

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, April 21, 2015 at 6:00 p.m. at 4200 Pine Ridge Parkway, Middleburg, FL 32068.

Present and constituting a quorum were:

Matt Lohse	Chairman
James Mutka	Vice Chairman
Maria Haney	Supervisor
Nicole Gardner	Supervisor
Mike Mesiano	Supervisor (by phone)

Also present were:

Jim Oliver	District Manager
Jason Walters	District Counsel (by phone)
Peter Ma	District Engineer
Steve Andersen	Operations Manager
Amanda Rentsch	Riverside Management Services
Danielle Simpson	Riverside Management Services
Karen Vigh	Riverside Management Services

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 6:00 p.m.

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the February 17, 2015 Meeting

Mr. Oliver stated included in your agenda package is a copy of the minutes of the February 17, 2015 meeting. Are there any additions, corrections or deletions?

On MOTION by Ms. Gardner seconded by Mr. Mutka with all in favor the Minutes of the February 17, 2015 Meeting were approved.
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FOURTH ORDER OF BUSINESS

Approval of the Minutes of the March 10, 2015 Meeting

Mr. Oliver stated included in your agenda package is a copy of the minutes of the March 10, 2015 meeting. Are there any additions, corrections or deletions?

On MOTION by Mr. Lohse seconded by Ms. Gardner with all in favor the Minutes of the March 10, 2015 Meeting were approved.

FIFTH ORDER OF BUSINESS

Discussion of Process to Fill Upcoming Supervisor Vacancies

Mr. Oliver stated our Chair and Vice Chairman have told me that they will be leaving this area over the next few months. Based on that information, we went ahead and got a message out to the community letting them know about these upcoming vacancies. Included in your agenda package is a copy of the email blast that went out. It has a May 9th deadline but we can always extend that if we want to. So far, we have one applicant. What are your projected resignation dates?

Mr. Lohse responded I am leaving in August.

Mr. Mutka stated I will depart in August. Once my house is no longer mine then I will have to resign. I am anticipating a closing date of June, so June will probably be my last meeting.

Mr. Oliver stated I discussed this with Jason. We can't actually fill the vacancies until the resignation occurs. Once that resignation occurs, the balance of the board will consider the applicants and then take a vote. The person that receives the most votes or gets the majority of the board votes first, fills that seat. Encourage people that you think would be good supervisors to apply.

Ms. Gardner asked what happens if we don't have enough people to fill the vacancies?

Mr. Oliver responded you could move along with three or four people on the board. I think you had two other candidates for the general election, so I think you will be fine with candidates. A lot of times, people who are reluctant to actually file and run in the general election are a little less nervous about putting their name in the hat to fill the vacancy.

SIXTH ORDER OF BUSINESS

Discussion of FY16 Budget Process

Mr. Oliver stated statute requires that we approve a budget by June 15th and turn it into Clay County. We would set a public hearing no sooner than 60 days later. Our June meeting

is going to be June 16th, which is too late to meet that requirement. What I would like to do is bring the proposed budget to our May 19th meeting and set a public hearing date to be in August. The approval of the budget is just the kick off of the budget process. It is the public hearing and adoption of the budget that sets the assessment roll.

Mr. Mutka stated I would like to participate in that process before I go.

Ms. Haney stated I just finished my budget with the County, as well. How far in advance of May 19th can we anticipate getting a draft budget?

Mr. Oliver responded we will circulate a draft proposed budget about a week before the meeting. Just realize that it can change greatly over the next few months. The one thing we can't do is set a certain assessment level and not notice a public hearing and then raise assessments. We need to set the parameters with the approved budget and then work down from there.

Mr. Mutka asked do you foresee any large changes this year?

Mr. Oliver responded I don't. Right now, we are in the foreclosure process and there are discussions going on right now with Greenberg. We are trying to identify all of the bondholders that would be part of that process.

SEVENTH ORDER OF BUSINESS

Consideration of Updated Proposals for Lake Maintenance

Mr. Oliver stated included in your agenda package is a proposal from Lake Doctors. This proposal includes a couple of additional ponds, so there are now 10 ponds. What was costing \$500 a month will now cost \$625 a month. The budget line item was \$7,170. That covered the cost of the ponds, along with the carp stocking of \$1,170 but you can pull the \$625 from another line item to meet those costs.

Mr. Mutka asked did they ever actually stock the ponds?

Mr. Andersen responded yes. We had to wait for the permit.

Ms. Haney asked and we stock the ponds for recreational purposes?

Mr. Andersen responded no. They are grass carp. It helps break down the cycle of algae. They eat the submerged grasses.

Mr. Lohse asked are these the carp that don't reproduce?

Mr. Andersen responded yes.

On MOTION by Mr. Lohse seconded by Ms. Gardner with all in favor the Proposal from Lake Doctors for Additional Lake Maintenance Services was approved.

EIGHTH ORDER OF BUSINESS

Board Guidance Regarding Annual Review of Policies Regarding District Amenity Facilities

Mr. Oliver stated I brought you all copies of the policies, so that you can mark them up as you prepare for the next meeting. These were revised last June. The one thing the board did last June was to say we need to do this on an annual basis. I would like to add this item on our May agenda.

Mr. Mutka asked do you have a bunch of recommendations?

Ms. Rentsch responded I do have some recommendations. I would like to do away with the outdoor kitchen area rentals. It gets really crowded. We already have 10 bookings for May for rentals in the clubhouse and two rentals for outside. Having 25 people out there for a party when people are coming in to go swim is too much. We don't really have any good outdoor rental area.

Mr. Mutka stated I just want to make sure that we change anything like that before we get into the major swim season.

Mr. Oliver stated if you start emailing Amanda and I with your suggestions then we can start making a redlined version. The workshop last year was very helpful because it was the first time we attacked this.

Mr. Lohse stated I think it will be very helpful to get your input. We had Kristi last year, who provided a lot of information for us, but she is not here.

NINTH ORDER OF BUSINESS

Update Regarding Pool Lightings

Mr. Andersen stated the only hiccup we had at the last time was making sure the pricing for the lighting was correct. We can't beat the price we got from KAD Electric. It is for \$1,895 to put the LED lights in. It will bring us into compliance. Once we do that then we will have the gentlemen who does the testing come back out and make sure those three spots are good. Then we will take that package to the County. We will get it approved and then we will have the ability to determine when, where and how you want to handle it. It will give you the opportunity to have dive in movies.

Mr. Mutka stated I think people like the events, so that alone would make it worthwhile. All these lights going to be on a separate switch?

Mr. Andersen responded no. These lights will not be on a separate switch.

Mr. Lohse asked what are we looking at for a finish date if we start tomorrow?

Mr. Andersen responded they will probably be able to put these lights in, in three weeks. We will have to order the lights. The County is my wildcard right now. I just don't know if it is going to be one week or three weeks. I will move forward with it.

Ms. Haney asked are there insurance impacts for nighttime swimming?

Mr. Oliver responded according to our insurance consultant, this would not impact the rates.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Walters stated I just have a couple of updates. One update is on the access to the school site. At the last meeting the board approved selling those parcels to the school for \$100,000. I have been going back and forth recently with them on some title issues. They had waited to bundle all of their title work together with the overall school site. I have a conference scheduled with them tomorrow. I am hoping to get the deal consummated in the next few weeks. The other update is on discussions with the bondholders. I expect that to come back to the board in the next few months. I worked out a tentative arrangement with the trustee and bondholder's counsel that I think suits everyone's needs. The one hang up we are dealing with now is locating all of the bondholders. If there are three or four bondholders, they are usually easy to track down but there are a few bondholders here that purchased the bonds in a secondary market and sometimes they are harder to track down.

Mr. Mutka asked with the 50 foot buffer between one driveway and the other is still staying unchanged, correct?

Mr. Ma responded that is the only place that they can clear.

Mr. Mutka stated I just want to make sure they don't go mow that down.

Mr. Andersen stated only the access points were transferred over.

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 in the past meetings, we have talked about medians out here. We went out and got a proposal to rip all of the tall grass out and put sod in its place or put low growing plants in its place. To rip the tall grasses out, replant those somewhere else on the property and put in sod it is \$6,445.60. If you want the low growing plants it is just under \$20,000. There are 3,260 plants. To remove all of the plants and transplant them somewhere else would be \$2,100, so I think for half of that we can take out half of the plants and transplant them to other areas on District property. That will thin out the area. Either we flatten the medians down or we thin everything out.

Ms. Gardner asked is the \$2,100 part of the \$6,445.60?

Mr. Andersen responded yes.

Mr. Lohse stated I really think the biggest problem was they weren't hacking them down when they got too tall.

Mr. Andersen stated we cut them down and then they grew back and then we did a shear cut, where they went in and thinned the plants.

Mr. Lohse stated they did a good job with that too.

Mr. Mutka stated but that only lasts so long.

Mr. Andersen stated I think we should take some plants out in the fall time. Then we could put those plants around the field. In the meantime, I will just give them direction to keep them cut down. The next thing I have for you are the pool awnings. We have one that is ripped on the right-hand side. We had a company come out called Great Canvas. We have used them in a bunch of Districts. It is a great company. They have the best prices I can find anywhere. He said there is a possibility that they could sew the one but he couldn't guarantee it because the fabric is old. He said if we sew this, it is probably going to rip. They use Sunbrella fabric, which I use everywhere. It lasts anywhere from seven to 10 years. It is really good fabric. They would cost \$1,375 a piece and we could get all three of them done.

Mr. Oliver stated I would suggest that you designate Nicole to work with staff on making a selection, if you decide to proceed.

Mr. Andersen stated I can get three bids but I can pretty much guarantee that they will be over that amount.

Ms. Haney asked is there any other type of permanent material we could put up there.

Mr. Andersen responded you might be able to go with metal but Sunbrella is really the best material. That is not Sunbrella fabric out there now. Darker colors supposedly last longer than the lighter colors but the lighter colors show pollen.

Mr. Lohse asked do you think they could hold up for another year?

Mr. Andersen responded sure.

Mr. Mutka stated I would just move forward and replace them. They have been in bad shape for years.

Mr. Lohse stated this is the same conversation that we had with the pool resurfacing. How long can we get out of it before we have to spend the money because the longer you get from it, the less we spend. I would be willing to wait one more year. I have seen the rips.

Mr. Oliver stated on that note if residents bring it up then staff can say the board has had that discussion and that is something we are planning to address in fiscal year 2016.

Mr. Mutka asked can you bring the proposals for the next meeting?

Mr. Oliver responded yes.

Mr. Mutka asked how long do they warranty them for?

Mr. Oliver responded I believe these are five to seven years.

Mr. Andersen stated another item that I would like to discuss is kids like to jump the fence by the back door. We are bringing in a security camera company to start getting some bids to see if we can get some better ideas on how we can secure this asset.

Ms. Gardner asked what about a taller fence?

Mr. Andersen responded that would be really expensive.

Ms. Gardner stated but I just think that would be a long-term solution to the problem.

E. Amenity Manager

Ms. Rentsch stated Dish Network is coming out Friday to install cable outlets. There will be two televisions in the fitness center and one in the clubhouse here. It is \$66 a month for three televisions. That includes all of your regular channels and ESPN. The yard sale is this weekend. Karen advertised it on Craigslist yesterday and I am going to put it on the swip swap

sites on Facebook. Movie night is Saturday night. KB Homes has paid to rent an outdoor blow up screen and they will be showing the movie Big Hero 6. We have Delish Kebabs Food Trucking coming. The lifeguards start May 9th. The pin in the lat machine was repaired today. The parts for the treadmill are on back order. The ponds will be cleaned Thursday. The lifeguards start May 9th. Per our contract, we are not scheduled to be here until May 24th on a six day a week schedule. I didn't know if you wanted us to be on Sunday, May 10th and on Sunday, May 17th.

Ms. Haney asked could you switch a weekday for those two Sundays?

Ms. Rentsch responded yes. I can do that.

Ms. Gardner stated I am okay with them adjusting their schedule during the week to cover the weekend.

Ms. Rentsch stated so we will switch out Mondays for Sundays on those two weekends.

Mr. Lohse asked what do you think of Constant Contact?

Ms. Rentsch responded I love it.

Mr. Lohse asked do you think it is worth the money?

Ms. Rentsch responded yes.

Mr. Mutka asked what does it do?

Ms. Rentsch responded it is an email blast system that sends each resident an individual email, instead of having to blind copy all of the residents. There is also templates there, so I can add the logo for Pine Ridge and add pictures. We got a savings of 20% for paying for a whole year.

Ms. Haney asked is there an extra fee to do an email blast or do you get so many email blasts a year?

Ms. Rentsch responded the price is based on how many people you are emailing. We are good until we get to 500 people and I think we are at 397 right now. I can actually view who has read their email and whether they have clicked on an attachment. We have about a 50% open rate, which is pretty good because a lot of times people don't read their emails.

Mr. Lohse asked are we replacing that broken table that was removed?

Mr. Andersen responded no. We removed it from the office area.

Mr. Lohse asked I thought we had a plan to replace some of the tables?

Mr. Andersen responded we had talked about replacing some of the acrylic tops if they broke.

Mr. Lohse stated I thought we talked about replacing some every year.

Mr. Andersen stated we put a furniture allowance in the capital reserve.

Mr. Oliver stated we got pricing one time for furniture.

Mr. Mutka stated due to other things going on, we put that on the back burner because we were spending \$100,000 on the pool resurfacing.

Mr. Lohse asked do we need to replace tables and chairs?

Ms. Rentsch responded yes and some additional ones but that is all up to you guys. I took a lot of these tables that were under the covered amenity center and put them down by the pool to help with the overflow.

Mr. Andersen stated we will bring something to the next meeting.

Mr. Lohse asked did we ever hold anyone accountable for the vandalism up here?

Mr. Oliver responded we suspended a resident from coming here. Did she come help out with the Easter event?

Ms. Rentsch responded she was supposed to but I never saw her.

Mr. Lohse asked what about the water bill?

Ms. Rentsch responded the girl lives here and the boy doesn't. We told the sheriff from the very beginning that we didn't want to prosecute, so he went to the boys home and the boy admitted to doing it. He said he stood on the back of it and broke it. The deputy said that we couldn't go back and then prosecute because we originally said we didn't want to prosecute. We could take it to civil court but he said from now on to say you want to prosecute and then you can always retract but you can't do vice versa. The bill was for \$250 but we deactivated her cards for 30 days.

Mr. Mutka stated that night I came here and the next morning I saw the tapes. You did see the two walking in and out and when the cop was standing there telling me he was going to go to their house to arrest her then I felt I wasn't comfortable making that decision.

Mr. Lohse stated you answered my cable television and fitness center questions already. Were the girl scouts ever talked to about the way the clubhouse was left unkept?

Ms. Rentsch responded no.

Mr. Lohse stated we are doing them a favor by letting them have the \$75 rental fee for free; however, they should do the right thing and leave it the way they found it and they haven't been. If we haven't reached out to them, we need to.

Mr. Mutka asked is it still an issue?

Ms. Rentsch responded there was trash in the trashcan this morning but everything was cleaned up.

Mr. Lohse stated we have to hold residents accountable for the rules here. The recreation field is kind of uneven. We talked about putting some sand out there.

Mr. Andersen stated yes. There are some low spots out there. One of the solutions is once we get into the Bermuda growing season then that is the time to put some sand down. I will get some quotes and see what it costs.

Mr. Mutka asked did we figure out the wet spot? Is that from busted pipes?

Mr. Andersen responded no. They have looked at the irrigation and said was okay. We will continue to watch it.

Ms. Haney asked what is the cost of the equipment for the televisions? Are we actually going to purchase television sets?

Ms. Rentsch responded yes.

Ms. Haney asked are we going to put this to a vote?

Mr. Mutka responded I think a long time ago, the board gave direction to install televisions.

Mr. Lohse stated I feel comfortable with getting the board's approval on it.

Ms. Haney stated I work out at home. I don't use the gym but if I am going to watch television then I squint and watch it on my cell phone. It is just another expense that I don't think is necessary.

Mr. Andersen stated we can go with 32 inch televisions for \$200 a piece or we could go with 40 inch televisions for \$250 or \$280.

Ms. Haney asked do we have wi-fi already or is that part of the bundle?

Ms. Rentsch responded we have wi-fi.

Ms. Haney asked so theoretically, residents can come in with their iPads and access the internet?

Ms. Rentsch responded I don't have out the wi-fi but I don't hand it out.

Ms. Haney asked is that something we could do in lieu of?

Mr. Mutka responded I don't think you want to open the network up to everyone.

Ms. Haney stated I hate to be that girl but nickels add up and I don't have televisions at my house because of the expense. I don't see the purpose of it.

Mr. Lohse stated I definitely welcome that but I definitely want the televisions in there. That is a huge thing when you are working out. You can have the closed caption and read it while you are working out.

Mr. Andersen asked so do you want us to go ahead and do this or bring it back at the next meeting?

Ms. Gardner responded I am fine with doing it.

Mr. Mutka stated I am fine with it.

ELEVENTH ORDER OF BUSINESS Supervisors' Requests

Ms. Gardner stated I wasn't aware of the police officers patrolling our neighborhood until I found out from a resident. How have we determined the timeframes they are here?

Mr. Oliver responded in large part that is based upon the advice of the law enforcement officer. Their schedule is meant to appear random. We are supposed to know what their schedule is, but we don't publish it. Their schedule is subject to adjustment.

Mr. Mutka stated I am curious to see how this works in the summer.

Mr. Oliver stated it has been helpful in other communities.

Ms. Haney asked so this wasn't prompted by a specific issue?

Mr. Oliver responded no. This was budgeted for.

Ms. Gardner asked so do they have access to get into the amenity center?

Ms. Rentsch responded yes. They have access cards and the District policies.

Ms. Haney asked do they pay particular attention to the houses that are under construction?

Mr. Oliver responded they are actually paying attention to District owned assets but there is a residual effect by just being in the neighborhood.

Mr. Lohse stated I talked to the officer the other night and he did enforce some of our policies. He ran some kids off of the playground that were there late at night. I think it is a huge asset. I liked reading your resident comments in the manager's report. What are we

telling the residents about the requests? The first one says they have requested brighter lights in the fitness center. Is that just replacing out some light bulbs?

Mr. Andersen responded yes.

Mr. Lohse stated we talked about the request for more seating around the playground at the last meeting. Has anyone looked at that? I think we said that was a go right?

Mr. Andersen responded no. You didn't give direction to go ahead with it. I can put the numbers together again and bring it back to the next meeting.

Mr. Lohse stated the other thing is we can say no to moving forward with it.

Ms. Hanev stated there is an entity called Pride Industries. You can't beat prison labor and they make that kind of stuff. We use them all of the time.

Mr. Andersen stated I will bring some suggestions to the next meeting.

Mr. Lohse asked what about a grill?

Ms. Rentsch responded I get asked about a grill all of the time.

Ms. Gardner stated but we have had issues with people bringing grills up here before and they made a mess all over the pavers.

Mr. Mutka stated I have made people move their stuff off of the pavers for it. If they are going to cook here then maybe we should make a spot for them to do it and we provide the grill then it would alleviate that constant question.

Ms. Gardner stated if you put in a grill then you put in one that they have at parks that are fixed on a pool. Then that way you don't have to worry about propane. They can bring charcoal and lighter fluid.

Mr. Ma stated Oakleaf just did some grills in the past few years at their clubhouse. They put in some picnic tables and some grills.

Ms. Gardner stated I think we should put something in that is more permanent.

Mr. Andersen asked, "Jim, do most of your Districts have grills?"

Mr. Oliver responded yes.

Mr. Andersen stated I will work with Jim and we will get something together for the next meeting.

Ms. Hanev stated, "Steve, we had talked on the phone about the condition of the public right-of-ways and the grass on the right-of-ways and some of the trees. Have you had any discussions with the landscaper?"

Mr. Andersen responded I contacted Down to Earth that same day. They are out here making assessments and trying to figure out what is going on. I'm not sure what is eating the grass up here too. There is dead grass all over the place.

Ms. Gardner stated especially down past Night Owl, it is full of weeds.

Ms. Haney stated it is kind of depressing for the people that live in the back.

Mr. Andersen stated I contacted them right away. They are out there treating it heavy. They are not sure what caused it.

Mr. Lohse stated I know in 2009 and 2010, the landscape companies came out and macheted those spots that needed to be replaced and threw down another layer of sod. I haven't seen that done in years. It needs to be done. If the residents pay thousands of dollars to upkeep their lawns then we need to upkeep ours. Obviously, there is money in the budget for that, so they should be doing it. We also discussed phase two landscaping today. I don't know who is responsible for that but it looks like garbage. It is sand and weeds at this point but who is going to put it in and when? There are sidewalks in the plans that go through the houses to get to the public areas, where they just sodded over it and they didn't put the sidewalks in. There is an easement that goes through it just like over here. We ended up footing a bill for a sidewalk recently because the builder didn't put it in correctly. We need to look at that. There is a couple acres of parks back there and there is no sod, so who is going to be putting that in?

Mr. Mutka asked so now all of the common areas have been deeded back to the District, correct?

Mr. Oliver responded yes.

Mr. Lohse stated I looked at the deed that they gave back to us on the Clerk of Court site and those tracts that don't have grass have actually been deeded back to us. That is something we want to take a look at.

Mr. Oliver stated you are just probably going to find that it is not required in the development order or in the engineers report for the Developer to do these things.

Mr. Lohse stated then if that is the case then we are going to have to budget for it.

Ms. Haney stated I have had a lot of residents approach me and say everything is lovely that you guys are doing to the pool but we don't use the pool. What they do see is driving back and forth from work and from school. They are concerned about the roads. They see all of the

money spent to resurface the pool but they are not seeing a return on their investment on the landscaping and the grass.

Mr. Lohse stated as a board, we need to focus on everything. It is our responsibility.

Mr. Andersen stated Down to Earth has been notified repeatedly. They know what they are supposed to do.

Mr. Oliver stated and they might have to replace some sod at their cost, also.

Mr. Andersen stated and they may. They are going to start replacing some of the dead spots. There are some areas that is not theirs to start with and they took over some areas in the back past Buggy Whip, where there was no grass to start with. As far as the sand goes, I will work with the District Manager and the District Engineer and figure out exactly what is required over there, especially with erosion control and the County. I am more curious right now on how they can leave bare dirt.

Ms. Haney stated you will see in the easements for the Developer that there are two healthy looking trees and before they knock them down I was wondering if we could take ownership of them and transplant them to replace a sick tree. It would be a shame to waste a healthy tree.

Mr. Andersen stated I agree. I have already talked to Down to Earth about that.

Mr. Mutka stated yes. I saw the email.

Ms. Haney asked has the company had any discussions with the CDD about the sign that they put up? Did they ask permission to do that?

Mr. Andersen responded not to me.

Ms. Haney asked when is its removal date and are they going to fix the grass that they killed?

Ms. Gardner responded I wondered about that. There is a big sign out there. I think it is on District property.

Mr. Andersen stated no one has contacted me about that sign.

Mr. Oliver stated I will find out. We will better prepared for the next meeting.

Mr. Lohse stated I just want to see some progress on this sod.

Ms. Haney stated I have a long and drawn out statement in response to what happened at the last meeting but I am going to save it. What it comes down to is I came a hair short of quitting this board right after that meeting. I have done a lot of thinking. What has stopped me

from doing that was thinking about that CDD tax bill that I got last year that my husband and I sat at our kitchen table and figured how we were going to pay for it. I know a lot of other families in this community sat around their kitchen tables and had the same discussions. I stayed on the board because I want to make sure that \$100,000 that we are setting is spent in a manner that benefits this entire community and not just for recreation. I want to make sure it really benefits this entire community and in particular those folks in the back of the community, who have missed out on two nights of sleep so far because of the construction that is going on. They have dirt in their road because of the construction. They are more inconvenienced than anyone else. They are not happy. They knock on my door and they tell me that they talked to the board and the consensus that the board seemed to be on their side. They were against this and then all of a sudden that money got on the table and then everything shifted.

Mr. Oliver stated for the record, the board had nothing to do with the approval of that school construction.

Ms. Haney stated I understand, but there are piles of dirt in the entrance. You haven't been out there.

Mr. Oliver stated I was just out there today. You just said the rest of the board was in favor of something and then changed. The board didn't change. They realized there is going to be a school here and we have two options regarding access, so what is best for this entire community.

Ms. Haney stated and reading through these minutes I saw how that changed from we will not allow access but with the \$100,000 then you said we will allow it.

Mr. Oliver stated there was a step when Red Apple said we are going to go right past the CDD's access point and build a road segment at Long Bay. They would come in that way and all of the traffic is going to go down Pine Ridge Parkway anyways. There is an important step in there that you just left out. It is important for everyone to realize that. This board could not stop the construction of that school. We heard from the County Commission. We heard from the School Board. Actually traffic might be better off with the choice that the Board made, rather than going and building part of Long Bay and having all of that traffic flying by without stopping.

Ms. Haney stated I don't see it and my residents don't see it, but be that as it may.

Mr. Oliver stated and by the way, none of you have designated Districts within Pine Ridge Plantation CDD. All of you represent all of the landowners.

Ms. Haney stated when I say my residents I mean those people that are knocking on my door to this day wondering what happened.

Mr. Oliver stated they can certainly call me. I would be happy to make it clear. I do think this is being distorted and I don't want that to happen. We did all of this in a series of public meetings.

Ms. Haney stated it just seems to me that the board did not follow the will of the people who elected them. It seemed to me that the majority of the folks in this room during the course of those two meetings were against it and we went against them.

Mr. Lohse stated here is something that you have to consider. The position that you are in is we don't represent one street or one area. We represent everyone in this community completely and unbiasedly.

Ms. Haney stated and you will see in these minutes if you read over them that it was not just people on that street that were against granting access in that particular spot.

Mr. Lohse stated you are talking about two separate meetings. The facts had changed. They progressed and the board would be doing this neighborhood a disservice if they said this is what I decided this time and then when the facts changed, they don't change their mind. We have to take the information that we have and make a decision and when there is new information presented, which there was, the board makes a decision. There is nothing we can do at this point. One of the other things you said was all of the residents were against it and we have to because we are voted in to represent them if they say something then we have to do it and that is not true at all. Sometimes we have had to increase CDD fees and no one wants their CDD fees increased, including myself; however, if we just sat here and didn't increase them and instead of operating the way we are supposed to operate then where would we be? Sometimes we have to make hard decisions.

Ms. Haney stated right and there is always cost saving measures in any aspect of your operations. The first meeting, the board had a stance. We weren't even willing to entertain this issue any further. You weren't willing to entertain this issue any further. You were ready to stop it right then and there and then the next meeting, the \$100,000 came up and then all of a sudden things changed.

Mr. Lohse stated it was not just money.

Mr. Mutka stated at the first meeting I was the one that said to tell them no and to go away. That same pile of dirt would be there whether we made the decision or not.

Ms. Haney stated no. It would be on a different part.

Mr. Mutka stated that same construction would be happening no matter what decision we made. All they were going to do is go around us. They could choose to go around us or they could work with us.

Ms. Haney stated the going around us would probably have benefited those fewer individuals who live on the other side of the community.

Mr. Mutka stated I am looking at the community as a whole. Everyone gets the traffic. It is all going to come down the street through the whole community. It made sense to put the access there to allow for the proper flow of traffic, otherwise all of the cars are going to go down to the dirt intersection. They were just going to go around us.

Ms. Haney stated as opposed to stopping in front of an existing street. They were going to continue to go by as they do your street, your street and your street.

Mr. Mutka stated the traffic will flow because of stop sign controlled traffic. Even the gentlemen from the school said it and it makes sense to me. The \$100,000 was a benefit to the neighborhood, sure. It should go to benefit the whole neighborhood but that school was going in no matter what we did.

Ms. Haney stated absolutely. I don't contest that but the granting of the access is what could have changed.

Mr. Mutka stated so we deny them access and the traffic still happens.

Ms. Haney stated but further down. Instead of stopping in front of one of resident's streets, we could have continued to make them go another way.

Mr. Lohse stated there is going to be houses there.

Mr. Mutka stated there is going to be houses all of the way around that area.

Ms. Haney stated I believe the intent was by that time that Longbay would be finished.

Mr. Lohse stated we were told that there is no plan to finish Longbay. It is a drawing and that is all it is right now.

Mr. Andersen stated in your opinion, you think it would be better to have cars go straight by your street without stopping, so you would have a harder time getting out than having two stop signs.

Ms. Haney stated we don't know that there is going to be two stop signs.

Mr. Andersen stated that is actually what was discussed and that is what the District Engineer brought up. They did a traffic analysis and they thought it would be better to have it near those two roads. It was a win-win.

Ms. Haney asked is it going to be a three way stop or a two way stop?

Mr. Andersen responded it is a two way stop.

Ms. Haney asked who said that, the County?

Mr. Andersen responded that was presented by the Charter School when they were here.

Ms. Haney asked do they make that determination or does the County?

Mr. Andersen responded we have a great relationship with the County and we can push the issue on behalf of the board.

Mr. Oliver stated what I did hear Chip Cordes say is there will be a stop sign for people leaving the school property. They have to stop and make a right turn out.

Mr. Andersen stated so really you get better traffic control and you get the \$100,000, so that is a good thing because otherwise, you would have had no money and worse traffic.

Ms. Haney stated I bring this up now because I can't talk to you guys any other time. This is the only time I can get this off of my chest.

Mr. Mutka stated something I have learned from being on this board for quite awhile is when I got here I was very naïve. I had no idea. These gentlemen educated me very quickly to find out what was going on. Looking back now, there are things that I would never have agreed to. Every year the budget letter goes out and angry residents show up and they want to know why their rates go up. Half of them don't even know what a CDD is but yet, they moved in with a 30 year bond on their house. When I bought my house, they threw the O&M money on me at the last second. It is how the process went and I was uneducated when I came here. I know last year Matt and I chopped down the budget until we got it down to \$791 for O&M. That is taking direct money from the contractors that you see in this room.

Ms. Haney stated with all due respect, I am not naïve.

Mr. Mutka stated I am saying I was naïve. I didn't say you are.

Ms. Haney stated simply because I differ from the rest of the board does not mean that I am naïve from what the practices are.

Mr. Mutka stated I didn't accuse you of being naïve. I simply said I was naïve. I walked into a meeting and asked how I become a board member. I had no idea. I got an angry letter from the State saying to send them \$20. I learned very quickly that what I was doing was affecting other people's lives. I taught myself Chapter 190 of the Florida Statutes. I asked these guys a million questions. It comes down to money. I pay that same bill that everyone else pays. Did I want to see it go up? No. I would love to be in the process for the budget this year before I leave because I know how difficult it is.

Ms. Haney stated my intent with staying on the board is to make sure that money is spent the right way. Maybe that money should be spent on lighting in the community to make sure our residents can see the roads better rather than seeing the pool at night. If that means, putting up more money to fix broken shrubs or maybe that means putting that money away for a trust.

Mr. Mutka stated this District as a whole is in pretty decent shape and it is the board's job to keep it that way and staff helps us keep it that way. We can't get a resident to show up unless it is a hot topic item. In all of my years here, only a handful of residents have showed up until it was the charter school or the letter stating that their O&M was going to go up. I think it went up \$100 a year. Before that we were subsidizing it by tens of thousands of dollars. The District was giving it back to the residents off of money they made from some deals. The subsidized money went away, so the O&M went up slowly.

Ms. Haney stated the way the money is spent will be under a magnifying glass by our residents, so I just want to make sure that we are cognizant of that.

Mr. Mutka stated of course. I had someone say why do you care because you are leaving anyways but I said I cared the day I got here and I will care after I leave. But you are right that money should be used to benefit the entire neighborhood. The people that showed up are not the majority of the neighborhood. Those are just the people that showed up that were angry enough to show up.

Ms. Gardner stated I just want to defend my stance on it. No one knows what goes on in anyone's head, as far as what information they are fed and how they process that

information. I personally take offense to the statement about the money piece of it. I tried to look at all aspects of the process before I made my decision. I looked at what the engineer said and what they said about the traffic flow and how it was going to affect the District as a whole and how it was going to affect the community as a whole. I know I don't say a lot and I haven't been on the board as long as some of the other board members have but I don't think that the \$100,000 flashing was my decision maker for my yes vote on the access points. I think it was the right thing to do for the community from a traffic perspective. I think it was the right decision.

TWELFTH ORDER OF BUSINESS Audience Comments

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS Financials:

A. Balance Sheet as of February 28, 2015 and Statement of Revenues & Expenditures for the Period Ending February 28, 2015

Mr. Oliver stated included in your agenda package is a copy of the balance sheet and income statement as of February 28, 2015. If you look at page two under revenues, we adopted a budget of \$108,000 and that is for the direct bill. You will see that nothing has been collected yet and that has been the same for the last couple of years. Just this week DR Horton bought some foreclosed properties in Aberdeen and wrote a check to the District for over \$350,000 but it is a lengthy process to get there and we are just at the beginning of the foreclosure process. I will tell you another District that went through the same process is Azalea Ridge. That went into foreclosure and after several years, DR Horton ended up buying the project. Who knows who will buy this property.

Mr. Lohse asked on the capital projects construction fund, this says February 28th, so is that showing a zero balance now?

Mr. Oliver responded yes. That requisition would have cleared after our March meeting.

Mr. Lohse asked do you know how much of that actually went to the requisition and how much went to staff fees?

Mr. Oliver responded the one that went through Sandhill was either \$64,000 or \$66,000 but I will find out for sure.

Mr. Lohse asked can you email that to me?

Mr. Oliver responded sure.

Mr. Lohse stated the other one was the reserve account. What are we supposed to keep in that reserve account?

Mr. Oliver asked are you talking about the reserve account at the bottom of column two?

Mr. Lohse responded yes.

Mr. Oliver stated that is not even a requirement. That is for your capital reserve fund for repair and replacements.

B. Treasury Report

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

C. Approval of Check Registers

Mr. Oliver stated included in your agenda package is a check register.

On MOTION by Mr. Lohse seconded by Mr. Mutka with all in favor the Check Register was approved.

D. Assessment Receipts Schedule

Mr. Oliver stated included in your agenda package is the assessment receipts schedule.

FOURTEENTH ORDER OF BUSINESS

**Next Scheduled Meeting – May 19, 2015
at 6:00 p.m. at the Pine Ridge
Plantation Amenity Center**

Mr. Oliver stated the next schedule meeting has been changed to May 19, 2015 at 6:00 p.m. at this location.

FIFTEENTH ORDER OF BUSINESS

Adjournment

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


Secretary / Assistant Secretary


Chairman / Vice Chairman