Brandy Creek Community Development District

August 20, 2025



Brandy Creek Community Development District

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

District Website: www.BrandyCreekCDD.com

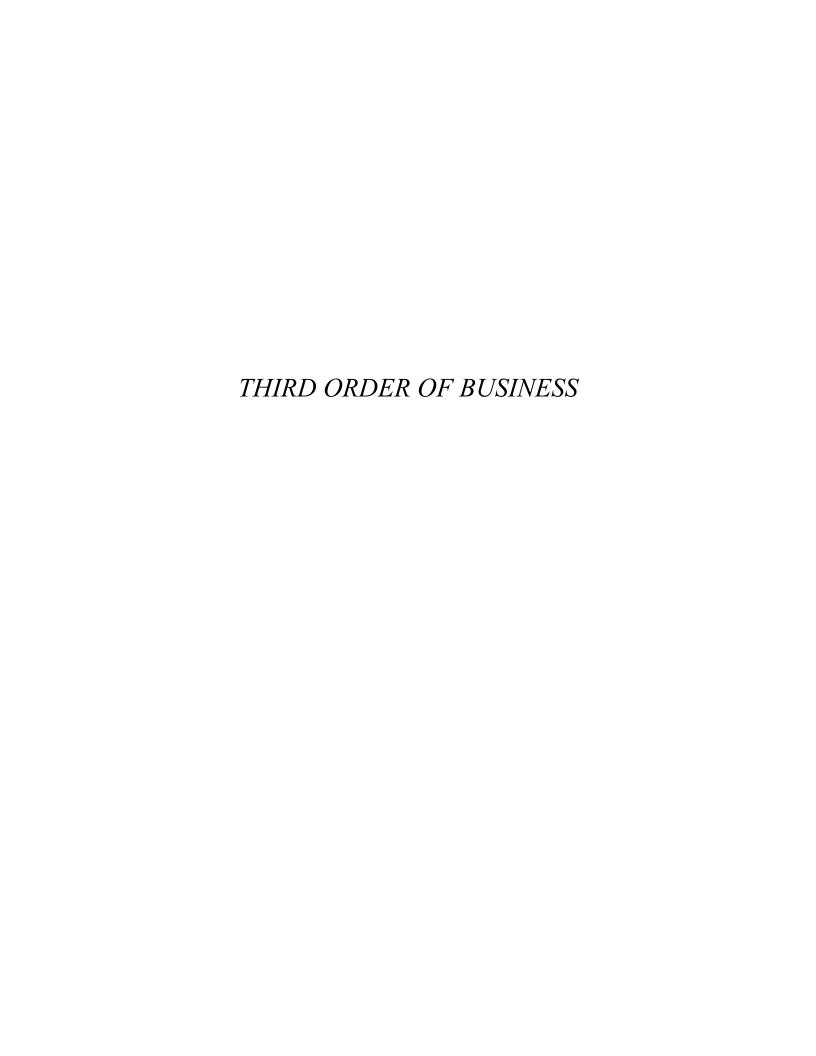
August 13, 2025

Board of Supervisors Brandy Creek Community Development District

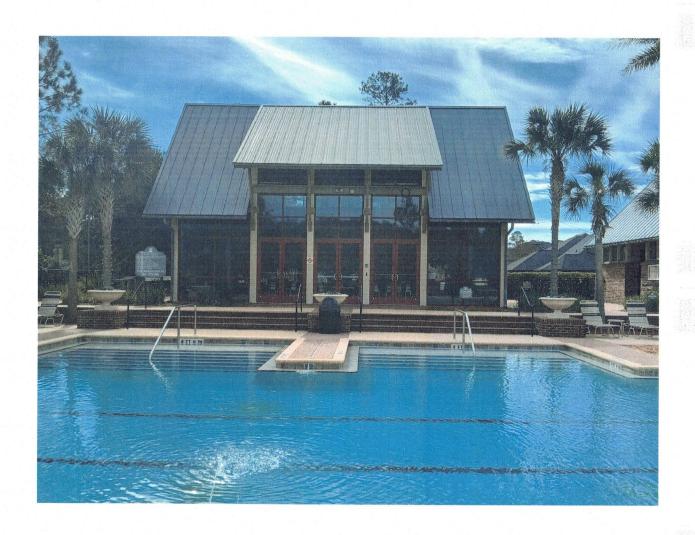
Dear Board Members:

The Brandy Creek Community Development District Special Meeting is scheduled for Wednesday, August 20, 2025, at 10:00 a.m. at the Johns Creek Phase 2 Amenity Center, 251 Huffner Hill Circle, St. Augustine, Florida 32092. Following is the advance agenda for the meeting:

- I. Roll Call
- II. Public Comment
- III. Consideration of Proposals for Phase 2 Pool Remarcite
- IV. Supervisor's Requests and Audience Comments
- V. Next Scheduled Meeting September 10, 2025, at 6:30 p.m. at Phase 2 Amenity Center
- VI. Adjournment



Phase 2 Pool Resurface Proposal Packet 2025



Company	Proposal	Labor Warranty	Material Warranty	Estimated Life Expectancy	Cost
Pinch A Penny	(A) Quartz	1 year	5 year	8-10 years	\$189,000
	(B) Blue Pebble	3 year	15 year	12-15 years	\$195,500
CBUSS Enterprises	(A) Quartz	1 year	5 year	8-10 years	\$132, 250
	(B) Blue Pebble	3 Year	15 Year	12-15 years	\$145,650

Additional Information:

Phase 2 current pool finish is quartz

Phase 2 pool constructed 2013

Phase 1 Splash Pad resurfaced with quartz in 2024

Quartz: Mix of durable quartz crystals and cement-based materials

Pebble: combination of small pebbles, stones, and aggregates mixed with cement



Quote

DATE: 7/30/2025

Swimming Pool Refinish

Pinch A Penny 146

12220-117 Atlantic Blvd, Jacksonville Fl 32225

[Phone] 904-220-9490

[e-mail] manager146@pinchapenny.com

TO Johns Creek

251 Huffner Hill Cir

St Augustine, 32092

Attn: Jim Masters

Phone 904-716-1370

Email: jmasters@vestapropertyservices.com

JOB Johns Creek 251 Huffner Hill Cir Pool 2614 sqft

Pool Refinish & Lights

- Drain & secure swimming pool
- Prep pool surface, check for hollow spots and repair as needed, chip around all fittings, light fixtures and floor fittings
- Chip and leveling of return gutters
- Install 6" x 6" waterline tile (color selection tbd)
- Install non-skid bullnose tile (color selection tbd) for gutters
- Install non-skid 2" x 6" step mud cap tile
- Install 6" x 6" race lane tiles
- Install all necessary depth markers
- Replace all main drain frames & grates and returns
- Bond coat applied to entire pool prior to refinish material
- Cost of permits & inspections included

Pool finish Product Options:

CLI Sunstone Pearl Cove Blue (mini pebble)

Warranty: 15 year material, 3 year labor

CLI Krystalkrete Krystal Blue (quartz)

Warranty: 5 year material, 1 year labor

\$195,500

\$189,000

Pricing is good for 30 day

If a surety bond is required there is an additional 3% charge added to the price



July 22, 2025

Mr. Jim Masters c/o Vesta Property Services JMasters@VestaPropertyservices.com 904.710.8161

Brandy Creek HOA

St Augustine, FL 32092

251 Hufner Hill Cir

clayton@cbussenterprises.com

www.cbussenterprises.com

152 Lipizzan Trail Saint Augustine, FL 32095

COMMERCIAL POOL REFINISHING PROPOSAL.

Property:

(VOID AFTER 30 DAYS)

SCOPE OF WORK:

- Complete Commercial Pool Refinish and Verification of Entrapment Safety --Features forms for St Johns County Department of Health.
- Obtain St Johns County Building Department Permit.
- The 2,480SQFT Pool shall be drained in a professional manner, using pump(s) and or existing well points as needed.
- Complete chip-out, mechanically scarify, 5000PSI hydro blast and prepare wall and bottom surfaces of pool.
- Cut off and chip out existing perimeter overflow gutter. Level overflow gutter drains. Rebuild and level gutter to maintain proper slope to gutter outlets and backsplash tiles.
- Inspect shell of pool and hydraulic pressure beneath pool through access hole.
- Replace hydrostatic valves.
- Chip out around all penetrations and lights and apply waterproofing hydraulic cement.
- Pneumatically Apply Multicoat bonding and waterproofing agents.
- Chip out Existing Backsplash and Waterline tiles.
- Install new 6X6 Backsplash Tile (\$6/Sqft Allowance)
- Install 2 New Tile Racing Lanes using 2X2 Non-Skid De-Glazed Tile.
- Install 4 New Tile Wall Cross' using 2X2 Non-Skid De-Glazed Tile.
- Leave Existing Brass Lap Lane Anchor Cups
- Install non-skid mudcap waterline tile at edge of perimeter overflow gutter.
- Install new floor and Leak stopper wall return fittings.
- Install new VGB main drain frames and grates.
- Apply plaster material to pool walls and bottom and hand trowel to proper finish.
- Refill and chemically balance water. Owner responsible for water bill.

Refinish Pool per above with CLI Krystal Krete Quartz\$132,250.00



904.710.8161

clayton@cbussenterprises.com

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152 Lipizzan Trail Saint Augustine, FL 32095

This Job is Expected to take 3-4 Weeks once pool is drained and work commences, weather permitting.

This project will be performed in a timely manner with myself as the contractor on the job during each phase of the work and completing the work at hand. This project will not run simultaneously with any other job and will be top priority. The jobsite will be kept clean and free from trash and rubbish. A 14' Dump Trailer will be left on site during construction and dumped periodically. All other tools will be picked up daily and not left on site. The pools will be drained in a professional manner and secured by a dewatering pump with well points (as needed) and relief holes through the pool shell/bottom to ensure proper ground water control.

Tile selections will be made and approved by Brandy Creek CDD B.O.D. There are many colors to choose from.

After the pool is plastered and filled with water, C. Buss Enterprises will initiate the National Plasters Council Start Up Process of the pool to ensure proper chemical balance and customer satisfaction. After the pool is chemically balanced and satisfactory, the County will be notified for reinspection to have the pool reopened.

Notes: This bid is based upon there being no hidden conditions that are not visible from deck side. A one-year labor warranty from the Contractor applies. This bid is based on using existing wellpoints. Cementous finish materials are subject to natural variations in shade, color, and texture. The finish material is a hand mixed, hand troweled and hand exposed application and is subject to natural variations in appearance and workmanship. Examination of the finish shall be in accordance with the National Plasters Council guidelines. Repair of loose rail anchor cups, if needed, shall be a billable extra. Upon commencement of the work, the entire pool area shall become a designated construction site. Due to the inherent safety problems associated with the nature of the work, the area shall be closed to all homeowner and all resident access. The Contractor shall not be responsible for any damage due to vandalism caused by a lack of security. Repair of any damage caused by these activities shall be considered an extra. Subcontractors under the direction and supervision of the refinish contractor shall accomplish phases of this renovation. In the event that payment is not made as set out in this agreement, customer agrees to pay all costs of collection, including a reasonable attorney's fee and court costs.

Terms: Owners agrees to comply with the following schedule: 10% with Contract, 50% upon Commencement, Remaining Balance due upon start up.

Clayton Dass	July 22, 2025
Clayton Buss, President C. Buss Enterprises	Date
Brandy Creek CDD Represenative	Date



July 22, 2025

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SUNSTONE PEARL COMMERCIAL 15 YEAR LIMITED WARRANTY

SSP-C 2042



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LIMITATIONS

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C.L. Industries

PO 80x 490180 • Leesburg, PL 34749-0189 352/365-6522 • 800/333-2660 • www.clindustries.com

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KRYSTALKRETE POOL OWNERS - 5 YEAR WARRANTY

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C.L. Industries PO Box 490180 * Leesburg, FL 34749-0180 800/333-2669 * www.clindustries.com

Quartz



Pebble

