

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, January 4, 2023 at 6:00 p.m. at the Plantation Oaks Athletic Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

Present and constituting a quorum were:

Marty Genska	Chairman
Jacqui Proctor Miller	Vice Chairperson
Yolanda Nolte	Supervisor
William Barnhouse	Supervisor
Dennis Schroyer	Supervisor

Also present were:

Marilee Giles	District Manager
Katie Buchanan	District Counsel
Jay Soriano	GMS
Several Residents	

The following is a summary of the actions taken at the January 4, 2023 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 6:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Appointment of New Supervisors to Fill Vacant Seats

Ms. Giles stated two seats expired in November and we will take them one at a time. The first is seat 4 currently held by Jacqui Miller.

On MOTION by Mr. Genska seconded by Mr. Barnhouse with all in favor Jacqui Miller was reappointed to seat no. 4.
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Ms. Giles stated seat 2 is currently held by Yolanda Nolte and she does not wish to stay on the board. What is the board’s position on this seat?

Mr. Genska stated we will do an eblast, we still have resumes to go through.

B. Oath of Office for Appointed Supervisors

Ms. Giles being a notary public of the State of Florida administered the oath of office to Ms. Miller.

Ms. Giles stated although you have served for years as a supervisor, I would like to remind you that you are subject to comply with the sunshine law. If any business is to be discussed about Ridgewood Trails CDD you can talk to anyone other than the supervisors; you can only talk to the supervisors at a publicly noticed meeting such as this one.

C. Election of Officers, Resolution 2023-01

Ms. Giles stated this resolution is to add Jacqui Miller as an officer of the district. Unless there are any changes to the current slate of officers that designation of officers is: Marty Genska chairman, Jacqui Proctor Miller vice chair, William Barnhouse, Dennis Schroyer, Yolanda Nolte assistant secretaries. Also in that resolution is the GMS staff, myself as secretary and treasurer, Daniel Laughlin Darrin Mossing, Jim Oliver and Howard McGaffney as assistant treasurers and assistant secretaries. They are listed as a backup to me.

On MOTION by Mr. Genska seconded by Mr. Barnhouse with all in favor Resolution 2023-01 was approved reflecting the same slate of officers.

FOURTH ORDER OF BUSINESS

Consideration of Request of Freedom HOA to Amend the District’s Boundaries to Remove the Freedom Section

Ms. Giles stated I will go over how public comments will be taken on this item. If you emailed me I have your email, there is a spreadsheet in the back if you want to verify that. I annotated your objection, tallied it and it is on record. If you are from Freedom your position on the matter has been collected with the petition. You can fill out a comment card with your name and address, drop it in this box and I will call those out. I ask that you consider being brief. Again,

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if you signed that petition or are on this spreadsheet your voice has been heard. A simple objection with your name and address carries the same weight as a lengthy explanation. I ask that you consider that.

Ms. Buchanan stated the purpose for this agenda item is so that you can consider input from the community members about their opinion on whether you want to support or object to Freedom's moving forward with the petition. To be clear the board has no control over whether Freedom chooses to move forward or not, this is whether the district wants to have a position on Freedom's petition.

Several homeowners addressed the board in support of the petition to do a boundary amendment to separate the Freedom section from the rest of the CDD, indicating they feel that they do not benefit in any way, do not use the amenities, and do not want to pay the CDD assessment.

Some homeowners spoke against the petition to do a boundary amendment indicating that the Freedom owners signed a binding contract at purchase, showing their obligation as a purchaser and as a member of the CDD, and the Freedom homeowners do benefit from the roadways and stormwater system.

Ms. Giles stated public comments are closed and at this point the board can have discussion and I think what we are looking for is a board decision to support, object or take no action.

Ms. Buchanan stated the district treats everyone the same with the exception of there are two different lot sizes and you pay assessments at different levels based on those lot sizes. The benefit the district offers whether it is good or bad, everyone receives the same benefit.

Mr. Genska stated the CDD facilities were planned and built for the entire community, parks, ponds, pool, amenity center. Now we have approximately 19% of the community, Freedom, want the remaining 81% of Azalea Ridge to absorb their share of the costs for the sole reason that they don't want to use the facilities. However, these facilities were built for everybody, whether you choose to use them or not, they are there. The O&M assessment was disclosed at purchase.

Ms. Buchanan stated our firm has been doing CDDs in one form or fashion for 40 years, I have been doing this for 15 years. I have 35 other districts that I represent and the firm has about 300 other districts that we represent. This is the first instance that my circle of peers is familiar with in which a group of residents has sought to undertake this path. That statutory language is usually used when the original developer of the project changes development plans and removes

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a large piece of property from the community. Eagle Landing is across the street and further down the street is Grayhawk. Initially Grayhawk was Phase 7 of Eagle Landing, but Eagle Landing's developer didn't want to pursue that and sold it to a different company and that large area came out of Eagle Landing and then created a new CDD. The reason this doesn't happen frequently is that if your property had debt assessments on it, you would be prohibited by law from being removed from the district. The only reason the opportunity exists here is that this project was in default and went into bankruptcy in 2008/2009 and that debt was foreclosed because the original developer could not pay the bills. When Horton bought it, it no longer had debt service assessments on the property. If it was a traditional CDD like Eagle Landing, like Oakleaf the residents within the community would have a minimum of a 30-year assessment and what frequently happens is that throughout the life cycle of the CDD, the original bonds are issued at the beginning to build the infrastructure, then as the infrastructure ages the district issues new bonds and it is a perpetual rotation in the life cycle of a CDD. You are the exception in the sense that you don't have debt service assessments on that property. Usually, a CDD is always going to have a debt collection process because that is how they operate and maintain and continue to improve the facilities. I agree that it authorizes landowners to petition, but the process and reason that was put in there is perhaps not this scenario, but that doesn't mean you can't avail yourself to it.

Ms. Nolte asked what happens if we say yes and what happens if we say no?

Ms. Buchanan stated I don't know the answer to that. What will happen if the Freedom group decides to move forward is that there is a list of requirements that a petition has to contain in Chapter 190 and there is a list of factors that the county has to evaluate. Those factors are things like is this a contiguous development meaning are they side by side and could one portion of it function without the rest of it and is the CDD going to be paying to maintain things that are offering benefit to other people who are not paying into it. All those factors even though they are not what is included in the petition, they are things that the county has to consider. If you vote to support it then the county will only have the position of the POA and they will think the CDD is supporting this and the county probably does not have a strong opinion one way or the other on it. If the CDD objects to it and we submit an argument as to why we don't believe that this amendment to the district boundary meets the purpose of the statute, then the county would have to make a decision as to which side they think is fair under the statute.

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Ms. Miller stated regardless of whether we say yay or nay, it is not really up to us.

Ms. Buchanan stated correct.

Ms. Miller stated I am on a fixed income, I live in Azalea Ridge I don't live in Freedom and I see this is a democracy and I know this is not a vote but 81% and 19%, I can't go along with 19% if 81% is saying no.

Ms. Nolte stated when we were at the settlement table we had a choice, we could not have signed because an aboveground pool is really important to our family and we were told we could have one, but we chose to sign. We chose to follow the rules by not putting in an aboveground pool because we signed a contract and we honored that.

After further discussion the board took the following action.

On MOTION by Mr. Barnhouse seconded by Ms. Miller with four in favor and Mr. Schroyer opposed the request by the Freedom HOA to amend the district's boundaries to remove the Freedom section was denied.

Ms. Buchanan stated at this time, looking for next steps, I think you will have another point at which this will come back to you. Right now, we understand that Freedom has the intent to file, but they have not filed anything. Once they do, if they do, then I think I would request an authorization from the board to prepare an objection to submit, but at the same time you get to direct me to do that if that is what you want. I wouldn't file anything on my own, Marilee wouldn't file anything on her own, we are going to come back to you.

FIFTH ORDER OF BUSINESS

Designation of Hearing Date to Adopt Rates

Ms. Giles stated we discussed some rates and took the higher rates for the public hearing and you can go down from there at the public hearing.

On MOTION by Mr. Genska seconded by Mr. Schroyer with all in favor the public hearing to adopt rates was scheduled for March 1, 2023.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2023-02
Regarding Records Retention Policy**

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Ms. Buchanan stated this is an administrative item that deals with your records retention. Typically, what the district has decided in the past is that rather than have the manpower to go through and weed out records as they expire under the state's records retention schedule you just kept everything. That leads to a fair amount of buildup of paper and electronic records. The resolution allows you to delete emails that don't have any substantive value such as yes, I will be there or a quorum check you don't have to save, you can delete them. They don't have any value anymore. That will also be helpful to staff because Marilee gets a lot of emails. It reduces the number of emails she has to go through if there is a public records request. It also authorizes the district to store its records electronically as compared to paper. We have a cloud base that has been set up, but it goes to reducing the clutter and waste.

On MOTION by Mr. Genska seconded by Ms. Nolte with all in favor Resolution 2023-02 was approved.

SEVENTH 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's Report

Mr. Soriano gave an overview of the field operations, maintenance and amenity management report, copy of which was included in the agenda package.

E. Amenity Manager**1. Report**

A copy of the report was included I the agenda package.

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2. Landscape Inspection Report

A copy of the landscape inspection report was included in the agenda package.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests and Public Comments

Mr. Schroyer stated I would still like to see committees, as an example to help Jay tear down the pergolas, that way we are not paying a lot of money for someone to do this.

Mr. Soriano stated we did that with the fitness center; a couple people helped out and they were a great help and saved us a lot of money and time on that. There are a lot of people who could help out.

Ms. Giles stated there is liability when a resident starts doing CDD work. We can check into a rider policy to allow a resident to do some of that. Jay can use his discretion. We did receive a lot of angry resident emails, very angry as to why the staff was recruiting help from the residents. I think that is a slippery slope. I'm glad you brought it up and it is on the recording that it is something you would like to do.

Mr. Schroyer stated we want to be a community so let's try to work together and try to save some money.

Ms. Giles stated we just have to be careful because if a resident gets hurt, we open ourselves up to liability.

Mr. Schroyer stated committees can also make recommendations such as on the type of landscaping.

Mr. Soriano stated we could do that with direction of certain board members. We did that on the capital project for the fitness center, they helped out a lot in picking out equipment.

Ms. Giles stated we can do that tonight. It is called oversight and each of the board members takes on a different project such as landscaping, amenities, whatever.

Mr. Soriano stated you could help me recruit some of those volunteers. That would save me time and also save the district money.

Mr. Schroyer stated it is up to the board if we want to do this or not.

Ms. Miller stated I agree.

Ms. Giles stated Jay and I can talk you through some recommendations for oversight for the board members of what we see in other districts such as landscape maintenance and parks,

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golf, aquatics, athletics. They divide up the big chunks and although the board makes the decision as a whole, that supervisor works directly with Jay.

The supervisors chose the following areas of oversight: Ms. Nolte landscape, Mr. Schroyer general maintenance, Mr. Genska security and technology, Ms. Miller athletics and Mr. Barnhouse aquatics.

Audience Comments

Additional comments: Possibility of adding a basketball court to existing amenities, gating the community, traffic light planned by high school, more street lighting, movie night canceled, private ceremonies/parties are not allowed on CDD pond banks, pond bank mowing, cost of showing a movie, pool has a bad reputation, need of lifeguards, incentivize lifeguards to stay, behavior of residents towards lifeguards, Eagle Scouts volunteer hours for service projects, non-resident membership to use the amenities.

NINTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the November 2, 2022 Meeting

On MOTION by Mr. Barnhouse seconded by Ms. Miller with all in favor the November 2, 2022 minutes were approved as amended.

B. Balance Sheet & Income Statement

C. Assessment Receipt Schedule

D. Approval of Check Register

On MOTION by Mr. Schroyer seconded by Mr. Genska with all in favor the check register was approved.

TENTH ORDER OF BUSINESS

Next Meeting Scheduled for Wednesday, March 1, 2023 at 6:00 p.m. at the Azalea Ridge Amenity Center, 1667 Azalea Ridge Boulevard, Middleburg, Florida

Ms. Giles stated the next meeting is scheduled for March 1, 2023 at 6:00 p.m. at the Azalea Ridge Amenity Center.

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On MOTION by Mr. Genska seconded by Ms. Nolte with all in favor
the meeting adjourned at 8:05 p.m.

DocuSigned by:

Marilee Giles

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Secretary/Assistant Secretary

DocuSigned by:

Marty Genska

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Chairman/Vice Chairman