc Inc.			
Developer:	The Plantation at Ponte Vedra Inc.			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
2" Gate Valve	Ea	3	\$ 2,000.00	\$ 6,000.00
2" Curb Stops	Ea	2	\$ 1,000.00	\$ 2,000.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
2" Poly W Brass Ford Fittings	Ea	1	\$ 2,000.00	\$ 2,000.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			<b>Total Water System Cost</b>	<b>\$ 10,000.00</b>

Exhibit "C" to the Resolution  
ST. JOHNS COUNTY UTILITY DEPARTMENT

Date: 22 August 2024 **3E - CLOSEOUT - WARRANTY**  
Project Title: Plantation at Ponte Vedra - Beach Club  
FROM: Deborah Hinton - Certified Utility Svc Inc  
Contractor's Name  
Address: 11783 Dura Creek Rd  
Jacksonville, FL 32218

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:

Deborah A. Hinton Deborah A. Hinton  
Print Contractor's Name Contractor's Signature

STATE OF FLORIDA  
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of x physical presence or \_\_\_\_\_ on-line notarization, this 22 day of August, 2024, by Deborah A. Hinton as Owner for Certified Utility Service Inc



Deborah L. Unger  
Notary Public  
My Commission Expires: May 29, 2026

Personally Known or Produced Identification  
Type of Identification Produced



Exhibit "D" to the Resolution

**ST. JOHNS COUNTY  
UTILITIES**

1205 State Road 16  
St. Augustine, Florida 32084

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

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**TO:** David Kaufman, Real Estate Manager  
**FROM:** Melissa Caraway, Utility Review Coordinator  
**DATE:** March 12, 2025  
**SUBJECT:** Plantation at Ponte Vedra Beach Club (ASBULT 2024000115)

St. Johns County Utility Department has reviewed and approved the Bill of Sale, Schedule of Values, Release of Lien, and Warranty. Please present the documents to the Board of County Commissioners (BCC) for final approval and acceptance of Plantation at Ponte Vedra Beach Club.

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.



2024 Aerial Imagery

Date: 3/14/2025

Plantation at Ponte Vedra  
Beach Club

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.