

RIDGEWOOD TRAILS
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Ridgewood Trails Community Development District was held Wednesday, November 4, 2020 at 1:30 p.m. at the Azalea Ridge Amenity Center, 1667 Azalea Ridge Boulevard, Middleburg, Florida.

Present and constituting a quorum were:

Marty Genska	Chairman
Jacqui Proctor Miller	Vice Chairperson (by telephone)
Yolanda Nolte	Supervisor
Eneida Barnes	Supervisor
Gordon Wing, Jr.	Supervisor (by telephone)

Also present were:

Ernesto Torres	District Manager
Katie Buchanan	District Counsel (by telephone)
Pat Szozda	RMS Operations Manager
Larry Edmiston	RMS
Melissa Brown	Amenity Manager

The following is a summary of the actions taken at the November 4, 2020 meeting and a copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Torres called the meeting to order at 1:30 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the September 2,
2020 Meeting**

On MOTION by Ms. Barnes seconded by Ms. Nolte with all in favor the minutes of the September 2, 2020 meeting were approved as presented.
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FOURTH ORDER OF BUSINESS

Consideration of Proposals for Playground Structure

Mr. Szozda stated we received three good proposals and the one I'm leaning toward is Beyond Your Ordinary; they were a little more reasonable on the pricing and their playground included a canopy covering. All the vendors are very reputable, you can't go wrong with any of them and Southern Recreation installed the existing playground and is very familiar with the neighborhood. The permitting is not included in any of the proposals and that is about \$240.

On MOTION by Mr. Genska seconded by Ms. Barnes with all in favor proposal #97297 from Beyond Your Ordinary was approved in an amount not to exceed \$44,000 and district counsel was authorized to prepare a small project agreement for this purchase.

FIFTH ORDER OF BUSINESS

Discussion of Basketball Courts Concept and Cost Estimate

Mr. Szozda stated the proposals are from recommended people and the bids are for a full court basketball court to be located in this general vicinity, we didn't specify an exact location. There is a range of prices that does not include lighting but does include fencing, striping, and basketball hoops. The prices range from \$43,759 to \$69,000. The only thing we are responsible for that would be a minor issue if and when we determine to go this route would be, anything underground such as irrigation we would have to remove because they have to bring in 6" of rock and anything under the grass area would be compromised and they are not responsible for that.

Ms. Miller asked is this a fence where we will have to use a pass key?

Mr. Szozda stated they don't do the entry gate, we would have to do that and it would be a separate issue. They do put in a gate, but a security gate would have to be added or at least a magnetic entry such as at the pool area.

Mr. Genska stated I don't have a problem with no lights, but I do have a problem not having a keyed access.

Mr. Szozda stated we are looking at a minimum with an electronic gate of \$50,000.

Mr. Genska stated we just approved \$44,000 for the playground. Do we have enough to cover the basketball court?

Mr. Torres stated you will be cutting it very close.

Mr. Szozda stated this was just for discussion. The playground was the right way to go, the basketball courts is up to the board.

Mr. Torres stated you can come up with a number and make that part of your capital outlay for next year's and budget and we can come up with how much the assessment is going to be.

Mr. Genska stated I like that idea. I don't have a good feeling for what our reserves should be, but \$100,000 seems low.

Mr. Torres stated we had a new pool, a structure, the slide, this building and the parking lot and maybe it is time to have the capital reserve study updated and that will give you a good idea on where you should be.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2021-01
Amending the Fiscal Year 2020 Capital
Reserve Fund Budget**

Mr. Torres stated Resolution 2021-01 is amending the fiscal year 2020 capital reserve fund budget. At this time of year, we try to balance the budget and in this case there was some capital reserve that was moved to the general fund.

On MOTION by Mr. Genska seconded by Ms. Barnes with all in favor Resolution 2021-01 was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2021-02
Declaring a Vacancy in Seat 3 and Seat 5**

Mr. Torres stated Eneida and Gordon were unable to go the supervisor of elections office to qualify for these two seats and they do have a termination date and that is November 2020. We will keep this as we do any other vacancy and appoint supervisors to these two seats at the next meeting. You can consider Eneida and Gordan as well, but we have to go through the process.

On MOTION by Mr. Genska seconded by Ms. Nolte with all in favor Resolution 2021-02 was approved.

EIGHTH 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

There being none, the next item followed.

D. Operation Manager – Report

Mr. Szozda reviewed the Operation Manager’s monthly report.

E. Amenity Manager

Ms. Brown gave an overview of the amenity center report

NINTH ORDER OF BUSINESS Supervisor’s Requests and Audience Comments

Mr. Genska stated there was a minor incident on the entrance to Azalea Ridge from the Blanding Boulevard side, a vehicle took out a light and did some major damage across the road, took out some landscaping and continued on. We know it was a truck obviously going at a high speed, but there were no witnesses. Clay Electric has been notified so that power is safe and it has been cordoned off with caution tape and CCSO has been notified. Clay Electric has not yet repaired the light and once that is done the lawn service provider will redo the landscaping.

Ms. Nolte stated I have seen on Facebook that residents do not like the 1:30 p.m. meetings.

Mr. Genska stated the last meeting was at 6:00 p.m. and people complained about that. I look at the CDD as a business that meets during business hours. I know we had a problem at the library where we met had a limit on space and time; we don’t have that restriction here. Is there a reason we can’t have the meetings at 6:00 p.m.?

Mr. Torres stated no. At the end of the fiscal year we provide you a schedule for the upcoming year to be approved by the board and we use that for public notice purposes. We noticed the schedule but that doesn’t mean we can’t change it.

Mr. Genska asked is there a difference in attorney fees?

Ms. Buchanan stated we don’t distinguish in our charges between day meetings or night meetings, the reality is that I have 35 districts that I represent so sometimes I don’t have as much capacity in the evenings but to the extent that it works or if there is someone else in my office we can usually work it out. We do charge for travel, but generally I only come to this meeting if I

have multiple meetings in the area so I can split the travel cost and nobody has been traveling much the last eight months.

Mr. Torres stated the budget meetings you designated for night meetings; if you wanted to do every other meeting as a night meeting, we would make the January meeting a night meeting. That gives us time to advertise the meeting. You can start there and have every other meeting at night.

Mr. Genska stated that is a good compromise. It doesn't matter to me but for other residents I would like to have all the meetings in the evening. What do the other board members think?

Ms. Barnes stated if they want night meetings, we will have a night meeting and see if they participate.

Mr. Wing joined the meeting during this item by telephone.

Mr. Torres stated I will notice the next meeting to be a night meeting, March would be a day meeting, May is a night meeting and July is a day meeting and September is a night meeting. There is a lot of success with a mix because you have different people participating.

Mr. Genska stated our residents have expressed an interest in night meetings exclusively, but we need to check the attendance because if we are going to change the schedule for everybody to have night meetings, we need the participation. If we don't get the participation, why change things? Let's get the next meeting scheduled for 6 p.m. and we will check attendance.

TENTH 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. Genska seconded by Ms. Barnes with all in favor the check register was approved.

ELEVENTH ORDER OF BUSINESS

**Next Meeting Scheduled for Wednesday,
January 6, 2021 at 6:00 p.m. at the Azalea
Ridge Amenity Center, 1667 Azalea Ridge
Boulevard, Middleburg, Florida**

Mr. Genska stated the next meeting is scheduled for January 5, 2021 at 6:00 p.m.

On MOTION by Ms. Barnes seconded by Ms. Nolte with all in favor
the meeting adjourned at 2:21 p.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman