

RIDGEWOOD TRAILS
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Ridgewood Trails Community Development District was held Wednesday May 6, 2015 at 6:00 p.m. in the Clay County Public Library, 2245 Aster Avenue, Middleburg, Florida.

Present and constituting a quorum were:

Bob Porter	Chairman
Steve Mattix	Vice Chairman
Mark Dearing	Supervisor
James Glenn Marvin	Supervisor
Jan Doan	Supervisor (by telephone)

Also present were:

Jim Oliver	District Manager
Katie Buchanan	District Counsel
Peter Ma	District Engineer (by telephone)
Steve Andersen	Operations Manager
Several residents	

The following is a summary of the minutes and actions taken at the May 6, 2015 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.

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the January 7, 2015 Meeting

Mr. Porter stated the next item is approval of the minutes of the January 7, 2015 meeting. Are there any comments or corrections to the minutes?

There being none,

On MOTION by Mr. Marvin seconded by Mr. Dearing with all in favor the minutes of the January 7, 2015 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2015-03 Approving the Proposed Budget for Fiscal Year 2016 and Setting a Public Hearing Date for Adoption

Mr. Porter stated next is Resolution 2015-03 approving the proposed budget for fiscal year 2016 and setting a public hearing date for adoption. The proposed budget is by no means final. We will set the time for a public hearing and at the public hearing we can get into the detail of any of this. If you have questions that occur to you in the meantime or would like more information get in touch with Jim’s office and when we have the public hearing to go over it we will get into detail. Basically, the operation and maintenance budget is the same as last year. The operation and maintenance budget doesn’t affect the bond payment for people who are paying a bond payment. It is set with the same assessment as it has been in the past. What you see here as a proposal is the maximum amount. When we have the public hearing if we decide there is something we ought to cut out, and it can be reduced. The way the law works we would have to re-advertise and start over if we want to increase it so we can decrease it at the public hearing but we can’t increase it.

On MOTION by Mr. Mattix seconded by Mr. Marvin with all in favor Resolution 2015-03 approving the budget and setting a public hearing for September 2, 2015 at 6:00 p.m. in the same location was approved.

SEVENTH ORDER OF BUSINESS

Discussion of Improvements to Entry Enhancements and Amenity Center

Mr. Porter stated DR Horton has paid to have John Powers at W.G. Pitts Company to do some design work for additions to the amenity center and for a new entryway. I have some drawings and I will discuss briefly what it is we are talking about doing. One of the things that has always bugged me about the neighborhood is the entry signs on the sides are so low they are really hard to see. We are proposing to remove those and do one large one with a big vertical element that will be visible from blocks away. We just got the plans back today and it will be going out to bid and we hope to have a permit and start construction in about a month. The new

sign will go in, the old signs will go out, the landscaping will get redone and that will be done at DR Horton's expense. It will not use any of the district's funds.

We are underway on plans for additions to the amenity center and these plans are not yet finished. We are talking about an additional pool, nice waterslide, a stream and waterfall along the side, additional bathrooms, shade structures, pavilions that kind of thing plus more parking. My number one priority is to do the expanded pool and the waterslide because the kids love it and it is a great vertical element as people drive into the neighborhood.

A lot of folks mentioned the fact that the entry road coming in is dark there are no streetlights there and Jim had talked to Clay Electric and I think the number was \$66,000 for adding lights and Horton is willing to spend the money to do that as well. I will ask Jim to follow-up with Clay Electric and see what we need to do in the way of paperwork.

All of these things I'm talking about will be funded by Horton. Horton plans to complete it and basically donate it to the district. The amenity center is conceptual, as we bid it out if it costs \$2 million it is not going to get built like that. My budget is somewhere around \$1 million and I hope we can get everything done, but it is astonishing how much some of this stuff costs. We will get the plans finished, bid it and probably won't start work on the amenity center for six or eight months. I just signed a proposal on the nine acre site the amenity center is on, which always looked so scrubby we are going to haul in some better soil on top, disk that in so there will be a little bit of organic in the soil instead of just sand. We will then irrigate the whole site, three rows of sod along the curb and seeding and mulching the rest of it and that is at a cost of over \$60,000.

Horton is doing some sort of grand opening, a realtor event in the next few weeks. We are going to wait until that is completed before we start hauling the dirt and tearing everything up.

FIFTH ORDER OF BUSINESS

Consideration of Temporary Construction and Access Easement Agreement with DR Horton, Inc.

Mr. Porter stated the next item is consideration of temporary construction and access easement agreement with DR Horton and that basically gives DR Horton the right to go onto the property to do the work we talked about.

On MOTION by Mr. Marvin seconded by Mr. Dearing with all in favor the temporary construction and access easement agreement with DR Horton, Inc. was approved in substantial form.

SIXTH ORDER OF BUSINESS

Appointment of Audit RFP Committee

Mr. Porter stated next is the appointment of an audit RFP committee. We will have to hire an auditor and normally we simply make the board the audit committee. Do we have a date for our first audit committee meeting?

Mr. Oliver responded it will be just before the September 2nd meeting.

On MOTION by Mr. Marvin seconded by Mr. Dearing with all in favor the board members will serve as the audit committee and a meeting was scheduled to be held immediately prior to the September 2, 2015 board meeting.

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH 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 – Number of Registered Voters (201)

Mr. Oliver stated there are now 201 registered voters in the district. To begin transition to a resident controlled board, the CDD must be at least six years old, which is it, and have 250 registered voters living in the district. I anticipate by the 2016 election we will hit that threshold and two seats will transition to general election. We will keep you posted on this issue.

D. Operation Manager’s Report – Monthly Manager’s Report

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

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

Mr. Mattix stated I find that our landscape maintenance people are not cutting like they are supposed to.

A resident stated when they cut the grass around the pond I believe they are supposed to cut to the property line and they don't weed eat along the fence lines.

Mr. Porter stated a weed whacker along a fence will destroy a fence over time so that is a little problematic.

A resident stated they don't mow to the water's edge so around the pond there are weeds.

Mr. Andersen stated they are doing much better than the last one as far as general maintenance. The problem is there are a lot of areas that don't have much grass to start with. This is the first summer they have had with the ponds and I'm talking to them about getting out on the ponds a little more. I don't know about next to the water that is always a sticky issue.

Mr. Porter stated it is always a problem because the day they come out sometimes the pond is up because there has been a recent rain and even if it has gone down their mower may not stand up in it and it does more damage trying to get in there than it does to leave it. Let's ask them to give us a report about what they see that needs to get fixed so they can maintain it. If it is areas that are impossible to maintain because there is some kind of physical problem or we never get a stand of grass it may just be that we need to spend a few dollars to fix it.

Mr. Andersen stated they are actually in the process of doing that right now.

Mr. Porter stated we all want it to look good.

A resident stated the last meeting you held was at 5:30 p.m. and it is difficult to get here by that time from work. Can this meeting be moved to 7:00 p.m. so more people can make it from work?

Mr. Porter stated we are doing it at 6:00 p.m. rather than 5:30 p.m. and I'm going to ask folks to try a little harder to be able to get here or ask somebody else to represent you. We do the quarterly meetings at night and the rest during the day and I'm on half a dozen different boards and the majority of them we have as many people show up at 10:00 a.m. meeting or 2:00 p.m. as

we do for the 6:00 p.m. meetings. Everybody feels like the evening meetings will be better attended but they seldom are.

A resident asked is there anything in the budget to replace landscape plants when they die? Over time we have lost plants and nothing has been done to replace them.

Mr. Porter stated get with Steve and talk about what areas need to be replaced and we will probably end up having to pay for those but that is fine.

Mr. Marvin stated I don't know exactly where you are talking about but I'm guessing when the new entry feature goes in there will probably be new plants go in around that new feature. If it happens to be in that area I think you will see it get all spruced up.

Mr. Porter stated don't spend any money in the first 100 feet or so doing replacements because we will be making a mess but we will put it back when we are done.

A resident asked isn't there a construction entrance off of Long Bay where the trucks should be coming in and out?

Mr. Porter responded not yet. It is under development now it is not yet paved. When we get it paved we will try to direct the trucks to use that entrance.

A resident asked after the construction is finished and there is no longer a need for the trucks going through can we consider speed bumps?

Mr. Porter responded speed bumps is another thing that is virtually impossible to get the county to agree to.

A resident stated after you build your new construction entrance you could put a sign at the front saying DR Horton construction entrance such and such a road so your contractors know to go around.

Mr. Porter stated that is a great idea.

A resident stated dump trucks fly through here and there are a lot of children in the area.

Mr. Porter stated we will send out notices to everybody and remind them and it normally helps for a while. If you see a specific vendor speeding then let us know the vendor and time and we can contact them and they will know who that driver was and they can talk to him specifically.

Mr. Andersen stated I just talked to Down to Earth and they said the lakes were mowed today and they will finish tomorrow.

ELEVENTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

On MOTION by Mr. Mattix seconded by Mr. Marvin with all in favor the check register was approved.

B. Balance Sheet & Income Statement

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

C. Construction Schedule

A copy of the construction schedule was included as part of the agenda package

D. Assessment Receipt Schedule

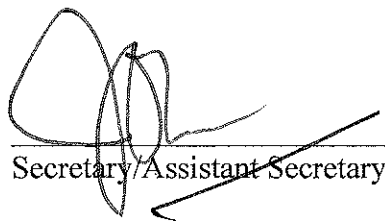
A copy of the assessment receipt schedule was included in the agenda package.

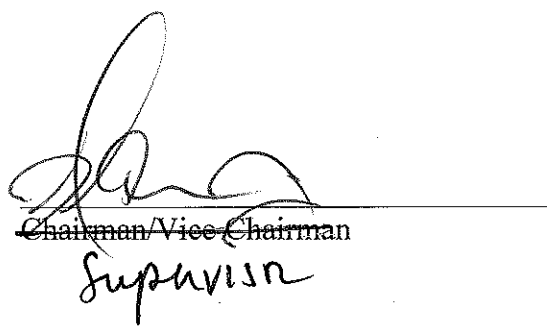
TWELFTH ORDER OF BUSINESS

Next Meeting Scheduled for Wednesday, July 1, 2015 at 1:30 p.m. at the Courtyard by Marriott, 610 Wells Road, Orange Park, Florida

Mr. Porter stated our next meeting is July 1, 2015 at 1:30 p.m. at the Courtyard by Marriott up on Wells Road.

On MOTION by Mr. Marvin seconded by Mr. Mattix with all in favor the meeting adjourned at 6:55 p.m.


Secretary/Assistant Secretary


~~Chairman/Vice Chairman~~
Supervisor