

RIDGEWOOD TRAILS
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Ridgewood Trails Community Development District was held Wednesday, March 1, 2017 at 1:30 p.m. at the Courtyard by Marriott, 610 Wells Road, Orange Park, Florida.

Present and constituting a quorum were:

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| Bob Porter | Chairman |
| Mark Dearing | Vice Chairman |
| Jan Doan | Supervisor (by telephone) |
| Anita Majlish | Supervisor |
| Tommy Taylor | Supervisor |

Also present were:

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|-------------------|---------------------------------|
| Jim Oliver | District Manager |
| Katie Buchanan | District Counsel (by telephone) |
| Brian Stephens | Operations Manager |
| Several Residents | |

The following is a summary of the actions taken at the March 1, 2017 meeting and a copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Porter called the meeting to order at 1:30 p.m.

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the January 4,
2017 Meeting**

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| On MOTION by Mr. Dearing seconded by Mr. Taylor with all in favor the minutes of the January 4, 2017 meeting were approved as presented. |
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**FOURTH ORDER OF BUSINESS Update Regarding Amenity Center
Expansion**

Mr. Porter stated I understand all the permits are in place, the slide tower is in production and is supposed to be delivered next month and the builder has plans to have it open this summer.

FIFTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

SIXTH ORDER OF BUSINESS Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

There being none, the next item followed.

C. Manager

Mr. Oliver stated the fiscal year 2016 audit is underway and will be done well before the statutory deadline of June 30th.

D. Operation Manager's Report –Report

A copy of the Operation Manager's monthly report was included as part of the agenda package.

**SEVENTH ORDER OF BUSINESS Supervisor's Requests and Audience
Comments**

Mr. Taylor stated on Reed Valley we have a piece of property that you could add the walk path through the community through it and Brian put some sod down next to it. It is missing sod and it is common property and does not have a sidewalk in Phase 1 or 2.

Mr. Porter stated I don't know what happened whether it is designed to have a sidewalk or not. I will ask D.R. Horton to sod it for us and if the sidewalk is supposed to go in I will have them to put it in.

Mr. Taylor stated where the walk path terminates on Azalea Ridge Boulevard it has a slope out towards the main road and the concern is that a child on skates or a skate board is going to fly into the road. Brian was going to look at some barrier bars to put on the sidewalk to prevent that from happening.

Mr. Stephens stated I did price the aluminum fencing and that is going to be \$2,200 to \$2,500 for the material plus installation or we could do a split rail fence in wood for about \$700 or under.

Mr. Porter stated that pictures looks like standard FDOT guardrail and it is expensive. I think it is important to do what we need to do to make sure the kids are safe but the fence does the same thing and saves \$2,000 I prefer to do that.

Mr. Taylor stated the cost of replacing the fence over time versus the aluminum is my only question.

Mr. Stephens stated we would use pressure treated wood. The initial install we would leave it unpainted for two to three weeks depending on how wet the wood still was but as soon as it dries we would paint it and you are probably going to get five to ten years before anything would need to be done.

Mr. Porter stated my preference would be to go with wood and save the money, go ahead and get that done for us.

Mr. Taylor stated I have been asked about the palm trees in the front and what we are going to do about those. Some dead, some missing from an accident that kind of thing. They weren't braced when they were put in.

Mr. Stephens stated the two trees that were damaged by an accident will be replaced. There are two more that are dead and one that is dying. They will be done and need to be straightened up and I'm getting pricing to take care of that.

Mr. Taylor asked on the condos in the front and back is there anything in the contract that calls for fertilization and mulch? I don't remember seeing mulch being put out in the front.

Mr. Stephens stated the only mulch that was installed in the front around the palm trees was during the initial install and once a year per contract they are required to. Herbicides and things of that nature are not in the contract it is on an as needed basis. Typically with Bahia you don't do a whole lot.

Mr. Porter asked have they replaced the mulch around the trees?

Mr. Stephens stated they will do that in the April/May timeframe.

Mr. Taylor stated there are some grassy plants that are also missing. You are going to have those replaced, right?

Mr. Stephens stated yes.

Ms. Majlish stated a couple of the residents asked if the residents raise the funding for a play area near the back would that be a possibility?

Mr. Porter stated yes, the property is there and if everybody wanted to do it and it is something the district can do we don't have it in the budget for this year but we have a budget coming up.

Ms. Majlish asked if the residents wanted to do it would it still have to be approved?

Mr. Porter stated it is property that belongs to the district and the district is going to have to agree to it. As far as I'm concerned if someone wants to spend money on the district's behalf that is a wonderful thing and we can do that or wait until the next budget.

Mr. Oliver stated you could probably start now to identify what you want there.

Mr. Porter stated I don't know that we want to do any type of play equipment that would be visible from Long Bay because you are inviting everybody who drives by. We have to pay for the maintenance and if we are going to do it I would rather see it interior.

A resident stated in regards to the two spots you pointed out on the map I contacted you about those spots, there were weeds and you said you were going to look into it and is possible they got overlooked.

Mr. Porter stated I apologize for that.

A resident stated after I talked to you they came in and bulldozed it and leveled it off and now it is level dirt.

Mr. Porter stated it will be grassed before the next meeting.

A resident stated it seems like the date of the amenity center is always pushed back.

Mr. Porter stated we had the wrong architect and he promised delivery dates for stuff that he just didn't do. I have the same problem on three projects and it is the last three he will do for us.

A resident stated now that you have permits you can put the pictures on the CDD website.

Mr. Porter stated that is a great idea.

A resident asked as residents why aren't we given this information such as the community page.

Mr. Taylor stated I put it on Facebook several times in the last several months and that is the Ridgewood Trails CDD it is not Azalea Ridge CDD. Everything is on that website.

A resident stated I was in real estate and when we closed on a property with Horton they know all of this information. We are not given covenants, anything we can go in to see what the community is doing. I know that is Horton's responsibility but when someone moves into a new area we need someone who is able to tell us what is going on?

Mr. Porter stated you are supposed to get a CD that has all the covenants on it. The reason there are two different names, Azalea Ridge and Ridgewood Trails CDD is when the community was first being designed they had the name Ridgewood Trails and that is how the CDD got set up and then they decided for marketing Azalea Ridge sounded a lot better and I agree. Unfortunately, the CDD is a unit of local government you go through the Board of County Commissioners to set it up and then you have bonds validated, etc. I will pass that along to the sales manager to bring it up at the next sales meeting because everybody is supposed to pass that out.

A resident asked for the new drainage going in for Phase 3 the pond that was extended and all the drains put in when do they expect that to be done?

Mr. Porter stated the development back there will probably go on for another nine months. I don't know the schedule for the storm drain work but I will send that to you. If you have questions between meetings if you go to that website there will be a contact link to get in touch with Jim if the information you are looking for is not on there.

EIGHTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet & Income Statement

A copy of the balance sheet and income statement were included as part of the agenda package.

B. Assessment Receipt Schedule

A copy of the assessment receipt schedule was included in the agenda package.

C. Approval of Check Register

On MOTION by Mr. Dearing seconded by Mr. Taylor with all in favor the check register was approved.

NINTH ORDER OF BUSINESS

**Next Meeting Scheduled for Wednesday,
May 3, 2017 at 6:00 p.m. at the Clay County
Public Library, 2245 Aster Avenue, Florida**

Mr. Porter stated the next meeting is scheduled for Wednesday, May 3, 2017 6:00 p.m. in the Clay County Library.

A resident stated the gym closes at 10:00 p.m. and for those of us who work late that is inconvenient. The only person who can access the gym is someone with an access card.

Mr. Porter stated we can change it. Normally we have something like that because the later it gets in the evening the fewer people around and the more chance there is for vandalism. What works for you?

A resident stated midnight is a lot better. I get off work at 10:00 p.m. and sometimes 11:00 p.m. and I have high blood pressure and the doctor has said I need to work out.

Mr. Porter stated I don't have a problem changing it. When we set this we did not have near as many folks as we have now. The more people we get in the neighborhood the easier it is to change that kind of thing without having to worry about it.

A resident stated with the number of people working shift work your best bet is to close it down at 2:00 a.m.

Mr. Porter stated if we are talking about closing it at 2:00 a.m. we may as well have it open all the time. We will try that and see and if there are problems we can reconsider.

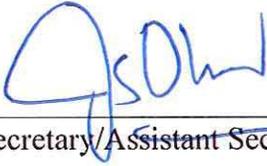
A resident asked with the new pool coming online will our maintenance go up?

Mr. Porter stated D.R. Horton is paying for the construction but the district will own it and it will mean more chemicals needed, lifeguards on duty for the slide tower so I expect it will go up a little bit. In June we will start talking about budgets and it will be on the agenda and you will see our current budget, what we are actually spending and a proposed budget for next year. It will go up but it is spread over 700 lots because D.R. Horton pays the same amount of O&M for each of our lots as you do. At this point I think D.R. Horton is paying 2/3 of the assessment.

A resident stated there are a lot of anthills, the palm trees don't look very good and in the summer they are not cutting the grass on a regular basis.

Mr. Porter stated we put out a scope of work to the bidders and we had four companies bid. If they are not doing what they are supposed to do let Brian know and he will get with the landscaper and make sure it gets done.

On MOTION by Mr. Dearing seconded by Mr. Taylor with all in favor the meeting adjourned at 2:16 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman