

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, July 18, 2017 at 6:00 p.m. at Pine Ridge Plantation Amenity Center, 4200 Pine Ridge Parkway, Middleburg, FL 32068.

Present and constituting a quorum were:

Matt Biagetti	Chairperson
Maria Haney	Vice Chairman
Jeff Arp	Supervisor
Nancy McNulty	Supervisor
Jerry Ritchie	Supervisor

Also present were:

Jim Oliver	District Manager
Jason Walters	District Counsel (by phone)
Steve Andersen	Operations Manager

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 no audience comments, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation Letter from Nicole Gardner

Mr. Oliver stated included in your agenda package is a resignation letter from Chairperson Nicole Gardner. She recently moved out of the community.

On MOTION by Mr. Biagetti seconded by Mr. Arp with all in favor the Resignation Letter from Ms. Gardner was accepted.

B. Appointment of a New Supervisor to Fill Unexpired Term of Office (11/2018)

Mr. Oliver stated we notified the community via the website and through an email blast that there was a vacancy on the board. Two qualified candidates applied for the position. They are both registered voters living in the District. Included in your agenda packages are resumes

that were provided by the two residents. The residents that submitted their resumes are Danny Torres and Jerry Ritchie. Mr. Ritchie is with us tonight and he has been to several past meetings. Mr. Torres contacted me yesterday. He is a member of the Florida National Guard and is in Tallahassee this week for required training. Both candidates have impressive resumes and demonstrated a history of public service.

Mr. Ritchie stated I enjoy working with likeminded people for the pursuit of common goals and solutions to problems. I would like to serve on this board.

Mr. Biagetti stated we appreciate your interest and your involvement in the neighborhood.

Mr. Oliver stated the good news is you have two good candidates to consider to fill the vacancy. The bad news is you can only select one. Chapter 190 of Florida Statutes is not very specific on how that candidate is selected, other than by the fact it is by majority vote.

On MOTION by Ms. Haney seconded by Mr. Arp with Ms. McNulty voting aye & Mr. Biagetti voting nay to Nominate Mr. Jerry Ritchie to Fill the Unexpired Term of Office 11/2018 was approved.

C. Oath of Office for Newly Appointed Supervisor

Mr. Oliver administered an oath of office to Mr. Ritchie.

Mr. Oliver provided Mr. Ritchie with CDD information and required forms.

D. Election of Officers, Resolution 2017-04

Mr. Oliver stated included in your agenda package is Resolution 2017-04, Election of Officers.

On MOTION by Mr. Biagetti seconded by Mr. Ritchie with all in favor Resolution 2017-04 Election of Officers Adding Mr. Biagetti as Chairman, Ms. Haney as Vice Chair & Mr. Ritchie as an Assistant Secretary with all Remaining Officers Staying the Same was approved.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the May 16, 2017 Meeting

Mr. Oliver stated included in your agenda package is a copy of the minutes of the May 16, 2017 meeting. Are there any additions, corrections or deletions?

On MOTION by Mr. Biagetti seconded by Ms. Haney with all in favor the Minutes of the May 16, 2017 Meeting were approved.

FIFTH ORDER OF BUSINESS

Public Hearing to Adopt the Budget for Fiscal Year 2018

A. Consideration of Resolution 2017-05, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2018

Mr. Oliver stated the budget process started when you approved the proposed budget. For this year's budget, the assessments stay the same. I will make some revisions to some of the line item descriptions.

Mr. Arp asked do we ever go out for proposals for pond maintenance services?

Mr. Andersen responded yes, we have put it out to bid in the past. There are probably four or five companies that provide pond maintenance services. I have had all of them at different Districts and this company is probably the best and have the best price.

On MOTION by Mr. Biagetti seconded by Ms. Haney with all in favor the Public Hearing to Adopt the Budget for Fiscal Year 2018 was opened.

There being no public comments, the next item followed.

On MOTION by Mr. Biagetti seconded by Ms. Haney with all in favor the Public Hearing to Adopt the Budget for Fiscal Year 2018 was closed.

Mr. Oliver stated Resolution 2017-05 adopts the budget for Fiscal Year 2018.

On MOTION by Mr. Gardner seconded by Mr. Biagetti with all in favor Resolution 2017-05 Adopting the Budget for Fiscal Year 2018 was approved.

B. Consideration of Resolution 2017-06, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2018

Mr. Oliver stated included in your agenda package is Resolution 2017-06, which imposes special assessments and certifies an assessment roll for Fiscal Year 2018.

Mr. Andersen stated there was a brutal microburst or tornado that knocked out nine of our Tropitone tables out here. We are going to reach out to them and see how much it will be to replace the plexiglass in the tables. The new marquee board has been installed. I met with Maria before the meeting and we went through the landscaping issues out here. The circles around the trees will come back. The rest of the mulching will be complete. We have a proposal to take the dead palm trees out behind us. Josh is suggesting we add jasmine to those areas. It is a crawling ground cover. It takes about two years to fully cover the ground. We are going to add some other plants that flower. We will also be doing some improvements in the entry into phase two and also, we will improve the median on this side of the road.

Mr. Biagetti stated I just don't want to spend too much money in these areas because they will be needed down the road to expand the pool deck area.

Mr. Andersen stated the only other piece of landscaping that I am concerned with right now is over on the west side. We put mulch in the easement area between the homes. This is our land. It is a tract and not an easement. There isn't a sidewalk there. One of the homeowners didn't want the grass, so we took the grass out and we put mulch in it.

On MOTION by Mr. Biagetti seconded by Ms. Haney with all in favor for Landscape Improvements to Medians to Phase 1 & 2 & to the Pool Area with a not to exceed amount of \$7,000 was approved.

Mr. Andersen stated there are eight ponds in the District and we have two and a half dry ponds, which are not maintained.

Mr. Oliver stated included in your agenda package is a proposal from The Lake Doctors with a modest increase from \$625 to \$644 a month.

On MOTION by Mr. Biagetti seconded by Mr. Ritchie with all in favor the Proposal from The Lake Doctors for Fiscal Year 2018 was approved.

E. Amenity Manager

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Audience Comments / Supervisor's Requests

A resident asked who do we contact to see how much we still owe on CDD fees?

Mr. Oliver responded you can call my office at 904-940-5850 for that information.

A resident asked so the Developer has shown some interest in buying that property in the back?

Mr. Oliver responded yes, he has shown interest in buying it, becoming current on all of his past due taxes, assessments and penalties, and then developing it. He just made an overture yesterday to the bondholders and District Counsel, so they have not had a chance to consider it yet.

A resident asked do we have any leverage as to the kind of homes that they may construct there?

Mr. Oliver responded the District does not. He would still have to comply with the HOA requirements.

A resident asked and that portion would still be part of the District?

Mr. Oliver responded yes.

Ms. Haney asked do we need to address vaping in the policies?

Mr. Oliver responded we have added that restriction to policies for many of our other Districts.

On MOTION by Ms. Haney seconded by Mr. Biagetti with all in favor to Prohibit Vaping Inside the Pool Gates was approved.

TENTH ORDER OF BUSINESS

Financial Statements

A. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending May 31, 2017

Mr. Oliver stated included in your agenda package is a copy of the balance sheet and income statement.

B. Assessment Receipts Schedule

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

C. Approval of Check Register

Mr. Oliver stated included in your agenda package is a copy of the check register.

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

ELEVENTH ORDER OF BUSINESS

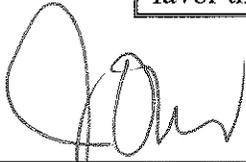
Next Scheduled Meeting – September 19, 2017 at 6:00 p.m. at the Pine Ridge Plantation Amenity Center

Mr. Oliver stated the next scheduled meeting is September 19, 2017 at 6:00 p.m. at this location.

TWELFTH ORDER OF BUSINESS

Adjournment

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



Secretary / Assistant Secretary



Chairman / Vice Chairman