

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 19, 2019 at 6:04 p.m. at Pine Ridge Plantation Amenity Center, 4200 Pine Ridge Parkway, Middleburg, FL 32068.

Present and constituting a quorum were:

Matt Biagetti	Chairman
Jeff Arp	Supervisor
Jerry Ritchie	Supervisor
Jeff Lewis	Supervisor

Also present were:

Ernesto Torres	District Manager
Katie Buchanan	District Counsel (by phone)
Chris Hall	Operations Manager
Maria Cranford	Amenity Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Torres called the meeting to order at 6:04 p.m.

SECOND ORDER OF BUSINESS

Audience Comments

There being no audience comments, the next item followed.

THIRD ORDER OF BUSINESS

Affidavit of Publication

Mr. Torres stated included in your agenda package is a copy of the affidavit of publication for today's meeting and public hearing.

FOURTH ORDER OF BUSINESS

Organizational Matters

A. Ratification of Resignation from Supervisor Haney

Mr. Torres stated included in your agenda package is a resignation letter from Supervisor Haney.

On MOTION by Mr. Ritchie seconded by Mr. Arp with all in favor the Resignation from Supervisor Haney was ratified.
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B. Appointment of a New Supervisor to Fill the Unexpired Term of Office (11/22)

Mr. Torres stated after we received Maria's resignation letter, we asked everyone at Pine Ridge to provide a resume or letter of interest if they were interested in filling the seat on the board. Included in your agenda package are seven resumes we received from residents. We asked everyone that submitted resumes to be here today, so the board could ask them questions if they would like. The first resume is from Paul Casanova.

Mr. Casanova stated I am a resident of Pine Ridge. I am also a member of the Pine Ridge HOA board. I have been an HOA board member for almost two years now. I have a master's degree in business law. I went through three years of law school. I also have a criminal justice degree and a political science degree. I am also an owner of a flight school.

Mr. Ritchie asked how many CDD meetings have you attended in the last year?

Mr. Casanova responded three.

Mr. Torres stated the next resume is from Christopher Dorman. The next resume is from Joseph Grassia.

Mr. Grassia stated I am going to pull my submission for this seat. I am going to recommend Paul or Jeff for this seat.

Mr. Torres stated the next resume is from Glenn Haney.

Mr. Haney stated my wife was on the board for several years. I have some background in dealing with CDDs and HOAs by working in the mortgage industry for a little over a year. I have a bachelor's degree in History, and I am currently working as a vocational counselor in the State of Florida.

Mr. Ritchie asked how many meetings have you attended in the last year?

Mr. Haney responded unfortunately my wife attended while I stayed home with our kids.

Mr. Torres stated the next resume is from Russell "Rooster" Hendrix.

Mr. Hendrix stated I have resided in Pine Ridge for five years now. I was previously a board member on the CDD board and the HOA board. I retired recently from my 30-year career in the security industry. Most of that time I was a program manager and a project manager dealing with risk management and change management. I served in the Navy for four years. I probably attended three CDD meetings last year.

Mr. Torres stated the next resume is from Jeff Lewis.

Mr. Lewis stated I have been a resident of Pine Ridge for 10 years. I have been here through three HOAs. I worked for the firm that built the subdivision. The lighting you will see out front I got started two years ago. I was able to provide the CDD with good plans and directions to get that lighting going. I am actually currently working on another project with the commissioner to get a road put in the back of Pine Ridge.

Mr. Ritchie asked how many meetings have you attended in the last year?

Mr. Lewis responded I think I missed one.

Mr. Torres stated next we have a resume from Matthew Lohse.

Mr. Lohse stated I appreciate the opportunity to address the board. I was on the CDD board previously. I did resign from the board in 2015 due to military duties. I am back now. I would love to serve the community proudly. I got here in 2009 and my priority in this neighborhood has always been public safety and using the residents O&M funds in a fiscally responsible manner. I have only attended one CDD meeting since I have been back.

Mr. Torres stated next we have a resume from Nelson Nazario.

Mr. Nazario stated I have lived in the community for just over three years. I have been involved in both HOA activities and I have attended all but one of the CDD meetings. Prior to moving here from northern Virginia, I was involved with HOAs in the three communities that I lived in. I spent 22 years in the Army as a military intelligence officer. I worked in the pentagon with very sensitive information. I can handle that kind of stuff. I think I would be a benefit to Pine Ridge by serving the CDD.

Mr. Torres stated now I would ask everyone that submitted a resume to kindly step out of the meeting, so the board members can discuss the resumes.

Mr. Ritchie stated we received a lot of resumes from very qualified people in our community. One of the basic factors for my decision is on who has attended the CDD meetings on a regular basis and who has contributed.

Mr. Biagetti stated I agree. Some people may not have been able to attend for different reasons though.

Mr. Ritchie stated there are two people that showed up at almost all of the meetings in the last year and that was Jeff Lewis and Nelson Nazario. Jeff has made some significant contributions to this community with the studies and the outdoor lighting project with Clay

Electric. It is a tough choice between him and Nelson but right now I would prefer Jeff on the board.

Mr. Arp stated I feel like I support that. I think everyone is extremely qualified, but he has put so much effort into the projects, so I feel like Jeff earned it.

On MOTION by Mr. Ritchie seconded by Mr. Arp with all in favor to Appoint Mr. Jeff Lewis as a Supervisor of the Pine Ridge Community Development District Board to Fill the Unexpired Term of 11/22 was approved.

Mr. Biagetti stated everyone is now back in the meeting. Obviously, we appreciate everyone sending in their interest to be a board supervisor. You obviously all care about Pine Ridge. Thank you all for coming out. Tonight, we do have a nomination. We would like to nominate Jeff Lewis to fill the vacancy.

C. Oath of Office for Newly Appointment Supervisor

Mr. Torres administered an oath of office to Mr. Jeff Lewis.

Mr. Torres stated you are now an elected official. You are subject to comply with the Sunshine Law. If any business is to be discussed about Pine Ridge Plantation CDD, you can talk to anyone else, but you cannot talk to the current members of the board. You are also subject to the Public Records Law, which means that any document that you may acquire or generate pertaining to the District is subject to public records requests. Many supervisors tend to have a separate email account to keep your personal matters separate from your CDD matters. I have provided you with a packet of information, so familiarize yourself with the Sunshine Law and Chapter 190 that governs CDDs.

D. Election of Officers, Resolution 2020-01

Mr. Torres stated included in your agenda package is Resolution 2020-01. Maria Haney was Vice Chair, so we need to make a motion for a new Vice Chair and then whoever is not chosen as Vice Chair will be an Assistant Secretary.

On MOTION by Mr. Biagetti seconded by Mr. Ritchie with all in favor Resolution 2020-01 Election of Officers Adding Jeff Arp as Vice Chairman, Ernesto Torres as Secretary, Jim Oliver and Jeff Lewis as Assistant Treasurers & All Other Officers Remaining the Same was approved.

FIFTH ORDER OF BUSINESS

Approval of the Minutes of the September 17, 2019 Meeting

Mr. Torres stated included in your agenda package is a copy of the minutes of the September 17, 2019 meeting. Are there any additions, corrections or deletions?

On MOTION by Mr. Arp seconded by Mr. Ritchie with all in favor the Minutes of the September 17, 2019 Meeting were approved.

SIXTH ORDER OF BUSINESS

Public Hearing Adopting the Revised Rules of Procedure, Resolution 2020-02

Ms. Buchanan stated included in your agenda package is a copy of the revised rules of procedure with the changes that our office made relating to statutory changes.

On MOTION by Mr. Biagetti seconded by Mr. Ritchie with all in favor the Public Hearing Adopting the Revised Rules of Procedure was opened.

Hearing no public comments, the next item followed.

On MOTION by Mr. Ritchie seconded by Mr. Biagetti with all in favor the Public Hearing Adopting the Revised Rules of Procedure was closed.

On MOTION by Mr. Biagetti seconded by Mr. Arp with all in favor Resolution 2020-02 Adopting the Revised Rules of Procedure was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2020-03, Approving Change of Designated Registered Agent and Registered Office

Mr. Torres stated Resolution 2020-03 is changing the designated registered agent to Jason Walters and his office as the registered office.

On MOTION by Mr. Biagetti seconded by Mr. Ritchie with all in favor Resolution 2020-03 Change the Designated Registered Agent to Mr. Jason Walters & the Offices of Hopping Green & Sams as the Registered Office was approved.

EIGHTH ORDER OF BUSINESS

Ratification of Engagement Letter with Berger, Toombs, Elam, Gaines & Frank to Perform the Audit for Fiscal Year 2019

Mr. Torres stated included in your agenda package is the engagement letter with Berger, Toombs to perform the audit for Fiscal Year 2019.

On MOTION by Mr. Biagetti seconded by Mr. Ritchie with all in favor the Engagement Letter with Berger, Toombs, Elam, Gaines & Frank to Perform the Audit for Fiscal Year 2019 was ratified.

NINTH ORDER OF BUSINESS

Consideration of Landscape Proposals

Mr. Torres stated at September's meeting there was some discussion about the quality of the landscaping. Based on the board's guidance, staff provided notice to your current landscaper, Down to Earth. Based on the notice that we provided, Chris Hall and myself met with Down to Earth and since then many of the deficiencies were corrected. The board's guidance was to also seek out proposals to see what other opportunities were out there. We sent out an informal bid. The scope of services was sent out on September 27th to everyone that proposed. The bidders were Brightview, Down to Earth, Duval, Tree Amigos, Vertigo and Yellowstone. There was a pre-bid meeting onsite on October 8th and everyone was present. Everyone was given until November 1st to provide their bids. The packages were reviewed by Chris Hall and myself on November 6th. Now you have the packets for your consideration. There is a score sheet included in your agenda package. It is standard for this type of process. There are several areas that the board can consider ranking the proposers. I told all of the proposers that they would have an opportunity to give a five-minute presentation related to their proposals. Vertigo would like to go first and then we can go down the line.

A representative from Vertigo stated we are much higher than the rest of the crew, so I am not quite sure why that was. We bid our proposal to the specs that were given to us. It was asked to have 40 cuts of all of your property, which includes the lakes. You guys have a little over one million square feet of turf, so if it was bid to spec that is quite a lot of manhours. If I

were you guys, I would take your time looking at the proposals and who possibly bid these to spec. We would like to thank you for being a part of this bid process.

A representative from Brightview stated we appreciate you guys giving us this opportunity. We actually manage Two Creeks CDD. We put together a packet that shows you how we go through our production. The first page is our site assessment. You will receive one of these at every board meeting. Our branch manager, myself or our production manager will usually attend every CDD meeting. We don't want to put the pressure on the management to have to deal with landscaping items, so that is why we normally attend all board meetings. The second section of this proposal is our production maps. These production maps are what we create to start out how we are going to move through the job and where our employees are going to edge, weed eat and string trim. This gives management the opportunity to know where our staff will be onsite. The reason for these maps is usually in a site this large the back 30 is what gets lost, like the ponds, small pocket parks, etc., so to hold accountability to our crew, we create these maps and they are supposed to be in these areas on certain days. We can educate, communicate and talk all we want but if we don't have anything to hold accountability on what we are educating and communicating on then it is hard to move through it properly. The next part of this section is communication reports. This will be done weekly. The last item is the client budget worksheet, which is something we do for CDDs to help prepare the budget. We saw a couple of trees out here that have very bad scale. What sets us apart from other landscapers is our ability to train, our ability to keep tenured employees, our ability to communicate and how we communicate and the aspects of communication. When the QSAs are produced it goes to me and it goes to my boss, so we both review those QSAs. They have to complete what is done and what is not completed in those QSAs.

Mr. Ritchie stated one of the problems we have in this community is that we have lost our sprinkler systems for the islands because of constant construction from underground utilities. What do you have in there for irrigation repairs?

A representative from Brightview responded we have irrigation inspections in there, which is what was part of the scope. We will go through and do a colored map of all of the valves and everything that we can find.

Mr. Ritchie stated then we can determine what is working and what is not working and go from there.

Mr. Arp asked is there a supervisor onsite that is going to make sure that they have done what they checked off?

A representative from Brightview responded we have an account manager and a production manager. I have two production managers on this route here. When the crews are onsite, he is going to meet the crews in the morning. He is going to meet the crews in the afternoon and then the next day he is going to come through and make sure everything is taken care of.

Mr. Ritchie asked how many cuts a year do you plan on doing?

A representative from Brightview responded per the contract; it is 40.

Mr. Arp asked what is your reaction time to get something fixed if it is missed?

A representative from Brightview responded normally it is 24 to 48 hours. In this situation it will probably be less than that because the crew is going to be on Tynes Boulevard the entire week.

Mr. Ritchie stated you have a line item here for additional mowing's as needed. Is that for the whole project?

A representative from Brightview responded yes that is if you wanted to go over 40 mowing's.

A representative from Down to Earth stated we are excited to be a part of your landscape company. There was a change in our company this last year. Down to Earth purchased our company in North Florida. As of July, we have become fully integrated in the North Florida area. We have recruiting resources. We have equipment resources. We have a new F&P program that we originally started, and we have seen dramatic results with it. I think one of our advantages is we know the property. We know the irrigation system. We have a Rockstar account manager, who knows every square inch of the property and we look forward to improving things as we move along. We have marked a number of items for improvement at each of the intersections out here.

Mr. Ritchie stated I met your irrigation tech out here one day and he acknowledged there has been a lot of problems with dig ups and crushing of our pipes from heavy equipment. Do you have a plan that shows where all of the locations are and what zones they are on?

A representative from Down to Earth responded we do. All of our techs map out each property.

Mr. Ritchie stated he said that each island is on a different zone. I think that is one of the problems why we are not getting the irrigation on the islands. Your quote here has a line item of \$6,385 for irrigation. Does that include a certain amount of repairs?

A representative from Down to Earth responded it does. Repairs are inclusive with the exception of acts of nature. We do a monthly irrigation check, where we go through every zone throughout the property.

Mr. Ritchie asked what if you don't have enough time on the one visit a month to get the irrigation back to 100%?

A representative from Down to Earth responded we make sure we make enough time. We go through every single head and every single zone before the inspection is complete. We don't leave anything undone.

Mr. Ritchie asked will you share that with our office staff, so we can follow this?

A representative from Down to Earth responded absolutely. We provide you with irrigation reports every month. They show exactly what was repaired and why it was repaired.

Mr. Ritchie stated I know he said he had a lot of problems with Clay Electric crushing our heads.

Mr. Lewis asked what is your turnaround time for busted heads?

A representative responded from Down to Earth responded quick. We serve other properties in the area, so we can always bring a tech over to look at things.

Mr. Lewis stated I notice when I walk the kids to school in the morning that there are heads stuck up.

Mr. Arp stated I feel like your proposal price looks very strong but one of the reasons we wanted to put this out to bid is because of the continuing problems out there. For me, I would be hesitant. What do you have as far as Brightview was talking about with forms that these guys are checking and inspections? Also, what is your turnaround time if something is missed?

A representative from Down to Earth responded we map out every one of our properties. If something is missed, we will come back the same day or the following morning.

Mr. Ritchie stated we hired you folks to do the Asian Jasmine and relocate a lot of plants. What is your typical warranty for new plants?

A resident responded for a year.

Mr. Ritchie asked how many complaints did you get from this board or Riverside Management Services about the dying of our Asian Jasmine plants?

A representative from Down to Earth responded we have had a few. We give you our word on our warranties. We will come right back out and will replace what is needed.

Mr. Ritchie asked is that a commitment or promise?

A representative from Down to Earth responded absolutely. We will always do the right thing.

Mr. Ritchie stated I know that some of the problems with the Asian Jasmine has been the lack of irrigation. Where you responsible for repairing the irrigation system components that were not working properly?

A representative responded we need to assess if the irrigation system is faulty and see if it falls under our responsibility and we would replace as necessary. We have come through a rocky time with our company and we have solid commitment to Pine Ridge. There are much bigger and better things ahead of us.

Mr. Torres stated next, we will hear from Duval Landscape.

A representative from Duval Landscape stated we have been in Duval since 2009. We have spread across the state. We are very proud of what we do with Murabella CDD with GMS and RMS too. We are going to bring the same expertise here. We know there are three main things that are of critical importance to you. We have done our due diligence. We are very comfortable with our pricing. We know it is accurate. Before we put a plan on the ground, we inspect the irrigation system and if you are controlling the irrigation and are responsible for the installation then it is totally on you. We warranty plant material for the lifetime that we do the maintenance on this property. If we put it in, then we warranty it.

Mr. Arp asked does that include sod?

A representative from Duval Landscape responded yes. There is three pieces of the pie in landscaping. Those three pieces are sharp mower blades and not cutting too short, good irrigation and coverage and then a good fertilization and weed control products. If all three of those things are in this RFP and we are controlling those then your landscaping is going to look great. If one of those things is off, then it will not look great.

The landscape designer for Duval Landscape stated my only job function for Duval Landscape is a landscape designer. I also have a staff that work for me. When I looked at the

property, I noticed the property looks fair. What I do see out here is a whole lot of mulch. I see a lot of opportunities for coming up with practical plans to resolve some of the issues and the lack of material in certain areas. On the right of your clubhouse there is irrigated Confederate Jasmine that looks very nice. The reason why I think that is going to survive a lot better is because that is in a three gallon size pot versus a plug. It is going to be easier for that plant to get established and a lot more difficult for it to dry out. I did a quick diagram of the monument sign. Here is your before and here is your after. What I see wrong with the before picture is, I only see about 20% or 30% of the sign itself. Someone put a lot of effort to putting that stack stone on that sign and I see about 5% of it. I added some irrigated Confederate Jasmine and then I added some Loropetalum.

A representative from Duval Landscape stated what we would want to do before we even started would be the irrigation inspection. Some other items that we noticed as a recommendation would be to hard prune those Knockout Roses in March and then fertilize them. There is Spanish Moss growing on them. I don't know when the last time they were touched. Also, some of the sidewalks are covered with the ornamental grasses. You have to have a plan, develop the plan and manage the plan. We do a report every time we are here. You will get it the next day. The first thing that we establish is critical success criteria, which are the things that are the most important to you. You would tell us that in our initial meeting when we walk the property. Then, it becomes gospel. It goes into our system and everyone is interconnected. We are a single ownership company. We are not a private equity. You can contact the owner at any time you would like. We have a branch manager, account manager and then a supervisor. The crew leaders are designated in yellow. They are always bilingual.

Mr. Arp stated we have had sections that have been brought up in several meetings where things are supposed to be mowed and they are not getting done. We submitted pictures of weeds growing on the sidewalks. I want to make sure that if we are paying for things to get done that they are getting done every time.

Mr. Ritchie stated I like your suggested change on the entryway sign. I assume that is not part of our proposal.

The landscape designer for Duval Landscape stated it is not. One of the things that I do is I videotape the entire property and then we will have an actual record of the property.

Mr. Torres stated the next company is Tree Amigos.

A representative from Tree Amigos stated Jim Proctor and myself grew up together in Northeast Florida. He couldn't make it today. He is at Fleming Island Community. We also manage Eagle Harbor. We do top quality work. We have over 100 employees. Our office is in Fleming Island/Eagle Harbor area. We also maintain Eagle Landing and Grayhawk. We have licensed irrigation staff. We have a pest control division. We have a hardscape division. I have a horticultural degree, as well as Larry and Jim Proctor. Doug worked for Eagle Harbor for 15 years at the golf course and ran the golf course for about eight years and now he came on with us. He is a turf management expert. I know our price is right in the middle at \$130,000. We have six account managers and we have been here in Clay County for over 20 years. Jim and I have 30 years each in the industry. The value that we would give your community is second to none. Doug has been all over the community here and he helped us out with the bid.

Doug with Tree Amigos stated we provide pretty much everything that everyone else has talked about. We do an irrigation inspection right off the bat. We draw maps of it out. We do soil tests. With us being at Grayhawk and Eagle Landing, we would be in this area with two crews for five days a week. We are ready at any time to take care of situations if something arises. John Frasier has worked for the company for close to 15 years. He is a wiz at irrigation. We have our own pesticide division. We are big on preemergent. We use good quality chemicals to pre-emerge with. This is a good looking community that needs a lot of detail work. There are some things that need to be improved on to make this property a lot better than it does now.

Mr. Ritchie stated you show 42 work weeks on your proposal. Is that 42 cuts?

A representative from Tree Amigos responded yes.

Mr. Torres stated next, we will hear from Yellowstone.

A representative from Yellowstone stated thank you all for inviting us to be a part of the bid process. My name is Shane Sullivan. I am the branch manager. Kyle is our business development manager. I have been with Yellowstone for 13 years and Kyle has been with Yellowstone for nine years. We have strong seniority here in Jacksonville. We promote from within. We have a strong structural organization. One thing I notice in Pine Ridge is consistency, attention to detail and communication. Our account manager would provide you all with the schedules of fertilizer and pest control applications and any irrigation inspections

and any arbor work. All of our services are in-house. We also have an in-house arbor team with an arbor manager. Kyle is also a certified arborist.

Kyle from Yellowstone stated we don't have presentations and booklets and maps but what I do have in that proposal is a startup plan with what we want to accomplish in the first 30, 60 and 90 days. Irrigation is number one priority. We also do soil testing and we like to mitigate any kind of risks. There are a couple of oak trees out at the parking lot that need trimmed and some other trees along the roadway need trimmed to scale. One thing that we do offer that a lot of people in Northeast Florida do not offer is something called arbor jet, which is a liquid fertilizer that you inject into the tree, so you get immediate uptake. We have a pretty detailed plan with what we want to do and how to get this relationship off of the ground. We will follow through with what we told you we were going to do, and we will provide you with weekly quality inspection reports. Quality control is a big part of making sure you guys are getting what you are paying for.

Mr. Ritchie asked what communities do you handle out here?

A representative from Yellowstone responded we have Bartram Park Boulevard, Aberdeen CDD and Wynnfield Lakes CDD.

Mr. Lewis stated I see you do a spot treating for fire ants. Is there an overall treatment and then a spot treatment?

A representative from Yellowstone responded we do provide an insecticide when we do spray, so you get a little bit of control, but our main focus is a handfed insecticide. Obviously, you also want to use environmentally friendly chemicals, especially with kids. We also give you guys a 24 heads up on treatment.

A representative from Yellowstone stated Kyle started out as an assistant account manager and now he is helping us get more work.

Mr. Torres stated you have heard from everyone that we received proposals on. We do appreciate all of the work that went into this process. You can use your criteria to rate the proposers. The criteria categories are personnel, experience, understanding the scope of work and price. I did spend some time with Chris on verifying the proposer's information. For Fiscal Year 2020 we allotted \$100,000 into the landscaping budget. The contingency in that area is \$4,400. Everyone can score the proposers individually. I also provided everyone with scoring, as well. We can table this item if you need more time to decide.

Mr. Ritchie stated I would like to suggest to the board that we not make a decision tonight. I think there is more to this than price. I think it is quality. I would like to look at some of the properties that these companies maintain.

Mr. Arp stated I agree. I also think we should give Jeff sometime to look at this, as well.

Mr. Biagetti stated I would be fine with that. Also thank you to Chris and Ernesto for their time spent on this and all of the vendors here.

Mr. Ritchie stated I talked to our attorney before the meeting tonight and I asked him where we were on the refinancing of the CDD bonds. He said there are things in motion that he hopes to have resolved by mid-December. If that becomes a reality, then that would be a good time to have a special meeting for both items.

Mr. Torres stated I will talk to Jason and see what he recommends, as far as, the information he is going to have. I can send an email to all of the supervisors and propose four or five meeting dates and times and once we get a quorum then we would advertise for a special meeting.

Mr. Hall stated I will speak to the contractors that if we don't meet again until January that their prices do not change.

On MOTION by Mr. Biagetti seconded by Mr. Lewis with all in favor to Table the Scoring of the Landscaping Proposals to the Next Meeting was approved.

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH 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

Mr. Hall stated we did have to replace the air conditioner in this building. We got three proposals. Howard ended up replacing the unit. Holiday lights will be going up starting this week. We have some lights out and I have a lift scheduled for next week to get to the tall lights.

Mr. Ritchie asked have we switched out all of the lights to LED now?

Mr. Hall responded we haven't yet.

Mr. Ritchie asked do they make LED bulbs to retrofit on those metal halides?

Mr. Hall responded they do but the problem with your pole lights here is they are horizontal bulb. We usually use a corncob bulb, but they won't fit in your fixture. It can be done though. The best thing to do is to get an electrician in and get them to look at it. It would be a cost upfront to have someone do it but there is a good savings on the electricity bill.

Mr. Ritchie asked could you provide us with some pricing for this at the next meeting?

Mr. Hall responded yes.

E. Amenity Manager – Proposal for New Recumbent Bike

Ms. Cranford stated I made each of you a proposal to purchase a new recumbent bike. Probably a year ago the handlebars broke off of our current bike. People now hold onto the face of the bike to stand up and it is now broken. It is not fixable, so I had them give us a price on the current model that we have and also the information and pricing to get the next model up. I personally think for \$200 that it makes sense to go with the newer model.

Mr. Biagetti stated since it gets used let's do an upgrade while we can.

Ms. Cranford stated it is a Spirit model bike, but Fitness Pro would be purchasing it and installing it.

On MOTION by Mr. Biagetti seconded by Mr. Ritchie with all in favor the Proposal from Fitness Pro for a New Recumbent Bike totaling \$1,569.50 was approved.
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Mr. Torres stated each year there is a contribution to replace fitness equipment, so you are well within your capital reserves to make this purchase tonight.

Ms. Cranford stated the holiday party is coming up December 8th. We are doing a Breakfast with Santa. I have some volunteers that are going to cook breakfast. We are also going to let the kids decorate ornaments. Northeast Florida Astronomical Society came out to do a stargazing night.

TWELFTH ORDER OF BUSINESS

Audience Comments / Supervisor's Requests

A resident stated we still have the light pole that was put up on Pine Ridge Parkway towards Wetland Ridge and it is still not functioning.

Mr. Lewis stated that is the one that had a problem. I will get with Clay Electric on that.

Mr. Nazario stated there are at least two streetlights on the circle that don't work. How do we get that fixed?

Mr. Biagetti responded there is an online submission form. Each light post has a number on it and you can report.

Ms. Cranford stated I can send out that information in an email blast.

A resident stated the median in front of here is one big fire ant hill. The whole island is full of them.

Mr. Hall stated I will ask Down to Earth to treat it and we can also do spot treatment.

Mr. Torres stated if you have problems like this please don't wait to bring it to a CDD meeting because we can take care of it before you have to wait until a meeting. Please bring it to staff's attention.

A resident stated tonight is my first CDD meeting and someone educated me on this abomination of an asphalt pile that is on the main road and Creek Bluff. Is that going to get fixed?

Mr. Lohse responded it is an area that was sinking in and they dug it out for the 10th time now and this time they decided to throw asphalt on it.

Mr. Biagetti stated it is not CDD property.

Mr. Lohse stated the County came out and did that.

Mr. Prius asked did anyone ever think about going solar for lights?

Mr. Ritchie responded the initial cost of solar is very expensive.

Mr. Prius asked is there such a thing as a solar peg for streetlights? Wouldn't that fix the problem with the streetlights?

Mr. Lewis responded what is happening to the ground wire would happen to solar. You are still pulling electricity.

A resident asked would solar be feasible for the amenity center?

Mr. Biagetti responded I don't think so. There could be for certain lighting, but we are so spread out that there may be something with having the constant current. It could be something we can glance at.

A resident asked is there a possibility that we have one or two companies come in and give us information on solar?

Mr. Biagetti responded Chris and Maria will entertain a couple of these solar companies and see if it is something that they would do and then we could possibly check on it down the road.

Mr. Navario asked do you know how much it costs to run the amenity center per year with energy?

Mr. Torres responded we budget \$23,000 for utilities and last year we spent \$18,000. That is for all utilities.

Mr. Hall stated we have changed the outdoor signs to LED lights. The only thing we haven't changed out yet are the parking lot lights. As lights go out, they are replaced with LED bulbs.

Mr. Grassia stated the HOA has discussed more items to go with the movie set. There is an issue with storage here. Would it be possible to put a shed on the property to store things?

Mr. Ritchie asked would you entertain splitting the cost with the CDD?

Mr. Grassia responded we would entertain that. We know a resident put in a tough shed for about \$3,500 and it matches their house. Something like that should be more than sufficient.

Mr. Prius stated if you put electronic equipment in the shed then you would have to air condition it because it would ruin it. If you have a shed outside, then you need to secure it.

Mr. Biagetti stated I will work with staff and see what we can do.

Mr. Lohse stated I also remember a conversation before about using offsite storage for the amenity center. I have one more item. There is a grate at the entrance to the second entrance to the amenity center that is in the road that is set to the side and there is a four inch road hazard. Has that been addressed to the County? I know that it is not Pine Ridge property, but it is adjacent to the property.

Mr. Hall responded I have not.

Mr. Torres stated this is the first time the CDD has heard of it. It is a County issue, and anyone can call the County on it.

Mr. Biagetti stated this was brought to our attention that when we play movies that we have to pay a special rate to be able to broadcast that. We are working on an umbrella policy for the year that would cover all motion pictures. We are just waiting on the final stamp of approval before we can move forward with that.

THIRTEENTH ORDER OF BUSINESS Financial Statements

A. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending August 31, 2019

Mr. Torres stated included in your agenda package is a copy of the balance sheet and income statement. I would like to draw to your attention on page three that it gives you a total adopted amount of \$565,187 and the actual amount is \$514,350, which is great news. We have a variance of \$44,837, which will be applied as a carry forward surplus.

B. Assessment Receipts Schedule

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

C. Approval of Check Register

Mr. Torres stated included in your agenda package is a copy of the check register, which totals \$83,363.66.

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

FOURTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – 1/21/20 @ 6:00 p.m. at the Pine Ridge Plantation Amenity Center

Mr. Torres stated the next scheduled meeting is January 21st at 6:00 p.m. at this location.

FIFTEENTH ORDER OF BUSINESS

Adjournment

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


Secretary / Assistant Secretary


Chairman / Vice Chairman