

PINE RIDGE PLANTATION

Community Development District

February 15, 2023

AGENDA

Pine Ridge Plantation Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.pineridgeplantationcdd.com

February 8, 2023

Board of Supervisors
Pine Ridge Plantation Community Development District

Dear Board Members:

The continued meeting of the Board of Supervisors of the Pine Ridge Plantation Community Development District will be held Wednesday, February 15, 2023 at 6:00 p.m. at the Pine Ridge Plantation Amenity Center, 4200 Pine Ridge Parkway, Middleburg, Florida 32068. Following is the advance agenda for the meeting:

- I. Roll Call
- II. Public Comments *(Regarding Agenda Items Listed Below)*
- III. Series 2020 Project:
 - A. Update Regarding Series 2020 Project
 - B. Ratification of Pay Requisitions (051-052)
 - C. Change Orders (15)
- IV. Open Items
 - A. Slide Tower
- V. Public Comments / Supervisor's Requests
- VI. Next Scheduled Meeting – 03/21/23 @ 6:00 p.m. at the Pine Ridge Plantation Amenity Center
- VII. Adjournment

THIRD ORDER OF BUSINESS

B.

FORM OF REQUISITION FOR SERIES 2020 PROJECT

The undersigned, an Authorized Officer of Pine Ridge Plantation Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank National Association, as successor in trust to SunTrust Bank, Orlando, Florida, as trustee (the "Trustee"), dated as of September 1, 2006 (the "Master Indenture"), as supplemented by the Second Supplemental Trust Indenture from the District to the Trustee, dated as of September 1, 2020 (the "Supplemental Indenture" and together with the Master Indenture, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: 51

(B) Name of Payee: England-Thims & Miller, Inc.
14775 Old Saint Augustine Road
Jacksonville, FL 32258

(C) Amount Payable: \$ 67.50

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments or state Costs of Issuance, if applicable): Pine Ridge CDD-Completion Report - Invoice 206391

(E) Fund or Account and subaccount, if any, from which disbursement to be made:

The undersigned hereby certifies that:

☒ obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2020A Acquisition and Construction Account referenced above, that each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Series 2020 Project and each represents a Cost of the Series 2020 Project, and has not previously been paid out of such Account;

OR

☐ this requisition is for costs of issuance payable from the Series 2020A Costs of Issuance Account that has not previously been paid out of such Account.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set

forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

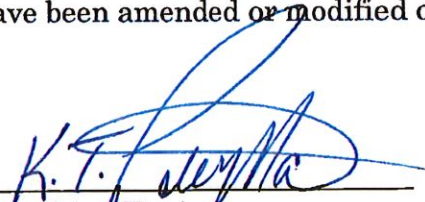
Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

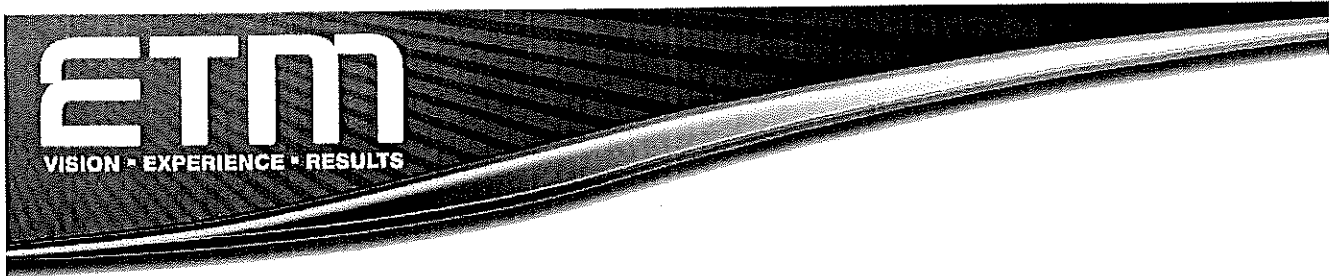
**PINE RIDGE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

By: 
Authorized Officer

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement from other than the Series 2020A Costs of Issuance Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2020 Project and is consistent with (i) the applicable acquisition or construction contract, (ii) the plans and specifications for the portion of the Series 2020 Project with respect to which such disbursement is being made, and (iii) the report of the Consulting Engineer attached as an exhibit to the Supplemental Indenture, as such report shall have been amended or modified on the date hereof.


Consulting Engineer
January 18, 2023



Pineridge Community Development District
 GMS-SF, LLC
 5385 N Nob Hill Road
 Sunrise, FL 33351

January 09, 2023
 Project No: 03136.08000
 Invoice No: 0206391

Project 03136.08000 Pine Ridge Cdd - Completion Report
 Work Description: Amenity Center Pay Application Preparation
Professional Services rendered through December 31, 2022

Professional Personnel

		Hours	Rate	Amount	
Administrative Support					
Blair, Shelley	10/29/2022	.75	90.00	67.50	
Totals		.75		67.50	
Total Labor					67.50
Invoice Total this Period					<u>\$67.50</u>

England-Thim & Miller, Inc.

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
 14775 Old St. Augustine Road • Jacksonville, Florida 32256 • Tel 904 642-8990 • Fax 904 646-9485
 CA-0002584 LC-0000010

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(A) Requisition Number: 52

(B) Name of Payee: Hoffman Commercial Construction, LLC
6919 Distribution Avenue S., Suite 5
Jacksonville, FL 32256

(C) Amount Payable: \$ 293,290.00

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments or state Costs of Issuance, if applicable): Professional Services related Pine Ridge Plantation Amenity Improvements - Application No. 11

(E) Fund or Account and subaccount, if any, from which disbursement to be made: 2020 Project

The undersigned hereby certifies that:

☒ obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2020A Acquisition and Construction Account referenced above, that each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Series 2020 Project and each represents a Cost of the Series 2020 Project, and has not previously been paid out of such Account;

OR

☐ this requisition is for costs of issuance payable from the Series 2020A Costs of Issuance Account that has not previously been paid out of such Account.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim

affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

**PINE RIDGE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

By: 
Authorized Officer

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NON-COST OF ISSUANCE REQUESTS ONLY**

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Consulting Engineer

February 2, 2023

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G703 PAGE ONE OF THREE PAGES

TO OWNER Pine Ridge Plantation CDD PROJECT: Pine Ridge Plantation Amenity Impr APPLICATION NO. 2201 11 Distribution to:

475 West Town Place, Suite #114 4200 Pine Ridge Parkway

St. Augustine, FL 32092 Middleburg, FL 32068

PERIOD TO: 1/25/2023

FROM CONTRACTOR: ARCHITECT: Rusham & Lucas Design Group, Inc. 7645 Gate Parkway, Suite 201 Jacksonville, FL

6019 Distribution Ave S - Unit #5

Jacksonville, FL 32256

OWNER ARCHITECT CONTRACTOR

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM \$ 1,613,560

2. Net change by Change Orders \$ 59,499

3. CONTRACT SUM TO DATE (Line 1 + 2) \$ 1,733,059

4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ 1,658,584

5. RETAINAGE: \$ 82,914

a. 5% of Completed Work (Column D + E on G703)

b. 5% of Stored Material (Column F on G703)

Total Retainage (Lines 5a + 5b or Total in Column I of G703) \$ 82,914

6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total) \$ 1,575,370

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)

8. CURRENT PAYMENT DUE \$ 1,282,080

9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) \$ 293,290

AMOUNT CERTIFIED \$ 293,290

CONTRACTOR: Paul Hoffman

By: Paul Hoffman

Date: 1/25/2023

State of Florida

County of: Duval

Subscribed and sworn to before me

Notary Public: [Signature]

My Commission expires: 9/21/2025

Notary Public State of Florida

Michelle A. Swagerty

My Commission

HH 177461

Exp. 9/21/2025

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 90,226	\$ (48,100)
Total approved this Month	\$ 8,373	\$ -
TOTALS	\$ 107,599	\$ (48,100)
NET CHANGES by Change Order	\$ 59,499	

ARCHITECT: Rusham & Lucas Design Group, Inc.

By: [Signature]

Date: 1/25/2023

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

SOV
Pine Ridge Plantation Amenity Improvements
Schedule of Values

2201.11
1/25/2023

DESCRIPTION	SCHEDULE OF VALUES	PREVIOUS APPL	WORK IN PLACE	STORED MATERIAL	TOTAL COMPLETED TO DATE	% TO FINISH
1 GENERAL CONDITIONS / PM	\$ 125,960	105,747	16,765	0	122,512	95%
2 GENERAL REQUIREMENTS	\$ 37,800	30,996	4,914	0	35,910	95%
3 SITE WORK	\$ 298,500	286,464	8,952	0	295,416	99%
4 POOL DECK PAVERS	\$ 12,500	12,500	0	0	12,500	100%
5 BASKETBALL & TENNIS COURTS	\$ 195,900	137,130	39,180	0	176,310	90%
6 FENCING	\$ 145,400	58,160	65,430	0	123,590	85%
7 CONCRETE SIDEWALKS AND FOUNDATION	\$ 63,600	27,348	36,252	0	63,600	100%
8 MASONRY POOL ENCLOSURE	\$ 22,800	22,800	0	0	22,800	100%
9 MISC METALS	\$ 2,400	2,400	0	0	2,400	100%
10 PAINTING ENCLOSURE	\$ 3,900	3,900	0	0	3,900	100%
11 SPLASH POOL	\$ 346,800	329,160	13,872	0	343,332	99%
12 BENCHES AND TRASH CANS	\$ 6,000	4,800	0	0	4,800	80%
13 COURT SHADE STRUCTURE	\$ 15,000	9,750	5,250	0	15,000	100%
14 PLUMBING	\$ 18,200	15,470	1,820	0	17,290	95%
15 ELECTRICAL	\$ 219,900	189,114	19,791	0	208,905	95%
16 BUILDER RISK INS	\$ 12,900	12,900	0	0	12,900	100%
17 P&P BOND	\$ 33,500	33,500	0	0	33,500	100%
18 CO#1 ADDITIONAL PARKING LOT POLE	\$ 6,116	6,116	0	0	6,116	100%
19 CO#2 REIMBURSE PERMIT COST	\$ 2,312	2,312	0	0	2,312	100%
20 CO#3 ELECTRICAL ADJUSTMENT CREDIT	\$ (43,000)	-43,000	0	0	-43,000	100%
21 CO #4 EIGHT CONC LIGHT POLE BASES	\$ 19,836	19,836	0	0	19,836	100%
22 CO #5 NEW PERIMETER FENCE	\$ 52,968	52,968	0	0	52,968	100%
23 CO #6 ENCLOSURE GATE V.E.	\$ (5,100)	-5,100	0	0	-5,100	100%
24 CO #9 REVISED ETM DRAWINGS	\$ 11,704	11,704	0	0	11,704	100%
25 CO#10 TWO ADDITIONAL LIGHT POLE BASES	\$ 4,959	4,959	0	0	4,959	100%
26 CO#11 CONDUITS FOR SECURITY AND CAF	\$ 8,373	0	8,373	0	8,373	100%
27 CO#12 IRRIGATION SLEEVES UNDER PAVE	\$ 1,331	1,331	0	0	1,331	100%
28 HCC FEE	\$ 109,600	90,968	13,152	0	104,120	95%
TOTAL	\$ 1,733,059	1,424,533	233,751	0	1,658,284	96%
						\$ 74,775

C.



February 06, 2023

Re: Pine Ridge Plantation Amenity Center
4200 Pine Ridge Parkway
Middleburg, FL

Ms. Marilee Giles
Pine Ridge Community Development District
475 West Tower Place, Suite 114
St. Augustine FL 32092

CHANGE ORDER PROPOSAL #15

Dear Ms. Giles:

We are submitting to you our Change Order Proposal #15 that will cover costs for the provision and installation of self-closing and latching mechanisms at two (2 EA.) gates at the modified pool equipment enclosure as required by the Department of Health.

COP #15- ADDITIONAL HDWR. AT EQUIP. ENCL. GATES AS REQUIRED BY DOH.

Total Cost\$ 750.00

Sincerely,

George W. Mosley

George W. Mosley

ACCEPTED: _____

Date: _____

Cc: Mr. Michael Lucas, AIA, LEED AP
Mr. Paul A. Hoffman
Ms. Maria Cranford