

MINUTES OF MEETING
PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

A special meeting of the Board of Supervisors of the Pine Ridge Plantation Community Development District was held on Monday, December 8, 2014, at 6:30 p.m. at the Pine Ridge Plantation Amenity Center, 4200 Pine Ridge Parkway, Middleburg, Florida 32068.

Present and constituting a quorum were:

Matt Lohse	Chairman
James Mutka	Vice Chairman
Maria Haney	Supervisor
Nicole Gardner	Supervisor
Mike Mesiano	Supervisor

Also present were:

Jim Oliver	District Manager
Peter Ma	District Engineer
Jason Walters	District Counsel
Steve Andersen	Operations Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 6:40 p.m.

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

**Consideration of Revised Annual Meeting
Schedule**

The following item was tabled.

FOURTH ORDER OF BUSINESS

Discussion of Pond Construction

Mr. Oliver stated during the workshop we had a lengthy discussion about the pond being completed on site. Jason Walters is going to ask for board action on an easement.

Mr. Walters stated we tried to put together as much information to answer all of the questions. At this point my suggestion would be to have staff authorized to enter into an

easement agreement with the developer to complete that pond. The staff includes myself, district engineer, and on-site staff. We would make sure that the contractor has their proper certificates of insurance, licenses, and have the district engineer continue to monitor the construction of that pond. I would be looking for a motion to authorize staff to prepare the easement and monitor the construction in conformance of our plans.

On MOTION by Mr. Lohse seconded by Mr. Mutka with all in favor the authorization of staff to prepare the easement and monitor the construction in conformance with prior plans was approved.

FIFTH ORDER OF BUSINESS

Consideration of Proposals for Pool Resurfacing

Mr. Oliver stated I believe these proposals were emailed to you before the November 18, 2014 meeting. I do not know how in depth you got into these. We can talk about the proposals.

Mr. Andersen stated Crown Pools is your lowest bid and in my eyes your best value.

Mr. Mutka stated I support the fifteen-year agreement with whichever company we choose.

Mr. Oliver stated so you recommend the pebble tech finish with the 15 year warranty?

Mr. Anderson stated yes.

Mr. Oliver stated you have \$137,000 in your capital reserve fund. You do have a funding source. If you look at page 2-1 you would see the current fiscal year. You have approximately \$117,000 worth of planned repairs and replacements. You have \$137,000 in the bank. You also budgeted \$42,000 for the FY15 contribution to capital reserves. Your capital reserve picture is pretty good for the next couple of years.

On MOTION by Mr. Mutka seconded by Mr. Lohse with all in favor the proposal from Crown Pools for Pool Resurfacing and a fifteen-year warranty was approved.

SIXTH ORDER OF BUSINESS

**Update Regarding Certification of Pool
and Pool Deck Lighting for Night
Swimming**

Mr. Anderson stated I talked to the county again and they are requiring a full-fledged site visit. The engineer has to come on site and he has to walk around with his reader at nighttime. It is probably going to be close to \$1,000 to do this. They do a reading and give us a certification. This is just the engineering section. I am working on two other firms to see if we can work out something better. That is where I am right now.

Mr. Oliver stated we would work with the chair and take whatever action is necessary. We would ratify it at the next meeting.

Mr. Mutka stated we are just looking for the certification from the county to allow us to have night swimming. We could sit on it and never allow it. We could have an event such as a dive in movie. It is still a swim at your own risk pool.

SEVENTH ORDER OF BUSINESS

**Update Regarding Speed Limits on Roads
within Pine Ridge Plantation**

Mr. Oliver stated some of the speed limits on roads here are 30 mph. There was a request to get that speed limit lowered.

Mr. Ma stated we are only asking to reduce the speed limit on one road. I had a conversation with the county and all they needed was a devised sheet of the engineering plans that were recently approved. We are in the process of doing that and once that gets approved we are free to replace those signs. The anticipated completion date is by the end of the year. I believe we need six 25 mph signs.

Mr. Oliver stated that would be a good test to see if you wanted to do that in other areas.

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. District Manager

There being none, the next item followed.

C. Engineer

There being none, the next item followed.

D. Operations Manager

There being none, the next item followed.

E. Amenity Manager

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors' Requests

Ms. Haney stated there is a lot of hunting going on. There are a lot of gunshots all throughout the day. I do not even take my kids into the backyard anymore. Is there anything we can do in respect to putting up some no hunting signs or anything? The land does belong to the district. They have their trucks parked up where the gate is.

Mr. Mutka stated Pine Ridge West is what that area is called.

Ms. Haney asked is there anyway we can secure that gate and put up some no hunting signs?

Mr. Mesiano stated if we put up no trespassing signs and they are trespassing with a firearm it is a felony.

Mr. Oliver stated I do not have hunting in any of my policies that I am aware of.

Mr. Walters stated I think a non-hunting policy would be difficult to enforce since we do not own that property. There may be something in the HOA covenants. I do not think that it is in our district policies though.

Mr. Mutka stated I just remember reading a statement stating within the district of Pine Ridge there is no hunting and you cannot shoot firearms. I do not remember which document it was in.

Mr. Walters stated it might be an HOA document. The district is not going to have the ability to regulate firearms at all. The only entity that has the right to regulate firearms in the

state of Florida is the state of Florida. Cities and counties cannot regulate firearms and special districts certainly cannot regulate firearms. I would be shocked if they can enforce a no hunting policy. These are all state statutes.

ELEVENTH ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS

**Next Scheduled Meeting – January 14,
2015 at the Pine Ridge Plantation
Amenity Center**

Mr. Oliver stated the next scheduled meeting would be January 14, 2015 at 6:00 p.m. at the Pine Ridge Plantation Amenity Center.

THIRTEENTH ORDER OF BUSINESS

Adjournment

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



Secretary / ~~Assistant Secretary~~



Chairman / ~~Vice Chairman~~