

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 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
Mike Messiano	Supervisor

Also present were:

Jim Oliver	District Manager
Jason Walters	District Counsel
Steve Andersen	Operations Manager
Amanda Rentsch	Riverside Management Services
Josh Boucher	Down to Earth

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 June 21, 2016 Meeting

Mr. Oliver stated included in your agenda package is a copy of the minutes of the June 21, 2016 meeting. Are there any additions, corrections or deletions?

On MOTION by Ms. Gardner seconded by Mr. Hendrix with all in favor the Minutes of the June 21, 2016 Meeting were approved.
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FOURTH ORDER OF BUSINESS

Update Regarding Series 2006 Bond Restructuring

Mr. Walters stated a copy of the estoppel and forbearance agreement. Exhibit A is just a list of lots. Exhibit B is similar to the document that you saw at the last meeting, where we

had the term sheet and some bond restructuring discussion. The biggest change is you may recall in the previous term sheet there was going to be four series of bonds and it was starting to muddy things up a little bit. We have streamlined that structure down to two series; your performing and nonperforming. When we do the additional funds for the subsequent development then that will be a subsequent series tied into one. At the last meeting we brought in the term sheet and the board authorized staff to move forward to make this happen. This is getting us pregnant with the certificate holder, so that they are comfortable with the structure and that they will file for all of the tax deeds and begin that process. Before they do that, they want to know that the deal structure we approved at the last meeting is still what we are all agreeing to. If you look at section 10, our obligations are contingent upon that happening. If that falls through then we are not tied to anything else with anyone else. Section 3A1 is related to the operation and maintenance. Clearing out all of the tax certificates will generate a certain amount of operation funds. Additionally, they will fund \$100,000 for the two years of off roll assessments and then they will be back on a direct bill to them for the next few years for all of the O&M. Section 4 deals more with the debt service. That is related to the debt service that is just on those lots. We are terming it as forbearance but we are working with bond counsel on how that structure really works. That does not affect anyone else's debt service assessment. That does not affect the restructuring in any way on the performing lots. That is just contingent upon those lots. What it allows them to do is to get some breathing room. They have agreed to file for those tax deeds. The key outside date for that being completed is December 31st. Hopefully it will go faster than that but you just never know. I have gone back and forth with their attorney on this.

Mr. Oliver asked would the bond issue be after the December 31, 2016 date?

Mr. Walters responded I would anticipate that the restructuring would occur after that. I have been back and forth with Kevin Mulshine, who works with MBS Capital Markets and if there is a way to make a deal happen, where the bondholders are okay with saying whatever happens with that side happens then there may be a way to get it done sooner but I anticipate they will want some certainty on that end piece.

Mr. Oliver stated this timeline is not unusual. These restructurings can take a long time because there are a lot of moving parts.

Mr. Mesiano stated I heard that there was an opportunity for us to sell a 1/3 of the lots and be completely caught up and no forbearance and be done right now. Is that true?

Mr. Walters responded it is true with respect to the O&M but that is 50 lots and not 150 lots. I don't know what that would generate. It might generate \$60,000 plus some interest but it certainly wouldn't make us whole and it would be less than what we are recovering here.

Mr. Mesiano asked so you can't do a hybrid approach with doing the 50 but then there is still 100 out there?

Mr. Walters responded this deal is contingent upon all 150 lots.

Mr. Oliver stated also this restructuring deal makes the entire District a more attractive investment for bondholders needed for a refunding, which would impact the current residents because they would clearly get lower rates resulting in lowered assessments or money for capital projects.

Mr. Walters stated that is correct. There is approximately \$2.5M of tax certificates outstanding on all of those lots. This deal requires that all of that be cleared. That makes those lots much more marketable. It provides for the future development in ways that simply paying off 50 lots is not going to do. The amount of benefit going in this way for the District long-term severely outweighs trying to do 50 lots now with a very small recovery and still stranding the 100 lots with over \$1M worth of tax certificates.

On MOTION by Ms. Gardner seconded by Mr. Hendrix with Mr. Mesiano voting nay & Ms. Haney & Mr. Biagetti voting aye the Estoppel & Forbearance Agreement Regarding Series 2006 Bond Restructuring was approved in substantial form with authorization for District Counsel & Chairperson to finalize the agreement.

FIFTH ORDER OF BUSINESS

Consideration of Proposal for Additional Amenity Center Staffing

Mr. Oliver stated included in your agenda package is a proposal from Riverside Management Services for additional staffing with 20 hours a week during the summer months and a lesser amount during the winter months. There has been antic in the number of people coming to the pool facility after hours and also bringing in a number of guests that exceed what the policies are. The problem with using the pool and the pool deck after hours is that the Florida Department of Health requires that pools that are not certified for night swim must close at dusk. We don't have any exception for that. The only way to change that is to have

the pool certified for night swim. That is something we can certainly do in the future but we are not there right now. It is a health and safety issue. It is against the law. There are insurance liability issues tied to it. It is critical that we enforce this. We have tried to educate people better on what the policies are. We have sent out letters of suspension to people that are violating that policy. There are many different levels of amenity violations. Some of them are minor and some are major. This is against the law. It is not just a policy but it is against the law. We have no choice but to enforce that. I think we need to not only come up with a staffing proposal but also use off duty law enforcement officers. Once someone is sent a letter denying them access to the amenity center, if they come back in without authorization, they are trespassing. We want to involve law enforcement in there because they will issue a notice of trespass if that occurs.

Mr. Oliver stated over the past five years we have understaffed this facility because of the funding shortfalls that Jason was covered earlier. We have been underfunded for several years due to failure to collect O&M assessments for undeveloped lands. You have more funds this year to deal with than you have in the past.

Mr. Hendrix stated my only concern with law enforcement is the only they can do is enforce the law. Just because someone is running around the pool or going up the slide, there is nothing that they can do.

Ms. Gardner asked but is this different if they are off duty and we are paying them?

Mr. Oliver responded I think that we can probably come up with some guidelines. To the extent that they can't enforce the policies, they can certainly notify us if something happened.

Mr. Hendrix stated my biggest concern is there is going to be a child that is going to get hurt up here and then there is going to be a lawsuit and then some attorney is going to ask us if we did everything that we could do. Right now, we can say that we have and that concerns me. On Sunday someone told me a child got hit on the head because they were out there horsing around. It scares me that we do not have parental control up here with these kids.

Mr. Oliver stated we want to do everything possible to protect the District and its residents.

Mr. Walters stated in my experience with Clay County Off Duty Officers is that they will enforce your policies because they are not acting as law enforcement at that time. They

are acting as your private security. For the longest time they asked us to indemnify us for anything they did and we felt that was too much, so the split we came up with was that we would indemnify them up until the point they went into law enforcement action. If someone is here after hours then they are going to ask them to leave. If someone is doing something against our policies then they are going to tell them to leave. If someone has a knife on someone then they are going to arrest them. They are well aware of that distinction and the great thing about having off duty officers is they can play both rolls. A private security guard can only take it to the point of calling the police.

Mr. Mesiano stated I think you guys need to be thinking down the road for the future because it looks like by September of 2019, you will have 150 more homes.

Ms. Gardner stated I think that is concern that we need to start getting a handle on this now.

Ms. Haney stated I think this incremental approach is good. Let's experiment and see what works.

Mr. Oliver stated staff will work with the Chair and come up with a plan.

On MOTION by Ms. Gardner seconded by Mr. Hendrix with all in favor Proposal for Additional Amenity Center Staffing & Use of Off Duty Sheriff Officers at a not to exceed amount of \$5,000 was approved.

SIXTH ORDER OF BUSINESS

Discussion of Fiscal Year 2017 Budget

Mr. Oliver stated there is not a whole lot to say about the budget. We have not changed this budget based on the restructuring. This budget assumes the current operating perimeters. There is not an increase for this year's budget. It could be that later in the fiscal year you decide to amend the budget based on better projections because of the restructuring but we are not there right now. The budget hearing will be August 15th.

SEVENTH ORDER OF BUSINESS

Other Business

Mr. Oliver stated I wanted to talk about the letter in your agenda package and also distributed to you. I think the important thing to do when these letters go out is to have a chance to interact with the resident to whom the letter was sent. Tracie is here with us tonight. This is for an incident that occurred back on May 21st. The houseguest or relative that used

Tracie's family card for access no longer lives here. She is actually out of the country now. Tracie has not come to the amenity center since that time.

Ms. Tracie Chisolm stated my husband brought her down here. We didn't expect that to happen. I didn't expect that to happen. I haven't even been here in a long time. I apologized to the officer and to Amanda. It won't happen again. That is the first and only time they will visit me.

Mr. Oliver stated I would recommend that you end this suspension and reinstate her privileges.

On MOTION by Ms. Gardner seconded by Mr. Biagetti with all in favor to Reinstate Access Cards for the Chisolm Homeowners was approved.

Mr. Oliver stated I have a draft letter in front of you that was sent to Barry and Tammy Walker. This was based on an incident that happened on July 14th. This was for bringing in 11 guests into the pool area after hours. What I do not know is how many of the 11 people were family members and which ones were guests. What drives this letter is the fact that it was after hours. I have a draft letter to send but it is to suspend this person. We are recommending that there be a suspension. I have left the number of days for the suspension blank because that is a board decision.

Ms. Gardner stated we need to start being pretty strict on this stuff. We need to start making a statement to let people know that it is a safety issue and that it is against the law. Amanda has put a sign out here everyday that says the pool closes at dusk. They can't use an excuse that they didn't know when they were swimming after dark. I think 30 days is sufficient.

Mr. Hendrix stated I agree.

On MOTION by Ms. Gardner seconded by Mr. Hendrix with all in favor to Send Letter of Suspension of Access to Amenities for 30 Days to Barry & Tammy Walker was approved.

Mr. Oliver stated we also have a letter in front of you to send to several local officials. This is in regard to the charter school issues that we had last year during the construction

phase. I have been working with Supervisor Haney, District Counsel and the Operations Manager on this letter. We want to make sure that certain entities are aware and that we have documented the issues we have had with the charter school. When we started the negotiations at the very end of their due diligence period, there were certain representations they made to the District, which included a large cash payout to the District. That fell apart at the last minute. We did notify the County Commission and the School Board at that time. Subsequent to that, there continues to be some appearance problems down there and you have photos of the appearance problems. We have tree damage outlined in the letter. We also talked about their attitude in dealing with us. Their attorney threatened a lawsuit at one point. We have been disappointed with the charter school, the County or the school board that there is not more signage out here. Do I have the sheriff's office copied on this letter?

Ms. Gardner responded I don't see them on here.

Mr. Oliver stated I think they should be added to it then. I will add the sheriff's office and remove the draft on the letter and will have the Chairperson sign it.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. District Manager

1. Discussion of Meeting Dates for Fiscal Year 2017

Mr. Oliver stated included in your agenda package is a copy of the proposed meeting schedule for Fiscal Year 2017. This schedule shows meetings on the third Tuesday of each month. What I would like to suggest is that we actually make this a bimonthly schedule and as needed we can continue meetings or have special meetings when needed. I can bring back a revised schedule to the next meeting for consideration.

2. Resident Suspension

This item was already discussed.

C. Engineer

There being none, the next item followed.

D. Operations Manager – Report

Mr. Andersen stated there are four different fabrics you can use on the shade structures. One of them is Sunbrella. The problem with Sunbrella is at the beginning you have to treat it with a fire resistant chemical that is done by a company up in North Carolina but when you do that it voids the warranty, so instead of having an eight year warranty you go to zero. We have had this material up at other communities for eight years and haven't had a problem with it. The option that I am recommending to you all is called Ferrari. It is made in France and it is a vinyl material. It has a 10 year warranty on it.

Ms. Gardner asked are we still talking about getting more furniture too?

Mr. Andersen responded right. I have a catalog from Leisure Creations here. It depends on how many we want and how the budget will hold up this year. These chairs run right around \$260 a piece. The chairs that are sitting out there right now are around \$360 a piece. The question is whether you want to do the vinyl strapping, which is what is on there right now. Then there is close mesh, which is a lot more comfortable to sit on but it looks a lot different than this. We are only going to do 10 or 15 chairs. I work with a company here in town that is called Blue Sky. He is actually a broker that works with a tremendous amount of companies throughout the nation. They usually can get us the best pricing. This is usually a six week process, so I don't think we are in a huge hurry on this.

Mr. Mesiano asked have you confirmed the UV ratings on these?

Mr. Andersen responded yes.

Mr. Mesiano stated my experience with the sling is they can stain.

Mr. Andersen stated a lot of people complain that the vinyl gets hot but there is actually a purpose for that. The reason you want dark vinyl is so you put towels down on top of it because what destroys the vinyl is the sunscreen. Marriott actually pushes for dark vinyl because they want the chairs to be hot.

On MOTION by Mr. Biagetti seconded by Ms. Gardner with all in favor the Proposal from First Coast Awning at a Cost of \$5,775 was approved with authorization for Chairperson to select color.

Mr. Andersen asked does anyone have any questions about the landscaping?

Ms. Gardner asked are we having a problem with the sprinklers? I know there are quite a few areas that seemed to be pretty hot. I know that it has been exceptionally hot but I didn't know if the sprinklers were running or not.

Mr. Boucher responded there were a lot of broken heads. I did do an inspection last week and got them all taken care of and made sure everything was running. There were a couple broken heads on the berm. We need to take a lot more care of the weeds on the berm that we are going to start taking care of.

Mr. Hendrix asked what is the frequency of mowing the northeast corner of Wetland Ridge?

Mr. Boucher responded it is supposed to be every other week but for some reason they did not notice that they were supposed to mow it. We took care of it last week and it will be on a revolving cycle now.

E. Amenity Manager

Ms. Rentsch stated we are going to cancel Bunco. We just don't have enough people coming. The Back to School Movie Night is going to be on the second Friday in August. The church that did the event in the field is sponsoring the movie and the big screen. I will also have a couple food trucks. Investigating people that are violating the rules is how the majority of my days are spent.

Ms. Haney stated I noticed a nice organized soccer game going on over the field. I noticed that they had one or two canopies out there and I just wanted to make sure they were cleaning up after themselves.

Ms. Rentsch stated I haven't noticed any trash over there. They must clean up after themselves.

NINTH ORDER OF BUSINESS

Audience Comments/Supervisors' Requests

A resident asked have you ever thought of using community volunteers? I am retired. If she needs help at the amenity center, I am more than willing to come up and help.

Mr. Oliver stated I think that is a great idea. We use some volunteers at some other Districts. I can come up with the framework that we use at other Districts and bring it to Amanda to put something together. I appreciate you stepping forward.

A resident asked is there a cause and effect relationship between the HOA and the CDD and if not, should there be? Like if the CDD says something that it could affect the HOA or vice versa. Is that normal or not normal?

Mr. Oliver responded I do think that we want to run in the same direction. It is not good for one of the two entities to set policy that make directly contradict another policy. If there are specific issues you have in mind, we can certainly talk about them offline and see if we can move in the same direction on those issues.

Mr. Kevin Glover asked where are the 155 homes going to be built?

Mr. Mesiano responded in the back of the community across from the school.

Mr. Kevin Glover asked are the lots sold?

Mr. Oliver responded the bondholders and the tax certificate holders are trying to put together a deal, where they can restructure the bonds and make those performing lots.

A resident stated I would like for you to check into adding onto the amenity center at some point.

Mr. Oliver stated that is a good thought and I will tell you that at almost every District, we get to this point that it is time for additional amenities. Typically when these facilities are built, the amenity centers are undersized for what full capacity will be. Over the last five years we have been suffering through some difficult financial times with this community, but it looks like we are getting ready to come out of that if successful with a bond restructuring and refunding, so that postures us well to consider additional capital projects, including expanding your amenities.

A resident asked meaning an extra pool?

Mr. Oliver responded it really means whatever the board and its residents want to do. We have Districts that expand their amenities. We have Districts that build an additional pool. There is a District just east of here called Azalea Ridge and they are expanding their amenities. Azalea Ridge was a District that was in a very similar situation in terms of having a Developer that went into default and lost the land to another Developer and DR Horton took it over. Although, there were no bond funds left, DR Horton built an amenity center and now they are also expanding it. The good thing you have here is you do have a lot of land to deal with.

A resident stated I come here sometimes on the weekends with my husband and kids and sometimes there is no room to move.

Mr. Oliver stated I think that is another reason why this board is going to take another look at what the guest policy is. Right now, the guest policy is five guests per household.

Mr. Gilbert Gonzalez asked what does the term District consist of?

Mr. Walters responded the simple answer to your question is this District just have jurisdiction over Pine Ridge Plantation. Community Development Districts are statutorily created entities throughout the stated. They are forms of local government but with a more limited scope of jurisdiction and power. The main function of a CDD is to finance, construct the public infrastructure within the District and then maintained by the District.

Mr. Gonzalez asked are the fees the same across the board for every single resident?

Mr. Oliver responded they are based on front footage of the lot.

Mr. Gonzalez asked who is accountable for the funds that are being paid to the CDD?

Mr. Oliver responded the board is responsible. They are an elected board just like a city or county commission. There is a person appointed as the treasurer and in this case it is James Perry, who is a CPA who works in my office. We have several assistant treasurers. As a governmental entity, we have to go through an independent audit every year and the audit is brought to the board and the board reviews it. There are a lot of financial safeguards in place because these are public funds that are being used.

Mr. Gonzalez asked so the board controls the budget?

Mr. Oliver responded correct.

Mr. Gonzalez asked who makes the residents accountable for making sure that everyone is paying their fees?

Mr. Oliver responded that the properties that are not performing are large undeveloped lands and there have been some collections issues with that. The developed lots are on the tax roll. The Pine Ridge Plantation CDD assessments will be included on your property tax bill issued on November 1, 2016.. The tax collector collects the assessments and gives us the funds.

Mr. Gonzalez asked so how do we hold the landowners accountable that are delinquent in assessments?

Mr. Walters responded the reality is on that undeveloped property; a subsequent entity bought the tax certificates. The tax certificate holders are moving for the deed. At the end of the day, they are going to lose that property. Our security is always secured by the land. We

have had the ability to foreclose but we have been trying to restructure this and get it going again. The current proposal that we brought to the board is hopefully the conclusion of that process.

Mr. Gonzalez asked are there signs that say it is actually against the law and not just against the rules?

Mr. Oliver responded we haven't distinguished between our policies and the law but what we can do is to send some email blasts out and put in the policies that this is to meet the Florida Department of Health Code.

Mr. Gonzalez asked so is it punishable by fines or prison?

Mr. Oliver responded in our case, it is a problem that we face with pool closure, as well as possible negligence. We have a responsibility to make sure that our facilities comply with law and code.

Mr. Mesiano stated I think that is a great point he is making. If it can be crafted in a simple way then maybe we should site the statute.

Mr. Gonzalez asked do we have signs that say no trespassing after dark?

Mr. Oliver responded you certainly don't want an over abundance of signs because it does take away from the communities appearance. I don't mind adding something to a sign but I don't want send the mixed message that these are our policies and these are the ones you better follow and these ones are as important. We are going to enforce all of them.

Mr. Gonzalez asked why don't we add an adult only pool?

Mr. Oliver responded that is possible, but that will be for this board of a future board to determine.

Mr. Gonzalez asked so why are we so significantly under budget for lifeguards as of now?

Mr. Oliver responded the key thing to remember is the lifeguards are seasonal and this District is on a fiscal year budget, so most of the lifeguards hours are going to be spent between June 1st and mid September.

Mr. Gonzalez asked and in the past years how often are we actually coming to budget?

Mr. Oliver responded we have actually been coming under budget but it is because of the fact that we have been assessing over \$500,000 in assessments but only collecting \$400,000. We have had a 20% hole every year, so Amanda and Steve have tried to run the

budget as tight as possible. Now this year because we have sold the tax certificates, we are able to give them a little more lead way with adding more lifeguard hours and more staffing. This District is under staffed but we have kept assessments and budgets low because we knew we weren't getting money from a 1/5 of the properties out here.

Mr. Gonzalez stated because I am sure I can speak for all residents but the pool is a huge selling point for living in this community. If we can have the lifeguards more during the week then that would be great. I am sure we are probably only paying them minimum wage.

Mr. Oliver stated they are paid more than that because their company gets a mark up too. You can certainly expand your lifeguard hours.

Mr. Gonzalez stated I also think there are a couple plats of land in phase two that we could put a park.

A resident stated no. We do not want that.

Ms. Gardner stated I personally saw some of this bad behavior at the pool lately. I don't come up here often with my kids but when I do I see people abusing the policies. There is a huge problem and I hope that us adjusting staff hours will help with some of it. I think we might need to look at some of the policies and adjust them. I am going to throw some things out there and I would like to get everyone's feedback on it. I have seen children that are under the age of 14 in the pool by themselves with no adults. Their adults are not here. I think 14 is too young to be at the pool by themselves. When my child turns 14 I don't want him at the pool by himself. I think the age needs to be 16. If you are not 16 then you need to have an adult with you. I know we issue cards to the households but I think even the children, who are 16 and older have a card, so when they swipe the card we know they are old enough. I also suggest that we look at the five per household guest policy. I think that is a lot of guests per household. There are 500 and some homes in this neighborhood and if every household brings five guests than that is too many. I know my sister lives in Oakleaf and she has to swipe her card. Identify my nephew and identify the guests that are coming in.

Mr. Oliver stated Jason just showed me a note asking if we had pool monitors and I think that is what we need here at the front gate. We will set up a pool monitor program using staff and volunteers. They can sign people in when they check in with their card. If they don't have their card then we can have the assessment roll with every resident's name.

Mr. Hendrix stated as far as the access control system, I think giving cards to those that are 16 is a good idea because the cards are a minimal cost. That system has the option of having a picture with the cardholder.

Mr. Walters stated I work with Oakleaf and I represent both of those Districts. It is a staffing and budget question. You can do anything with money. I can tell you that we spend close to \$225,000 on lifeguards between the two Districts. It is not cheap. It is certainly doable thought.

Ms. Gardner stated another suggestion is no outside pool parties on the weekends. It is entirely too busy at this facility for us to entertain that any longer, especially during the peak months. Maybe we should adjust the policy to be worded to have outside pool parties in certain months but not in the middle of July.

Mr. Oliver stated I think those are all good suggestions. It is not an agenda item. Some of these items are somewhat controversial. I would suggest that you put it on the agenda, so people have the right to be heard on that issue.

Mr. Biagetti stated it does come down to staffing have verification. I hate to bring up Eagle Landing but we allow children 10 years and older be at the pool by themselves, as long as they pass a swim test but we also only have the pool open when we have lifeguards. I think if we add more staffing then I think that will help.

Ms. Haney stated I think we should talk further about reducing the number of guests. I had an experience this summer where I had family in town from California that I hadn't seen in 30 years. Seven people came and five people got brought to the pool. I think five guests is a fair number.

Mr. Hendrix stated I think we should discuss the maturity level of the lifeguards. This is hearsay from a homeowner that Sunday the lifeguards decided to put an individual on a backboard and run them back here. I think we need to consider the maturity level of these lifeguards and also talk about the lifeguards not enforcing the rules. I think because they are so young that they are a little bit scared about what they can do or what they can say to someone who is much older than them.

Ms. Haney stated there were two occasions where I saw adults intimidate these poor kids. I felt so bad for them. They were trying to do their best.

Mr. Hendrix stated they should have the full power to throw someone out of here.

Mr. Oliver stated they would get an automatic suspension from me if they mistreated the lifeguards.

Mr. Walters stated I have structured contracts, where the lifeguards have to be of a certain age and supervisors have to be of a certain age, as well. It can effect pricing sometimes. That is an option we can look at.

Mr. Andersen stated we will go back and talk to RMS and see if we can handle this immediately. We will make them very aware with what is going on.

Mr. Oliver stated I spoke to Danielle Simpson the other day and she let three lifeguards go because they just weren't mature enough.

Mr. Andersen stated with more and more people living in this community, you may want to look at this pool only being open when this pool is staffed. We may have to take a look at how we access the fitness center. The reason this pool deck is open after hours is because we leave access to that gym. If the gym access is important then maybe, we look at accessing it a different way. Maybe we could also limit guests on certain days.

Mr. Biagetti stated or we could look at charging \$5 per guest.

Mr. Andersen stated or you could look at a punch card for guests. At Eagle Harbor, they get 16 guest passes a year and on a holiday weekend it costs \$5 per guests.

Mr. Oliver stated we will talk about the policy changes at the next meeting.

Mr. Biagetti stated I think Down to Earth has done a good job over our last company but it is still one of our largest budget items. I think it is worth our while to review the scope of services or seek bids for landscape services.

Mr. Oliver stated I would suggest that Steve prepare the scope of services and the board can review the scope and then we can get proposals.

Ms. Haney asked how long have we had them?

Mr. Andersen responded two years in October. Our current contract runs October 1st through September 30th. We are in year two. We have one more year to renew according to our original contract.

TENTH ORDER OF BUSINESS

Financials:

A. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending June 30, 2016

Mr. Oliver stated included in your agenda package is a copy of the balance sheet and income statement as of June 30, 2016.

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.

ELEVENTH ORDER OF BUSINESS

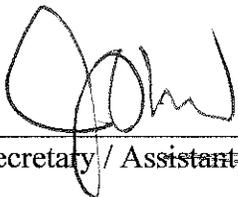
**Next Scheduled Meeting – August 16, 2016
at 6:00 p.m. at the Pine Ridge Plantation
Amenity Center**

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

TWELFTH ORDER OF BUSINESS

Adjournment

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


Secretary / Assistant Secretary


Chairman / Vice Chairman