

RIDGEWOOD TRAILS
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Ridgewood Trails Community Development District was held Wednesday, September 6, 2017 at 6:00 p.m. at the Clay County Library, 2245 Aster Avenue, Middleburg, Florida.

Present and constituting a quorum were:

Bob Porter	Chairman
Mark Dearing	Vice Chairman
Jan Doan	Supervisor
Anita Majlish	Supervisor
Tommy Taylor	Supervisor

Also present were:

Jim Oliver	District Manager
Katie Buchanan	District Counsel
Brian Stephens	Operations Manager

The following is a summary of the actions taken at the September 6, 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.

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Affidavit of Publication

A copy of the affidavit of publication of notices of the public hearing was included in the agenda package.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the May 3, 2017 Meeting

On MOTION by Mr. Dearing seconded by Mr. Doan with all in favor the minutes of the May 3, 2017 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Public Hearing Adopting the Budget for Fiscal Year 2018

A. Consideration of Resolution 2017-05 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2018

On MOTION by Mr. Dearing seconded by Mr. Doan with all in favor the public hearing was opened.

Mr. Porter stated the budget is based in large part on actual contracts that we have for landscaping, lake maintenance, management, our auditor, our engineer and so forth. The bottom line is we have proposed the same O&M assessment that we had last year. The point of this meeting is let everybody who wants to ask questions or make comments we are happy to talk about any item in the budget.

Mr. Taylor stated we have included money in this new budget to mow the big field every week during the next growing season. We feel that would be a better use of the property opposed to every other week.

A resident asked what happens to the excess in the budget?

Mr. Porter stated it is rolled over to the next year.

A resident asked then why does the budget remain the same?

Mr. Porter stated we are going to be spending a little more money next year because we are going to have a bigger amenity center.

A resident stated there is \$60,000 left over from the previous year.

Mr. Oliver stated we increased the budget but we kept the assessments the same. We used some of the savings from this year to fund that increase and the rest goes to capital reserves for future repairs and replacements.

Mr. Porter stated the second resolution 2017-06 imposes special assessments and when we close the public hearing we are going to adopt the budget then basically we will be imposing assessments on everybody's lot that is the same as the assessment you currently have for this year.

On MOTION by Mr. Doan seconded by Mr. Dearing with all in favor the public hearing was closed.

On MOTION by Mr. Dearing seconded by Ms. Majlish with all in favor Resolution 2017-05 was approved.

B. Consideration of Resolution 2017-06 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2018

On MOTION by Mr. Dearing seconded by Mr. Doan with all in favor Resolution 2017-06 was approved.

SIXTH ORDER OF BUSINESS

Update Regarding Amenity Center Expansion

Mr. Porter stated we are slower than we had hoped. Our contractor was hoping to be done in July but they have contracted with a local company for construction of the slide tower, which is basically a big welding job and that was supposed to be done in May per the agreement. It is now built and we have a painter and we are close to getting that done and hope to have the whole thing finished by the end of October. You should see assuming the weather is decent the foundation for the slide tower poured next week and it will be delivered in the next couple of weeks.

A resident asked what size pool will we get?

Mr. Porter stated I don't have a plan with me but I think the pool is in. It is close in size to the original.

A resident stated we have 700 homes that will use that pool and we barely have enough room for three families to use the current pool comfortably.

Mr. Porter stated the pool was designed for the entire 700 residences based on the state's rules. The pool that has been added was added by D.R. Horton at no expense to the district. D.R. Horton has spent about \$1 million for the pool and additional bathrooms and pavers. If the district wants add future amenities it has a nine acre site, but the money has to come from somewhere. We have money we are setting aside at the end of each year and if we wanted to raise assessments not this year but a little bit as we go forward we can save some money and do more. What you see is basically it at this time.

A resident stated you are bringing more families and the exercise room is already claustrophobic and you have nothing in there for senior citizens.

Mr. Porter stated again it is the district's property the district can build more, but the district does not have money to build one. If everybody thinks that we should have more facilities and equipment, what we need to do is increase the assessment next year.

A resident stated you are getting more assessments as you are building.

Mr. Porter responded no, we are not getting more assessments. D.R. Horton pays the same amount on the lots that are not yet developed as you are paying for your home. Having more people buy homes is not getting more people to pay.

A resident asked are you saying that D.R. Horton is paying assessments on dirt and trees and things they are clearing now?

Mr. Porter responded yes, the majority of the money that gets collected for operation and maintenance is a check from Horton.

A resident stated the earlier homeowners are paying a few thousand dollars in assessments and Horton is paying less.

Mr. Porter stated the money you are paying that new people are not is the debt service part. In the beginning of the project, bonds were sold and the bonds were used for construction of roads, the entryway, utilities, the stormwater system and some of it went towards construction of the first amenity center. The owners before Horton got into financial trouble, the bondholder foreclosed on the bonds so every lot out there paid the same amount, some got foreclosed so it essentially got paid off. If you don't want to make that payment you can pay off your bond but there is a cost involved in that. You can check with Jim and he can give you that payoff amount.

Mr. Oliver stated it depends on your particular lot, but I will give you my contact information if you want the specific info for the lot you own

A resident stated when we bought the house we were sold on this amenity center and we were told it was going to be more building. I don't understand how that amenity center is going to be big enough for all the building you are doing. We thought this was going to be a great place to live and we can't even use the amenity center.

A resident stated the question that everybody is wondering is what are the future plans for our amenity center. That is what we would like to know.

Mr. Porter stated currently there are no plans beyond what is underway right now. The district owns that amenity center site, the district can do whatever they want to on it. If you are going to have a pool three times the size it is now it can be done but you have to raise the money to do it. There are different ways the district can do that. The district can sell more bonds if they want to in order to build something then everybody out here would have an additional assessment for debt service like you have but you would also have an additional assessment for the new stuff. What it comes down to is if the district wants to build more, you think there should be more amenities, it can be done but it is going to be up to the owners of the lots to come up with the cash to do it.

A resident stated I don't understand why the rest of the amenity center can't be built until the slide goes in.

Mr. Porter stated there is not a lot of stuff left. Basically the pool, a tot lot, deck, some shade structures and I don't have the specific schedule but everything is supposed to be finished by the end of October. I'm not saying that at the end of October everybody is going to say this is enough we are happy.

A resident stated there is a Facebook community page that everybody likes to get on and say all these things and when it comes down to it half of them are not here. Everybody is saying that people are threatening to protest in front of the models, and try to keep D.R. Horton from building any other homes in the neighborhood. There are people who are very angry about the condition of the field, especially people who live around the field. What is D.R. Horton going to do? You are still going to sell a lot of houses in the neighborhood and there are some angry people in the neighborhood. How are you going to prevent these people from keeping you from building houses?

Mr. Porter stated Horton budgeted \$1 million to go and do improvements and they are spending that. As far as folks thinking they should have more it is going to be done by the CDD; it is not going to be done by Horton.

A resident stated that is not what folks are being told. We have friends who are looking at a Freedom Home.

Mr. Porter stated a Freedom Home will have a small amenity of its own. It will not be open to anyone else. It will be owned by the homeowners in Freedom Homes, and they will have

their own homeowners association. In addition to the CDD assessment you are paying they will also be paying a homeowners association fee.

A resident stated they were told they would have full access to our amenities as well.

Mr. Porter stated that is correct and they will also pay exactly the same fee you are paying.

A resident stated we feel we were lied to when we bought our house. I know it is not your fault but how do we get Horton to realize that we are not going to recommend Horton because of what happened here?

Mr. Porter stated I can't talk about what your sales person said when you bought your house. If you have a problem with a sales person you should get in contact with them. The picture that went up I had taken down right away it was an earlier version of the amenity center that is under construction now and it had a much nicer looking slide tower. That slide tower was more architecturally pleasing and it was \$200,000 over budget so the only real change from that picture to what is going to be there now is what the slide tower looks like.

A resident stated the pool and slide at Oakleaf is very big.

Mr. Porter stated our community is not going to be as big as Oakleaf we have 700 lots and they have thousands of lots. If you were promised something seven years ago it was probably by the folks that went broke before Horton came in and bought the lots.

A resident stated I think we would like to know what it would cost to have an amenity the size of the one in the picture and what it would cost us so that we can move forward but at the same time we would like to cover the issue that we think Horton should cover some of this.

Mr. Porter stated rather than me trying to tell you what the slide tower is going to look like within about 60 days it will be up and you will be able to see the completed project. I can bring the picture that you saw and a copy of the site plan. The site plan has not changed at all, what changed was instead of doing a fancy wrap around slide tower it is a metal slide tower, which is much less expensive.

A resident asked can you give us a name of someone at Horton to talk to?

Mr. Porter stated I work for Horton and you can talk to me but if the problem is with the sales person then I need to talk to my sales department.

We are going to talk about CDD business and if you want to talk about Horton that is a different meeting. This is the CDD and the CDD owns the amenity the CDD manages it and if

you want to complain about Horton you can do that but we are not going to do it tonight. The CDD is a unit of local government and it takes care of CDD issues. I'm not going to address Horton issues tonight. If you will give me your contact information I will have someone get in touch with you about your issues.

A resident asked is there a way all of us can get together and draw out an idea of what we would like that whole area of the field to be eventually, basketball courts or tennis courts are a good idea and then when we do the budget next year it is part of it and it becomes one big stand alone project that someone doesn't change at the last minute because there is a problem.

Mr. Porter stated if you want to get together and come up with a suggestion, bring it back and we will get our folks to put together some numbers, Jim can get some costs of what a typical tennis court costs or basketball court costs or whatever.

Mr. Oliver stated email the list to me and I will compile the recommendations.

Ms. Buchanan stated Eagle Landing just bid four tennis courts so you have economies of scale there and it was \$370,000.

SEVENTH ORDER OF BUSINESS

Consideration of Proposal for Capital Reserve Study

Mr. Porter stated at the last meeting someone suggested we look at a capital reserve study and Jim has gotten a proposal from someone who does that for a living.

Mr. Oliver stated it is \$2,600 and that is about half compared to other companies.

On MOTION by Mr. Taylor seconded by Mr. Doan with all in favor the agreement with Community Advisors to prepare a reserve study in the amount of \$2,600 was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2017-07 Designating a Public Hearing and Authorization to Publish Notice of Such Hearing to Adopt Rules Regarding Overnight Parking and Traffic Enforcement

Mr. Porter stated next is Resolution 2017-07 designating a public hearing and authorization to publish notice of such hearing to adopt rules regarding overnight parking and traffic enforcement. This will give us the right to call tow trucks on people who are parked on district property.

Ms. Buchanan asked do you want to limit this to the amenity center parking lot or do you also want to include the field?

Mr. Porter stated it should include the field it should include any district property. The hearing will be set for November 1st, same night as our next regular meeting to do that.

On MOTION by Mr. Dearing seconded by Ms. Majlish with all in favor Resolution 2017-07 was approved.

NINTH ORDER OF BUSINESS

Consideration of Agreement with Riverside Management Services, Inc. for Field Operations Management, Pool Maintenance and Janitorial Services

Mr. Porter stated we have a proposed agreement with Riverside Management for field operations, pool maintenance and janitorial services.

Mr. Oliver stated it is at the same fees as FY17 with no increase.

On MOTION by Mr. Doan seconded by Ms. Majlish with all in favor the agreement with Riverside Management Services, Inc. was approved with no change in fees.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2017-08 Designating Primary Administrative Office

Mr. Porter stated Resolution 2017-08 sets the primary administrative office as Jim's office and in Clay County we have one at Oakleaf Plantation because we are required to have one in the county.

On MOTION by Mr. Dearing seconded by Mr. Doan with all in favor Resolution 2017-08 was approved.

ELEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TWELFTH 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 – Discussion of Meeting Schedule for Fiscal Year 2018

Mr. Porter stated we have a meeting schedule for fiscal year 2018, which reflects meetings every other month.

Mr. Oliver stated we have three meetings here, November 1, May 2, and September 5th at 6:00 p.m. and we have three meetings at the Courtyard by Marriott on January 3, March 7 and July 5th at 1:30 p.m.

A resident asked can we move the evening meetings to another night?

Mr. Porter stated Jim and Katie will check their schedules and we can adopt this for now and talk about it at the next meeting and see if we can find a day other than Wednesday.

On MOTION by Mr. Dearing seconded by Mr. Doan with all in favor the fiscal year 2018 meeting schedule was approved.

D. Operation Manager’s Report –Report

Mr. Stephens gave an overview of the options manager’s report that was included as part of the agenda package.

THIRTEENTH ORDER OF BUSINESS Supervisor’s Requests and Audience Comments

Mr. Taylor stated I want to thank Horton for doing the sod and sidewalk on Reed Valley, it looks nice they did a good job on the sod. On the back entrance they have a sidewalk going up to Long Bay and they stopped the sidewalk on the north side and it is my understanding that was due to FP&L having a line there. It looks like two water valves right in the middle of the sidewalk. All this work putting in turn off lanes, all these sidewalks, the entrances but why are they picking on the sidewalk?

Mr. Porter stated I will look into it.

Mr. Stephens stated James said it would be done in a couple weeks.

Mr. Porter stated just follow-up on that to make sure it gets done.

A resident asked why don't we have traffic signs?

Mr. Porter responded the roads belong to Clay County and they have to put up the signs, we don't have the authority. We will ask Jim to contact the county to put up more speed limit signs and you can contact your Clay County Commissioner and sometimes that carries more weight.

A resident asked who enforces parking on the streets because on some streets people park on both sides and the school bus and garbage trucks can't get through?

Mr. Porter stated the district has no authority whatsoever over the streets they are all county streets. If you call the county and complain they will respond. If the road department gets a call from a county commissioner they will respond a lot better than a call directly to them. Go on the website and find out who your county commissioner is.

A resident asked when the pool is finished and the slide is up do you have a company for the lifeguards set with a schedule?

Mr. Porter stated our manager will take care of that. Since it is not going to be done until October I don't expect to have that slide open it will be next spring and summer. The slide tower will be locked because you can't have a slide open without having lifeguards.

A resident asked is there no additional pool planned for when all the houses are built?

Mr. Porter stated if the district wants to build one they can build their own water park there is nine acres available but D.R. Horton is not going to build another pool.

A resident stated if we get together and want another pool is there a way that Horton will meet us partway on the cost? If it is less money for us then it is more acceptable and easier for us to create a plan.

Mr. Porter stated we can certainly talk about that and the CDD has the right to sell bonds and if everybody was prepared to spend \$200 a year that generate \$2,000 a month and if you do that over 700 lots you get \$1.5 million the day the bonds sold that you could spend on more amenities. Just to give you an idea and that would be for 30 years and every lot would be paying that in addition to what you are currently paying. If you did it with a bond we own about half the lots so we would effectively be paying half.

A resident stated so this is what we bought into this is what we have and this is it for us.

Mr. Porter stated unless the district decides to build it?

A resident asked who is the district.

A resident stated we are. They are the board and we are the voice of the people.

Mr. Porter stated initially the landowners elect the entire board when you get to 250 registered voters living here and six years out then two of the seats are elected, they have to be residents and they are elected by the residents. Right now Tommy and Anita are both residents and at the next election a year from November two more seats will be turned over to the residents. When I say it is the district it is going to be you. It is going to be the folks who live there that you elect.

A resident asked how does voting work when it comes to the election?

Ms. Buchanan stated it is on the ballot.

A resident stated I mean for the amenities and basketball court and things like that. I like the majority rule because that means the most people get but how does that work for us?

Mr. Porter stated all the business of the board is done by Horton. The board is going to decide we will sell a bond and build a basketball court or we will increase the assessment and there will be a public hearing just like there was tonight, we will talk about it and everybody will have a chance to speak but the board is going to decide.

A resident stated realistically what we should do is say let's get a rough design of how much space we have and get a bunch of people that are artistic or want to do it to design what they would our area to look like and then we submit that for costing and if the majority of us agree and push it towards them this is how we get the vote. When we get done tonight I will post on Facebook and start asking.

A resident stated somebody needs to organize a meeting.

A resident asked should a bond be sold and members on the committee have an increase in their yearly fee. Who decides that?

Mr. Porter stated your board decides that.

A resident asked the board can do it without the consent of the homeowners?

Mr. Porter stated it is up to the board to decide. I can't speak for anyone else but as long as I'm on the board I am not going to vote in favor of putting a bond on everybody because I'm going to end up with at least half the people hating me and I'm not making that decision for you. In a year and a half from now there will be four residents on this board and they can make that decision.

A resident asked you bring it to us and we vote, right?

Mr. Taylor responded no, you bring it to the board for a vote, just like a county commission, when they decide the taxes.

A resident asked where can I get something to show me how much space we have to work with?

Mr. Porter stated Jim will coordinate and we have something that shows the site plan.

A resident asked what is going in for the \$1 million?

Mr. Porter stated \$1 million was our budget but it might be \$1.1 million it might be \$900,000. We are building that facility it will be done in 60 days and you will see what it is.

Mr. Taylor stated the playground is not new it was discussed since day one and it is called a tot lot.

FOURTEENTH 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. Doan seconded by Mr. Dearing with all in favor the check register was approved.

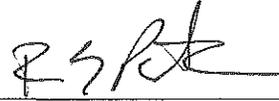
FIFTEENTH ORDER OF BUSINESS Next Meeting Scheduled for: To Be Determined

Mr. Porter stated our next meeting is November 1, 2017 here at 6:00 p.m. and we will talk about anew meeting schedule at that point.

On MOTION by Mr. Doan seconded by Mr. Dearing with all in favor the meeting adjourned at 7:16 p.m.



Secretary/~~Assistant Secretary~~



Chairman/~~Vice Chairman~~