

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, September 19, 2017 at 6:00 p.m. at Pine Ridge Plantation Amenity Center, 4200 Pine Ridge Parkway, Middleburg, FL 32068.

Present and constituting a quorum were:

Matt Biagetti	Chairperson
Maria Haney	Vice Chairman
Jeff Arp	Supervisor
Nancy McNulty	Supervisor
Jerry Ritchie	Supervisor

Also present were:

Jim Oliver	District Manager
Jason Walters	District Counsel (by phone)
Steve Andersen	Operations Manager
Amanda Ferguson	RMS

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 no audience comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the July 18, 2017 Meeting

Mr. Oliver stated included in your agenda package is a copy of the minutes of the July 18, 2017 meeting. Are there any additions, corrections or deletions?

On MOTION by Mr. Biagetti seconded by Mr. Ritchie with all in favor the Minutes of the July 18, 2017 Meeting were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2017-07, Designating Primary Administrative Office

Mr. Oliver stated we have the official records office for the District at my office in World Golf Village but you are also required to have a records office in the County in which the District is established. I would recommend designating the primary administrative office at the Offices of GMS, World Golf Village and the County office to be here at the amenity center.

On MOTION by Mr. Biagetti seconded by Ms. Haney with all in favor Resolution 2017-07 Designating the Primary Administrative Offices to be GMS, 475 West Town Place, St. Augustine, FL 32092 & Pine Ridge Plantation Amenity Center, 4200 Pine Ridge Parkway, Middleburg, FL 32068 was approved.

FIFTH ORDER OF BUSINESS

Update Regarding Series 2006 Bond Restructuring/Foreclosure Actions

Mr. Walters stated since the last meeting, we have filed the foreclosure complaint against the delinquent landowner. We did receive correspondence from a prospective Developer, who is interested in the project. They have submitted what I will call a term sheet and I have forwarded it to the bondholders. I will circulate a copy of that to the board members after the meeting. On paper, I think it is a very good deal for everyone involved. It cleans up a lot of the issues that we have been dealing with. At a prior meeting we adopted a resolution declaring an event of default, which freed up the funds necessary to fund the operation and maintenance and for them to cover any expenses related to the enforcement of the assessments. Assuming the bondholders are in favor of moving forward, we have put that into a more formal agreement. It would pay back a vast majority of the off roll assessments to the tune of around \$900,000. It would also include payment of all the tax certificates that are outstanding on the delinquent properties. I have heard from a few perspective homebuilders that are working with this Developer. I spoke to Bond Counsel today and they said they have received favorable responses.

Mr. Biagetti stated that is fantastic news and thank you for working on that.

SIXTH ORDER OF BUSINESS

Consideration of Proposals

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Other Business

Mr. Oliver stated I have handed out a draft letter that was sent to the Clay County Sheriff, the School Board and the Board of County Commissioners. When the Charter School

was built, this District tried to negotiate in good faith with the Charter School but the deal didn't work out. At the end of that process, we sent a letter to the Board of County Commissioners, as well as the School Board, telling them about the business deal and also encouraging them to make sure that the Charter School took all appropriate safety measures to make sure the residents, pedestrians and students were as safe as possible. Since the 2016 General Election, you have now have a new Sheriff and a new Chairman of the School Band a new Chairman of the Board of County Commissioners. We have refreshed that letter and sent that to them and we are also copying the HOA President for Pine Ridge Plantation. I have had conversations recently with the HOA President, as well as the Chairman and the Vice Chairperson for the CDD. The District simply cannot drive the change out here but the District can make sure that the right parties are aware of it. If residents want to get involved and make an impact then they should contact their elected officials. When I was coming in today, I did see a motorcycle deputy enforcing the speed limits. If you are okay with the draft letter then we will take the word draft off and send it out tomorrow.

Mr. Arp asked are there any crossing guards?

Mr. Oliver responded no. When this was brought up a year ago there was finger pointing between the parties as who would fund it.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. District Manager

There being none, the next item followed.

C. Engineer

There being none, the next item followed.

D. Operations Manager

Mr. Andersen stated the tube at the playground has been broken and a new one will be ordered. The entry feature is getting repaired. Clay Electric is supposed to have our final numbers for the lighting on Tynes Boulevard and Pine Ridge Parkway but that didn't happen. We are still trying to get approval from the homeowners to irrigate the path off of Wetland Ridge that has mulch. If we get approval then we will sod that area.

Ms. McNulty asked do we have any update on the sidewalk that had fire damage in the back?

Mr. Andersen responded I don't know when the County is going to get to that.

E. Amenity Manager

Ms. Ferguson stated we had a treadmill go down and it was replaced for free under lifetime warranty, so all four cardio machines have been newly replaced within the past year at no cost. I am doing a community yard sale on Saturday, October 7th and Sunday, October 8th. I am doing a Halloween event on Saturday, October 28th. On December 9th I would like to try to have an adults only Christmas party. I have booked Ace Winn, who is a singer songwriter. I would like to do appetizers and alcohol and a white elephant gift exchange.

Mr. Oliver stated the District would not be serving alcohol because we don't have a liquor license to do that. Some Districts have BYOB but we would want some level of staffing here if you want to do that. The other thing you could do was to bring in a bartender to ensure that people are not over served. This board could grant an exception to the alcohol policy.

Ms. Haney stated I have a small amount of heartburn that it is a District sponsored event and that we are serving alcohol and there is a chance that people are driving.

Mr. Arp stated I think that is a good point. I could see where that could bite us in the butt if something were to happen.

Mr. Biagetti stated I could see the liabilities but I also see a positive and something fun to where if we hired a bartending service and they have additional insurance then I would think it would be okay. If we have the capability to do BYOB or pay a little more money and have a professional bartender then I am for it.

Mr. Arp asked is there a way that we can do a RSVP and have something on there releasing the liability?

Ms. McNulty responded we could also have a two drink minimum, as well.

Mr. Biagetti stated if it is something where there is a cover charge for then those residents who choose to participate are paying to apply towards the bartending fee.

Ms. Haney stated I just don't see anything wrong with serving eggnog.

Ms. Ferguson stated I am having a separate kids Christmas party, as well. This is the first time I have tried to do something that just wasn't kids oriented.

Ms. McNulty stated I think it is a great idea.

A resident stated there is nothing here for the teenagers to do.

Mr. Andersen stated we will take a look at what a professional bartender's liability is.

Ms. Ferguson stated I have had requests from residents on doing a vendor event on the field. They mentioned having resident and nonresident vendors. I have done vendors before with residents before and I only had three vendors show up.

Mr. Oliver stated Matt has coordinated these type of events at Eagle Landing and he could probably give you some guidelines to put something like that together.

Mr. Biagetti stated we always want to make sure that the residents have preference. We now have our vendor event on the first Saturday of every month. There is an organization that is essentially renting space from us. We provide the rental and she coordinates the market. The District collects a rental fee and then she coordinates it.

Mr. Oliver asked and the District has an agreement with the person coordinating it?

Mr. Biagetti responded yes. I don't think you would want to limit it to just resident vendors.

Mr. Andersen stated we have had people ask about having a shade structure at the playground. It is about \$19,000 if you want cover the whole playground.

Ms. Haney stated I will say that the County has them at several parks and they are awesome but we have to constantly replace them out.

NINTH ORDER OF BUSINESS

Audience Comments / Supervisor's Requests

A resident stated I have lived here for about four years. I have a preteen and two teenagers. There is a tot lot and there is really nothing else for kids to do here. My daughter is at the tot lot right now with her junior high friends but they are really to big to be over there but that is really all that they have. What do we do about that? Amanda does a great job with the events but there is not really anything for the bigger kids to do. Maybe we could consider doing something for the teens.

Mr. Biagetti stated it is really a tough age group. If we do have a larger television then maybe we could do a teen movie night and get some pizzas.

Mr. Arp stated there are a couple of those video game trucks around and that could be fun.

A resident asked how about a basketball court?

Mr. Andersen stated see if you can get the teenagers together and see what they want to do. It is a very difficult question for the board to answer. I also work over at Eagle Harbor and we have 4,000 homes. They used to do preteen events and teenager events and they completely stopped because they didn't get enough participation.

Mr. Oliver asked can you send out an email blast and get recommendations for teen events?

A resident asked what do other communities do in this area?

Mr. Biagetti responded we have tried to organize daddy and daughter dances for teenagers. The only time we can get a lot of people to show up is if we do a late night teen swim. The basketball court is something we can look at in our long-term plan.

Ms. Haney stated sometimes they just need a set date of an event.

Ms. Ferguson stated I set up a kickball tournament for Labor Day and I didn't have one person show up.

A resident asked do we know how long we are going to pay CDD fees? Is it forever?

Mr. Biagetti responded there are two components to your CDD fees. The operation and maintenance portion will be there for life.

Mr. Oliver stated the debt portion matures in 2037.

A resident asked can we pay off our debt assessments?

Mr. Oliver responded yes. I will give you my card and you can shoot me with an email.

A resident stated I always thought that once the development was built out that the CDD fees would go away.

Mr. Oliver stated no. There was 30 year bonds taken out, so those have to be paid off and then you have to continue to maintain your assets.

A resident stated to be honest, the realtors do not do a very good job of explaining that.

A resident asked so we would have to take a vote on it if we wanted to add additional amenities, right?

Mr. Oliver responded the board would vote on it but you would have a public hearing.

A resident asked how long do you think it will take before we know who the builders are going to be?

