

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, March 20, 2018 at 6:06 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

Also present were:

Jim Oliver	District Manager
Jason Walters	District Counsel
Steve Andersen	Operations Manager
Amanda Ferguson	Amenity Center Manager
Ernesto Torres	Governmental Management Services
Josh Feagin	R&D Landscape

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 6:06 p.m.

SECOND ORDER OF BUSINESS

Audience Comments

There being no audience comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the January 16, 2018 Meeting

Mr. Oliver stated included in your agenda package is a copy of the minutes of the January 16, 2018 meeting. Are there any additions, corrections or deletions?

On MOTION by Mr. Biagetti seconded by Ms. Haney with the Minutes of the January 16, 2018 Meeting were approved.

FOURTH ORDER OF BUSINESS

Acceptance of the Minutes of the January 16, 2018 Audit Committee Meeting

Mr. Oliver stated included in your agenda package is a copy of the minutes of the January 16, 2018 audit committee meeting. Are there any additions, corrections or deletions?

On MOTION by Mr. Biagetti seconded by Mr. Ritchie with all in favor the Minutes of the January 16, 2018 Audit Committee Meeting were accepted.

FIFTH ORDER OF BUSINESS

Update Regarding Series 2006 Bond Restructuring/Foreclosure Actions

Mr. Walters stated we did receive this Fiscal Year's funding from the bondholders in the amount of \$115,000. They have also paid all of the expenses associated with the foreclosure action.

Mr. Ritchie asked does that include all of the attorney fees, too?

Mr. Walters responded yes. They pay those directly. They have to pay Bond Counsel's fees, too. You should have received an email from Jim's office. We had executed an agreement on the Districts behalf. The District Chairman executed it. The bondholders executed their direction to the trustee. The trustee was prepared to sign. You can see the follow up email before they executed it to ask if the funding had been secured and that is when we received the update from their counsel letting us know that their financing had entities involved which were not in a position to fund based off of different sanctions. I don't know what that means. It surprised me. I haven't heard of new sanctions. I talked to Bond Counsel and they were obviously extraordinarily frustrated. We talked about the position they would take, which is you have a short window to provide an update that you are going to be able to secure ultimate financing. I left a voicemail for Developer's Counsel and I haven't heard back today. I have worked with this Developer before on different deals and he has avenues to secure financing but I don't know if he is going to do it. It is frustrating because it was a solid arrangement for all parties.

Mr. Ritchie asked who paid the \$115,000 plus legal fees?

Mr. Walters responded the bondholders. We will have to see where this goes. The cutoff date is the 23rd, which is this Friday. The foreclosure action is still filed. We haven't dismissed that. The current landowners are not going to fight that. The previous tri-party agreement involved the certificate holders, the District and the Trustee. I would like to see us try to resurrect that because in my mind, that was the second best option we have had.

Mr. Arp asked is this something you will email us about on Friday or Monday to let us know?

Mr. Walters responded I will let you know as soon as I hear something.

Ms. Haney stated I am kind of ready for us to move forward on our own accord with this.

Mr. Walters stated and unfortunately there is going to have to be a third party. We need a Developer. We can't do that ourselves.

SIXTH ORDER OF BUSINESS

**Consideration of Proposals for Fiscal Year
2018 Audit Services**

Mr. Oliver stated the audit committee met earlier today and they ranked three proposals for audit services. The audit committee ranked the proposals with the number one proposer being Berger, Toombs.

On MOTION by Ms. Haney seconded by Mr. Biagetti with all in favor Ranking of Berger, Toombs as the Number One Audit Firm & Direct Staff to Negotiate an Agreement was approved.

SEVENTH ORDER OF BUSINESS

Ratification of Requisitions No. 2 and No. 3

Mr. Oliver stated included in your agenda packages are Requisitions No. 2 and No. 3. This is associated with the funding agreement the District has with the bondholders to fund the District general fund for FY17 and FY18 and legal expenses as we go through the foreclosure/bond restructuring process

On MOTION by Mr. Ritchie seconded by Ms. Haney with all in favor Requisitions No. 2 & 3 were ratified.

EIGHTH ORDER OF BUSINESS

**Consideration of Renewal of Agreement for
Landscape Maintenance Services**

Mr. Oliver stated included in your agenda package is a copy of the renewal agreement with R&D for landscape maintenance services.

Mr. Biagetti stated I think it has been a good year. They have been very receptive to all of our requests.

On MOTION by Mr. Biagetti seconded by Ms. Haney with all in favor the Renewal Agreement for Landscape Maintenance Services with R&D was approved.

Mr. Andersen stated this is a landscape proposal for improving the landscaping. The meat of this whole proposal are the islands. Safety is probably our number one issue. The Developer planted the grasses. They are gorgeous but they also cause a lot of blind turns. The first section is putting some symmetry between the two front islands. The second section is the main intersection on Tynes Boulevard and Pine Ridge Parkway. It covers all of the corners there. All of the islands will not be identical but they will have some symmetry to them. There is also \$4,000 for sod.

Mr. Ritchie asked you want to do this in Spring, correct?

Mr. Feagin responded yes.

Mr. Ritchie stated the first thing you see when you come into the neighborhood is the landscaping. I think this has merit to it.

Mr. Arp stated I have some concerns. These are very important. I worry about how much the number is. I would like to see a breakdown of material and labor. I called Pat's Nursery to get a comparison on material and their labor if they were the ones to install it. There is a big savings. I am not saying to go with the cheapest but I only feel it is right that we get other quotes to put this up against. The first one is \$1,095 and it was almost a \$400 savings to get them through Pat's Nursery and have them install it.

Mr. Andersen stated I compared this quote to other vendors, as well. I am surprised at what you are saying because a lot of times when I call Pat's, they can't come close to these numbers if you compare apples to apples. These were actually cheaper than we pay at two of our other Districts. If Pat's has material that is cheaper than what they are bidding then we could absolutely use them.

Mr. Arp stated I would love to see a breakdown in the labor. I don't do this for a living but I would love to see a breakdown of material and labor.

Mr. Feagin stated I can breakdown the labor. This would be a crew of three to four guys and it is an average of \$28 to \$30 an hour. I have never dealt with Pat's before but I would question them if they carry a one-year warranty on their plants. If any of these plants would die, would they come replace it for free? We do.

Mr. Ritchie asked do you have competitive quotes to this in writing?

Mr. Andersen responded I can get them.

Mr. Biagetti stated our only issue with this is timing because we don't meet again until May.

Mr. Ritchie stated maybe this will warrant a special meeting.

Mr. Biagetti stated we could include this item on the special meeting agenda. If you have other suggestions for these areas then you could email Steve.

Mr. Oliver stated the next item is to consider the lifeguard staffing options.

Ms. Ferguson stated I believe you all have been emailed with some options that we are looking at. Last year we ramped up our lifeguard hours by opening the slide up on Friday's from 4:00 p.m. to 8:00 p.m. and then we added an additional hour on Saturday and Sunday. The evening hours for the slide did not work. We were sending the lifeguards home every weekend. I don't see any value on keeping the schedule the same. I would like to take those hours that we used and divide them up during the week. We can move hours, so the budget would not increase. I think a 12:00 p.m. to 4:00 p.m. on two days a week would be a good option and then we could do an 11:00 a.m. to 5:00 p.m. on Saturday's and Sunday's.

On MOTION by Ms. Haney seconded by Mr. Biagetti with all in favor Option 2 for Lifeguard Staffing Options was approved.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH 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 - Report

There being none, the next item followed.

E. Amenity Manager

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

**Audience
Requests**

Comments / Supervisor's

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS

Financial Statements

**A. Balance Sheet and Statement of Revenues & Expenditures for the Period
Ending January 31, 2018**

Mr. Oliver stated included in your agenda package is a copy of the balance sheet and income statement.

Mr. Oliver noted a steep increase in irrigation costs during FY18 so far, having spent almost \$18,000 during five off-season months against a budget of \$21,000 for the entire year. FY17 total annual irrigation costs were \$16,660 and only \$9,021 for same five months in FY17. Mr. Feagin knows of no irrigation breaks or reasons the water usage would have increased so sharply. No new common areas of significant size have been added to common areas irrigated by the CDD. Mr. Andersen and Mr. Feagin are going to determine the cause of the 85% cost increase compared to the same five month period last year, whether billing error or irrigation system problems, and coordinate will necessary adjustments.

B. Assessment Receipts Schedule

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

C. Approval of Check Register

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

On MOTION by Mr. Biagetti seconded by Ms. Haney with all in favor the Check Register was approved.

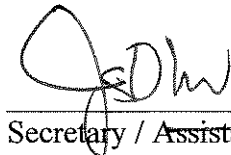
THIRTEENTH ORDER OF BUSINESS


**Next Scheduled Meeting – May 15, 2018 at
6:00 p.m. at the Pine Ridge Plantation
Amenity Center**

Mr. Oliver stated there will be a special meeting held on April 17, 2018 at 6:00 p.m. at this location.

FOURTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Biagetti seconded by Ms. Haney with all in favor the Meeting was adjourned.


Secretary / Assistant Secretary


Chairman / Vice Chairman