

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 Thursday, August 15, 2013 at 6:00 p.m. at the Pine Ridge Amenity Center, 4200 Pine Ridge Parkway, Middleburg, Florida 32068.

Present and constituting a quorum were:

Levi Ritter	Chairman
Mike Mesiano	Supervisor
James Mutka	Supervisor
Matt Lohse	Supervisor

Also present were:

Jim Oliver	District Manager
Jason Walters	District Counsel (by phone)
Peter Ma	District Engineer
Rich Whetsel	Riverside Management Services
Steve Andersen	Riverside Management Services
Mary Evans	Riverside Management Services
Louanna Perruci	Vesta Amenity Companies

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

Mr. Oliver stated at the last meeting the board agreed to bring on a new management firm. That new management firm is Riverside Management Services. They will be in charge of the operations and maintenance here within the District. I would like to introduce you to Rich Whetsel, who is the president of Riverside. Steve Andersen is the operations manager for the District. Mary Evans is our new amenity director that is here on staff. She has already promised some really great events.

Ms. Perruci stated I work for Amenity Services Group. I manage the lifeguards out here and the pool monitor.

Mr. Oliver stated we have looked at the budget and because of the rain days we have had over the summer, there is some remaining lifeguard funding, so we are going to have the slide tower open on Saturdays and Sundays in September.

**SECOND ORDER OF BUSINESS                      Affidavit of Publication**

Mr. Oliver stated included in your agenda package is a copy of the affidavit of publication for today’s meeting and public hearing. Also in accordance with statute, we have mailed notice to all of the property owners in the District.

**THIRD ORDER OF BUSINESS                      Approval of the Minutes of the June 12, 2013 Meeting**

Mr. Oliver stated included in your agenda package is a copy of the minutes of the June 12, 2013 meeting. Are there any additions, corrections or deletions?

On MOTION by Mr. Ritter seconded by Mr. Lohse with all in favor the Minutes of the June 12, 2013 Meeting were approved.

**FOURTH ORDER OF BUSINESS                      Consideration of Proposal for Capital Reserve Study**

Mr. Oliver stated my intent when we first started talking about the capital reserve study was to have one in progress and done before we did the budget. Now we have the luxury of time before the next budget season, so I wouldn’t mind tabling this until the next meeting.

Mr. Mesiano stated I thought it might be a good idea to get input from the new management company, as well. I was hoping there were some things they would be able to do on their own.

Mr. Oliver stated Steve has done the same thing at Eagle Landing. We will get some assistance with the financial part of it.

**FIFTH ORDER OF BUSINESS                      Public Hearing Adopting the Budget for Fiscal Year 2014**

**A.    Consideration of Resolution 2013-05, Relating to Annual Appropriations and Adopting Budget**

Mr. Oliver stated I know we talked about this budget at the June meeting when you approved the proposed budget. I would like to call your attention to the first page once you get past the cover page. This is the general fund budget. Our budget is made up of two budgets; one is the general fund budget and the other budget is the debt service budget. Bonds were issued to build the infrastructure, like the roads, the amenity center, the pool, the stormwater system and we are paying back the bond over the course of 30 years. If you look at the general fund budget, it is broken into revenues and expenditures. The expenditure section has an

administrative section, an amenity center section and a grounds maintenance section. The top section is the revenue section. If you look at the adopted budget for 2013, you will see that last year we levied revenues of \$532,000. If you look to the far right, you will see our plan for fiscal year 2014 is exactly the same. Then bringing you all the way across the page to the bottom of page two is total expenses. We are not increasing expenses this year. It is the fact that we don't have the subsidies this year that we have had in past years. For most Districts, the landowners pay all of the freight for operations and maintenance, so whatever the expenditures are for the budget, you levy the assessments across all of the properties and that pays for the operations and maintenance. For this District we actually had the good fortune to enter into a pipeline lease with TECO gas, from which funds were put into the District's general fund. Also, the Developer was able to structure a deal to sell some of Brannan Field Road impact fee credits for a lump sum that went to the District. Because of those funds the District got, last year we were able to subsidize the budget by about \$100,000. You will see that as the third line item in the fiscal year 2013 column. In the two previous years, we subsidized the two budgets with about \$200,000 for each of those years. You can see about a half of a million dollars in subsidies have kept assessments suppressed for the last three years. That money is running out. We realize we are in a challenging economic time and the Board's guidance was to keep assessments low. Now we are to the point that that money has been used and now we are going to have to incur the real costs of this budget. There is not much of an expenditure increase this year, and assessments are being subsidized about \$30,000. You can see that in the far right column. Although the total revenues are remaining the same, we are having to increase the assessments because we don't have funds to subsidize the budget. You are more like other CDDs at this point. If you look at the table at the bottom of page, you can see the gross assessment per unit would increase from \$619 to \$720. That is a gross increase of \$101. If you pay your tax bill by November 30<sup>th</sup>, you will receive a 4% discount on that. The budget itself is not changing from last year. It is just the revenues are changing because we simply don't have monies to subsidize the budget anymore. I was having a conversation with the Chairman earlier today and I pointed out to him and he agreed that most CDDs typically have O&M assessments anywhere from \$800 to about \$1,200. I think when this one is all said and done you are going to come in around the \$800s when your assessments are not subsidized, assuming future Boards maintain the same level of services. The next few pages

are the line item descriptions. On page nine you will see that we anticipate by the end of this upcoming budget year to have about \$110,000 in the capital reserves, which is not a bad place to start. If you look on page 10, you will see the debt service fund budget. Whereas a 30 year home mortgage makes a payment monthly, in terms of these bonds we have two semiannual interest payments and those are on November 1<sup>st</sup> and May 1<sup>st</sup>. You have a principal payment on May 1<sup>st</sup>. On the next page is the amortization schedule that shows what the payments are until the bonds are paid off in 2037. As the principal payment increases, the interest payment goes down. There could be an opportunity for refinancing these bonds at a lower rate but right now, we are not there. There will have to be more rooftops before we consider that. No landowners debt service payment has changed. The only thing changing is the assessment for the O&M.

On MOTION by Mr. Ritter seconded by Mr. Lohse with all in favor the Public Hearing Adopting the Budget for Fiscal Year 2014 was opened.

A resident stated I can't speak for anyone else here but when we purchased our home it was our retirement home. We were told that our assessment for the CDD was strictly for the maintenance and to pay for the roads and pools and that those would never go up. Living on a fixed income, you are going to drive a lot of us to have to move.

Mr. Oliver stated you were misinformed because we certainly can't control the operations and maintenance costs. The debt service remains flat unless someone chooses to pay it off. The O&M is tied directly to whatever the operations and maintenance costs are. I would imagine over time that we will see increased costs for landscape maintenance, pool maintenance, utilities and other services.

A resident asked will those assessments go down once they finish phase two and open up phase three?

Mr. Oliver responded no because all 736 lots are assessed. Even if it is an empty lot, it is being assessed the same.

A resident asked what about the homes that are under foreclosure?

Mr. Oliver responded usually a bank owns that property and they are good about paying off their tax bills, so the collection rates at CDDs are strong as opposed to an HOA, where it is

not the same collection mechanism. If banks or other landowners don't pay their tax bills, a tax certificate can be issued and then investors buy that tax certificate and the tax collector makes the CDD, as well as the other agencies whole.

A resident stated I am new to the community. I actually do budgeting for a living. I just think this budget is very excessive. Maintenance management for just administration is \$40,000 a year projected and then you have amenity management for \$40,000. I have only seen one person here and that is Charles that works for this community. \$80,000 is very excessive to just have one person here. On a bond that we have, the economics went down. Mortgage rates went down. We could have easily bonded for a lower interest rate and I believe the board lost their opportunity to get a better rate. Now we are stuck for 30 years paying 5.4%.

Mr. Oliver stated number one, you would not have been able to refinance these rates because there aren't enough rooftops. When these bonds were issued, they were called dirt bonds because it was a risky investment for the bondholders to issue bonds, so that is why you have the interest rate. You really can't refinance bonds until two things occur; that you have enough rooftops to spread the risk and you have to wait until the first call date for the bonds. The reason you have to wait for the first call date is if I bought those bonds at 5.4% I would want some protections that I would be able to get my return on investment, so someone couldn't just undercut me. The first call date for these bonds won't occur until 2015. I think that we will good in terms of rooftops, but we can't control what happens to the interest rates at that time. We did just talk about a change in management here. Charles has been here and he did a great job. The reason the board is bringing on a new management company is not just to deal with the operations and maintenance and the community appearance but also to have some of the traditional amenities that you have in other high-end communities. I don't think you have had much in terms of events here and I think we are going to have more programming now. Steve Andersen will be overseeing the field management services and that number is at \$15,000. The other number that you see under amenity management for \$40,000 is going to be to have someone out here for 40 hours a week during the busy season and then 24 hours a week during the slow months. You are increasing your staff, so you can have more presence out here. The management fees that you were looking at are administrative and accounting.

The top section of administrative is everything to do with running the District. This is a very typical set of costs for running any District.

A resident stated from what I am seeing here is that we have a surplus every year but we are not getting an advantage of that surplus.

Mr. Oliver stated no. You don't have a surplus because as I talked about earlier, the last three years you have subsidized those budgets by \$200,000, \$200,000 and \$100,000. Also if you look at the total revenues you will see we have adopted \$532,000 for fiscal year 2013 and to date, we have only collected \$403,000. We will realize those revenues through the tax certificate sale process but we are still subsidizing the budget. We are not achieving surpluses.

A resident asked so then why didn't we pay our principal cost back on November 1<sup>st</sup>? We only paid \$20,000 instead of the \$250,000.

Mr. Oliver responded I was just talking about the general fund budget but you are talking about the debt service budget now. We made two semiannual interest payments, a debt service payment and then on November 2<sup>nd</sup> of each year, the trustee for the bondholders looks into the revenue account for the bonds and they sweep out of there any monies in increments of \$5,000 to redeem bonds with. We don't budget for bond calls because we don't know what the collection is going to be but after the November 1<sup>st</sup> payment is made, the trustee will sweep those funds and redeem bonds, which means less money to be paid on that final payment.

A resident stated I am going back to the original budget. We are spending \$20,000 for attorneys and our attorney can't even show up. Why are we paying \$20,000?

Mr. Ritter responded it would be more expensive if he did show up.

A resident stated but there are attorneys out there that are willing to come out here for less.

Mr. Ritter asked to stay on the general fund budget, for a typical 736 lot community with the amenities that we have here, what would you think the typical budget is per unit in northeast Florida?

Mr. Oliver responded I attended the Brandy Creek CDD meeting last night. They have 583 homes and their assessment was adopted at \$1,069 for the O&M budget. For St. Johns Golf & Country Club, their assessments are \$1,203. These amounts do not include the debt service assessments. This is at the low end of what the assessment impact is. The attorney doesn't get a lump sum of \$20,000. He bills for the hours he actually works with the District.

A resident stated I just think it is excessive.

Mr. Oliver stated this board and their staff are very serious about watching the costs.

A resident asked do I have access to you when I study these things?

Mr. Oliver responded absolutely. The best way to contact me is to go to the website [pineridgeplantationcdd.com](http://pineridgeplantationcdd.com) and my contact information is on there.

A resident asked is this going to go up every year then?

Mr. Oliver responded I think it will come in flat around the \$800s. The biggest impact on that amount is what services the community desires.

A resident asked what portion of the CDD is locked in?

Mr. Oliver responded the only thing that is locked in is the debt service budget.

A resident stated I was told this was locked in too. I guess I was misinformed too.

Mr. Ritter stated the HOA fees for this District is \$50. Typically in a community without a CDD, you would see your HOA fee covering everything but here that number won't change.

A resident stated I signed a document from KB Homes saying that I was going to pay \$1,700 a year in CDD fees. Now it looks like I am going to pay well over \$2,000 because of the size of my lot. That should probably be told to the sellers that the Developer chose.

Mr. Ritter stated that is the A bond assessment.

A resident stated I own two properties in this development and both of those are well over what you think is the average. I have a 65 foot lot on the first one and it is well over the \$700 or \$800 you are talking about.

Mr. Oliver stated the operation and maintenance budget for all 736 units is the same across the board. Your debt service assessments are based on the front footage of the home. We can't impact the debt service.

Mr. Ritter stated I think it is important that we are still subsidizing the 2014 budget to some extent.

Mr. Oliver stated yes by \$30,000.

Mr. Ritter stated Jim does a lot of these. He goes to these meetings every day all week. He is saying that your assessments are probably going to end up around the low \$800s in this community. We are sensitive to the fact of not raising it all at once. I think across the board we have the money to subsidize it for the next year but we didn't want to raise it to the low

\$800s all at once. From this past fiscal year to this next fiscal year, the annual assessment that we are talking about right now is only going up \$101.

Mr. Mutka stated I had the same that you had, as well. The reason I am on this board is because I had the same exact questions you had and I came to the meeting and I met these gentlemen. They explained to me exactly what they are explaining to you now. They didn't really clarify it when I bought the house. Once you read the paperwork you will see it says there will be a special assessment by the board for the operations cost. It just wasn't made very clear to me.

A resident stated it is a big deal to some of us that are on a fixed income. First of all, you said you got on the board because you came to a meeting. Who elected you? Who held the elections who put people on this board?

Mr. Mutka responded I went to the County and got put on the general elections.

A resident stated when I was asking about this stuff I was told by Charles that you are not allowed to be on the board because you don't own it. Being a homeowner here and not being able to be on the board really agitated me. This is a guy we are putting money on.

Mr. Mutka stated we are actually not putting money on Charles anymore. We have a new service contractor.

A resident asked so we are not bringing him back?

Mr. Mutka responded no.

A resident asked is there a reason for that?

Mr. Mutka responded we are just looking to bring up the scale of services to the neighborhood.

A resident asked why wasn't there a meeting? Why can't we choose who works in the community? We live in the community. Most of you don't. We should choose who our management company is.

Mr. Oliver responded the Board did consider the management contract at a public meeting. Riverside's proposal was considered and so was Raley Management Services proposal for renewal. Riverside prevailed with the board.

A resident stated I found out about this meeting online. I have never once to this day received a letter from the CDD to my house.

Mr. Oliver stated I spoke with Mary when I came in today and said let's put the annual meeting schedule right there on the bulletin board. She is already making an impact. We are going to make sure the website I mentioned earlier has the information you need.

A resident stated I think the website is a move in the right direction; however, the concerns I am sure a lot of people have is when we talked about the proposed rate hikes for things like landscape maintenance, this isn't getting done right now.

Mr. Oliver stated I think we have kept the numbers steady for landscape maintenance but again, we brought in a new management company.

A resident asked when did you bring that management company in?

Mr. Oliver responded a couple of days ago.

A resident stated we live around a retention pond. They have probably only mowed that once this year. It is developing a big weed problem right now. We asked about it and we were told that we are not doing that anymore because people were complaining about the fence being damaged by the mowers.

Mr. Oliver stated there is a contract with a landscape company. Charles is actually on the ground today transitioning with Mary Evans. Steve Andersen will begin to manage all of the contracts out here and hold them to the scope of services. They can either meet the standard or this board can select a new landscape company.

A resident stated right now there is no general contact point for us to address these concerns too.

Mr. Oliver stated you can certainly reach out to us in between meetings and call us or email us.

A resident stated also we talked about these contracts. Where is it stated what these contractors will provide us or is that just something the board knows?

Mr. Oliver responded no. We are a form of local government just like a City or a County. Everything we do is in the Sunshine. It has to be in a publicly noticed meeting. We have to publish an agenda. We have to make minutes. We have to enter into contracts with vendors. If there is a particular contract that you want just send me an email asking me for them.

A resident asked can the minutes be sent out to folks?

Mr. Oliver responded yes.

A resident stated I would also like to make a motion that all further meetings are held right here.

Mr. Oliver stated that is something the board can consider. We post the minutes to the website. If you have any suggestions about the website email me.

A resident asked how is the actual CDD fee based on frontage calculated? We were told that we had a 75 foot frontage for our lot and I have a 37 foot wide driveway, which takes the majority of my front. There is no way possible I have 75 feet. I would like to know how that is calculated and how I get that corrected. Right now I feel like I am being gouged by the CDD.

Mr. Oliver responded I will let the District Engineer explain how the front footage is calculated when these lots are platted.

Mr. Ma stated it is usually from property corner to property corner.

A resident asked so if it is measuring 40 feet, how do I get that changed?

Mr. Oliver responded I would suggest you get with the District Engineer after the meeting and give him your address and he will take a look at that. When the bonds were issued this was all raw land. It was platted out. The bond assessments were levied on the 736 lots.

A resident asked out of 736 lots, how many of them have homes built on them?

Mr. Oliver responded I couldn't answer that. I do know you have 405 registered voters living in the District.

A resident asked we are under a contract for the landscape maintenance, right?

Mr. Oliver responded yes.

A resident stated so we pay them a certain amount based off of this contract yet we have an adopted budget for last year and a proposed budget for next year of \$125,000. What is our contract with them for?

Mr. Oliver responded I don't have the contract with me but they have a contract for a specific scope of services and the budget includes contingency because trees go down and there are other landscape issues.

A resident stated I was just wondering how much of the proposed budget actually goes to their flat out contract.

Mr. Oliver stated I would have to look at the contract but I am sure it is probably 80/20 and your contingency is 20%.

A resident asked so there is no surplus?

Mr. Oliver responded no because you are subsidizing the budget with funds.

A resident asked is there a plan to build anymore playgrounds in the neighborhood?

Mr. Oliver responded there has been some board discussion. There is not money set aside for that right now. The park you have up was \$25,000 to put in. For a lot of parks that size it costs \$40,000 but I think you negotiated a really good deal with Southern Recreation on that.

Mr. Ritter stated I would love to do parks all over honestly. As a Developer out here it is our goal to make sure that the end customers are happy. By end customers are the homebuilders but I really see you guys as the end customers because if you want homebuilders building then the homebuilder wants to buy the land from us. The discussion we have been having up until this point is in regards to how much this costs. If we eliminate lifeguards from the amenity center that is a pretty good chunk. If you eliminate the slide from the amenity center, which the board talked about at the last meeting about, then you eliminate some peoples costs and everyone's bill would go down. If you put in new parks then the bills go up. It is just a balancing act that you play. When this is built out, I think you will see more amenities. We have already started the transition. There are two people that are on the board that are residents. The dynamic and the decisions on the board have already changed. Soon the entire board will transition to landowners only and at that point you will get to see how to control everything in your own community and you budget for things. I think in the immediate future we have talked about some things that wouldn't be too costly in terms of amenities.

A resident asked what are some of the items that you discussed that wouldn't be too costly to put in?

Mr. Ritter responded we put together a list of items. There were some soccer fields listed.

Mr. Mutka stated as residents we need to find the balance. Some people would probably be really mad if you wanted to take away that lifeguard and slide. Maybe this year we set aside money for a project that helps a certain group of people and then maybe the next year we set aside a project that helps someone else.

A resident stated I think where you are finding a lot of the reluctance is we aren't even maintaining what we have right now and now we are requiring more. We have this field that is not even being maintained. We have empty lots that aren't even being maintained but yet we want to talk about pulling some more money.

Mr. Oliver stated Riverside just took over the operations and maintenance at Rolling Hills. That District was approaching foreclosure and then another investor purchased it. It really was in bad condition. If you go out there now, you will be amazed at the turnaround they have out there in terms of community appearance. Give Riverside the chance to come in and diagnose the problems and fix them.

A resident asked what is the plan to fix the signs out here? Is there an actual list?

Mr. Oliver responded there will be. Understand they just hit the ground. One of the first things they did when they came in at Rolling Hills was to take pictures of everything. They made a list and then prioritized the list. That will be the process that they will do here over the next 60 days.

A resident asked is that going to be posted on your website?

Mr. Oliver responded it can be, but is more of an internal document to identify repairs and replacements. Believe me that there will be a handful of you guys that will be very involved in the community and we will be happy to share that information with you. We want you to see them doing a good job.

A resident stated in talking about the curb appeal, we did have another person here but there was no accountability. Why are we going to entrust in this management company about accountability?

Mr. Oliver responded I think it is one of those things where you have to give people the benefit of the doubt.

A resident stated we need to have an insurance policy to avoid us spending all of this money.

Mr. Oliver stated your insurance policy is there is a 30-day termination clause in their contract.

Mr. Ritter stated I would encourage you to reach out to the contact and if you don't get a response or see something happening within reason then make a list and communicate it in writing. If you don't hear anything from them then let us know.

A resident stated the other concern is there are a lot of fixed income people here and our subsidize is getting lower and lower. The growth in the community is slowing down.

Mr. Oliver stated actually I think you are going to find the growth is accelerating in most of the communities in northeast Florida.

A resident asked who does the sidewalks in front of the homes?

Mr. Ritter responded the builder builds the sidewalk in front of the homes and then the County maintains the sidewalk once it is built. The sidewalk is actually in the County right-of-way.

Mr. Oliver stated give that address to Steve Andersen tonight and he will find out.

On MOTION by Mr. Ritter seconded by Mr. Lohse with all in favor the Public Hearing Adopting the Budget for Fiscal Year 2014 was closed.

Mr. Oliver stated Resolution 2013-15 is relating to the annual appropriations and adopting the budget for fiscal year 2014.

On MOTION by Mr. Ritter seconded by Mr. Mesiano with all in favor Resolution 2013-05 Relating to Annual Appropriations and Adopting Budget was approved.

**B. Consideration of Resolution 2013-06, Imposing Special Assessments and Certifying an Assessment Roll**

Mr. Oliver stated Resolution 2013-06 is imposing special assessments and certifying an assessment roll. This takes these assessments and puts them on the assessment roll and they will be paid through the County tax bills that go out November 1<sup>st</sup>. Some of these properties may be direct billed.

On MOTION by Mr. Ritter seconded by Mr. Mesiano with all in favor Resolution 2013-06 Imposing Special Assessments and Certifying an Assessment Roll was approved.

**SIXTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Walters stated I believe I mentioned at the last meeting that there were some changes to the Sunshine Statute in the manner in which public comments and public participation occurs at public meetings. That portion of the statute goes into effect October 1<sup>st</sup>. Within my office we have all been putting our heads together to come up with an efficient policy that the boards can consider, so that we are in compliance with the statute but also still be able to run an efficient meeting. We have come up with a policy and we will have a memo attached to that and we will circulate it to the board. We will consider it at the next meeting. It will require a few tweaks to the agenda.

**B. District Manager**

Mr. Oliver stated I got a letter from the Commission on Ethics. They are reminding all supervisors to make sure that the disclosure forms that were due on July 1<sup>st</sup> are filed with the Supervisor of Elections no later than September 3<sup>rd</sup>. If you fail to file it by September 3<sup>rd</sup> it will result in an automatic fine of \$25 per day for each day. We received a letter from a resident, Melissa Parker. She is the leader of Girl Scout Troup 1438. She has asked the board if they would consider letting her use this facility or one of the facilities out here to have Girl Scout meetings from 6:00 p.m. to 7:00 p.m. on the first, third and fifth Monday when that occurs at no cost to the troop. She has the understanding that if there are other rentals that are booked that they could find another site.

Mr. Ritter stated I am fine with that. I just ask her to coordinate with our new amenity center coordinator.

Mr. Oliver stated we will have a hold harmless agreement with her. This is a one time thing. Any similar requests would have to go before the board.

On MOTION by Mr. Mesiano seconded by Mr. Lohse with all in favor the Request from Girl Scouts for Use of Meeting Room from 6:00 p.m. to 7:00 p.m. on the 1 <sup>st</sup> , 3 <sup>rd</sup> and 5 <sup>th</sup> Mondays was approved.
--

**C. Engineer**

There being none, the next item followed.

**D. Operations Manager**

Mr. Oliver stated we did have the last report Charles in your agenda package. For future meetings Steve Andersen and his team will be providing a report.

**EIGHTH ORDER OF BUSINESS**                      **Supervisors' Requests**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS**                      **Audience Comments**

A resident stated obviously this is a fairly new development, so there are a lot of solicitors coming in and going door to door.

Mr. Oliver stated we are happy to put a no soliciting sign in up front but it doesn't carry much legal value. The streets are owned by Clay County, so anyone can come in here. The most effective way to deal with solicitors is to put a small sign next to your door.

A resident stated I live right here in the first house and I see people come in here all hours of the day and jumping the fence. I know you are guys are not he police or security but is there a way to mitigate some of that?

Mr. Oliver responded there are some things we have done at other Districts, like using off duty sheriff officers.

A resident stated but then you are talking about more money.

Mr. Oliver stated yes. You are usually looking at \$30 an hour. We have some facilities that have security cameras and they are monitored remotely. The cost for that is about \$2,500 a quarter on top of the equipment.

A resident stated I have seen Clay County here patrolling, even at 4:30 a.m. I am sure they do not have a specific schedule but I know they are coming through here. We also have some officers that live in this area.

Mr. Mutka stated the only thing is they enforce the law and not the amenity center policies. If there is someone physically trespassing, they are breaking the law.

A resident asked so what do you recommend we do about people that are trespassing?

Mr. Oliver responded to the extent those people are caught, we will contact the police and we will have them issue a trespass warrant.

Mr. Ritter stated we have filed charges in the past.

A resident asked were the rules and regulations for the pool set up by the board?

Mr. Oliver responded they were set up by the board when this first opened. If there are some pool policies that don't make sense to you then by all means tell a board member of tell Mary. We can discuss it at the board level. If it makes sense to change some things then that is fine.

A resident stated the question I had was the age that you are allowed to come in. My daughter is 15 years old. She can be licensed to be a lifeguard to work here but she is not old enough to watch her 12 year old brother at the pool. The age limit is 18 years of age. Is it a liability issue?

Mr. Oliver responded is it a liability issue. It is very subjective. If it makes sense to make a change to that before the next pool season then that is fine. We will look into that.

Ms. Perrucci stated one of the major reasons why that is recommended is if something were to happen the person who has that younger person is 18 and is a legal adult, so they would be able to make a decision, whereas a younger child can't. It is a liability issue.

A resident stated but in the State of Florida if you are 15 years of age then you can be a licensed lifeguard.

A resident stated I was just reading the newspaper the other day and there was something in there about golf carts and according to regulations you have to be on a certain list. I know our community is not on the list.

Mr. Oliver stated yes. If you are driving golf carts on Clay County roads, you have to be designated as a golf cart community. This District is not, so it is a law enforcement issue. If the community wants to go through the process to be designated as a golf cart community then you could certainly do it. We went through the process at Eagle Landing about two years ago. It is not just a CDD decision. I don't mind if we look into it. All the golf cart community does is say you can drive on the street but you have to follow these rules.

## **TENTH ORDER OF BUSINESS**

### **Financials:**

#### **A. Balance Sheet as of July 31, 2013 and Statement of Revenues & Expenditures for the Period Ending July 31, 2013**

Mr. Oliver stated included in your agenda package is a copy of the balance sheet and income statement as of July 31, 2013.

#### **B. Treasury Report**

Mr. Oliver stated included in your agenda package is a treasury report. It shows the bond balance of about \$80,000 in construction funds.

**C. Approval of Check Registers**

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

On MOTION by Mr. Lohse seconded by Mr. Ritter with all in favor the Check Register was approved.

**D. Assessment Receipts Schedule**

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

**ELEVENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – October 9, 2013  
at 3:00 p.m. at Courtyard by Marriott**

Mr. Oliver stated the next scheduled meeting is October 9, 2013 at 3:00 p.m. at the Courtyard by Marriott.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Lohse seconded by Mr. Mutka with all in favor the Meeting was adjourned.

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman