

MINUTES OF MEETING
PINE RIDGE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT

The Special meeting of the Board of Supervisors of the Pine Ridge Plantation Community Development District was held on Tuesday, August 24, 2021 at 6:00 p.m. at the Pine Ridge Plantation Amenity Center, 4200 Pine Ridge Parkway, Middleburg, Florida.

Present and constituting a quorum were:

Matt Biagetti	Chairman
Jeff Lewis	Vice Chairman
Jerry Ritchie	Supervisor
Jack Montoya	Supervisor

Also, present were:

Marilee Giles	District Manager
Wes Haber <i>by phone</i>	District Counsel
Maria Cranford	Amenity Manager
Mike Lucas	Basham & Lucas
Brian Stephens	Riverside Management

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 6:00 p.m. Four Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comments

Ms. Giles noted that there are no members from the public in attendance at the meeting.

THIRD ORDER OF BUSINESS

Discussion of Splash Pad Options

Ms. Giles stated that at the last meeting the Board narrowed down the options from nine to three and presented the remaining options that are available in the agenda package. A survey was posted on the Facebook group to engage the community and the AquaWorx OP4 option was the overwhelming favorite. The Board discussed the options and the budget. They wanted to

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remove one of the water cannons so younger kids might be more comfortable on that side of the splash pad and replacing it with something “easy” and “low volume”. The Board agreed that the one the community voted on will be the one that they install. The approximate cost is \$65,000.

On MOTION by Mr. Biagetti, seconded by Mr. Montoya, with all in favor, The AquaWorx Option 4 Splash Pad for \$65,000 and Replacing the Pink Cannon with something Low Volume, was approved.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber stated he had nothing further to report.

B. District Manager

Ms. Giles stated she had nothing further for the Board.

C. Engineer

There being none, the next item followed.

D. Operations Manager

Ms. Giles introduced the Board to Brian Stephens with RMS who had a couple of items to present to the Board.

1. Entry Sign Proposal

Mr. Stephens presented a proposal from All Weather Contractors for the entry sign. They are looking at removing the wood frame that is above the existing signs and the current proposal has nothing in it about the removal. He has reached out to them to give them a current price since the original proposal is from April and a price to include the removal of the existing wood. He is also working on getting more than one bid. This item will be tabled until the next meeting to have the most up to date information.

2. Recessed Lighting Proposals

Mr. Stephens presented two proposals for recessed lighting from American Electrical and Beacon Electrical for the replacement of all the can lighting. The American Electrical price was

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\$7,290 and the Beacon Electrical price was \$6,830. Both quotes include materials and labor for install.

On MOTION by Mr. Biagetti, seconded by Mr. Lewis, with all in favor, the Proposal from Beacon Electrical to Replace Can Lighting for \$6,830, was approved.

3. Emergency Lighting Discussion

Mr. Stephens presented one more proposal that he did not have in time to add to the agenda package. They currently have 26 of the emergency lights in stock and presented a quote for labor and incidental materials to install those for \$980.

On MOTION by Mr. Lewis, seconded by Mr. Montoya, with all in favor, the Proposal from Beacon Electrical for Emergency Lighting for \$980, was approved.

E. Amenity Manager

Ms. Cranford presented a rendering for the Board for the entry signs to be sure they like the direction and the look they are moving towards before they meet with additional contractors. Discussion continued about different signage options. Staff will vet the different options and retrieve pricing for the next meeting. The question was asked to Mr. Haber if the CDD needed to go into an agreement with Beacon Electrical for the \$6,830 and Mr. Haber stated it was up to the Board. The Board decided to have Mr. Haber draw up an agreement.

FIFTH ORDER OF BUSINESS

Public Comments/Supervisor’s Requests

Public Comments:

There being none, the next item followed.

Supervisor Requests:

There being none, the next item followed.

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SIXTH ORDER OF BUSINESS

Next Scheduled Meeting – 9/21/21 @ 6:00 p.m. at the Pine Ridge Plantation Amenity Center

Ms. Giles stated the next scheduled meeting is scheduled for September 21, 2021 at 6:00 p.m.

SEVENTH ORDER OF BUSINESS

Adjournment

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

DocuSigned by:

Marilee Giles

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Secretary / Assistant Secretary

DocuSigned by:

Matt Biagetti

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Chairman / Vice Chairman