

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, January 21, 2025, 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 <i>by phone</i>	Vice Chairman
Jack Montoya	Supervisor
Nelson Nazario	Supervisor

Also, present were:

Marilee Giles	District Manager
Wes Haber <i>by phone</i>	District Counsel
Maria Cranford	RMS Amenity Manager
Jay Soriano	GMS
Karen Fisher	Brightview

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 6:03 p.m. Three Board members were present constituting a quorum. Mr. Lewis joined by phone.

SECOND ORDER OF BUSINESS

Public Comments (*Regarding Agenda Items Listed Below*)

Ms. Giles opened the public comment period.

Meghan Ausen (4683 Pine Lake Dr) commented on pond issue. Mr. Soriano noted they came out and toured the property but didn't see any evidence related to the erosion. The erosion is coming off the houses so private property is causing damage to CDD property. He discussed money set aside and the work that would be needed.

THIRD ORDER OF BUSINESS

Consideration of Proposals

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Pine Ridge Plantation CDD

A. Brightview

Ms. Fisher presented Brightview proposals on page 7, 9, 11 and 13 of the agenda package. The Board decided to hold off on the roses. The Board tabled the Tynes Blvd curb clean up until they see what the county can do.

On MOTION by Mr. Biagetti, seconded by Mr. Nazario, all in favor, the Jasmine Bed in front of the Playground NTE \$2661.43 & Refresh of the Rock inside the Pool Area NTE \$419.13, was approved.

B. Safe Slide

Ms. Cranford presented the Safe Slide proposals.

On MOTION by Mr. Biagetti, seconded by Mr. Nazario, with all in favor, the Safe Slide Yearly Protection Plan Option B, was approved.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber had nothing to report.

B. District Manager

Ms. Giles stated the Board did great finishing the ethics training for 2024. Form 1 needs to be completed online prior to July 1st. The ethics training is yearly. She updated the Board on the reimbursement from when the Charter School was built in 2015.

C. Engineer – Public Facilities Report

Ms. Giles reviewed the Public Facilities Report by Matthews DCCM on page 24 of the agenda package.

On MOTION by Mr. Nazario, seconded by Mr. Montoya, with all in favor, Accepting the Public Facilities Report, was approved.

D. Amenity & Operations Manager

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Ms. Cranford presented the Amenity Management Report. She will track future weather forecasting to pinpoint a date for the next community yard sale as well as planning the Easter event.

1. Landscape Quality Inspection Report

Ms. Fisher presented the Landscape Inspection Report. She noted TruGreen is doing good.

2. Report

Mr. Soriano noted T&M has been working on the lighting, no timeline yet.

FIFTH ORDER OF BUSINESS

Public Comments/Supervisor’s Requests

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the November 19, 2024, Meeting

Ms. Giles presented the minutes from the November 19, 2024 meeting. She asked for a motion to approve.

On MOTION by Mr. Montoya, seconded by Mr. Biagetti, with all in favor, the Minutes of the November 19, 2024 Meeting, were approved.

B. Balance Sheet and Income Statement of Revenues & Expenditures for the Period Ending November 30, 2024

Ms. Giles stated the balance sheet and income statement for the period of November 30, 2024 are on page 44 of the agenda package.

C. Assessment Receipts Schedule

Ms. Giles noted the Assessment Receipts Schedule shows the District is 95% collected.

D. Approval of Check Register

Ms. Giles presented the check registers for October and November totaling \$110,131.15.

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On MOTION by Mr. Nazario, seconded by Mr. Biagetti, with all in favor, the October & November Check Registers, was approved.

SEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – 03/18/25 @ 6:00 p.m. at the Pine Ridge Plantation Amenity Center

Ms. Giles stated the next meeting is scheduled for March 18, 2025, at 6:00 p.m. at the same location.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Biagetti, seconded by Mr. Nazario, with all in favor, the meeting was adjourned.

Signed by:

Marilee Giles

Secretary / Assistant Secretary

Signed by:

Matt Biagetti

Chairman / Vice Chairman