

RESOLUTION NO. 2026- 60

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE, A FINAL RELEASE OF LIEN AND A WARRANTY ASSOCIATED WITH THE WATER SYSTEM TO SERVE PLANTATION AT PONTE VEDRA CLUBHOUSE EXP & PICKLEBALL COURTS PHASE 2 LOCATED OFF OF PLANTATION CIRCLE.

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 Clubhouse Exp & Pickleball Courts Phase 2, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof; and

WHEREAS, Certified Utility Service, 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 Clubhouse Exp & Pickleball Courts Phase 2, 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 20th day of January, 2026.

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

Rendition Date JAN 20 2026

By: Clay Murphy
Clay Murphy, Chair

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

Crystal Smith
Deputy Clerk



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

PROJECT: Plantation at Ponte Vedra Ph 2 Pickleball Courts

The Plantation at Ponte Vedra Inc 101 Plantation Drive Ponte Vedra Beach 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

Erin Lyon
Witness Print Name

OWNER:

[Signature]
Owner Signature

Keith M Campbell
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 - PH2 - Pickleball Courts
Contractor:	Certified Utility Svc Inc.
Developer:	The Plantation at Ponte Vedra Inc.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
2" Gate Valve	Ea	1	\$ 2,000.00	\$ 2,000.00
2" Curb Stops	Ea	1	\$ 1,000.00	\$ 1,000.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
1" Poly W Brass Ford Fittings	Ea	1	\$ 4,000.00	\$ 4,000.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			Total Water System Cost	\$ 7,000.00

Exhibit "B" to the Resolution



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

Seren Thousand Dollars \$ 7,000

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

22 August 2024 Date 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 Ph 2 Pickleball Courts
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
Keith M Campbell
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.



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 - PH2 - Pickleball Courts			
Contractor:	Certified Utility Svc Inc.			
Developer:	The Plantation at Ponte Vedra Inc.			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
2" Gate Valve	Ea	1	\$ 2,000.00	\$ 2,000.00
2" Curb Stops	Ea	1	\$ 1,000.00	\$ 1,000.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
1" Poly W Brass Ford Fittings	Ea	1	\$ 4,000.00	\$ 4,000.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			Total Water System Cost	\$ 7,000.00

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

Date: 22 August 3E - CLOSEOUT - WARRANTY 2024
Project Title: Plantation at Ponte Vedra - Ph 2 - Pickleball courts
FROM: Deborah Hinton - Certified Utility Svc Inc.
Contractor's Name
Address: 11783 Dunc 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

INTEROFFICE MEMORANDUM

TO: David Kaufman, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: December 16, 2025
SUBJECT: Plantation at Ponte Vedra Clubhouse Exp & Pickleball Courts Phase 2
(ASBULT2025000045)

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 Clubhouse Exp & Pickleball Courts Phase 2.

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 Property

Plantation Cir



Imagery Date: 12/2024

Date: 12/23/2025

**Plantation at Ponte Vedra
Clubhouse Exp & Pickleball
Courts Phase 2**

**Bill of Sale, Release of
Lien, and Warranty**



Land Management
Systems

Real Estate Division
(904) 209-0790

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 herein.