

*Brandy Creek
Community Development District*

August 20, 2025

AGENDA

**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

THIRD ORDER OF BUSINESS

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

Swimming Pool Refinish

Pinch A Penny 146

12220-117 Atlantic Blvd, Jacksonville FL 32225

[Phone] 904-220-9490

[e-mail] manager146@pinchapenny.com

DATE: 7/30/2025

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



904.710.8161
clayton@cbussenterprises.com
www.cbussenterprises.com
152 Lipizzan Trail
Saint Augustine, FL 32095

July 22, 2025

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

Property: Brandy Creek HOA
251 Hufner Hill Cir
St Augustine, FL 32092

COMMERCIAL POOL REFINISHING PROPOSAL.

(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



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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 Bass

July 22, 2025

Clayton Buss, President C. Buss Enterprises

Date

Brandy Creek CDD Represenative

Date



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- 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 Cove Blue Pearl pebble\$145,650.00



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Clayton Bass

July 22, 2025

Clayton Buss, President C. Buss Enterprises

Date

Brandy Creek CDD Represenative

Date



SUNSTONE PEARL COMMERCIAL
15 YEAR LIMITED WARRANTY

SSP-C 2012



Pool Owner _____	Authorized Applicator _____
Address _____	Address _____
City, State, Zip _____	City, State, Zip _____
Telephone _____	Telephone _____
Pool Builder _____	Date Pool Completed _____
Address _____	Finish _____
City, State, Zip _____	Swim # _____

LIMITATIONS

C.L. Industries, Inc. (C.L.I.) warrants its product **SunStone Pearl** against failure for fifteen (15) years from the date of installation pursuant to the terms below. Staining is not a manufacturer defect, therefore it is not covered under this warranty.

This warranty excludes damage due either directly or indirectly to an act of God, including, but not limited to, weathering, such as hurricanes, earthquakes, tornadoes, floods, lightning, hail, fire or any abnormal deterioration due to any cause including and without limitation to paint or surface life. This warranty is subject to the following terms and conditions each of which are mutually dependent with C.L.I.'s obligations.

NOTE: Implied warranties, including any warranty of merchantability, are limited to fifteen years; this is a limited warranty.

1. This warranty excludes damages due to workmanship or physical abuse of the pool.
2. Some loss of aggregate is expected, especially in a new application; this is not to be considered a failure.
3. Quartz, stone, application techniques and pigment loss can result in variations of color, shade and appearance. Such variations are not product defects. These variations are one of the highlights of the SunStone Pearl finish.
4. C.L.I. warrants the SunStone Pearl material only. C.L.I. is not responsible for the cost of repair if material is defective when shipped from C.L.I. then C.L.I.'s responsibility will be to provide such replacement material for the defective area as is then manufactured by C.L.I. in such color as will most closely match the existing shade. Some cosmetic and color variation may result. **(THERE ARE NO OTHER WARRANTIES, EXPRESS OR IMPLIED, THERE IS NO WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.)**
5. C.L.I. will have ten (10) working days after written request or receipt of a claim for breach of this warranty within which to inspect the application site. Replacement material for the defective area will be delivered to the Pool Owner, freight prepaid only to application site within 100 miles from C.L.I.'s nearest manufacturing plant. Replacement material for the defective area will be shipped to site as practical via C.L.I.'s truck fleet or air freight within thirty (30) days.
6. Incidental and consequential costs, including but not limited to, water replacement, chemicals, and loss of use of the pool are not covered.
7. This warranty shall not cover damage to the SunStone Pearl pool finish which have been caused physically through lack of proper water chemistry balancing or other chemical abuses, or corrosion applications. Pool chemistry must be maintained. Failure to maintain proper pool chemistry voids this warranty. **SEE REVERSE SIDE FOR POOL CARE INSTRUCTIONS AND ADDITIONAL WARRANTY CONDITIONS.**
8. Minor surface cracking, "crazing", and/or cracks are not covered by this warranty. The finish is not structural.
9. This warranty is only valid to the pool owner listed above. Warranty is not valid unless this document is completed in full & signed and returned to C.L.I. within thirty (30) days of application of SunStone Pearl material. **WARRANTY REGISTRATION MUST BE SENT BY CERTIFIED MAIL AND RETURNED RECEIPT MUST BE RETAINED BY POOL OWNER.**
10. Disputes under this warranty will be decided by binding arbitration by the Association of Pool & Spa Professionals (APSP).

The only obligation of C.L.I. under this warranty is to deliver new material in substitution for that which was found to be defective. No other cost or expense, direct, incidental or incidental may be asserted under this warranty and all such claims are hereby waived by the Pool Owner. This warranty extends only to the Pool Owner as identified above and is non-transferable.

X

Signature

Date

C.L. INDUSTRIES, INC.
National Product Warranty
PO Box 50104
Orlando, FL 32863-0104

White: C.L.I.
Yellow: Authorized Applicator
Pink: Pool Owner

C.L. Industries
PO Box 490180 • Leesburg, FL 34749-0180
352/365-6522 • 800/333-2660 • www.clindustries.com



KRYSTALKRETE POOL OWNERS - 5 YEAR WARRANTY

17564

Krystalkrete

Pool Owner:	Authorized Applicator:
Address:	Address:
City, State, Zip:	City, State, Zip:
Telephone:	Telephone:
Pool Builder:	Date Pool Completed:
Address:	Final:
City, State, Zip:	Batch #:

LIMITATIONS

CL Industries, Inc. (CL) warrants its product Krystalkrete against failure for 5 years from the date of installation of the pool to which it is applied. Staining is not a manufacture defect, therefore it is not covered under this warranty.

This warranty excludes damage due either directly or indirectly by an act of God, including any natural disasters such as hurricanes, earthquakes, tornadoes, frost, lightning, hail, fire or any abnormal deterioration due to any cause including and without limitation to pest or animal life.

This warranty is subject to the following terms and conditions each of which are mutually dependent with CL's obligations:

This warranty must be accepted by the Pool Owner by signing in the space provided below. The warranty registration must be delivered to CL by certified mail and the return receipt kept by the Pool Owner. Possession of the return receipt is a condition precedent to any claim under this warranty.

This 5 year warranty is effective only if the application of the product is by a factory authorized applicator.

1. This warranty excludes damages due to workmanship or physical abuse of the pool.
2. Some loss of aggregate is expected, especially in a new application. This is not to be considered a failure.
3. Quartz, stone, application techniques and pigment loss can result in variations of color, shade and appearance. Such variations are not product defects. These variations are one of the highlights of the Krystalkrete finish.
4. CL warrants the Krystalkrete material only. CL is not responsible for the use of repair. If material is defective when shipped from CL, then CL's sole responsibility will be to provide such replacement material for the defective area as it is then manufactured by CL in such color as will most closely match the existing shade. Some cosmetic and color variation may result. (THERE ARE NO OTHER WARRANTIES, EXPRESS OR IMPLIED, THERE IS NO WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.)
5. CL will have ten (10) working days after written request from approved applicator receipt of a claim for breach of this warranty within which to inspect the application site. Replacement material for the defective area will be delivered to the Approved Applicator, freight prepaid, if the approved Applicator is more than 200 miles from CL's nearest manufacturing plant. The applicator must include warranty material on their normal trade load orders. Replacement material for the defective area will be shipped as soon as practical to the applicator and/or CL's truck but in any event within thirty (30) days.
6. Incidental and consequential costs, including but not limited to, water replacement, chemicals, and loss of use of the pool are not covered.
7. This warranty shall not cover damages to the Krystalkrete pool finish which have been caused physically, through lack of proper water chemistry balancing or other chemical abuses, or sanitation applications. Pool chemistry must be maintained by the Pool Owner, failure to maintain proper pool chemistry voids this warranty. SEE REVERSE SIDE FOR POOL CARE INSTRUCTIONS AND ADDITIONAL WARRANTY CONDITIONS.
8. Minor surface checking, "crazing", and/or cracks are not covered by this warranty. This finish is not structural.
9. Warranty is not valid unless this document is completed in full & signed and returned to CL within thirty (30) days of application of Krystalkrete material. WARRANTY REGISTRATION MUST BE SENT BY CERTIFIED MAIL AND RETURNED RECEIPT MUST BE RETAINED BY POOL OWNER.
10. Disputes under this warranty will be decided by binding arbitration by the National Spa and Pool Institute (NSPI).

The only obligation of CL under this warranty is to deliver new material in substitution for that which was found to be defective. No other cost or expense, direct, collateral or incidental may be asserted under this warranty and all such claims are hereby waived by the Pool Owner. This warranty extends only to the Pool Owner as identified above and is non-transferable.

X

Homeowner

Date

CL INDUSTRIES, INC.
Attention: Product Warranty
PO Box 490180
Leesburg, FL 34749

White: CL
Yellow: Authorized Applicator
Pink: Pool Owner

CL Industries
PO Box 490180 • Leesburg, FL 34749-0180
800/333-2660 • www.clindustries.com

Quartz



Pebble

