

MINUTES OF MEETING
PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Pine Ridge Plantation Community Development District was held on Tuesday, January 19, 2016 at 6:00 p.m. at Pine Ridge Plantation Amenity Center, 4200 Pine Ridge Parkway, Middleburg, FL 32068.

Present and constituting a quorum were:

Nicole Gardner	Chairperson
Matt Biagetti	Vice Chairman
Maria Haney	Supervisor
Rooster Hendrix	Supervisor

Also present were:

Jim Oliver	District Manager
Jason Walters	District Counsel
Steve Andersen	Operations Manager
Amanda Rentsch	Riverside Management Services

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 6:00 p.m.

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the December 15, 2015 Meeting

Mr. Oliver stated included in your agenda package is a copy of the minutes of the December 15, 2015 meeting. Are there any additions, corrections or deletions?

On MOTION by Mr. Biagetti seconded by Ms. Gardner with all in favor the Minutes of the December 15, 2015 Meeting were approved.

FOURTH ORDER OF BUSINESS

Update Regarding Foreclosure Process

Mr. Walters stated there has been a lot of activity related to the undeveloped property over the last 30 to 45 days. It has been very positive activity. We are aiming for a first quarter resolution to everything.

FIFTH ORDER OF BUSINESS

Discussion of Policies Regarding Fitness Facility

Mr. Oliver stated included in your agenda package is a copy of the District policies. Typically in the spring we have an annual review of the policies and that will take place again in March. An issue came up that we wanted to bring up to the board and have discussion about it. I want to point out page two of the policies. At the very top you will see the annual user fee for nonresident fee paying families, which is \$1,500, so if you are not a resident of Pine Ridge Plantation and you want to use our facilities then you pay \$1,500. If you look at the bottom of that page, the definition of patron is, "shall be defined as persons or entities who own real property within the District and those persons are entities, who do not own land within the District who have paid the annual user fee." On page nine under general policies, you will see the second line says, "Personal training is not offered in the fitness center; however, patrons may retain personal trainers for use in the fitness center at the patron's own expense and risk." The only people that can use personal trainers are the people that live here or that pay the \$1,500 fee to have access to our facilities. Apparently, there has been some training of nonresidents in our facility and we wanted to bring that to the board for discussion.

Mr. Walters stated with respect to the policy as presented in the package, it accomplishes exactly what Jim is stating. To the extent that a resident here has a personal trainer that they bring to the facility then that is one thing but someone training nonresidents would be prohibited. A lot of that goes to a public trust doctrine. This facility is here for the residents use.

Ms. Haney asked would it be possible to also add classes are prohibited?

Mr. Walters responded we can. With respect to classes, is there a specific reason for the inclusion of the term "classes?"

Ms. Haney responded I just wouldn't want a trainer there training multiple people as a money making venture or take up space that other folks would be utilizing for their individual benefit.

Mr. Walters stated we can do that. The only reason I asked that question is because sometimes the District will offer classes, like Zumba or yoga. We can have a disclaimer that says the District may provide its own classes.

Mr. Hendrix asked so we are saying a resident can't be a fitness trainer and bring people into the fitness center and use it for a business?

Mr. Walters responded that is what we are attempting to say.

Mr. Hendrix stated I agree with that. This is a fitness center that belongs to the entire community. We all get to use it and we all pay money for the upkeep and repair.

Mr. Walters stated it is not a commercial facility. We don't generally buy the highest end stuff because that is for a gym with 4,000 members getting constant use. It is a community facility and we try to gear our policies towards that.

Mr. Oliver stated I think District Counsel can prepare the language regarding classes. At several other Districts we have a third party agreement in which the District is protected in terms of liability.

Mr. Walters stated that is correct. When we do the classes, we want a licensed, organized class with someone that has the insurance to protect us.

Mr. Hendrix stated my only concern is enforcing this. Who is going to police it?

Mr. Oliver responded as far as classes go, they are typically structured. We have an agreement filed with them, so it wouldn't be spontaneous.

Mr. Walters stated you are right in the fact that you cannot monitor 24 hours a day but to the extent that someone is in violation of these policies, the board has the ability to suspend someone's privileges.

A resident asked are we allowed to train other residents in the facility?

Mr. Biagetti responded as it states a resident can bring in a trainer.

A resident stated I am also insured. I have an LLC. I have been a personal trainer for 22 years.

Ms. Gardner stated as long as it is a patron or a resident then you are fine.

Mr. Oliver stated for you to do one on one training with a resident, the District doesn't need to see your insurance policy. That is between you and the resident. The District doesn't accept any responsibility but for group classes, there would be a third party agreement. Nonresidents simply can't be trained on District property.

Mr. Hendrix asked so more than one person is considered a group?

Mr. Oliver responded yes.

SIXTH ORDER OF BUSINESS

**Consideration of Policies for Use of Lakes
and Other Stormwater Management
Facilities**

Mr. Oliver stated we currently do not have a lakes policy, so I have included this in your agenda package for you to consider. Some Districts may have more lenient policies than others but at the end of the day, these are stormwater management facilities and we want to make sure that they are operated that way. We want to protect the District from liability. We want to keep our residents safe. You can see a list of things that we caution residents about and prohibit. We certainly don't want actions to contribute to the lake erosion.

Ms. Gardner stated I read through it and I think it all makes sense. So we don't currently have this?

Mr. Oliver responded that is correct.

Mr. Hendrix stated I would like to see more specific language for recreation controlled watercraft. When it says watercraft I took that as taking my jet ski out there.

Ms. Rentsch stated someone did ask me if they could jet ski on the ponds.

Mr. Biagetti stated in Eagle Landing we have language to where you are able to fish in the ponds if it is acceptable through a common area but with all of the other ponds it has caused a problem with other people fishing with people going into people's yard to get to these fishing spots. I don't know if we want to have any type of language in regards to fishing.

Ms. Gardner stated we have item number eight, which addresses accessing the ponds through residential backyards is not prohibited for fishing.

Mr. Oliver stated in item number three, the last sentence prohibits the fishing. Item number eight does say regardless of what you are doing do not go in the back of someone's yard. What you have to decide is if you do want to allow fishing and if so, do you want to restrict it to certain areas or certain ponds.

Ms. Gardner stated I think it becomes difficult to enforce if you say you can only fish on this pond at that section. I think we should just say no fishing in general.

Mr. Hendrix stated I think that is better.

Mr. Andersen asked there are a lot of residents that live here and they live right on the lake, so you are telling your residents that their grandchild can't go fishing when they come over?

Ms. Gardner responded then they have to be okay if someone comes back there and fishes in that same area.

Mr. Andersen stated not necessarily. We can put language in there that says patrons and residents only.

Mr. Biagetti stated my kids are not at the age to fish yet but one day they may come home from school and want to fish. If we do allow fishing for residents then we should state that they can't cut through the backyards of other properties.

Mr. Oliver stated at a middle ground, you could take paragraph number three, where it talks about some of the reasons that it is not a good idea to fish and you could change it to something like although fishing in District ponds is discouraged, patrons that do fish should practice catch and release and ensure they do not enter other residents backyards to access the ponds.

Ms. Gardner stated I am okay with it if we alter the language that it has to be residents and that they don't go through other people's properties.

Mr. Walters stated you can designate certain ponds as no fishing. That is what we do at Oakleaf. Every District struggles with this.

Ms. Gardner stated I like Jim's suggestion on tailoring paragraph three to reference catch and release and then it being patrons only.

Mr. Oliver stated we can try that.

On MOTION by Ms. Gardner seconded by Mr. Hendrix with all in favor the Policies for Use of Lakes and Other Stormwater Management Facilities was approved with revisions to state catch and release and patrons fishing only.
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SEVENTH ORDER OF BUSINESS Update Regarding Lake Erosion Repairs

Mr. Oliver stated included in your agenda package is a report from St. Johns River Water Management District. They were responding to a resident complaint regarding erosion on the property. You will see several pictures of construction erosion, as well as erosion entering the pond. When this was received, we shared it with Steve Andersen and Peter Ma and they immediately took action to get these things resolved. One was a result of bad contract work back when these ponds were dug. Peter Ma made contact with DeMay Incorporated, who were the ones that built the pond in this area. They agreed to go back and fix the berm.

They were scheduled to go out there last week. Peter confirmed that they were onsite doing the repairs. ETM is going to have an inspector go out to check the status of those repairs, also.

Mr. Andersen stated Dreamfinders was building a home over on Wetland Ridge and some of their erosion control failed. They put in new erosion control in again and it failed. They actually wrote us a letter today asking for a little bit more time to redo it. Once that is complete then Peter will come out with his inspector and they will correspond with St. Johns River Water Management District.

Mr. Oliver stated we did reach out to Mike Mesiano because of his background as an environmental engineer and he also looked at the situation. He gave some advice, which was the same advice that Steve had given and we executed that. It is a success story.

EIGHTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Walters stated I got word from Jim’s office that we received the check related to the fence conveyance. Peter and I are working on getting proposals for a surveyor and then we will get a legal description and a deed. In front of you is the latest capital conversations. Session has started up in Tallahassee.

B. District Manager

There being none, the next item followed.

C. Engineer

There being none, the next item followed.

D. Operations Manager – Report

Mr. Andersen stated Mandy got some tow away signs installed on Night Owl Trail. A new security DVR has been installed. It has improved the clarity of the cameras. I am getting updated pricing for the awnings out here on the pool deck. At the end of Pine Ridge Parkway on the left-hand side of the area that we over seeded, one of the homebuilders decided to go in and scrape our new plantings. I am not sure why they did that but I will find out and let you know. The fence along Tynes Boulevard has been pressure washed. We are reengaging the

County on the Pine Ridge Parkway school zone issue. Down to Earth will start doing the spring cut backs soon.

Mr. Hendrix stated in regards to Down to Earth, I continually watch them run over trash with their lawnmowers.

Mr. Andersen stated I was out here the last time they were mowing and they are picking up some but not all of it. We are constantly on them. I will talk to Josh again.

Mr. Hendrix stated they are supposed to go around and pick up trash before they mow and they are not doing that.

Mr. Andersen stated I will get the owner out here.

Ms. Rentsch stated Josh was out here last week picking up trash.

Ms. Gardner stated there is a spot that is totally dead on Pine Ridge Parkway and Foggy Day on the right-hand side. It was dead before it got cold.

Mr. Andersen stated they replaced three pallets of sod at a no cost to the District before the cold but they can't do anything about that right now.

Ms. Gardner stated also in front of the preserve area on Night Owl Trail looks horrible. It is just weeds. I thought it would get better this year but I didn't see any improvement, so we need to keep that on our radar.

Ms. Haney stated the Florida Department of Agriculture has a tree program that they will give away trees to private residents. I am not sure if the CDD would qualify for free trees or not. Can we look at getting a free tree from them to replace that dead one?

Mr. Andersen responded yes.

E. Amenity Manager

Ms. Rentsch stated I have added a Painting with a Twist event for residents on February 6th from 3:00 p.m. to 5:00 p.m. We have about 30 people confirmed so far.

TENTH ORDER OF BUSINESS

Audience Comments/Supervisors' Requests

Mr. Josh Evans stated I am a new resident. I am one of the pastors over at Trinity Church. One thing we like to do is to be present in the community. We like to do different community events for free just for the church to be present. We usually set up a couple inflatable's and grill hotdogs for everyone. It is just for the residents of the community that we are going to. All advertising would be strictly to the residents of Pine Ridge Plantation. I

know that I talked to Mandy about it and she mentioned that I would need to bring it before the board. We were looking at doing it on the last Saturday of this month. It would be from 11:00 a.m. to 1:00 p.m. We would have a tent set up and pass out information about our church.

Mr. Walters stated we would just need insurance coverage for the inflatable's naming the District as the insured. We want the bounce house company to add us as an additional insured. We generally require board approval of the event.

Mr. Josh Evans stated I checked with the proper channels at church today and I can have any proof of insurance that we need by the end of the week.

Ms. Gardner stated I don't see a problem with it.

Mr. Biagetti stated we do something similar at Eagle Landing with another church. We do have a green space that we have in our rental rates. They do something every once in awhile and I think it is a great event for the community to come out. It is just another added bonus for us.

On MOTION by Ms. Gardner seconded by Mr. Hendrix with all in favor to Allow Community Event Sponsored by Trinity Church for Use of the Recreation Field on January 30, 2016 from 11:00 a.m. to 1:00 p.m. was approved with all required documents to be provided.

A resident asked do you plan on putting in anymore lights on Tynes Boulevard? It is very dark out there at night.

Mr. Andersen responded Tynes Boulevard is a County road. The County would have to be petitioned to put in lights. You can go to the Clay County Public Works website and fill out a request form for more street lights.

A resident asked do you plan on getting any other amenities over here?

Mr. Oliver responded every District considers additional amenities when they have the funding to do it. We had a nonperforming Developer, which still owns 20% of the land in the community and they have not been paying their assessments for several years. We are currently trying to foreclose on that property.

ELEVENTH ORDER OF BUSINESS Financials:

A. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending December 31, 2015

Mr. Oliver stated included in your agenda package is a copy of the balance sheet and income statement as of December 31, 2015.

B. Approval of Check Register

Mr. Oliver stated included in your agenda package are the check registers for October and November.

On MOTION by Mr. Biagetti seconded by Ms. Gardner with all in favor the Check Register was approved.

C. Assessment Receipts Schedule

Mr. Oliver stated included in your agenda package is the assessment receipts schedule.

TWELFTH ORDER OF BUSINESS

Next Scheduled Meeting – February 16, 2016 at 6:00 p.m. at the Pine Ridge Plantation Amenity Center

Mr. Oliver stated the next scheduled meeting has been changed to February 16, 2016 at 6:00 p.m. at this location.

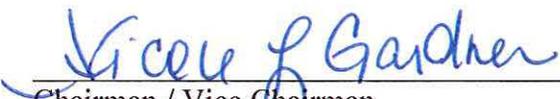
THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Gardner seconded by Mr. Biagetti with all in favor the Meeting was adjourned.



Secretary / Assistant Secretary



Chairman / Vice Chairman