

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, November 20, 2018 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
Jim Oliver	GMS

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

There being no audience comments, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Oath of Office for Newly Elected Supervisors

Mr. Torres administered an oath of office to Mr. Jerry Ritchie and Ms. Maria Haney.

B. Election of Officers, Resolution 2019-01

Mr. Torres stated included in your agenda package is Resolution 2019-01, an Election of Officers Resolution.

<p>●n MOTION by Mr. Biagetti seconded by Mr. Arp with all in favor Resolution 2019-01 Election of Officers with All Positions Remaining the Same was approved.</p>
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FOURTH ORDER OF BUSINESS

Approval of the Minutes of the September 18, 2018 Meeting

Mr. Torres stated included in your agenda package is a copy of the minutes of the September 18, 2018 meeting. Are there any additions, corrections or deletions?

On MOTION by Mr. Biagetti seconded by Mr. Ritchie with the all in favor the Minutes of the September 18, 2018 Meeting were approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2019-02, Amending the Fiscal Year 2018 Reserve Fund Budget

Mr. Torres stated included in your agenda package is a copy of Resolution 2019-02, which amends the Fiscal Year 2018 Reserve Fund Budget.

On MOTION by Ms. Haney seconded by Mr. Biagetti with the all in favor Resolution 2019-02 Amending the Fiscal Year 2018 Reserve Fund Budget was approved.

SIXTH ORDER OF BUSINESS

Ratification of Water Management Agreement with The Lake Doctors

Mr. Torres stated included in your agenda package is the water management agreement with The Lake Doctors to provide for grass carp.

On MOTION by Mr. Biagetti seconded by Ms. McNulty with the all in favor the Water Management Agreement with The Lake Doctors was ratified.

SEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Walters stated we have put the delinquent property behind us. Everything is back on track with the development. We've been having discussions with bankers and others to explore our refunding options. There are a couple market issues that we are dealing with and it

is not a fully developed project yet. Hopefully by the next meeting, we will be coming back to you with a presentation by MBS to see where we can save some additional money.

Mr. Biagetti asked did you mention there was a possible two series refunding?

Mr. Walters responded yes. The investors like to look at a project and if it is not 100% built out then they may not want to invest in that project. Since we are about 85% built out and 15% not built out, what you can do is say to an investor that we will take the 85% and that we go at a much lower rate and you invest in that portion. The 15% would be at a slightly higher rate and someone else will invest in that but the total overall rate results in overall savings for residents.

B. District Manager

There being none, the next item followed.

C. Engineer

There being none, the next item followed.

D. Operations Manager

1. Report

2. Lighting Proposal

Mr. Hall stated I am still working with the County on the landscape lighting at the center medians.

Mr. Ritchie stated the light was installed on the flagpole but it only illuminates the bottom of the pole. I think we should hold onto that \$1,000 check and have them redo that.

Mr. Hall stated maybe what would be better is a spotlight. I will talk to them and see about changing it out. I have a proposal to put three cameras in; one in the office, one in the sitting room, one showing the roundabout and one at the playground. With out existing system, we can add four cameras without any upgrades to the dvr. The cost to go out to the playground is what is driving the cost up.

Mr. Ritchie asked would the playground camera be a wireless camera?

Mr. Hall responded no. It would be trenched out.

Mr. Arp asked is this the system that we can upgrade?

Mr. Hall responded I don't have any quotes for that.

Mr. Arp asked with the upgraded one, weren't those cameras wireless, so we didn't have to trench out there?

Mr. Hall responded we can put two IP cameras on this system. It wasn't recommended that we put a wireless camera at the playground.

Mr. Torres stated I would recommend that we table this item until the next meeting. We should have several proposals. One proposal should be that we upgrade the current system with trenching to the playground. We should get a proposal to go completely wireless cameras and the third camera can be a hybrid of both.

E. Amenity Manager

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Audience Comments / Supervisor's Requests

Mr. Biagetti stated I did not receive the letter that was delivered to everyone's door about some community lighting concerns. We have been working with the HOA and with the County and I can speak on behalf of the parkway lights on Tynes Boulevard and the entrance areas. The County has done a traffic study and they have done a lighting study. They feel that it is sufficient. There have been other discussions and ways that we could go around that but it would ultimately make the District and community liable. We would accept any liability if there were any accidents out there.

A resident stated that kind of sounds redundant. So adding more lighting to a dark area is going to take liability from the County? That doesn't make any sense. The County should be making it safer.

Mr. Ritchie stated a resident of our community, Jeff Lewis, contacted Clay Electric and got pricing on light poles. In my opinion, the proposal for landscape lighting is not going to cut it. You need poles down that street. You are talking about an average of \$6,000 a pole and we need six poles, so we would be looking at \$36,000. If we have to take responsibility for liability for illuminating an area then I think that is a risk we should take. It is just too dark. I would like to submit this proposal from Clay Electric and have it on the agenda for the next meeting.

Ms. Haney stated we have been trying to address this issue for years now. It is not a matter of cost. It is a matter of liability. It is a question of whether, we as a community, are willing to accept the potential for a massive lawsuit.

Mr. Arp asked what if we were to get a hefty lawsuit, do we have insurance that covers that?

Mr. Oliver responded the District is not trying to jerk any responsibility. We realize we are a part of this. We have our level of responsibility. We do have liability insurance. We also enjoy sovereign immunity, which means that the District can only be sued to a capped amount of \$200,000 per event. What the District objected to was when Clay Electric said if we installed these poles then you have to indemnify us and that is the problem where we could have a problem with our insurance. I had a conversation with the Vice Chair late last week and I had a conversation with District Counsel today and he will continue to work on this. I suggest that this item be placed on the next agenda and we come back with solutions. I agree with Maria too because it is not a money issue for the District. It is the County that did the traffic study and said additional lighting is not warranted and that is fine but we need their assistance on the project, as well as all parties should take their share of the risk burden.

Mr. Ritchie asked is there a case of any municipality or any utility being sued for putting in street lighting?

Mr. Oliver responded one of the issues that makes all Districts sensitive to this is there was a person hit by a car three or four years ago at Eagle Harbor. It was adjacent to District property but it was actually a County right-of-way, where it happened. The District did not have the streetlights. The streetlights were County lights but the District, Clay Electric and the County were sued. The District was able to disengage from that lawsuit because we were able to prove that the District had no responsibility for this. It was a County right-of-way and the lights were installed by Clay Electric. I think that is why Clay Electric is being more aggressive about seeking indemnification, so we want to find a fair, collaborative effort, where one party doesn't have to bear the entire burden of that risk. If you are talking about a \$5M lawsuit and the insurance is only going to cover a portion of that, it would be on the shoulders of all of the residents out here.

Mr. Arp asked was that last case study done before these accidents?

Mr. Oliver responded that traffic study was done sometime in the last six months or so.

Mr. Ritchie asked what is the difference between additional poles versus the poles that we already have?

Mr. Oliver responded because those other poles were installed before that death three years ago.

Mr. Ritchie asked why weren't these poles put in originally?

Mr. Oliver responded I can't tell you that. It was whatever Clay Electric's plan was.

Mr. Lewis stated I think I can clear a lot of that up. I was involved in that study talking with Clay Electric. The reason our lights didn't go up in our area is because the Developers decided not to do it. If we did just the corner, we would take liability but if it is designed and done by the County and approved then the liability would actually go to the CDD. Eagle Harbor did not have that lighting approved. The lighting that would go in on Tynes Boulevard would match what is at Two Creeks. If you notice the intersection at Two Creeks is light up decently without those corner lights, so I think we would help that intersection issue with that alone. We could also get sued on the negligence on not putting anything up.

Mr. Oliver stated the District would not because these are clearly County roads.

Mr. Lewis stated correct.

Ms. Billiejean stated you all need to take a walk to the corner. I live on Wetland Ridge. There is a corner over there where you can't see our children in the morning. On a prior occasion I got over 100 signatures for a four way stop sign.

Mr. Oliver asked and who did you turn it into?

Ms. Billiejean responded the HOA.

Mr. Oliver stated because the County would be the agency to do that.

Ms. Billiejean stated if I have to get another petition I would gladly walk the streets and get signatures.

Mr. Torres stated I think the board has given staff the direction we need to put this on the next agenda. We will prepare proper documents and estimates and get with District Counsel on this matter.

A resident stated I called the tax office in regards to CDD taxes. I was told the CDD fees would be paid up in 2037. Would our CDD fees go up?

Mr. Oliver responded your assessments have two components to them. One is the debt service component and the other is the operations and maintenance. Back when the bonds

were issued to build the entire infrastructure, they took out a 30 year bond, so you are paying a fixed payment on that, which will end in 2037. The other part is operations and maintenance, which you would have whether you are a CDD or not. You still have to pay for the landscaping, maintaining the amenity center, etc. That amount usually rises with the cost of living. If you decide you want to do additional things and build additional amenities then that would cause O&M to go up also. Once the bonds are paid off then you only have the O&M.

Mr. Paul Casanova asked is there a road going to go thru to Oakleaf?

Mr. Biagetti responded there is.

Mr. Cassanova asked so when you say it will go on the agenda, then how will it proceed?

Mr. Oliver responded an agenda gets released a week for the next meeting. The top item on the agenda will be ~~street~~ lighting issues. Staff will bring different options to the board for ~~street~~ lighting.

Mr. Nazario asked has there been a study done on the increase of the traffic on Tynes Boulevard from where Tynes ends to Old Jennings because it is not just those new houses over there that are going to add to the congestion but it is also the 100+ homes we have here. As best as I understand, there is only one way for those people to get out.

A resident stated there is two ways.

Mr. Biagetti stated it is something dating back to when the Charter School was built. There was a push for the County to develop Long Bay Extension. There has been a more recent study done since the Charter School has been open.

Mr. Kevin Glover stated about two years ago an engineer did a study and it came back showing that a stop sign was not needed for a four way stop sign but the guy also told me they would make Tynes a four-lane road. I think our next step needs to be attending a County Commissioner meeting.

Mr. Nazario asked is there a person that we can go to for information about current CDD items and HOA items?

Mr. Biagetti responded I think we can work with staff and get something after every CDD meeting and we can do a recap of the meeting.

A resident asked why don't we bring this board to the people via social media? We could just record the meetings or go live video feed.

Mr. Torres stated currently, any broadcast of any form of government meeting, you have to be ADA complaint, which means you would have to have closed caption or sign language, etc.

A resident asked what about a newsletter?

Mr. Nazario responded that is a problem I have with the HOA.

Ms. Heaton asked what about waste disposals for pets?

A resident stated when I first moved here in 2015 I brought it up because I live on the end of Camp Ridge and Lantern Light.

Mr. Arp asked how do we add some?

Mr. Torres responded all we need is board guidance. If you would like for us to seek out some proposals and come back to the board, we can do that. This is an additional service and would cost the District additional funds.

Mr. Hall stated RMS can install them. We have them at other Districts.

Mr. Torres stated there would be an additional cost to have them emptied.

Mr. Arp stated that is the amount that I would like to know. I would like to know what the monthly fee would be.

A resident asked can we record these meetings then?

Mr. Torres responded you can as residents.

Ms. Lohse stated I know this may be controversial but I want to talk about a basketball court. What kind of process do we need to go through to build an additional amenity?

Mr. Biagetti responded I don't think there is a specific percentage but we would take judgment and input from our residents. We are starting the process of refunding, which allows us to explore those options. Do we want volleyball? Do we want tennis? Do we want basketball? Do we want to expand the swim facility? I think with the refinancing of the bonds, it is going to allow us to grasp what we can and cannot and what is important to the community. I think a good thing would be to send out a survey. We do only have so much space.

Ms. Lohse asked so what is the timeline of refinancing and looking at our money and talk about our amenities?

Mr. Biagetti responded Jason mentioned that MBS Capital Markets may be at our next meeting to present those timelines and options of what we are possibly looking at.

A resident stated in 2010 when I moved in here and signed the paperwork they had basketball courts, tennis courts, two parks, etc. Do we get credited for maintenance on those?

Mr. Biagetti responded the park sites are still there. It is just having the funds. It takes \$50,000 to \$60,000 to put in a playground.

Ms. Billiejean asked could we ask the new builders to put in a playground in the back?

Mr. Biagetti responded I guess it doesn't hurt to ask.

Ms. Billiejean asked will the people on Isles of Pines have to pay CDD fees, as well?

Mr. Oliver responded they are fully liable for assessments now.

Ms. Billiejean asked so that is going to go up next?

Mr. Oliver responded I don't know the timing that it will be built but they are paying assessments on undeveloped lots.

Mr. Arp stated it sounds like we need better communication with the HOA and us because obviously, we are here for what they want. Maybe whoever is the head of the HOA can email a list of topics for Amanda and then she can present it to us at each one of the meetings.

Mr. Oliver stated that is fine.

Ms. Haney stated I would suggest everyone to engage your elected officials. They are here to serve you.

Mr. Phillip Jackson asked after a decision is made, how long would it take to get lights?

Mr. Biagetti responded I don't think we can properly answer that.

Mr. Oliver stated we would have to receive the lights and then it would be whatever the permitting process would be with Clay County.

TENTH ORDER OF BUSINESS

Financial Statements

A. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending September 30, 2018

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

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. McNulty with all in favor the Check Register was approved.

ELEVENTH ORDER OF BUSINESS

**Next Scheduled Meeting – January 15, 2019
at 6:00 p.m. at the Pine Ridge Plantation
Amenity Center**

Mr. Oliver stated the next meeting is scheduled for January 15, 2019 at 6:00 p.m. at this location.

TWELFTH ORDER OF BUSINESS

Adjournment

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



Secretary / Assistant Secretary



Chairman / Vice Chairman