

RIDGEWOOD TRAILS  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Ridgewood Trails Community Development District was held Thursday, June 5, 2014 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
James Glenn Marvin	Assistant Secretary

Also present were:

Jim Oliver	District Manager
Katie Buchanan	District Counsel
Peter Ma	District Engineer
Rich Whetsel	Riverside Management Services, LLC
Steve Andersen	Riverside Management Services, LLC

The following is a summary of the minutes and actions taken at the June 5, 2014 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 6:00 p.m.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There not being any, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the May 7, 2014 Meeting**

Mr. Porter stated the next item is approval of the minutes of the May 7, 2014 meeting.

On MOTION by Mr. Mattix seconded by Mr. Marvin with all in favor the minutes of the May 7, 2014 meeting were approved.
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**FOURTH ORDER OF BUSINESS**

**Update Regarding Amenity Center Construction Project**

Mr. Ma indicated that a follow-up inspection will take place next week by the Clay County inspector after the punch list items are completed then we can obtain the Certificate of Occupancy.

**FIFTH ORDER OF BUSINESS**

**Cost to Complete Schedule**

Mr. Oliver reviewed with the board the cost to complete schedule, copy of which is attached and made a part hereof and indicated that after the construction funds are depleted the balance of the purchases will be covered by accumulated funds from the general fund and DR Horton will pick up the shortfall.

**SIXTH ORDER OF BUSINESS**

**Update Regarding:**

- A. Security Camera System/Access Control System**
- B. Pool Deck Furniture**
- C. Fitness Equipment**

Mr. Porter stated the security system will be in shortly and the other items are on the way.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2014-03  
Approving the Proposed Budget for Fiscal  
Year 2015 and Setting a Public Hearing Date  
for Adoption**

Mr. Porter outlined the budget adoption process.

Mr. Oliver reviewed the proposed O&M budget and indicated that of the \$45,000 increase \$11,000 would be funded from assessments and the balance through the SPE and bondholders and other parties. Assessments will increase \$59 per year for the 50 foot product, \$72 per year for the 60 foot product and \$84 per year for the 70 foot product.

On MOTION by Mr. Mattix seconded by Mr. Marvin with all in favor Resolution 2014-03 approving the proposed budget for fiscal year 2015 and setting the public hearing for August 7, 2014 at 6:00 p.m. in the same location was approved.

**EIGHTH ORDER OF BUSINESS**

**Review of Revised Scope of Landscape  
Maintenance Services**

Mr. Andersen outlined the increased scope of the landscape maintenance services.

**NINTH ORDER OF BUSINESS                      Other Business**

There not being any, the next item followed.

**TENTH ORDER OF BUSINESS                      Staff Reports**

**A.    Attorney**

There not being any the next item followed.

**B.    Engineer**

There not being any, the next item followed.

**C.    Manager – Designation of November Landowners Meeting Date Resolution 2014-04**

Mr. Oliver indicated the landowners meeting is scheduled for November 12, 2014 at 6:00 p.m. at the same location with three seats expiring.

Mr. Porter outlined the process for the election of supervisors being one vote per acre or one vote per lot and the transition to general election after there are 250 registered voters residing within the district.

On MOTION by Mr. Marvin seconded by Mr. Mattix with all in favor Resolution 2014-04 designating November 12, 2014 at 6:00 p.m. in the same location was approved.

**D.    Operation Manager’s Report**

**i.    Monthly Manager’s Report**

A copy of the monthly manager’s report was included as part of the agenda package.

**ii.   Discussion of Message Board**

An outline of the message board was presented.

**ELEVENTH ORDER OF BUSINESS                      Supervisor’s Requests and Audience Comments**

In response to questions from the audience Mr. Porter responded as follows: Once the next phase of development is complete the amenity facilities are anticipated to be expanded. In the near future, DR Horton will irrigate and seed the balance of the amenity tract so that children will have a grassy area on which to play. An additional access road will be constructed with the next phase of development. DR Horton will look into installing sidewalks in place of the existing trails. Comments were raised about inconsistent mowing of pond banks, residents and contractors parking on the grass at the amenity center, the need for a tot lot, speeding, litter, construction trucks driving through someone’s yard and the need for additional streetlights.

**TWELFTH ORDER OF BUSINESS                      Financial Reports**

**A.    Approval of Check Register**

On MOTION by Mr. Marvin seconded by Mr. Mattix 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 in the agenda package.

**C.    Construction Schedule**

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

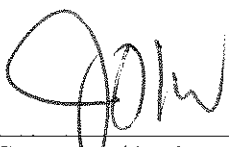
**D.    Assessment Receipt Schedule**

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

**THIRTEENTH ORDER OF BUSINESS                      Next Meeting Scheduled for Wednesday, July 2, 2014 at 1:30 p.m. at the Courtyard by Marriott, 610 Wells Road, Orange Park, Florida**

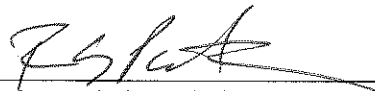
Mr. Porter stated the next meeting is July 2, 2014 at 1:30 p.m. at the Courtyard by Marriott on Wells Road.

On MOTION by Mr. Marvin seconded by Mr. Mattix with all in favor the meeting adjourned.



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Secretary/Assistant Secretary



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Chairman/Vice Chairman