

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 Tuesday, February 19, 2019 at 6:00 p.m. at Pine Ridge Plantation Amenity Center, 4200 Pine Ridge Parkway, Middleburg, FL 32068.

Present and constituting a quorum were:

Matt Biagetti	Chairperson
Maria Haney	Vice Chairman
Jeff Arp	Supervisor
Jerry Ritchie	Supervisor
Nancy McNulty	Supervisor

Also present were:

Ernesto Torres	District Manager
Jason Walters	District Counsel (by phone)
Chris Hall	Operations Manager
Amanda Ferguson	RMS
Josh Feagin	R&D

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

Ms. Perez asked has Seasons paid the back dues that were owed for the CDD property?

Mr. Biagetti responded yes. They brought everything current that we had in the agreement.

Ms. Perez stated I have heard that the people in the back will not pay CDD fees.

Mr. Biagetti stated that is incorrect. They are still responsible for all of the O&M and debt portion of the payment. Sometimes builders do offer an incentive to pay off the bond portion of the CDD.

THIRD ORDER OF BUSINESS**Update Deferred Cost from Sandhill Development Company**

Mr. Walters stated you may recall, I sent a notice letter to Sandhill regarding the deferred cost issue, which we have discussed a few times. It had a 30 day response window, which ended on February 7th. I did receive a letter on February 7th and I will forward it to the board after the meeting. It was from an attorney that I have worked with in the past. He is down in Orlando and he does some CDD work that I came to find out was retained at the last minute by the Developer. It was somewhat of a wishy washy noncommittal letter stating that they had just been retained and reviewed some of the documents and based on information that they have been given, they thought there could be some deferred cost obligation. I have since spoken to that attorney and also to the Developer. I restated our position and the issues involved. The attorney said he would be going through all of the documents. He requested a few additional documents but I haven't heard back from him yet. At the end of the day, I let them know that we are building the analysis now for the refinancing and the board would have to make their own decision in terms of whether to proceed once we get to that point. I told him there wasn't a true incentive for them to fight this if there weren't truly any deferred cost and walked them through that it should be fairly easy for them to prove up any deferred cost through check registers and things like that. They were also committing to go back through all of their records and their invoices to see if there were any deferred costs. I have a call set up next week with the banking folks, as well, so we can run all sorts of different scenarios. I have asked for them to make the presentation at our March meeting and they are gearing up to do that. In March, we will have a little bit more clarity, in terms of where everyone stands and what our options look like.

FOURTH ORDER OF BUSINESS**Update of Street Lighting**

Mr. Torres stated Jason and I have been in communications throughout the month with Clay Electric. We also had a meeting with Clay Electric. I invited Matt to attend, as well, as a board representative. We had a good discussion with them. We left the meeting with two options for board to consider. One option was to put lighting along Tynes Boulevard and the other option was at this intersection of Tynes Boulevard and Pine Ridge Parkway to Wetland Ridge Circle. The two prices came to \$135,000 for 25 lights along Tynes Boulevard and for

four lights at this intersection and across the street it would be \$8,353.19. I will let Jason cover the permitting and the agreement.

Mr. Arp asked how far would the poles go down Tynes Boulevard?

Mr. Lewis responded they are 300 foot slits on each side of the street.

Mr. Biagetti stated they would go from our sign near Tynes Elementary to the brick pillar next to the Isles of Pines street sign.

Mr. Ritchie stated it comes out to about \$5,500 a pole for the ones on Tynes Boulevard and then for the ones at the intersection and Wetland Ridge, it is about \$2,000 a pole. Why is there a difference?

Mr. Torres responded I believe the poles are going to be different to match and also, the cable to get electrical is going to be a little more. I think they will have to go under the road.

Mr. Walters stated if you recall, we had a lot of back and forth with the County about right-of-way permitting issues. As we did some more research and meeting with Clay Electric and also with discussion with the Engineer, we have determined that these poles can be sited on District property, so that entranceway area, we own all of that property on the backside of the right-of-way and we have buffer tracks that extend down Tynes Boulevard on the side. The determination was made that we could put the poles outside of the right-of-way on our property, which takes the County out of the equation. We are going back and forth with the folks at Clay Electric but once the poles are installed within District property, we would grant them an easement and then Clay Electric would be responsible for ownership and maintenance of those lights moving forward. According to the conversation we had with the Clay Electric folks today, these would be what they call unmetered lights, so it is simply a flat monthly fee that would be charged to the District.

Mr. Torres stated we would be paying an estimated monthly cost for the 25 poles at \$343.75. I don't have the price for the additional poles yet across the street. If you decided to proceed with that sort of cost, it would be out of your capital reserves. Right now, you are sitting at \$297,000. For 2019/2020 I looked at your capital reserve study and I see very little anticipated repairs that are costly. We have some fitness equipment listed, some pool and patio equipment, carpeting, ceiling fans, painting, etc. You certainly have the funds to pay for it all or partial or a fraction of it.

Mr. Ritchie asked are these prices firm or budget prices?

Mr. Torres responded firm.

Mr. Ritchie asked what is Richmond American doing for poles? Are they obligated to put in any poles?

Mr. Biagetti responded yes, they will have to put in street lights. They have to meet County guidelines.

Mr. Torres stated the Developer said he has a lighting plan for that.

Ms. Haney stated they have already started to put lights on the street, where the homes are located. I don't think it is their intent to contribute to any community lighting.

Mr. Lewis stated you can probably get the lighting plan from Clay Electric if you ask them.

Ms. Haney stated there are some really dark gaps down towards the Charter School, so maybe we could address that too.

Mr. Lewis stated Clay Electric did tell me that they will be putting the LED lighting in shortly, so replacing these dull bulbs with brighter lights may actually help with a lot of the issues that we have.

Mr. Biagetti stated I think part of our discussion with the new installation is they would put in LED lights.

Mr. Arp asked so how much did we spend out of the capital reserves last year?

Mr. Torres responded I don't have last year's numbers. I don't think we spent much but I can get you that information.

Mr. Arp stated I would also like to know how much we put into that each year.

Mr. Torres stated this year's contribution was \$35,000.

Mr. Ritchie stated maybe we can commit to doing so many this year and then so many next year, so it would balance out the budget.

Mr. Arp stated that is the thought that I am having. I would feel more comfortable with cutting that fund in half.

A resident asked would that increase the cost if we broke it up in different times?

Mr. Torres responded during our conversation they did not indicate that they would charge some sort of equipment deployment fee or anything like that.

Mr. Biagetti stated I didn't get that impression either.

Ms. McNulty stated maybe we can get the pricing of what it would be if we could break it up during the course of several years.

Ms. Haney asked did the HOA say they had a limited amount of funds that they were going to contribute to the effort?

Mr. Lewis responded that would be up to the HOA board. They do have some funds but I'm not sure what they would contribute.

Mr. Ritchie stated I think they have \$77,000 in capital reserves.

A resident stated at the last meeting I think they said \$84,000 or \$87,000.

Mr. Ritchie asked can we trust Clay Electric to come up with a plan?

Mr. Biagetti responded yes.

Mr. Ritchie stated I think the intersection on Pine Ridge Parkway and going towards Wetland Ridge Circle would be the priority. Do you agree?

Mr. Biagetti responded I agree.

Mr. Lewis stated I would recommend a second phase of adding lights down Tynes Boulevard going toward the school, so kids can have some lights going to the school.

Mr. Biagetti stated right and then another phase of lights going to the Charter School.

Mr. Arp stated depending on what we spent out of the capital reserves last year, I wouldn't be against lighting the intersection and installing the lights going toward Tynes Elementary at the same time.

Mr. Biagetti stated I think we should get the cost of that by the March meeting.

Ms. Haney stated I would also like to get a cost from Clay Electric to install lights by the Charter School.

Mr. Torres stated so we will get pricing for the different phases. Phase one will be the intersection, Wetland Ridge and towards Tynes Elementary. Phase two will be the remainder of Tynes Boulevard to Isles of Pines and phase three is the Charter School.

A resident stated I just wonder if all of this construction will put a strain on Clay Electric.

Mr. Biagetti stated I think they are ready to go.

A resident stated the only kids that are affected by the poor lighting is the high school kids. I don't think installing lights from here to Tynes Elementary will do us any good. To

me, I think we need lights for the high school kids, which is your entrance. I think you could kill two birds with one stone if you just put lights by the entrances.

Mr. Torres stated last year we budget for \$35,000 in repairs and replacements and we spent \$28,000, so our ending balance was \$300,310 for capital reserves.

A resident asked so all of the liability is assumed by Clay Electric?

Mr. Biagetti responded there is always liability but we are not signing that to the County.

FIFTH ORDER OF BUSINESS

Discussion of Pictures for Access Cards and Cards for Children 15 Year of Age and Older

Ms. Ferguson stated after the last meeting I contacted our current access card provider, which is Convergent. They said there is no possible upgrade to the system that you could make to have multiple pictures come up when one card is swiped. I decided to double check with other companies to make sure that was accurate and they all said the same exact thing. They even said the brand new systems can't do that. I am back to what I was proposing at the last meeting where everyone over 15 years of age has to have a card and it would be one picture per card. It would be relatively inexpensive for residents to pay for. We could charge them \$5 or \$8 or \$10 a card. I think Nancy had mentioned something about if they are 16 years of age then they have a driver's license, but we don't take that as their way to get in. They have to have an access card in order to get in the gates if they are over the age of 15 years of age.

Mr. Torres stated so if we all agree then we would set a public hearing for a rate hearing for the March meeting. If we put a range on the fees for access cards then if we wanted to raise it two years from now then we wouldn't have to another public hearing, correct?

Mr. Walters responded there is some grey area in there, as far as how long is too long. If we come up with a reasonable range and we adopt that range at the hearing then we can adjust those rates accordingly within that range.

Ms. Ferguson stated Jason also mentioned at the last meeting that since we are already going to spend the money on advertising costs that we look at all of the rates at Pine Ridge.

Mr. Torres asked can you draft your recommended ranges and then we can provide them to the board members?

Ms. Ferguson responded sure.

Mr. Walters stated I think we should have the board approve an introductory rate and move forward with the rate hearing. You could start implementing that rate now and then we will formally adopt it at the rate hearing.

Ms. Ferguson stated the cards cost us about \$1 to \$2 a piece. I would say \$5 per card would be good.

Mr. Biagetti stated I would be good with starting off with a \$5 charge.

On MOTION by Mr. Biagetti seconded by Mr. Ritchie with all in favor to Charge an Introductory Fee of \$5 Per Card for Anyone Over 15 Years of age was approved.

Ms. Ferguson stated the sales agent for Richmond American contacted me and they are going to coop with us for the Easter Event. They are going to bring in a couple food trucks and pay for all of the food for the residents.

Mr. Ritchie asked did they ever contact anyone to approve the sign locations? I know most of them were taken down immediately.

Mr. Biagetti responded I was involved a little bit in that. We had initially talked about having signs along the parkway. We didn't realize what those signs were going to be and how many.

SIXTH ORDER OF BUSINESS

Audience Comments / Supervisor's Requests

Mr. Arp stated I noticed there was a lot of garbage on the Charter School side. Do our guys pick that up?

Mr. Hall responded I can have them do it.

Ms. McNulty asked have the pet stations come in yet?

Mr. Hall responded yes. They will be installed Thursday.

Mr. Ritchie stated when I saw the email that you and Jason and Peter and Matt went to Clay Electric, I was impressed with your pro-activeness. We appreciate that. You got a lot of problems resolved in one meeting.

Mr. Torres stated thank you.

Ms. Haney asked so prior to the next meeting, are the supervisors going to be emailed with a solid cost of the three phases?

Mr. Torres responded yes.

Ms. Haney asked can we reach out to the HOA to make a request for shared cost?

Mr. Ritchie responded their meeting is before ours at the next meeting, so we can address it there.

Ms. Haney asked do you think it would be good to have a representative from Clay Electric come to the next meeting in case anyone has any questions?

Mr. Torres responded yes. We can do that.

A resident asked so what happens if these kids lose their cards?

Ms. Ferguson responded the replacement fee is \$25, unless the board chooses to change that rate at the public hearing.

Ms. Perez stated it will be like when the kids have to go to school with their ID. They are responsible to have their school ID, so if they come here they are responsible to have that card. If they don't have their card then they don't get in. If they lost the card then they will have to go back to their parents and ask for more money.

Mr. Biagetti stated we can talk about that at the rate hearing but I think the \$25 replacement card fee will stand.

A resident asked how is that going to work when it is after hours and no one is in the office?

Ms. Ferguson responded starting Spring Break and throughout summer we have the gate attendants here to, so they will be here until the pool closes.

A resident stated I would just like to thank the board and staff for the job they have done the last two months to get everything done for the lights.

A resident asked if we have this problem now with trying to control the amount of people for this pool, what is going to happen when these additional homes are built and they share this same amenity center? Are there any plans in the future to have an additional pool or an additional amenity center?

Mr. Biagetti responded that is why we want to plan out how we are spending our capital dollars now. We may have an opportunity for a flow of cash if we refund or refinance the

bonds. There are things that we have talked about but we also don't want to spend all of our money.

Mr. Ritchie stated I think there is a misconception about the refinancing of the bonds. It is not for the benefit of the CDD. It is a benefit to the homeowners who pay this CDD fee.

Mr. Biagetti stated that is going to be a community decision. You can either decrease the bond portion of the payment for everyone or we could collect that cash to improve on the existing facilities.

A resident stated I think we have enough complaints from the residents already about the lack of facilities.

Mr. Biagetti stated I think we would put a survey out to the residents before we would do anything.

Mr. Torres stated we have a proposed fee from Riverside Management Services to provide the lifeguards. We budgeted for that. It has gone from \$15,000 to \$16,500. I will ask Jason to amend their agreement to reflect that change.

SEVENTH ORDER OF BUSINESS

**Next Scheduled Meeting – March 19, 2019
at 6:00 p.m. at the Pine Ridge Plantation
Amenity Center**

Mr. Oliver stated the next meeting is scheduled for March 19, 2019 at 6:00 p.m. at this location.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Biagetti seconded by Mr. Ritchie with all in favor the Meeting was adjourned.
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Secretary / Assistant Secretary



Chairman / Vice-Chairman