

MINUTES OF WORKSHOP MEETING
PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

The workshop meeting of the Board of Supervisors of the Pine Ridge Plantation Community Development District was held on Monday, December 8, 2014, at 6:00 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
Brad Correia	Crown Pools
Levi Ritter	The Alterra Group, LLC

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Discussion of Pool Resurfacing Process

Mr. Oliver stated you received some proposals before the November 18, 2014 meeting. Tonight for the workshop we have Brad Correia of Crown Pools. He is here to talk to us about the pool resurfacing process and answer any questions we may have. He is also here to give us some advice on putting together our scope for the pool maintenance.

Mr. Correia stated we have proposed to do a complete remodel. We are looking to replace both rows of tile. That tile includes your backsplash tile, which is underneath the coping. It also includes your gutter tile, which we call the waterline tile. That would replace all of your step tiles. Depth markers in your pool would be replaced. We would also be plastering the pool. It is a cosmetic renovation. There is not going to be a lot of structural work done. We do get into everything and make sure that any loose material is out of the way. The two finishes that we

have in front of us are a crystal creek and a cove series finish. The pebble finish that we are proposing to put in the pool actually carries a lifetime warranty on the residential side. They drop the warranty down to fifteen years for commercial applications. The old school plaster was an 85% quartz finish. The new finish is an 85% pebble finish. The make up of the material is what gives us the warranty that we have. The material is a lot more durable. You are going to get an extended ten years on your material.

Mr. Oliver asked what went wrong with the original pool job?

Mr. Correia stated it is hard to say. It looks to be an Everbright pool finish. We can look that up and see. The guy that came up with the mix for Everbright did a very good job. He ended up selling the mix off. The mix continued to be valued engineered until it started to crumble. We see that the older quartz finishes are susceptible to chemical damage. We try to maintain them within a certain grid. That does not always happen. The gray spots that you see around the pool is more of the product failing. The yellow discolorations around the returns is normally based on three items. It could be because you have heavy metals in the pool. All three things can be prevented. The pumps are expensive. The crack in the pool could be a lack of an expansion joint that should have gone in during construction. If it has been stapled and holded there should be no reason we cannot prep it and continue with it as is. We would probably want to consult with some engineers about adding an expansion joint. Do we know that it was a structural crack?

Mr. Mutka stated to my understanding the two different depths of the pool caused it to crack. It is located where the pool pinches in.

Mr. Correia stated there probably should have been some sort of release or expansion joint. You can see how durable the pebble finish is over the quartz finish. The product is backed up by our company and your installer. It is also backed up by the manufacturer of the product. We can sit down and go through the guidelines. We can also provide a proposal for you guys to do that.

Mr. Oliver stated later on tonight the board will have a meeting and select the company to do the pool resurfacing. At Bartram Springs today, your company was selected to do the pool resurfacing. If you are selected are you going to be able to complete this before the spring season?

Mr. Correia stated yes. Our load is definitely filling up. We have some pretty substantial work to do out of Oakleaf as well. The sooner the better it is to get you in the schedule. We do

understand that everyone has a mid march deadline. I do not see a lot of other work needed in this pool. I do not see a lot of cracked tile.

THIRD ORDER OF BUSINESS

Overview of Key District Financial and Operational Documents and Agreements

Mr. Walters stated I sent out two documents by email. The first document is a special warranty deed. The second document is a copy of the completion agreement. I would give you a copy of the completion agreement because you would hear that referenced once or twice tonight. I also provided a copy of the special warranty deed. This is the document from the original master landowner in the district. You can see under the witness section all of the tracks. I included this as a reference to explain how these properties transfer. The district is just a big chunk of land when it is first established. The different parcels of the district that are owned and operated are conveyed to the district. Often they are already in place. This parcel that we are sitting on today is the amenity center parcel. We now maintain it. That is the same for all the tracks and conservation areas. We convey all of the parcels once they are platted.

Mr. Ritter stated Jason reached out to me and said that you guys have some questions about that pond. I wanted to come and answer any questions that you might have. The completion agreement that Jason referenced involves master infrastructure for the CDD. That infrastructure involves your ponds, wastewater, lift stations, common areas, and amenities. The bonds were issued to pay for the master infrastructure improvements. Someone is going to be responsible for completing that list of improvements. The only remaining improvement left to be done on the completion agreement was the little pond just north of where we are. When we purchased the property we executed the completion agreement. It was assigned to the developer of this property. The only remaining item under that completion agreement was that pond. Once the contractor for this subdivision had completed the last area, he started working on this pond. The only purpose of completing that pond was so that there was no trailing ongoing liability with that completion agreement. All of the tasks and duties of that agreement would have been completed. I am happy to answer any questions. The contractor that is doing that is the same one that worked across the street. I could get the board a copy of who that is and a agreement to complete that pond. His work across the street was done very well. It was signed off by the

county and the water management district. They got the certificates of occupancy on a timely basis. I am happy to do whatever the board needs to be done with that.

Mr. Oliver asked is there a projected date to when the pond will be completed?

Mr. Ritter stated I do not have them with me. I meant to bring a copy of that agreement with me, but I do not have that with me. This pond is a small storm water facility in comparison to the lake. He plans to leave it no differently than the other storm water facilities that are in the subdivision. There are two on the western portion of the Pine Ridge Parkway. Initially, they were going to use the bonds to pay for all of the master infrastructure.

Mr. Walters stated when you sell bonds you are not going to sell bonds that are going to pay for every last dollar. That is where the completion agreement comes in. This is the last remaining pond that would have to go in as part of the master infrastructure. The roads that go into your neighborhood are considered neighborhood improvements. We build the public infrastructure that benefits all of the property. The main road benefits everyone because everyone has to come down the main road to get to your neighborhood. The road that is in your neighborhood does not benefit the person that lives over here. We built this amenity center because all of the landowners can use this facility. Master infrastructure benefits everyone. Our construction obligations would be complete once that pond is done.

Mr. Oliver stated total project construction costs exceeded the proceeds from the bond funds.

Mr. Ma stated table one was from the original engineer's report. There were several supplemental ones that came afterwards. The original for recreation had a little less than \$400,000.

Mr. Walters stated I think the best thing to do at this point is to get a temporary construction easement from the district to the developer. That would give them the right to access the property and work on the property. It would also obligate them to leave it in the proper condition. The reality is that should have happened before the construction started, but it did not. I think that at this point it is probably the best thing for the district to do in terms of protecting itself.

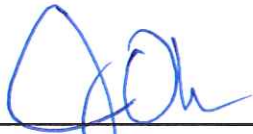
District Manager's Note: At 6:30 p.m., the workshop was recessed to allow the CDD meeting to proceed. Following the adjournment of the CDD meeting, the workshop was reconvened. Staff

reviewed the following documents and processes: annual budget, annual audit, capital reserve study key vendor and contractor agreements and amenity policies.

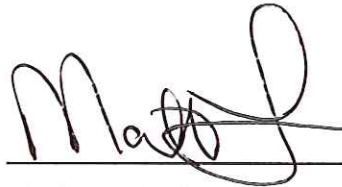
FOURTH ORDER OF BUSINESS

Adjournment

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



Secretary / Assistant Secretary



Chairman / Vice Chairman