

MINUTES OF MEETING
PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

A regular meeting of the Board of Supervisors of the Pine Ridge Plantation Community Development District was held on Wednesday, October 13, 2010 at 3:05 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 (by phone)
Jeff Church	ASG

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 3:05 p.m.

SECOND ORDER OF BUSINESS

Approval of the Minutes of the August 11, 2010 Meeting

Mr. Oliver stated included in your agenda package is a copy of the minutes of the August 11, 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 August 11, 2010 Meeting was approved.

THIRD ORDER OF BUSINESS

Approval of Revised Supplemental Assessment Methodology Report

Mr. Oliver stated at our August 11th meeting we talked about the re-platting of the Districts involving the 50 foot product and the estate lots and that was done in accordance with those instructions. A copy of the report is in your agenda package. You will notice in the report it talks about what the purpose is on page one after the table of contents, which is the number of lots, stay the same at 736. The estate lots will now total 106, whereas before there

were 46 of those. If you turn to the table in the back it shows the original developed plan, as well as the new development plan. If you go to table four it shows what the single family was previously and what the new development plan would be. The total number of lots stay the same; however, there will be fewer 50 foot lots. There will now be 106 estate lots. The impact would be nothing on the 65 to 69 foot lots, as well as the 70 to 74 foot lots. The assessments would be the same for the remaining 55 foot lots. The previous 75 foot plus estate lots their assessments would drop because you have more of them and that will lower their average assessments, so that will drop for \$1,882 to \$1,527. The total assessments remain the same. There is still work to be done between the Developer and the County on the platting but this piece of action has been completed. This will be used in conjunction with the engineering report that will be prepared.

On MOTION by Mr. Blanton seconded by Mr. Ritter with all in favor the Revised Supplemental Assessment Methodology Report was approved.

Mr. Ritter asked when does this go into effect?

Mr. Oliver responded as soon as it is platted and we will combine this with the engineers report. There may be some subtle changes that may be made to it, so we will put it in final form and it will be ready to go.

Mr. Ritter asked as of right now we are sticking with what we approved previously?

Mr. Oliver responded yes.

FOURTH ORDER OF BUSINESS

Consideration of Agreement with ASG to Provide Part-Time Amenity Center Staffing

This item was tabled.

FIFTH ORDER OF BUSINESS

Consideration of Proposal for Pool Monitoring System

Mr. Middleton stated I should have all the proposals in by the end of the week and maybe we can do some type of not to exceed. I hope that this will put an end to all the vandalism out there.

Mr. Church asked is it a play back loop?

Mr. Middleton responded it records. It has a speaker system, so that the person that is monitoring the camera came get on the loud speaker and tell the people to leave the premises.

Mr. Oliver asked so you want to get additional proposals?

Mr. Middleton responded yes. I almost have them all together. I don't know if we have to have a special meeting or if we could do a not to exceed amount.

Mr. Walters stated we need to approve at least the operating because there is a monthly fee.

Mr. Church asked are the camera systems only able to run through one monitoring system or can we take that equipment to another monitoring system?

Mr. Middleton responded it will be our own equipment and I think you can get on the systems via the internet. I am getting one company to put the cameras and the DVR in and then we will get another company to monitor it.

Mr. Church stated on this quote it was requested to have motion sensors and they are covering that cost. It saves over \$2,000 on the install.

Mr. Paullin asked who are we getting quotes from?

Mr. Middleton responded I have one from Amenity Services Group and one from Reedy Roads.

Mr. Ritter asked would we get a discount from our insurance company once we put the monitoring system in?

Mr. Oliver responded I will let them know and will find out for you.

Mr. Paullin stated I would like to get another price.

Mr. Middleton stated yes. I will send you the breakdown.

Mr. Oliver stated so if we could come up with some type of motion allowing the operation managers to get the proposals and review them and then make a recommendation. Then have execution by the Vice Chair and then we will ratify it at the next meeting. This will allow us to get a system in place without waiting for another meeting.

On MOTION by Mr. Middleton seconded by Mr. Paullin with all in favor Authorize Staff to Purchase Security Equipment in a not to amount of \$10,000 & review by Vice Chairman & Authorize Staff to Enter into a Monitoring Agreement in an Amount not to exceed \$3,000 on an Annual Basis was approved.

Mr. Blanton asked do we have the security stuff in the budget?

Mr. Oliver responded we do have a line item for security but not to that extent. We will need to amend that.

SIXTH ORDER OF BUSINESS

Ratification of Agreement with ASG to Provide Pool Maintenance Services

Mr. Oliver stated after the last meeting Chris and I were notified that the existing pool maintenance company continued to not meet the standards in terms of the chemical test. It proved they did not have adequate levels of chlorine in the pool, which could result in a violation that could be detected by the health department and would cause the pool to close and other health problems. At that time we decided to terminate the existing company bring on ASG. What we would ask today is that you consider ratifying that agreement. As with all the agreements that are prepared by Hopping Green there is a termination clause in the agreement, so if ASG does not perform to satisfaction they can be terminated also.

On MOTION by Mr. Middleton seconded by Mr. Blanton with all in favor the Agreement with ASG to Provide Pool Maintenance Services was ratified.

SEVENTH ORDER OF BUSINESS

Discussion of Landowners Meeting – November 10, 2010

Mr. Oliver stated we will have the landowners meeting here on November 10th. I am handing out the proxy. Levi, we will email you a copy of this proxy. As with previous elections with this District there is going to be very limited resident input, if any. The two major landowners will be expected to attend the meeting.

Mr. Walters stated I would encourage every landowner to talk to Jim or I if you have questions. The landowner entity has the right to vote and we have to make sure the correct person is there to do that and we require a proxy form. The proxy form can be given to anyone who is going to attend the election. At the election it is a landowners meeting to elect new supervisors and that is done by a motion. You can come up and say I nominate x, y and z and someone else could say b and z and then you would vote for those individuals. The requirements for a landowners seat is they have to be a citizen of the United States and a resident of the State of Florida. I would encourage you once you start getting your property

records in order to talk to Jim or I or Sheryl Fulks to get exhibit A to this proxy, which is going to be a listing of parcel id numbers for lots and parcel id numbers for bulk parcels and then calculating the acreage of the bulk parcels. If you have a small LLC with one managing member then that managing member has the authority to grant the proxy. If you have a company that is a LLC that has an operating agreement, which clearly spells out people's authority and duty then we can use that to make sure the proper person has signed the proxy or if you bylaws that say anyone with the title of president has the authority to deal in all matters like real property.

Mr. Ritter asked can someone send me a map of the CDD boundaries?

Mr. Ma responded I will send it to you.

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Manager

There being none, the next item followed.

C. Engineer

Mr. Ma stated I have requisition number 383 and 384. They are both for Hopping Green & Sams. One is in the amount of \$2,654.92 and the other one is for \$353. The total amount is \$3,007.92. It is coming out of the 2006A bonds. I believe we have \$2,000 remaining in the A bonds after this.

On MOTION by Mr. Paullin seconded by Mr. Blanton with all in favor Requisition Nos. 383 & 384 were ratified.

Mr. Ma stated the next thing I have is work authorization number 18. Every year at the beginning of the new fiscal year we submit a work authorization for work for the upcoming

year with attending meetings, etc. This is in the amount not to exceed \$7,000, which matches the budget number that we adopted.

Mr. Ritter asked what was the amount for this last year?

Mr. Oliver responded it went \$8,000 in fiscal year 2010 to \$7,000 for fiscal year 2011.

On MOTION by Mr. Paullin seconded by Mr. Blanton with all in favor Work Authorization No. 18 was approved.

C. Operations Manager

Mr. Paullin asked how is it coming with the trash getting picked up at the amenity center?

Mr. Middleton responded I called them and I haven't heard anymore complaints. They came right after that and dumped it. We had several residents rent the amenity center over the past few weekends.

Mr. Paullin asked do they have to clean up after themselves?

Mr. Middleton responded they are supposed to. We haven't had any issues so far with it.

Mr. Paullin asked are the cleaning people doing a good job?

Mr. Middleton responded yes. There has been a lot of complaints about the pavers but it is from people spilling cokes and everything else, so it is sticky and they are getting stained. I know we pressure washed them last year, so we may need to do it again. I don't know if they ever got sealed. We get a lot of discoloration on the workout equipment but we have a maintenance contract and then the cleaning people are supposed to give them a rub down. I think it is from people sweating a lot.

Mr. Paullin asked did we put the rock in where the mulch was?

Mr. Middleton responded yes. It helps but now we are getting rocks in the pool.

TENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Ritter asked are all the landowners being noticed for the meeting next month?

Mr. Oliver responded yes. Sharon from my office is going to be noticing the two major landowners.

Mr. Ritter asked but none of the residents?

Mr. Oliver responded there will be two advertisements in the newspaper and plus we noticed it at this meeting. There is no statutory requirement to notify the residents.

Mr. Ritter asked other than the newspaper they are not going to get a letter?

Mr. Oliver responded correct. If you want us to put something up at the amenity center we could do that. What is going to happen is they find out they do not have enough votes.

Mr. Ritter asked how many people are going to be voted onto the board?

Mr. Oliver responded you will have three vacancies; one is the current vacancy and the other two seats are held by you and John Blanton.

Mr. Ritter asked can you create more seats?

Mr. Oliver responded you cannot.

Mr. Ritter asked why?

Mr. Oliver responded Florida Statutes.

Mr. Ritter asked you are limited to five?

Mr. Oliver responded correct.

ELEVENTH ORDER OF BUSINESS Audience Comments

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS Financials:

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

Mr. Oliver stated included in your agenda package are the financial reports as of August 31, 2010.

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. It includes check numbers 422 through 450.

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

Mr. Ritter asked how are the sales looking out there?

Mr. Blanton responded it is a slow time.

Mr. Ritter asked is there anything we can do as a board to bring people in or do you think it is the market?

Mr. Paullin responded I think it is pretty much market driven overall. I think keeping O&M fees flat was a good idea.

Mr. Middleton stated a lady called and she was wanted to rent the amenity center but she wasn't a resident.

Mr. Ritter responded let her.

Mr. Middleton asked but doesn't she have to pay the CDD fee?

Mr. Ritter responded no. We have a non resident rate.

Mr. Oliver stated you have a non resident rate that gives you access to all facilities but it is probably \$1,500. If you wanted to set some type of rental rate for non residents you could do that. You need to have a public rate hearing to set the rate.

Mr. Paullin asked is there any added benefit for the CDD to do swim lessons or something that would attract people from outside the community?

Mr. Walters responded we generally allow swim lessons for residents. The crossover you are going to get into is if you have person x offering swim lessons for profit at our facility for non residents the question is are we now in the business of operating the facility and does that mean we are going to be taxed at the facility. Generally, our facilities are for the use and benefit of our residents and our non resident fee payers but that is not to say that we haven't had swim lesson type things where non residents could come in and use it.

Mr. Paullin asked what about just for residents?

Mr. Walters responded yes. We do that at several Districts.

Mr. Paullin stated I think swim lessons is a good idea. I don't know what the costs associated with that are.

Mr. Oliver stated usually no cost to the District.

D. Assessment Receipts

Mr. Oliver stated included in your agenda package is an assessment receipt schedule.

THIRTEENTH ORDER OF BUSINESS Next Scheduled Meeting – December 8, 2010 at 3:00 p.m.

Mr. Oliver stated your next scheduled meeting is on December 8, 2010 at 3:00 p.m.

FOURTEENTH ORDER OF BUSINESS Adjournment

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



Secretary/Assistant Secretary



Chairman/Vice Chairman