

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 Wednesday, March 10, 2010 at 3:00 p.m. at Ryland Homes, 1845 Town Center Boulevard, Suite 200, Orange Park, Florida 32003.

Present and constituting a quorum were:

Brad Paullin	Vice Chairman
Chris Middleton	Supervisor
John Blanton	Supervisor
Levi Ritter	Supervisor (by phone)

Also present were:

James 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 3:00 p.m.

SECOND ORDER OF BUSINESS

Approval of Minute of the January 13, 2010 Meeting

Mr. Oliver stated included in your agenda package is a copy of the minutes from the January 13, 2010 meeting. Are there any additions, corrections or deletions?

On MOTION by Mr. Paullin seconded by Mr. Blanton with all in favor the Minutes of the January 13, 2010 Meeting were approved.

THIRD ORDER OF BUSINESS

Acceptance of Audit Committee Minutes of the January 13, 2010 Meeting

Mr. Oliver stated included in your agenda package is a copy of the minutes from the January 13, 2010 audit committee meeting. Are there any additions, corrections or deletions?

On MOTION by Mr. Ritter seconded by Mr. Middleton with all in favor the Audit Committee Minutes of the January 13, 2010 Meeting were accepted.

FOURTH ORDER OF BUSINESS

Discussion of Resolution Declaring Series 2006B Project Complete

This item was tabled.

FIFTH ORDER OF BUSINESS

Other Business

Mr. Oliver stated I have a proposal from Fitness Pro to do the quarterly maintenance on the fitness equipment. I have spoken with Chris Middleton and he recommends we do this. It is important to take care of our equipment. It is for a total amount of \$609.90.

Mr. Middleton stated they will oil and maintain and clean the fitness equipment.

Mr. Oliver stated we will get the price down to \$570 because we won't pay the sales tax.

On MOTION by Mr. Paullin seconded by Mr. Blanton with all in favor the Proposal from Fitness Pro to Perform Quarterly Maintenance on the Fitness Equipment was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Walters stated in front of you should be a special warranty deed and a two page re-plat. This is related to some modifications that Sandhill did to their platting within Pine Ridge. You will see in front of you the overall structure and the faded lines underneath it, which represent the previous plat. This is kind of the standard re-plat like we have seen a couple times when plat plans are modified. If you look at the drawings of before and after you will notice the common area tracts that were approved by the District. As you can see on the re-plat those have now been shifted around and there is the large recreation tract, which is tract EE. The District owns some of those parcels. The District is deeding those three tracts back to Sandhill, so they can be included within the lots and then tract E, once the re-plat is approved would be deeded from Sandhill to the District. There is no change in lot mix or lot size or assessments. It is simply a land use modification but in order to accommodate that we have to deed the common area tracts back and then we will take back a deed for the recreation tract. Today we are looking for approval of the conveyance of those tracts to Sandhill. Levi, is it correct that the deed has been executed and recorded?

Mr. Ritter responded yes. The plat that dedicates it all back to the CDD has yet to be recorded but has been approved.

Mr. Walters stated it would be ratification of the execution and recording of the special warranty deed.

Mr. Paullin asked what was the driver of all of this?

Mr. Ma responded our design of the street was revised, to create less pavement and be more efficient.

Mr. Walters stated the District is not all that concerned with land use and the structure and design of that. Our concerns are with the assessment level.

On MOTION by Mr. Paullin seconded by Mr. Blanton with all in favor the Execution & Recording of the Special Warranty Deed was ratified.

Mr. Walters stated Compac came to us and said we want the rest of our retainage. I brought to their attention the deficiencies we have been dealing with. If you recall we are holding \$4,000 in retainage. They had sent a previous letter asking for \$3,000 back that is \$1,000 to use as offset. I talked to their attorney and after a few discussions I said we will give you \$2,000 on retainage just as an offer and I would bring it back to the board. You can see in their letter that they have now said that \$2,000 is okay and \$300 for their attorney's fees. I will leave that up to the discretion of the board.

Mr. Ritter stated let's just get rid of this issue.

Mr. Walters stated so we will essentially withhold \$1,700 of their retainage.

On MOTION by Mr. Ritter seconded by Mr. Paullin with all in favor the release of \$2,300 in retainage to Compac was approved.

Mr. Walters stated there is a letter in front of you from the St. Johns County River Water Management District. This is in relation to the pipeline that we have discussed several times over the past year. When they wanted the easement to go through there were going to be some easements and conservation areas affected, so they have now gone to the stormwater management district to ask for a release from some areas. I wanted to bring this to the board because this was sent on February 22nd and obviously it will give us 30 days to respond to that, so essentially March 24th will be the last day to ask questions and object to their action or what

have you. Obviously, we discussed in your easement agreement itself that they would be responsible for work related to stormwater management and any easement issues had to be dealt with by them and this is what they are doing. Supervisor Ritter brought up an issue of potentially some more work that they are going to have to do with the Corps of Engineers.

Mr. Ritter stated our easement says that they have to handle all of the permitting and whatever they need to do for water management and the Corps. They have done the majority of the permitting but one thing they haven't done is that we have conservation easements that we recorded for the CDD to develop this property. They are going to actually be installing the pipe in all the Florida Conservation Easement, so they haven't even thought about that yet. I think we probably ought to object to this because even though our easement says they will do everything that is required, I think we need to at least object to water management and say we want assurance that our permits for Pine Ridge Plantation are good and full force in effect and however they are going to be modified, that we are totally taken care. What you don't want to happen is for them to come out there on our conservation easement and put the pipe in and then the water management regulatory compliance division shows up the next day and says it looks like you have impacted this conservation easement area. I want to have something in hand from water management and Army Corps that says that these gas pipe lines are allowed to go through Pine Ridge Plantation CDD's conservation easements and then everyone is okay and good to go.

Mr. Blanton asked would they be on the hook for that if that situation happened and they didn't take the proper steps?

Mr. Ritter responded TECO is on the hook but I don't want to go through having to sue them. I want to get the documents from water management and Army Corp. ahead of time, so then we don't have to worry about it.

Mr. Paullin stated this document here is solving the water management problem. It is just not addressing the Army Corps.

Mr. Ritter stated you have to object to water management too because I have already talked to the guy at the Corps. Everything that water management does that has an Army Corps impact they immediately forward it onto the Army Corps. I think our objection should go to water management and just ask them to copy the Army Corps on it.

Mr. Walters stated there is a provision for questions, objections and comments. It is essentially a reassurance from the agency that everything is going to be fine but we can certainly make that request.

Mr. Ritter stated this is a major thing for the community. If we don't have sufficient mitigation for our impacts then they can shut us all down.

Mr. Paullin asked wouldn't they just have to go out and get the proper permits to put on this conservation easement then?

Mr. Ma responded we just want a letter from the Water Management District saying that they have contacted the Army Corps and let them know that TECO is releasing some of these conservation easements and they are mitigating for these impacts elsewhere. They didn't have any objections. At the end of the day it is our permit and the CDD is on the hook.

Mr. Walters stated the verbiage of the letter is somewhat more directed at the release of the mitigation.

Mr. Ritter asked can you handle that letter Jason?

Mr. Walters responded yes. I will just take that as the Board's direction.

B. Manager

Mr. Oliver stated as each of the staff and board members are aware between meetings we had some correspondence and John Blanton brought to my attention about the prospect of selling the timber based on the TECO transaction. I have coordinated with the property manager, so any actions that we take once something is taken we will ask for ratification. Does the issue that we just talked about a few moments ago delay the cutting of the timber?

Mr. Ritter responded yes.

Mr. Middleton stated I don't know if we really want to go in there. I don't think we want TECO to point fingers. We have someone out there right now that is doing some timbering, so if it gets done soon enough we might have him load that lumber and take it to the mill. I don't know how much timber there really could be.

Mr. Ritter stated I don't think there is much but I think what would be prudent. I totally agree with Chris. We don't want to go into our own conservation easement but if they were to be so kind to cut our timber and place it in the uplands portion of the power line easement, we could then send a logger up the power line road to pick up the lumber. For the property that

Sandhill owns that potentially has timber on it that is what Sandhill is going to do that is outside of the CDD area. The timber that is cut we are going to have to put it in uplands of the power lines, so we don't have to go in there.

C. Engineer

1. Requisition Summary

a. Ratification of Requisitions No. 374A and No. 375A (Series 2006A Bond)

Mr. Ma stated included in your agenda package is requisition number 374 and 375 are actually not new fundings. It is the check that we have been withholding for Compac. Basically, we took a check in the amount of \$14,096 and we turned that back in and we got two new ones; one for \$10,000, which we released and we got a check for \$4,096, which we still have at our office. Now with this latest action we will turn that check back in.

Mr. Paullin asked why did that check even get cut?

Mr. Oliver responded so funds could be released if satisfactory completion occurred between meetings.

Mr. Ma stated so now we are going to turn that check back in and get one check for \$2,300.

On MOTION by Mr. Paullin seconded by Mr. Middleton with all in favor Requisition Nos. 374A & 375A were ratified.

b. Consideration of Requisitions No. 376A and No. 377A (Series 2006A Bond)

Mr. Ma stated included in your agenda package is requisition numbers 376 and 377. There is one for \$60 for Hopping Green & Sams and one to Scott Alarm for \$135.

Mr. Blanton asked was that for the access cards?

Mr. Oliver responded yes.

Mr. Blanton asked I thought there was a cutoff date for what comes out of the general fund and the A bond fund? At some point doesn't everything have to come from the general fund?

Mr. Ritter responded there shouldn't be anymore coming out of the A bond.

Mr. Walters stated if you approve x, y or z or planting more trees or other capital related infrastructure improvements or soft costs related to those then it would come out of the

A funds. The time limit will be once that project is complete and those funds are closed out then you have no access to those funds.

On MOTION by Mr. Paullin seconded by Mr. Blanton with all in favor Requisition Nos. 376 & 377 were approved.

2. Cost to Complete Schedule

SEVENTH ORDER OF BUSINESS Supervisor's Requests

Mr. Ritter asked can you use A bond funds to pay for engineer related costs?

Mr. Walters responded correct.

Mr. Ritter asked does it have to be master infrastructure engineering?

Mr. Walters responded yes, related to the improvement plan.

EIGHTH ORDER OF BUSINESS Audience Comments

There being none, the next item followed.

NINTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet as of January 31, 2010 and Statement of Revenues & Expenditures for the Period Ending January 31, 2010

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

B. Treasury Report

Mr. Oliver stated included in your agenda package is a treasury report.

C. Approval of Check Register

Mr. Oliver stated included in your agenda package is a check register. These are all the checks since the beginning of the fiscal year.

Mr. Blanton asked any idea when the audit is finishing up?

Mr. Oliver responded probably in the next month or two.

On MOTION by Mr. Paullin seconded by Mr. Blanton with all in favor the Check Register was approved.

D. Assessment Receipts

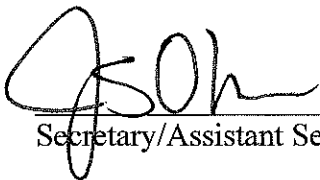
Mr. Oliver stated included in your agenda package are assessment receipts.

TENTH ORDER OF BUSINESS **Next Meeting Scheduled – May 12, 2010**

Mr. Oliver stated the next scheduled meeting is on May 12, 2010.

ELEVENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Middleton seconded by Mr. Paullin with all in favor the meeting was adjourned.


Secretary/Assistant Secretary


Chairman/Vice Chairman