

MINUTES OF MEETING
RIDGEWOOD TRAILS COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Ridgewood Trails Community Development District was held Wednesday, September 5, 2012 at 1:30 p.m. at the Courtyard by Marriott, 610 Wells Road, Orange Park, Florida 32043.

Present and constituting a quorum were:

Bob Porter	Chairman
Steve Mattix	Vice Chairman
Jan Doan	Supervisor
Mark Dearing	Supervisor
Rose Bock	Supervisor

Also present were:

James Oliver	District Manager
Jere Earlywine	District Counsel
Katie Buchanan	Hopping Green & Sams (by phone)
Chuck Bowen	Hopping Green & Sams
Peter Ma	District Engineer (by phone)
Brian Rotter	Turfworks
Will Pitts	WG Pitts
Dave Christine	WG Pitts
Rich Whetsel	GMS, LLC
Jay Soriano	GMS, LLC

The following is a summary of the minutes and actions taken at the September 5, 2012 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

Approval of Minutes of the August 1, 2012 Meeting

Mr. Porter stated included in your agenda package is a copy of the minutes of the August 1, 2012 meeting. Are there any additions, corrections or deletions?

On MOTION by Mr. Mattix seconded by Mr. Doan with all in favor the Minutes of the August 1, 2012 Meeting were approved.

THIRD ORDER OF BUSINESS

Update on Amenity Center

Mr. Dave Christine presented the construction documents to the board of supervisors. It was agreed upon to purchase one permanent ADA chair lift for the pool. The timetable is to notice the RFP in late September, approve the project manual at the October board meeting, bring proposals to the November 7, 2012 meeting, enter into contract and begin construction before the holidays with a summer opening of the amenity center.

SEVENTH ORDER OF BUSINESS

Update on O&M Funding

Mr. Oliver stated as of July 31, 2011, we had cash available of \$37,496 and accounts payable of \$15,251.

EIGHTH ORDER OF BUSINESS

Update Regarding Community Appearance

Mr. Brian Rotter updated the board with the landscaping in the District. The board approved the Vallencourt proposal for erosion repairs. Seeking funding source.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Earlywine stated I don't know if you want to go ahead and put on the record some sort of authorization to move forward with a request for qualifications for the construction administration services, if needed.

On MOTION by Mr. Doan seconded by Mr. Mattix with all in favor to Authorize RFP for Construction Administration Services relating to the construction of the amenity center was approved.

B. Engineer

There being none, the next item followed.

C. Manager – Discussion of Release of Certain Assessments for Audit Purposes

Mr. Earlywine stated the auditors, from time to time, have been struggling with how to report what assessments are owed when you have a default scenario and some sort of workout agreement. What we want to do today, for audit purposes, is really to address the fact that we have a sale closing, where the SPE is transferring almost all of the platted lots that it owns to D.R. Horton. For audit purposes, we want to further document the fact that we are releasing the debt assessments in the amount that was allocated to those lots with a corresponding reduction for the bonds.

On MOTION by Mr. Doan seconded by Mr. Mattix with all in favor the preparation and execution for audit purposes of any appropriate documentation, subject to review by the Chairman and District Staff, that would identify the release of the debt assessment lien and reduction of bonds associated with the real estate closing described above was approved.

ELEVENTH ORDER OF BUSINESS Supervisor’s Requests and Audience Comments

Mr. Porter stated one of the areas that I don’t think looks good is the amenity center. I would like permission from the District to go in there and re-grade it. The grass is not doing well. We are going to smooth it out and hydro mulch it. District Counsel raised the question whether the Board wanted to authorize a written agreement between the District and D.R. Horton to-address any insurance or other issues associated with the work.

On MOTION by Mr. Mattix seconded by Ms. Bock with all in favor to Authorize DR Horton to Re-grade Amenity Center Parcel at no cost to the CDD was approved.

The board discussed posting a sign at the amenity center property advising the amenity center will be coming soon. The District Manager will prepare a letter regarding the amenity center process and forward a draft to Mr. Porter.

TWELFH ORDER OF BUSINESS Financial Reports

A. Approval of Check Register

Mr. Oliver stated included in your agenda package is a copy of the check register.

On MOTION by Ms. Bock seconded by Mr. Mattix with all in favor the Check Register was approved.

B. Balance Sheet & Income Statement

Mr. Oliver stated included in your agenda package is the balance sheet and income statement.

C. Construction Schedule

Mr. Oliver stated included in your agenda package is a construction schedule.

D. Assessment Receipt Schedule

Mr. Oliver stated included in your agenda package is an assessment receipt schedule.

THIRTEENTH ORDER OF BUSINESS

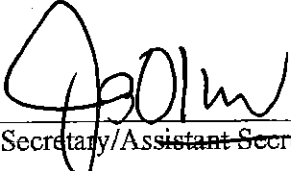
**Next Meeting Scheduled for Wednesday,
October 3, 2012 at 1:30 p.m. at Courtyard by
Marriott, 610 Wells Road, Orange Park,
Florida 32043**

Mr. Porter stated the next scheduled meeting is Wednesday, October 3, 2012 at 1:30 p.m. at this location.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Doan seconded by Ms. Bock with all in favor the Meeting was adjourned.


Secretary/Assistant Secretary


Chairman/Vice Chairman