

MINUTES OF MEETING  
PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

A special meeting of the Board of Supervisors of the Pine Ridge Plantation Community Development District was held on Monday, September 23, 2013 at 2:00 p.m. at Courtyard by Marriott, 610 Wells Road, Orange Park, Florida 32043.

Present and constituting a quorum were:

Levi Ritter	Chairman
Bill Pyburn	Vice Chairman
Mike Mesiano	Supervisor
James Mutka	Supervisor
Matt Lohse	Supervisor

Also present were:

Jim Oliver	District Manager
Jason Walters	District Counsel
Peter Ma	District Engineer

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Oliver called the meeting to order at 2:00 p.m.

**SECOND ORDER OF BUSINESS**

**Consideration of Agreement Related to Real Property**

Mr. Walters stated the first exhibit is a page of the larger plat. I wanted to give this to you, so you could take a look and see the property we are talking about, which is that eastern portion. There is a reference of sheet five and then there is all of the lots on that side. As you know that is current undeveloped. If you look at the second page that is essentially the same piece of property but as you can see there are some reconfigurations being considered in terms of where the roadways go, where the ponds would be, where conservation tracts would be, parks and so forth. The reason that has become an issue we need to deal with is once we go through and we plat all of these areas, what we generally do is the plats are recorded, the roads start getting built and we convey what we call the public tracts to the District. All of those tracts are deeded over the District and that is the case we did with the eastern portion. The issue becomes if you look to the way it is looking like that piece is going to be developed

eventually, is now some of those roadways go straight through District owned property. As a Developer, as a landowner, they can't go to the County and say this is what we want to have approved as a revised plat. What we are looking at today is to say the District has all of these tracts. We realize there is some reconfiguration being done to make a more efficient development. In order to accommodate that, we will deed all of these tracts back and then a new landowner is going to come in and develop this property in this configuration. We will deed all of those tracts over. You come in and develop that and once it is all developed, you are going to deed back all of the tracts again; the stormwater ponds, the park tracks, conservation areas and all of those tracts will come back to the District in the normal course. At the end of the day often times the land is developed, then it is platted and then it is deeded to the District. In this case, the good news it is just woods right now. The District didn't go in and put in infrastructure. We didn't build a pond. We haven't constructed a park that is now going to be torn down. If that was the case, we would have all sorts of issues to deal with. I am dealing with that with a Developer down in Orlando, where there is a \$1M deposit because we spent \$1M on ponds and now they are going to be torn up and redone. The agreement there is probably 20 pages and it is very complicated. Here it is much easier because at the end of the day, it is just woods. From a 30,000 foot view that is kind of what we are doing here. In order to accommodate that or in order to accomplish that, we put together an agreement with essentially says all of the things I was just talking about. The other good news from the District's perspective is getting rooftops up is the ultimate security for us and for the bondholders. When you have a big tract of woods it is not as secure because it is not as valuable. From the District's perspective, getting everything built horizontally and vertically with homes and rooftops is where you want to be at the end of the day.

Mr. Lohse asked the reconfiguration here, what does that do the assessment and the number of rooftops that are going in there?

Mr. Ritter responded ultimately, it will be beneficial once these lots are developed and have regularly scheduled assessments on your tax bill. Between now and then though, nothing changes as far as the assessment goes. The assessments, depending on the size of the lots, are all staying the same. Nothing should change there, except for really what you see here is the configuration of how it is being built. The reason it is being configured is it is more efficient and therefore less costly to build it like this versus like this.

Mr. Walters stated one thing in terms of the assessments, we have a true up agreement in place with the landowner. What that does is essentially the District issues its bonds. We issued \$5M of bonds and we levy that against all of the parcels throughout the District. At the end of the day I can't say to the Developer that you know have to now build this number of lots but what I can say is you say you were going to build 100 lots here. If you build 100 lots then we levy across 100 lots. If you build 90 lots, now I don't have that assessment support to support the debt service, so what the true up agreement says is, you have now platted those 90 lots. It was supposed to be 100 lots. We are going to levy on the 90 lots and you have to pay off those 10 lots upfront that are no longer there. It is by down that would happen. The same thing if they built 110. You would look at it and say we are either going to re-amortize the entire debt because we have more units than expected or we are going to levy on 110 and it will slowly eat away at the tail end. At the end of the day, the assessments will be tested at several stages and to the extent the lot numbers change then we will deal with that at that time but here it is likely going to be the same number of lots but in a different position.

Mr. Mutka asked is maintenance around the ponds accounted for now in the budget?

Mr. Oliver responded we are not budgeting for that now because right now it is woods.

Mr. Mutka asked is the reclaim they are going to have to run in front of each park, the Districts cost to put that in?

Mr. Walters responded not to put it in. All of the infrastructure will not be the Districts responsibility. At some point we will either come back and say now everything is in and everything is developed. We are going to transfer the park and then we will deal with getting a bill of sale for all of the landscaping that is there. The same thing with the irrigation. If there is a meter there, we are going to take over that responsibility. At the end of the day, it does become a maintenance responsibility to the District but that is in either case.

Mr. Ma stated one pond averages about \$1,000 a year. Not every park is going to have a meter. We will have service to the park but not necessarily metered.

Mr. Mutka asked is the language in the agreement exactly the way it was when it was emailed out the other day?

Mr. Walters responded it hasn't changed yet. I solicited comments from other parties and haven't gotten any yet, so it could change. There are a few blanks but those are just

pending the finality of any transaction between the buyer and the seller. If anything major changes and there has to be money involved then we would want to come back to the board.

On MOTION by Mr. Ritter seconded by Mr. Mutka with all in favor the Agreement Related to Real Property was approved in substantial form with final approval and revisions by District Counsel & the Chairman.

**THIRD 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, 2014 at 3:00 p.m. at the Courtyard by Marriott.

**FOURTH ORDER OF BUSINESS**

**Adjournment**

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

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Secretary / Assistant Secretary

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Chairman / Vice Chairman