

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 Thursday, November 12, 2009 at 12:00 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
Levi Ritter	Supervisor
Chris Middleton	Supervisor (by phone)
John Blanton	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 12:00 p.m. The meeting was noticed for 10:00 a.m. but we put a sign on the front door of Ryland that read the meeting would be postponed until noon. No residents have come by.

**SECOND ORDER OF BUSINESS**

**Organizational Matters**

- A. Consideration of Appointment to Fill Unexpired Term of Office (11/2010)**
- B. Oath of Office for Newly Appointed Supervisor**
- C. Consideration of Resolution 2010-01, Election of Officers**

This item was tabled.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the September 9, 2009 Meeting**

Mr. Oliver stated included in your agenda package is a copy of the minutes of the September 9, 2009 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 September 9, 2009 Meeting were approved.

**FOURTH ORDER OF BUSINESS**                      **Acceptance of Public Facilities Report**

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

Mr. Ritter asked did you review that Peter?

Mr. Ma responded I prepared it. It is a general scope of what we have and the condition it's in.

Mr. Walters stated this is required by Chapter 189, Florida Statutes. It is an annual thing. It becomes more and more important as we move down the line if we have major infrastructure issues and they are going to need to be replaced in the future. It is a way for local governments to memorialize where they stand.

Mr. Ritter asked what is our bonding situation on the master infrastructure?

Mr. Ma responded I believe page one is up for the two year warranty and then page two should be coming up in the next six to nine months.

On MOTION by Mr. Ritter seconded by Mr. Paullin with all in favor the Public Facilities Report was accepted.

**FIFTH ORDER OF BUSINESS**                      **Discussion Regarding Com-Pac Retainage**

Mr. Walters stated we are still holding the retainage from Com-Pac. We had some issues with completion of punch list items of things we have asked them to do. They have a lien, which they have attempted to put on the land. We have put them off for several months now. I bring it to the board just as a status update. They are formally requesting that retainage.

Mr. Ma stated we have the check.

Mr. Walters stated I think Chris is working with them on this and we just want to have a last round up meeting with everyone on-site, including the contractor for the pool to say here is everything that is installed and here are any last issues and get those resolved and then we will release the retainage. They are getting somewhat antsy. The only concern I have is I think there are some items they need to complete. I just don't want them trying to file suit, not because I think they would have any chance of winning but because we are not in the position to spend the money to defend that. I think everything is in the works now and it should be taken care of.

Mr. Paullin asked what issues are there with Com-Pac?

Mr. Middleton responded the main thing was the motor overheating on the slide. It is kind of safe now because we are in the cold water months. I want to turn the pump on the morning of the meeting and let it run for several hours before everyone got there, so I could simulate the issues we are having on the weekends.

*There was no action taken on Com-Pac retainage.*

*Manager's Note: At this point, the recorder malfunctioned. Summary minutes are based on manager's meeting notes.*

**SIXTH ORDER OF BUSINESS**

**Discussion of Natural Gas Pipeline Access Through District Property**

There was no action taken on this item. The deal is in progress.

**SEVENTH ORDER OF BUSINESS**

**Discussion of Resolution Declaring Series 2006B Project Complete**

This item was tabled.

**EIGHTH ORDER OF BUSINESS**

**Discussion of RFP Process for Auditing Services**

On MOTION by Mr. Ritter seconded by Mr. Blanton with all in favor the Board of Supervisors were appointed as the Audit RFP Committee.

**NINTH ORDER OF BUSINESS**

**Other Business**

There was no other business discussed.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

No report.

**B. Manager**

No report.

**D. Engineer**

**1. Requisition Summary**

**a. Ratification of Requisitions No. 368A and No. 369A (Series 2006A Bond)**

On MOTION by Mr. Paullin seconded by Mr. Blanton with all in favor Requisition Nos. 368A and 369A were ratified.

**b. Consideration of Requisitions No. 370A and No. 372A (Series 2006A Bond)**

On MOTION by Mr. Paullin seconded by Mr. Blanton with all in favor Requisition Nos. 370A & 372A were approved.

**2. Cost to Complete Schedule – Amenity Center Construction**

**ELEVENTH ORDER OF BUSINESS                      Supervisor’s Requests and Audience Comments**

None.

**TWELFTH ORDER OF BUSINESS                      Audience Comments**

**THIRTEENTH ORDER OF BUSINESS                      Financials**

**A. Balance Sheet as of September 30, 2009 and Statement of Revenues & Expenditures for the Period Ending September 30, 2009**

Mr. Oliver stated included in your agenda package is a copy of the financials for the period ending September 30, 2009.

**B. Approval of Funding Request No. 44**

Mr. Oliver stated included in your agenda package is funding request number 44.

**C. Approval of Funding Request No. 45**

Mr. Oliver stated included in your agenda package is funding request number 45.

On MOTION by Mr. Paullin seconded by Mr. Blanton with all in favor Funding Request Nos. 44 & 45 were approved.

**D. Outstanding Funding Requests**

Mr. Oliver stated both developers are current.

**E. Construction Schedule**

Mr. Oliver stated included in your agenda package is a construction schedule.

**F. Assessment Receipts**

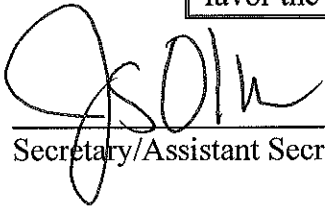
Mr. Oliver stated included in your agenda package is an assessment receipt schedule.

**FOURTEENTH ORDER OF BUSINESS      Next Scheduled Meeting – January 13, 2010**

Mr. Oliver stated the next scheduled meeting is on January 13, 2010. It will be preceded by an audit committee meeting.

**FIFTEENTH ORDER OF BUSINESS      Adjournment**

On MOTION by Mr. Ritter seconded by Mr. Blanton with all in favor the meeting was adjourned.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairperson