

Murabella Owners' Association, Inc.
414 Old Hard Road, Suite 502 ☼ Fleming Island, Florida 32003
Telephone 904-592-4090 Facsimile 904-269-2729

Dear Homeowner:

On behalf of the Murabella Owners' Association, we would like to welcome you to the community and congratulate you on the purchase of your new home.

Please allow me to introduce you to Floridian Property Management. We are responsible for the management of your owners' association. We handle the accounting and financial reporting for the homeowners' association. We are also responsible for the architectural review process and for overseeing the administration of the deed restrictions that are part of the community's governing documents.

The maintenance of the amenity center, lakes, common areas and entry ways is the responsibility of a separate entity, the Turnbull Creek Community Development District (CDD.)

IMPORTANT CONTACT INFORMATION:

Owners' Association

The management company for Murabella Owners' Association:

Floridian Property Management, LLC
414 Old Hard Road, Suite 502
Fleming Island, Florida 32003
www.floridianpropertymanagement.com
Phone: 904-592-4090
Fax: 904-269-2729

Community Association Manager: Linda Parrish (Ext. 23)
Architectural Review Coordinator: Ann Tabor (Ext. 19)

Community Development District (CDD)

The management company for the Turnbull Creek Community Development District (CDD):

Governmental Management Services, LLC
14785 St. Augustine Road, Suite 4
Jacksonville, FL 32258
Dave De Nagy (904-288-9130 Ext. 109) Property Manager

ASG – Amenity Services Group

Contracted by the Community Development District for club and amenity management:
Contact Chris Buckley (904-940-1157) at the club to obtain your amenity access cards.

Reporting an Issue

Street Light Out:	Contact FP&L (1-800-468-8243 or www.fpl.com)
Light Out in Signage Area:	Contact the CDD (904-288-9130)
Lake Maintenance:	Contact the CDD (904-288-9130)
Reporting a Violation:	Contact the Association Manager (904-592-4090)
Animal Roaming:	Contact St. Johns County Animal Control (904-630-2489)

Please feel free to contact us if you have any questions or concerns. We look forward to serving you as your property management company for Murabella.

Linda Parrish
Community Association Manager