

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, August 16, 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 Mesiano	Supervisor (by phone)

Also present were:

Jim Oliver	District Manager
Jason Walters	District Counsel
Steve Andersen	Operations Manager
Amanda Ferguson	Amenity Center 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 none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Affidavit of Publication**

Mr. Oliver stated included in your agenda package is an affidavit of publication of notice for tonight's meeting and public hearing to consider the budget. Notices were published in the Clay Today newspaper on July 14<sup>th</sup> and 21<sup>st</sup>.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the July 19, 2016 Meeting**

Mr. Oliver stated included in your agenda package is a copy of the minutes of the July 19, 2016 meeting. Are there any additions, corrections or deletions?

On MOTION by Ms. Gardner seconded by Mr. Biagetti with all in favor the Minutes of the July 19, 2016 Meeting were approved.
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**SIXTH ORDER OF BUSINESS****Update Regarding Series 2006 Bond Restructuring**

Mr. Walters stated since the last meeting you guys had approved a structure of the estoppel forbearance. We have had several conversations with the current trustee and the bondholders, regarding the concept. Those conversations are still ongoing. We would like to get some definitive direction from them as soon as possible but I just don't have that at this time. We would anticipate continuing this meeting out to bring this item back.

**FIFTH ORDER OF BUSINESS****Public Hearing to Adopt the Budget for Fiscal Year 2017****A. Consideration of Resolution 2016-02, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2017**

Mr. Oliver stated you approved the proposed budget several months ago and then over the last few months, we have talked about the budget. You have had plenty of time to review this budget. It is a no change budget. We are keeping assessments the same. There is no increase in assessments. One reason we have not changed it is because we are still working through this bond restructuring. Before we start increasing costs for some of these services, we want to make sure you can afford it. You will see the general fund budget. The total revenues for the budget were \$540,000 for Fiscal Year 2016. We leave it the same for Fiscal Year 2017. If you flip over to the second page, I will point out that it does look as though you will have a \$40,000 surplus this year. Staff has really tried to manage the resources well and that projected surplus is a tribute to Steve and Mandy in what they do here. That \$40,000 doesn't go away at year end as may be the case with state and federal budgets. It is retained in your undesignated reserves, so you can use it for Fiscal Year 2017 and beyond. If you look at the bottom of page two, you will see what the assessments are per unit. The assessments remain at \$777 per year. If you pay your tax bill by November 30<sup>th</sup> then it is actually 4% lower than that. The rest of the budget are the line item descriptions for the general fund budget. If you flip to page nine, you will see the capital reserve budget. We expect to end the year with a balance of about \$92,000 and then with the contribution for Fiscal Year 2017 that we have budgeted that would go to about \$122,000. The next page is debt service assessments for the Series 2006A bonds. That is how we fund the two semiannual interest payments that are made on November 1<sup>st</sup> and May 1<sup>st</sup>, as well as a principal payment that is made on May 1<sup>st</sup>. These are the bonds that we are looking to restructure and refund at a lower interest rate in the next six to eight months. On the

last table you will see the amortization schedule for the Series 2006 bonds. That is at an interest rate of 5.4%.

On MOTION by Ms. Gardner seconded by Mr. Hendrix with all in favor the Public Hearing to Adopt the Budget for Fiscal Year 2017 was opened.

A resident asked so you currently have a potential rate reduction?

Mr. Oliver responded I think what we are looking at right now is somewhere between 3.5% to 4%. This would be on the bond market, so it would certainly be market driven. We hope that there are not a series of interest rates between now and then. There are still some things that we need to work through with the bondholders, as well as the trustee and the tax certificate holders. It could take awhile to get there.

On MOTION by Ms. Gardner seconded by Mr. Hendrix with all in favor the Public Hearing to Adopt the Budget for Fiscal Year 2017 was closed.

Mr. Walters stated Resolution 2016-02 will formally adopt our budget that you just walked through with Jim.

On MOTION by Ms. Haney seconded by Ms. Gardner with all in favor Resolution 2016-02 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2017 was approved.

**B. Consideration of Resolution 2016-03, Imposing Special Assessments and Certifying an Assessment Roll**

Mr. Walter stated Resolution 2016-03 is our assessment resolution. Now that we have adopted the budget, we appropriate those funds. We will certify an assessment roll based on this budget. There will also be a portion that is directly billed.

On MOTION by Mr. Hendrix seconded by Mr. Biagetti with all in favor Resolution 2016-03 Imposing Special Assessments and Certifying an Assessment Roll was approved.

Mr. Oliver stated included in your agenda package are two letters that were drafted by my office regarding violations of amenity center policies. In both letters, we invited the residents to come and give his version of events. I would like to talk about the letter to Mr. Attebery first. Essentially what the letter says is Mr. Attebery brought a paddleboard to the pool area and put it in the pool. That happened the night we had our last meeting on July 19, 2016. Staff approached Mr. Attebery and told him he was not allowed to have that and it was not considered a float. Mr. Attebery did not remove the paddleboard. The operations manager and the amenity manager approached Mr. Attebery and he had some vulgar language towards the operations manager. He was suspended pending the board consideration of this matter.

Mr. Preston Attebery stated I am here before you today to request reinstating my access to the amenity center. I received a letter on July 28<sup>th</sup> that my amenity center privileges had been suspended and that I needed to provide some form of proof. I am not exactly sure what proof I can provide to the scenario but I do want to address the situation. That afternoon I had bought a paddleboard and I wasn't quite sure if my wife and I would be able to get on it properly. It was her idea to come up here at the end of the day and try it out. As I was coming in, the amenity center manager informed me that the pool would be closing in 15 minutes. I informed her that I was going to see if it would float and that I would be out of the pool by then. I proceeded with the board and put my board in the water and took my shirt and shoes off. I fell off the board on my first try. I was approached by Amanda and she told me she was told to tell me to remove it. I asked why and she said that it was not a float. I made a joke and said it floats. While I gathered my belongings I put my board right in the zero entry end because my wife was sitting with my daughter. While I was there Amanda did walk back by me and I asked her what the rationale was because I didn't see it in the pool rules. She told me to hold on. As I was talking to my wife a man approached me and said, "Well, are you going to take it out of the pool?" I did respond with not the best response. I talked to my friends in the neighborhood and told them it was not my greatest adult moment and I am not proud of it at all. It just came out and it was unfortunate. The man that approached me never said hi I am so and so with the CDD. His only words to me were said in an unfriendly manner, which made for my response. After I exchanged words I gathered my things and left the pool. Days later I received this letter. Obviously, I think that both parties involved handled the situation poorly. I was approached in a non-friendly manner by someone who didn't introduce themselves. To

this date I still do not know your name. I am now at the point where I ask for the restoration of my amenities.

Mr. Oliver stated the board has the option right now to continue the suspension or to reinstate those privileges. If you could get me a copy then I will put a copy of that letter in the public records.

Mr. Attebery stated okay.

Ms. Haney asked did you read the policies and procedures of the District that you signed off on?

Mr. Attebery responded not verbatim. I did read the pool rules at the pool.

Ms. Gardner stated staff has the right to ask you to remove something from the pool if they feel like it is unsafe. Of course, profane language is another item that is mentioned in the guidelines. I appreciate your apology. I just want to make sure you know that is the basis for the suspension.

Mr. Attebery stated I have since then read the rules.

Ms. Gardner stated I do not have a problem reinstating access.

On MOTION by Ms. Gardner seconded by Mr. Hendrix with all in favor to Reinstate the Access Cards for Mr. Preston Attebery was approved.
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Mr. Oliver stated there is a second letter in your agenda package. This is a letter to Latoya Harrison and Wazim Barrett. Mr. Barrett and I spoke on the phone the other day. This letter has not been sent to them. As you see in the letter, this letter alleges that an adult and three children were swimming in the swimming pool between the hours of 1 a.m. and 4 a.m. Access to the swimming pool was used with an access card but by going over the fence. Subsequently a review of the cameras showed a person who resembles Mr. Barrett, so Mr. Barrett was contacted. His access card was turned off. He called me and told me that it was absolutely not him that was in the video or the pictures that were taken by the security camera. We had a pretty frank conversation and I said I would reactivate his access cards until he had the chance to give his version of events to the board.

Mr. Wazim Barrett stated I just moved here a month ago. My kids come up to the pool. I have teenagers. A few weeks ago with my wife and kids, Amanda stopped me and asked me

if I lived here. I said yes and I swiped my card before I came in. I asked then why did you stop me. Her response was that the gate was not working properly and you were trying to make sure that everyone who is entering actually belongs here. I gave her my address in front of my kids and it was no problem. I went back to the pool and it was bothering me, so I came back to her in the office with the gentlemen that is sitting right here and I said why did you have to verify my address if I present a homeowners card. That is when she proceeded to say that we want to make sure everyone that is coming into the pool actually belongs here. It felt funny but I said I am going to accept your answer. I went back to the pool with my kids and six other families came in here after me and not one person was stopped to verify anything. As mad as I was I didn't say anything. I let it go. I came up here the other day with my kids after work. I tried to use my card and it was not working. I knocked on the window and there was a young lady in there. I told her that my card wasn't working. She got my card and she proceeded to call Amanda. She went to the back room where I couldn't hear the conversation. She came back and handed me the phone. I said my card is not working. She said your access has been terminated. You will be getting a letter in the mail that says you need to come to a board meeting. I asked why and she said we have you on video with your kids jumping the fence at 1 a.m. to come to the pool. It was not me. She said remember that day that I stopped you I knew it was you because you were wearing the same clothes. I guess I am the only black person in the community that wears basketball shorts and a jersey. I said that to her and then she got smart. I said don't get smart with me and she said you got smart with me first. I said you are damn right I did. That was the second time in three weeks that you stopped my family. I did get smart but you are the manager. You are supposed to be bigger than me and calm the situation down. You telling me to listen to me. That doesn't calm anything down. That enrages a person when you say that to them. She said if I step one foot onto the property at the pool that I would be arrested for trespassing. The young lady was looking at something on a paper. She got the phone back from me and went back to the backroom and explained to her that there were two different numbers on the paper. I could clearly hear her and that it could be a mistake. Before I left the young lady said that I could go ahead and give you access to the pool today. I turned to her and said there is no way in hell that I would step foot in here right now. I went home and told my wife what happened. I proceeded to go online and that is when I found Mr. Oliver's phone number. I proceeded to call him right away. Amanda said I could

come up here and see the video, so I am here to see the video. I want you to show me on the video with my two boys. I only have two sons. One is 15 and one is 13 and the other one is five years old. I don't know where this other one came from. I want to see me and them on the video jumping the fence at 1 a.m.

Mr. Oliver stated that is why I invited you to come before the meeting, so that we could show you the pictures, so maybe this could be resolved before the meeting. There are people that have seen the pictures. I certainly welcome you to see the pictures. If reasonable people can agree that that is not you or that there is reasonable doubt that is not you then there shouldn't be a suspension.

Mr. Barrett stated she said there is a video, so I would love to see the video.

Mr. Oliver stated the pictures will carry as much weight as the video. Do we have the pictures to show the board and Mr. Barrett?

Ms. Ferguson responded yes. These two pictures are at 2:24 a.m. and these two are from when I recognized him coming in.

Mr. Oliver stated we will show those to Mr. Barrett, as well. Is the sheriff's deputy coming here tonight?

Ms. Ferguson responded he was supposed to be here.

Mr. Oliver stated he also viewed these photos.

Mr. Barrett asked is this 2:24 a.m.? This is not 2:24 a.m.

Mr. Hendrix responded these were at 2:24 a.m. and this was in the afternoon when she stopped you.

Ms. Harrison asked oh, so these ones in morning are the ones in question?

Mr. Hendrix responded yes.

Mr. Biagetti asked are the cards not operable then?

Ms. Ferguson responded correct.

Ms. Harrison stated I am not sure why.

Mr. Barrett stated there is no way. First of all I don't own a white shirt like that.

Ms. Harrison stated but they don't know that.

Mr. Barrett stated they can come and search my house right now and they will not find one white tank top. Is the person short and fat? Yes. Those kids don't look anything like my kids. I would love to see the video. I would really love to see the video.

Ms. Gardner stated we have a lot of problems with guests coming in and using resident's cards, so we have randomly been asking people who they are.

Mr. Barrett stated I can completely understand that but when six other families come in behind me and not one person was stopped. And then she said to me that she didn't recognize me, so you are telling me that you recognize all of the residents that come to the pool?

Mr. Hendrix responded I can speak to that because I was the individual in the office when you came in. She said she didn't recognize you and that was the first thing she said. It makes sense if you just moved in here recently. It is her job to verify folks that come in here because we have people that don't belong here coming in and using this facility. It is her job to verify. She didn't single you out.

Ms. Harrison asked do you have the dates and what times it was?

Mr. Hendrix responded the second one was July 14<sup>th</sup> in the middle of the night.

Ms. Ferguson stated the other one was early July.

Mr. Oliver stated so it comes down to these pictures. We are going to talk about security systems later tonight, which have much better quality cameras.

Ms. Harrison asked is the video more clear?

Mr. Oliver responded I have not seen the video which is the source of the still shots.

Mr. Barrett stated the thing is if you are printing from an video camera from a video then it is going to distort the pixels, so that is why I would love to see the video for myself.

Mr. Oliver stated you certainly have the right to do that.

Ms. Haney stated the pictures are fuzzy. It is hard to tell who it is. There is no way to definitively say it is you. Did we have a witness?

Ms. Ferguson responded yes but he hasn't shown up yet.

Ms. Haney asked so there is no real definitive way to verify it was actually him?

Ms. Ferguson responded no because they didn't swipe a card.

Mr. Biagetti stated I do see resemblances.

Mr. Barrett stated if that was the case then on the first day when you recognized me then you should have pulled me aside and say there could be a problem. I don't mind talking to anyone. I didn't spend all of this money to move out here to feel like I am being profiled and that is the way I take it. I may be dead wrong but based on the fact that I have been

stopped two times in less than two months on being here, it rubs me the wrong way. We have spent all this money to move out here to feel that way.

Mr. Hendrix stated I can appreciate that. There is no definitive way to tell that is you from the pictures but it could be your twin brother. It is very similar. My personal feelings is there no way to say that is definitively you. You are not being profiled. You were being checked because you weren't being recognized. Her job is to make sure that only residents that belong in this amenity center are here. She recognizes most everybody. It amazes me that she can recognize faces. She was doing her job. She was not just picking you out.

Mr. Barrett stated I understand that but when you have been stopped two times in less than two months.

Ms. Ferguson stated sir, I question many people I don't recognize when they enter the facility. You were here for maybe an hour.

Ms. Harrison stated that is understandable. I am the one that normally comes up here with the children. This was our dream. This is our very first home. We picked this home because it has a pool. I bring my kids up here almost every day when I get off work. For that to be taken from them in their face and told you jumped the fence at 1 a.m. I have little kids who don't understand what was going on. All they know is my card access has been taken from me and it is not even definitive why. It is disheartening and we just got here. This isn't the way I want to start our relationship. I chose this community because I wanted to grow and I wanted to get friends and get my kids to be a little more creative. For this decision to be made and it is not a definite photo is very hurtful.

Mr. Oliver stated you bring up some good things. I am sorry that this happened. What I do appreciate is the fact that you contacted me and we had two conversations on the phone. And that you have come to the meeting to give your side of events to the board. This letter is just in draft form. It has not been issued and will not be issued. I think we can all learn from this. I think we must train staff better because of this matter. I will tell you that you saw the bad quality of those photos. We are going to have someone here later tonight to discuss security system upgrades with better cameras and is also monitored remotely. Hopefully we will all learn from it.

Mr. Barrett stated I realize there is no action but I still want to see the video.

Ms. Ferguson stated we no longer have the video. It was overwritten.

Mr. Barrett stated you specifically told me that if I can come up here that I can watch the video.

Ms. Ferguson stated yes, at that time.

Mr. Oliver responded we do not have the video. I wish that we did. We should have saved the video. When the security system consultant presents later tonight, he is going to talk about a cloud based system for archiving video, so we can avoid loss of important information..

Mr. Barrett asked I completely understand but when you give someone a directive that says you can come up here today and you can see the video then why would you not make a copy of it?

Mr. Oliver responded and we simply don't have it.

Mr. Barrett stated I am good with computers. I can take a picture and put whatever time I want to. How do I know with not seeing the video that that was not specifically done?

Mr. Walters responded sir, if we want to litigate whether the video exists then make a public records request and we will provide whatever public record we have and if you are not satisfied with that request then sue the District but this debate doesn't make any sense. He is saying he doesn't have it. If you don't believe him then make that request. We are not going to debate this for the next 20 minutes.

Mr. Barrett stated I will get back to you directly. It is frustrating that I was told to come see something specifically and you know that I am coming for it then that would make it clear that I am coming for it.

Mr. Walters stated we have heard that loud and clear. The video doesn't exist.

Mr. Barrett stated I understand that and I understand I am being told I seem combative but she is the manager and to say that I am not dealing with you.

Mr. Walters stated the board made the decision in regards to this. If you want to discuss with us on the public records with the video then we can discuss that.

**ELEVENTH ORDER OF BUSINESS                      Other Business**

Mr. Oliver stated we have Kevin Flanagan with Envera Services with us tonight. They offer security camera services that not only have high quality cameras but they also have monitoring of those cameras, so when incidences happen, they can immediately voice down to

the people that are violating the policies when the facilities are closed. They can also contact law enforcement, if necessary.

Mr. Kevin Flannagan stated there are a lot of companies out there that do video. The reason I came to work for Envera two years ago is because they do a perfect blend of state of the art technology and interaction. What we do in over 400 communities is we have 200 trained guards in our facility in Sarasota. The thing that makes our systems completely different is that in a pool environment, they are not getting in. Have you ever seen video replay where the people that are moving have little boxes around them?

Ms. Gardner responded yes.

Mr. Flannagan stated that is military grade video analytics. We are the only company in the state of Florida that does it but we put military grade video analytics in the camera system. We can memorize this whole area. When you tell us the area is closed then video analytics goes up, so the minute that someone jumps that fence or badges in at 2 a.m. then it creates an alarm state and one of our guards in Sarasota will see the alarms. It is two way voice and it is one way video, so we can see them and we can talk to them and we can hear them. We talk down to them three times. Between the second and third time, we call the police. They do go to jail. Our deterrent rate is 97%. You are welcome to go on youtube and look up Envera. Every quarter, we are doing a customer appreciation somewhere in the state and we do videos of the people that talk about their culture being changed and the crime rate going down. Recording it doesn't do much. You can record it but what damage was done in the process. This system is so effective because of the fact that we are creating a lockdown because motion on a camera is just going to trigger a recording. Another thing Envera does that no one else does. When you have an incident, the community manager or the operations manager will get sent an email of an incident that happened at the pool with a video clip to go along with it. You can send that to the police. You can send them a letter. You can write them up. We are trying to keep people out. We record what happens and you will know the second it happens. In our technology center, there would be a technology line with all of the equipment that is on here. You don't get charged for parts. You don't get charged for labor. You don't get trip charges. Why do we do that? Because if we don't keep your system 100% then we look bad because we work for you. All we do is serve communities. We are not at banks. We are not at schools. With three cameras, we can cover this area. The video analytics

way exceeds the view of the cameras. If someone jumped that fence in the corner then we are already talking to them about trespassing. The cool thing about active video systems is that it is a culture changer. I talk to the sheriff's departments all the time and they love our system. If our monitoring center calls them, we are at the top of their priority list because they know it is happening now.

Mr. Hendrix asked are these IP or analogue?

Mr. Flannagan responded we don't sell analogue at all.

Mr. Hendrix asked are they IP?

Mr. Flannagan responded yes.

Mr. Hendrix stated I looked at the demo video that you had on the website and frankly, the daytime picture of the truck running into the gate was clear but some of the other cameras were blurry. It did not look very good quality.

Mr. Flannagan stated that may have been analogue.

Mr. Hendrix stated but that is all I have to go off of is what you give me as a demo. If I am going to be making a yes about something then I would like to see something a lot better than this video. What is the resolution on these cameras?

Mr. Flannagan responded 2 Megapixels. We have a staff that works 24/7 and you wouldn't have to touch the video. In April there was a triple shooting in Margate. We gave the video to the local police and they caught the shooters in one day. We do know what we are doing. You are not going to have to mess with the videos. The 2 Megapixel cameras are high resolution. Everything we do is IP. Everything we do is networked. If you had an incident it goes to the cloud for two years, so the issue of this being written over would never happen.

Mr. Hendrix asked does management here have access to it?

Mr. Flannagan responded yes.

Mr. Hendrix asked for the video analytics, do you all write those or is it third party?

Mr. Flannagan responded it is both. It is someone's core and we write on top of it. The question is do you want to be able to do facial recognition or do you want to keep them out of the area?

Mr. Hendrix responded both.

Mr. Flannagan stated then you can't afford it. If I sold you a 4 Megapixel system with facial recognition and video analytics, it would be about \$40,000.

Mr. Andersen stated this is really just an overview of here is the technology that is out there that we may be able to use or we may not be able to use.

Mr. Flannagan stated our oldest customer in the area is one of Jim's properties. We have been at that property for nine years.

Mr. Oliver stated that property is Aberdeen CDD. It is in St. Johns County. It was constructed near the beginning of the real estate boom around 2005 and in a very remote area of St. Johns County, which has since been filled in. We were having a lot of vandalism early on. We found out about Envera and installed their camera systems. The most important aspect was they were monitored and would initiate dialogue with people who shouldn't have been at the facilities. It has been effective. I still get emails when someone was on the pool deck or at the amenity center when they shouldn't be. Steve and I were talking about this problem yesterday and we started talking about Kevin. We contacted Kevin yesterday and he got out here and put a proposal quickly. I do think that given the high number of incidents that seem to be happening after the pool is closed that this is a good solution. I told Kevin that we are not looking for the Cadillac. We are looking for something the District can afford. We want to look at better quality cameras that provide pictures that are better than that.

Mr. Flannagan stated everything we do is scalable. Right now, you have three cameras around the pool area. We do passive systems. Aberdeen wanted to increase their scopes, so that they could see all aspects of the parking lot, the basketball courts and other areas where there were black holes. Passive cameras don't alarm but they do record. We added 10 cameras to that system recently and they are doing an upgrade. In concert with getting these people out of the pool first, when you do your budgets coming up and you want to add something, we can do some high quality passive cameras in the rest of the areas. You always want to record flow. If this guy gets in over here then you want to see where he is going. If he gets out here then there is an alarm. At anytime I can change that passive camera to active.

Mr. Biagetti stated we certainly appreciate your time in doing this.

Mr. Oliver stated thanks for coming tonight.

**SEVENTH ORDER OF BUSINESS**

**Review of Updated Landscape Maintenance Scope of Services**

Mr. Oliver stated included in your agenda package is an updated landscape maintenance scope of services that Steve prepared.

Mr. Andersen stated this basically keeps the cuts the same. It actually expands and contracts some of the areas from our last contract. Some of the ones we have for future development are now included in the map. I don't anticipate that we should see a huge change in cost because our current provider included that in the cost when we went out to bid. The things I need some guidance on is the frequency of flower changes and whether we want to increase the areas that we have flowers.

Mr. Oliver stated we do have some contingency and you guys have been pretty frugal with it. When you do go out for bid, you are going to get competitive pricing. If that competitive pricing ends up being higher than we have right now, you do have some room for that. Steve can build in some options, like frequency of flower change.

Mr. Andersen stated we are trying to lock them in with cost of mulch, extra plants, sod, etc. One of the benefits when you go out to bid this if you do a three year contract is that it does help the people that are bidding. You can give them a three year contract but we also have a very easy out with Districts. The District always has the option to stop the contract. You can't stop the contract now for any reason for 60 days. For cause, it is 30 days. The last time, we did a one year contract with one year extensions.

Mr. Oliver stated there is no rush to go through this. There is a process we go through. Once we finalize the scope, we will go out for proposals and then the board will rank the proposals. The current contract will stay in place until we get through that.

Ms. Gardner stated I would like some suggestions from you guys on flowers, etc.

Mr. Andersen stated I think the scope is fine the way it is right now. We will go out for proposals.

**TENTH ORDER OF BUSINESS**

**Assignment of Down to Earth Agreement**

Mr. Oliver stated there is a copy of an agreement with Down to Earth in your agenda package. Essentially, Down to Earth reached a financial agreement with another company. They have changed their official name from Down to Earth North Florida to just Down to Earth. We are just saying we approve that name change.

On MOTION by Ms. Gardner seconded by Mr. Hendrix with all in favor the Assignment of Down to Earth Agreement was approved.

**EIGHTH ORDER OF BUSINESS**

**Review of Amenity Center Policies**

Mr. Oliver stated at the last meeting Nicole made some suggestions about the amenity center policies.

Ms. Gardner stated I went right to page five of the policies, which is where we talk about the general swimming pool rules. The first one is in regards to the pool being open from dawn to dusk. This is a minor change but I think it would be helpful. It says the daylight hours are from dawn to dusk as posted at the pool. I think it should be or as posted at the pool. I know we have been talking about closing the pool at 8 p.m. because we have had so many folks staying past dark.

Mr. Andersen stated I would suggest changing it from 10 a.m. to dusk or as posted.

Ms. Gardner stated I know people come here early in the morning with little ones.

Ms. Ferguson stated I would say 8 a.m.

Mr. Andersen stated I would say 8 a.m. to sunset or as posted.

Ms. Gardner stated we have on here that swimming after dusk is prohibited by the Florida Department of Health. Should we also add it is also against the law?

Mr. Oliver stated I don't think that needs to be in there.

Ms. Gardner asked do we want to add anything about violating that policy can result in immediate removal of access of privileges?

Mr. Andersen responded I think that is under three.

Ms. Gardner stated I think we should reduce the number of guests allowed to four.

Ms. Haney stated I am still in favor of keeping it at five.

Mr. Hendrix stated my thought on this is the amenity center is for the homeowners. My idea is to restrict when guests can come in. During the peak days of summer between Memorial Day and Labor Day then guests are not allowed Friday at 3 p.m. until Sunday at sunset. During the week it is fine to bring five guests.

Ms. Gardner stated that is not cool. What if you have family that comes into town?

Mr. Hendrix responded but the amenities are for the residents.

Mr. Andersen asked when is the pool at 100% capacity?

Ms. Ferguson responded probably from 1 p.m. to 5 p.m. on the weekends.

Ms. Gardner asked what if we did guest passes? The only problem with that is the pool is not staffed 24/7. Maybe the answer is the pool monitor situation, where we have people

policing the badge better. I know it is hard for Amanda to monitor the gate 24/7 with everything else she has to do. My next suggestion is on number four on raising the age on children being able to be at the pool by themselves. We have had a lot of children that are 14 and 15 years of age being up here without adults. I think the age should be 16 years of age to be here by themselves.

Mr. Hendrix stated I am good with 16.

Mr. Andersen stated I am looking at Amanda's point of view right now and this is going to be tough and the reason is 14 years of age is high school. Now you are going to have a 14 year old and a 15 year old in the same grade come in together and one has to go home and the other can come in.

Ms. Gardner stated but you are going to have that same problem with a 13 and 14 year old.

Mr. Andersen stated but they go to different schools. I know there are exceptions but most of the time 14 year olds are the split.

Ms. Gardner stated I am just trying to eliminate some of the problems.

Mr. Biagetti stated this is unfortunate because we don't have the staff that we would all like to see out there. At Eagle Landing if they pass a swim test at 10 years of age then they can come up to the pool unattended without parents.

A resident stated the problem seems to be that it is hard to police. I come from 20 years in the water park business. I have run Adventure Landing. Our policies were that we were 12 years and younger had to be accompanied by an adult. In your case, you don't have enough staff, so it is hard to police it. You would have to add additional staff to police the amount of guests that are coming in. That is a problem and it is going to cost money. She is not going to be able to ask every kid coming in how old they are and how are you going to prove it. You are going to have a really difficult time having to enforce any of that. Maybe the compromise is that we work on better enforcement but the rules are in place. We would call the parents and suspend their access. If they had season passes then we wouldn't let them in. In our experience we found the best way to handle those situations was to throw out a punishment. We would give them a warning and if they continue to be a problem then we would boot them out. I agree that it is very, very difficult to police that. Your enforcement of the rules is probably going to be your best solution.

Ms. Gardner stated we can leave it as it is but it does say that 14 years and younger need to be accompanied by an adult, so we just need to enforce it.

A resident stated how can you tell how many guests are with one resident? Before I owned a home here I owned a condo on the south side and each resident was given two blue tags, which were for the residents and then they were given four red tags, which were armbands. You can buy that in bulk cheap and if they don't have an armband then they can't come in. That is the best enforcement. Everyone enforced that. You can restrict limit. If you are going to allow five guests then you give out five arm bands. If you lose an armband then you just went down one count. If you are having a problem with age limit then create a spreadsheet and make every resident fill out a form with everyone that lives in the house and give their date of births.

Ms. Ferguson stated we have that. It is just having someone up here checking on it.

Mr. Andersen stated Rooster and I talked about facial recognition with a picture in the system.

Mr. Andersen asked so the armbands are reusable?

A resident responded yes. They are basically like sweatbands. You can put a Pine Ridge logo on them.

Mr. Andersen stated that could be something for us to look into. What this comes down to is enforcement and enforcement takes people, unless we use technology or something that we could identify them quickly.

Ms. Gardner stated so we will keep it at 14 years of age and younger need to be accompanied by an adult. We can continue to look at a picture identification.

Mr. Andersen stated we should probably reword that language in the policies.

Ms. Gardner stated I would like to add no flipping into the swimming pool. It says smoking is not permitted around the pool area but I would like to say nowhere in the pool gates.

Mr. Hendrix stated I would like it to say not even in the front entrance either.

Mr. Oliver asked why don't we say something covering the amenity center complex plus the front entry?

Ms. Gardner responded yes. On page seven the paragraph under thunderstorms needs updated.

Ms. Ferguson stated it was changed last year at a meeting but it wasn't updated to reflect the change in these minutes.

Ms. Gardner asked are we talking about shutting down the gates when the pool closes, which would then close the fitness center?

Mr. Andersen responded I don't think we have come to that conclusion yet.

Ms. Gardner stated I would like to add no animals inside the fitness center unless it is a service animal. I think that we also ask that there are no pets on the playground. I know Amanda has witnessed people allowing their animals to defecate and not clean it up and there are children playing over there.

Mr. Hendrix stated I don't know how you would enforce it.

Ms. Gardner stated maybe the happy median is that we put a sign out there saying to pick up after your pets.

Mr. Andersen stated okay.

Ms. Gardner stated so we currently allow folks to rent the pool deck area and allow them to have pool parties. My suggestion is that we add verbiage in the policies that say the availability is subject to staff's discretion and not permitted during peak hours during the summer. I understand that we would probably have to have a public hearing for this but I would propose that we increase the rental fee for the clubhouse.

Mr. Andersen asked don't we have a range for that?

Mr. Oliver responded I don't know. I would have to look at the rates.

Ms. Haney stated in taking into account that folks pay to use the facilities, I think the \$75 is a fair price at this point.

Mr. Andersen stated there is damage being done to the building.

Ms. Gardner stated and comparable to other facilities, I think \$75 is super inexpensive.

A resident stated I know \$75 is low but people actually pay that in their CDD fee to have this.

Mr. Andersen stated the reason there is a cost is because if you come up to rent it then you are taking away the ability for another resident to use it at the same time. You are actually taking an amenity away from another resident that also pays for it. It really should cover the cost of electricity and damage to the walls, etc.

A resident asked is it being over used?

Ms. Ferguson responded yes.

A resident asked are people damaging it?

Ms. Ferguson responded this is it but we are going to paint in here this winter.

A resident stated maybe you could have a peak season cost and an off-season cost.

Ms. Gardner stated maybe that is something to entertain too.

Mr. Andersen stated I passed out this paper talking about disciplinary actions and suspension and termination of privileges. This is not a major change to anything that is done. I just think it spells it out better. The wording is a little kinder. It states our goal, which is to promote a safe and enjoyable environment for all facility users.

Mr. Oliver stated we will incorporate this language into the policies.

Ms. Gardner stated I think we should also have something in the policy that says if something is outrageous that we can suspend the card.

Mr. Oliver stated yes. We will bring back a redlined version of this to the next meeting.

Ms. Haney stated I would ask that we deprogram everybody's card and say these are the rules and sign them.

Mr. Oliver stated rather than turn them all off at once I think we should come up with some type of structured re-registration, where people can come in and reregister. This would minimize inconvenience for our residents.

Ms. Gardner stated then we can get their picture.

**ELEVENTH ORDER OF BUSINESS            Other Business**

There being none, the next item followed.

**TWELFTH ORDER OF BUSINESS            Staff Reports**

**A. Attorney – Discussion of Memo Regarding Service Animal Legislation and Impact to District, Resolution 2016-04**

Mr. Oliver stated included in your agenda package is Resolution 2016-04 regarding service animal legislation and impact to the District. Legislation came up with more language regarding the use of service animals and public accommodations. We may mention this in the policies.

On MOTION by Ms. Gardner seconded by Mr. Biagetti with all in favor Resolution 2016-04 Regarding Service Animal Legislation and Impact to District was approved.

**B. District Manager – Discussion of Meeting Dates for Fiscal Year 2017**

Mr. Oliver stated included in your agenda package is a proposed meeting schedule for Fiscal Year 2017. We will meet every other month at 6:00 p.m. at this location.

On MOTION by Ms. Gardner seconded by Mr. Hendrix with all in favor the Meeting Schedule for Fiscal Year 2017 was approved as presented.

**C. Engineer**

There being none, the next item followed.

**D. Operations Manager – Report**

Mr. Andersen stated your fellow supervisor picked a color out for the awnings and they are on their way. We are probably about six to eight weeks out.

**E. Amenity Manager**

Ms. Ferguson stated we had the movie night and probably had 300 people attend. I actually had to call in another food truck because the first one was so busy. I just sent an event email out today for pallet painting. It is kind of like Painting with a Twist but you do it on a pallet with stencils. It will cost \$35 per person and it will be held on September 17<sup>th</sup>.

**THIRTEENTH ORDER OF BUSINESS      Audience Comments / Supervisor's Requests**

A resident stated there are grassy plants in the median that need cut before someone gets hit by a car.

Mr. Andersen stated we trim them on a regular schedule. It was a design mistake by the Developer.

**FOURTEENTH ORDER OF BUSINESS      Financial Statements**

**A. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending July 31, 2016**

Mr. Oliver stated included in your agenda package is a copy of the balance sheet and income statement as of July 31, 2016.

**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 Mr. Hendrix with all in favor the Check Register was approved.

**FIFTEENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – September 20, 2016 at 6:00 p.m. at the Pine Ridge Plantation Amenity Center**

Mr. Oliver stated the next regularly scheduled meeting is September 20, 2016 at 6:00 p.m. at this location.

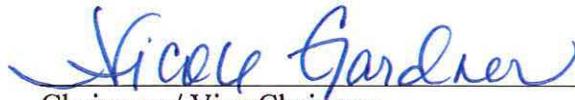
On MOTION by Ms. Gardner seconded by Mr. Biagetti with all in favor the Meeting was Continued to August 29, 2016 at 6:00 p.m. at the Pine Ridge Plantation Amenity Center, 4200 Pine Ridge Parkway, Middleburg, FL 32068.

**SIXTEENTH ORDER OF BUSINESS**

**Adjournment**



Secretary / Assistant Secretary



Chairman / Vice Chairman