

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, November 2, 2022 at 6:00 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
William Barnhouse	Supervisor
Dennis Schroyer	Supervisor

Also present were:

Marilee Giles	District Manager
Katie Buchanan	District Counsel
Taylor Tennison	Amenity Manager
Jay Soriano	GMS
Willie Perez	Brightview
Several Residents	

The following is a summary of the actions taken at the November 2, 2022 meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

The next item taken out of order.

E. Amenity Manager

1. Report

Ms. Tennison reviewed the amenity management report copy of which was included in the agenda package.

2. Landscape Inspection Report

Mr. Perez gave an overview of the landscape inspection report; a copy of the quality site assessment was included in the agenda package.

Mr. Perez left the meeting at this time.

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Attorney – Boundary Amendment

Ms. Buchanan stated I would like to go through some of the fundamental steps necessary to have a boundary amendment to the district because I think that is what most of you are here for. I will give you the background, explain to the board the impacts that a boundary amendment would have on the district then we can open it up to public comment so each of you can have up to 3 minutes to provide your opinions and feedback on whether the board should decide to authorize the boundary amendment. It is going to be difficult to manage this number of people if we don't have some sort of order. If you can't hear me in the back, just raise your hand and I will try to talk as loudly as I can.

The district is a unit of local government, and it was established by Clay County. It is not something that the four members here can change. If the district were to change its boundaries Clay County would have to consent to that change. Before Clay County will even consider a boundary amendment, all the members of the Freedom Neighborhood would have to consent to it. That means that all 132 lots would have to provide a notarized consent saying that we want to be removed from the district. Then, the board would decide whether the CDD wants to support the process because I think the board in the past has determined that they don't want to spend their budget, the money that is paid by all 691 lots towards something that only benefits 132 lots. It will be up to the 132 lots to find a lawyer and work with that lawyer to put together the petition to file with Clay County to have the county consider whether the boundary amendment is appropriate.

Then the question is how do I think the county would respond to this request. I think if the board supported it and there were all 132 consents, the county would probably go along with it, but I don't speak for the county. I'm saying it is likely to happen and if the board doesn't support it or you don't have 132 consents, it is very unlikely the county would consider it at all.

As we discussed, the landowners would be required to pay for the process and it would be up to the landowners to consider how to fund it and manage it. The substance of the question is what factors should be considered as to whether Freedom should be removed from the district's boundaries. One of the two things I think about here is whether the land in Freedom actually benefit from the services or the improvements the district provide and whether it is fair to the existing residents for Freedom to be removed. I will go into this in two parts. The first thing and I have heard this in meetings, there is a fair number of people who live in Freedom who don't feel

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like they get any benefits from the CDD. I think a lot of that opinion derived from the fact that they don't use the amenities here very frequently because they have their own. I do want to point out that the CDD goes well beyond the amenity center. The county owns the roads, the CDD does not. What the CDD does own is the stormwater management system that the roads drain into and all of the ponds with the exception of the pond behind Freedom. The CDD is responsible for the maintenance of the stormwater system that keeps the access to the Freedom Neighborhood in place. Similarly, the CDD maintains the entry features, the landscaping, any streetlights on the roads, those are all CDD paid for improvements that I think it would be very difficult for anyone living in the community to say that they don't benefit from, but that is there. Understanding that those are things the CDD provides beyond amenities that everyone in the neighborhood benefit from proportionately.

Then there is the question of whether it is fair to change the status quo for a group that knowingly moved here knowing there was a CDD. There are three places to look when you were trying to figure out whether you were part of the CDD. The first is in the official records and it shows up in your title work and it is called a notice of establishment, it shows that the CDD lies upon your land, it is there. The second is a disclosure of public financing, it tells you that the CDD issued bonds and what type of improvements they were going to construct, also recorded in the official records. Lastly, in your purchase and sale agreement there is bold language in 14-point font that says this property is part of a CDD. If that is not in there, take it to D.R. Horton and tell them they owe you money. That is contract language that is required by statute. You are buying into a CDD, it is in your purchase and sale agreement. It is not required in a contract from an individual to an individual, but if you bought from a builder or Horton it is in your purchase and sale agreement.

Mr. Genska stated the one issue I have and it is coming from a homeowner standpoint not as chairman of the board, is I see that we have a budget based on 600+ residences. For Freedom to move out we will lose the 132 homes that are part of that budget that are no longer a part of the budget, which means the balance of the 400+ homes have to replace that in our budget.

Ms. Buchanan stated that is correct. To put some numbers on that if you were to lose 132 lots, then you would have the budget deficit somewhere between \$110,000 to \$125,000 a year and the only way to recover that money is to increase the assessments on the remaining 559 lots and that is probably about \$200 a year more on the remaining lots.

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One last point on the budget before we proceed, in looking at your budget I think it is very difficult to say that you see a noticeable decrease in your budget by removing the Freedom section because most of your costs are based on fixed contracts that are going to have to happen whether or not the number is 300, 400, 500 or 600, it doesn't matter. The only way to cover that gap is going to be to increase assessments.

Mr. Schroyer stated I agree if Freedom gets out of the CDD your fees will go up but there are ways to cut the costs. Get new bids on management companies, new bids on this and that, the costs can be lowered, it may not compensate for the money that comes from Freedom but it would be less of a burden on you. I've only been on the board for a couple months and there seems to be a lot of fat in these budgets that we can cut.

Ms. Buchanan stated I do think that competitively bidding services is one way to look at costs, but in this environment it is more of a true-up on costs. I don't know what Marilee and Jay are seeing but in the 30 meetings I go to every month I have not had a contract come down in the last 12 months anywhere, they have gone up 10% to 15% in most cases. It is a very hard time right now to look for apples to apples services at a lower cost. Other places have not been successful.

Ms. Miller stated it would move faster if questions were not duplicated then move on to a different comment.

SECOND ORDER OF BUSINESS

Public Comments

Mr. Palanica stated when you give your consideration to this, put yourself in our position. I'm the second resident here and it was explained very well what the CDD was to us originally. At that time there was a weight room and a small pool, there was no big pool. When the decision was made to put the big pool in here and the Freedom pool was put in at the same time, it broke the barrier because there was no reason for the people back here in an over 55 community to use a pool that was kidney shape with 150 kids. It separated the community. Contrary to what you just said after we had conversations with our attorney, I called our county commissioner and the county commissioner referred me to the county attorney and I said this is what we want to do, what is the best procedure to do that. She basically said coming to this meeting was the first step and depending on what happened in the first step would be dependent to what happens at the county. You said we need to go to the county first and petition. Did I misunderstand what you said?

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Ms. Buchanan stated yes.

Mr. Palanica stated so this is our first step. At your own admittance we contribute after this increase anywhere from \$110,000 to \$125,000 with what most of us see as zero cost to the CDD because all our amenities back there, our roads back there our sewer and the storm system are all self-contained. We don't have as-built drawings but we have the drawings as best as can be determined by the county, which shows the separation. Other than the entrance to the community to get in and out we get zero benefit financially from the CDD. A few times it was brought up two years ago what can you do for us when this first started the answer is we don't have any obligation back to you so if you don't have any obligation back to us, why are we paying all the money. The comments came up that some people in the community use the amenities, meaning the weight room and the pool area for their grandchildren. Anybody could use the space for \$250 a year.

Mr. Genska asked I want to ask Freedom folks, do you want Tom to be your public speaker?

The response from the Freedom residents was yes.

Mr. Palanica asked what financial benefit do we gain other than the entrance?

Mr. Genska stated we have pulled the records on what the residents use.

Ms. Buchanan stated eight families accessed the amenities in the last month.

Mr. Soriano stated when you scan your card we don't have a system that details everything and says this is a Freedom person, we have to go address by address and figure that out. We definitely had more than eight but just from October and it came out to be about 12% usage for just October.

Ms. Buchanan stated to clarify that is not eight swipes of a card, that is eight families that had multiple swipes.

Mr. Soriano stated I would say the fitness center gets the most.

Ms. Buchanan stated with the 12% that you just described, the Freedom lots are roughly 19% of your community. The district's budget is roughly \$525,000 per year, the amenity complex is about half of that budget, so the other half of the budget goes towards the things we talked about earlier, managing the stormwater system, the landscaping, the monuments.

Mr. Palanica stated the only thing we are asking for is your consideration to have you look at this legitimately to where we are coming from.

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Ms. Buchanan stated I think the board will do that and I ask the same in reverse.

Ms. Campbell asked when D.R. Horton sold homes and told people there were no CDD fees, what was the responsibility of the board to allow them to have the signs saying no CDD fees up here? I was at the closing table and questioned that but many people don't get that. I feel the board allowed that.

Mr. Genska stated we have nothing to do with selling homes and what was told. When I closed on my house it was 100% disclosed there were CDD maintenance fees with your taxes.

Ms. Campbell stated there was no maintenance discussed it wasn't on the sign. I feel there is some responsible because the board drove up and down the road when those signs were posted.

Mr. Genska asked can you answer why the CDD board is not responsible for that?

Ms. Buchanan stated two parts, the first is and I'm speaking to my experience across the board not in this community. I'm not telling you that your truth is not true. What they frequently have on their signs is "no CDD fees* bond debt" in small letters.

Ms. Campbell stated that wasn't true here. If this process is to take place it starts with Clay County, Clay County will require a notarized statement from every 132 parcels that are back there, then the board will determine whether or not you will approve it.

Ms. Buchanan stated I will explain because clearly that was a confusing point. The statute says that a petition and the only way to have a boundary amendment is to submit a petition to the county. It must include the consent of all the landowners. There is only two ways to file a petition, it can be filed by a landowner or it can be filed by the district and if the district files it, it has to include a resolution authorizing the boundary amendment. I don't want to tell you that you couldn't file a petition without the district's consent, but I think what Ms. Grimm indicated is that they are unlikely to consider it without the district's consent.

A resident stated I think raising the fees from \$50 to \$150 is excessive.

Ms. Buchanan stated we can't raise fees without having a hearing so if the board chooses to consider it we would have to publish a notice, have another hearing where residents provide input then they take formal action, so that will not happen tonight.

A resident stated I can see it from the sales office, no CDD fees and it talks about a flier sent out.

Ms. Buchanan stated just to be clear the first thing I see is up top, the operation and maintenance fees. That is the fee that you pay to the CDD and that is at the top right. Granted it

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is not called CDD fee but it is called operation and maintenance fee and it is separate and apart from the HOA fee line item. There is HOA which in this paperwork is reduced to \$90 a month, there is operation and maintenance fee 50 foot lot, \$605 a year, 60 foot lot \$733 a year. I, 100% agree that this is not labeled correctly. The bottom says, no CDD fees just like people have mentioned and it talks about using the CDD to pass on the cost of constructing infrastructure improvements. Unless you were one of the first 15 people who lived here you do not pay that portion of CDD fees. D.R. Horton funded the improvements in this neighborhood out of pocket and unlike Ridgewood Trails or Eagle Landing they have an operation and maintenance component of their assessment and then they have a debt service component. You do not have the debt service component because D.R. Horton paid for the improvements here, the district did not.

A resident stated obviously, to get this approved, we either have to get the board to approve or go to the county. Is that correct so far?

Ms. Buchanan stated it is both.

A resident stated we are talking about the amenity center we use 12%. What happens in this proposal we all sign that we don't use the amenity center? That alleviates the cost of us using your things. These are county streets and it doesn't cost anything to drive on the county streets.

Ms. Buchanan stated it cost us money to maintain the stormwater system that serves the roads.

A resident stated that doesn't service us because we have to pay our own sewer system in our fees.

Ms. Buchanan stated again, we are at a disconnect because from what I drove today and I drove it to make sure that I visually understood the neighborhood, you have to drive through the neighborhood to get to your gate.

A resident stated that is a county road.

Ms. Buchanan stated the county does not maintain the drainage system connected to those roads.

A resident stated if we don't get the board's approval and it looks like we are not going in that direction then we have to have a petition signed by everybody in our community and send it to the county. Is that the correct procedure?

Ms. Buchanan stated I will not mislead you, what I said before is that in most cases it would be the district to file this petition and the county would be looking for the district's support for that

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petition. If a property owner files and they include all 132 consents I'm not confident that the county attorney will feel like that petition is sufficient if the district doesn't also approve it.

Mr. Edson stated speaking for myself I would not be here tonight if the fee were \$100 because that \$100 is something I feel might be appropriate. The fee isn't \$100 and you seem to spend freely, buying trees to go up and down the road, locks on the bathroom, etc. In Freedom we count every penny that we spend and I hate to spend our money on certain improvements and if you didn't have our money you wouldn't be able to do all the improvements. What is fair if you were in our place? There might be a compromise of some description because I think we all have a point.

A resident stated I got my tax bill today and on the bottom it had \$799 CDD. You are saying we are helping with the sewage driving through here, what about the Amazon driver, UPS driver, mailman, the visitors? A lot of us are senior citizens living on social security and a pension and that's it. To pay that extra money, I'm confused.

A resident stated it sounds like it comes down to this clubhouse, the weight room and all that, coming from a different area from Freedom, why don't you separate the two and if there are people who want to use these amenities, let them pay a little extra. We used to pay \$10 a month to get a card to use at the gym and it was in our Meadow Point 2 unit. If somebody wants something above and beyond what we get in Freedom let them individually pay for it. You are talking about drainage, I would give anything if my yard didn't flood, this isn't the best drainage in this area. Why didn't D.R. Horton plan another entrance for our area? This is what I would call access roads, but you are talking about drainage. You may have a member fee and non-member fee, sounds like you rent this facility out to other people that may not be in this community.

A resident stated I have a problem paying a CDD fee because we still pay. Everything comes out of our HOA. We have volunteers to help do things in Freedom.

A resident stated when I signed for our house, we had to sit in a car and wait for them to come out and they walked you in and you sat in this little place that had glass over it and came out with papers you had to sign. They told us nothing.

A resident stated go back to the budget. Is there any differentiation, do you know the amount spent in our community? You are going to be saving that amount.

Mr. Genska stated we don't do anything behind the gate.

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A resident stated if nothing is being spent back there the portion we are of your community is not being spent on us.

A resident stated I researched and have prints on everything, stormwater, water, electricity and nothing passes that gate. The only exception is the electricity is joined together and the water is joined together. We have nothing to do with this portion of this development.

Ms. Buchanan stated we agree that the improvements behind the gate are funded by the people who live there. These two concepts are not mutually exclusive, you do benefit from everything behind you gate and you do fund that completely on your own. You choose not to use everything in front of the gate, especially the amenities but you could.

A resident stated there were 80 pages at my closing and nobody reads that and they stuck that in there and we got screwed.

A resident stated what D.R. Horton did to us has nothing to do with this CDD. That is something we needed to take up with D.R. Horton ourselves and that is long gone. With that said my question is did you not sit there at one board meeting and said I told Tom Palanica how to get out of the CDD. We have no problem with you leaving the CDD.

Mr. Genska stated I have no problem if you want to get out of the CDD.

A resident stated if for some reason you decide that we have to put in a bigger parking lot or basketball hoops and have to take out a CDD bond, who pays for that?

Ms. Buchanan stated if the district chose to issue debt for improvements they would follow what they have done before and levy it on all the lots in the district. You would get a notice saying this is what the district intends to do and I expect this room would be even more full.

A resident stated I don't care if you have drainage for the road.? It started at \$500 and that is now \$963 and we get nothing for that.

The following comments were made by several residents of Freedom: No money comes back to Freedom, have people pay a membership for amenities, breakdown of the budget, how long does the CDD stay in existence as long as it owns the improvements, do people from outside the CDD able to rent the room, Freedom was invited to the Veterans Day and Halloween festivities and chose not to come, why does the community not pay for their own celebration rather than the CDD, budget based on 609 homes, amount in budget for storm drainage, things paid for from CDD budget that should be paid out of HOA fees, multiple components to budget, administration, general maintenance and amenity, budget without Freedom, amount paid to HOA and CDD, need

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132 signatures on form to be provided by the attorney, then the board will have to decide to support it.

Public comment section closed after one hour 50 minutes.

Ms. Buchanan stated if you want to wait and see if they can get 132 signatures that is completely okay. If you want to give them direction on where your head is right now, that is also okay. If you want to look at other alternatives that might be some sort of compromise I'm happy to discuss those with you, but you tell me how you feel.

Ms. Miller stated I think the 500+ residents here should be aware of this potential.

Ms. Buchanan stated here are the things that I think are important. We just started our current fiscal year so it will be impossible to make a change before next year. If you wanted to tie the budget process to another audience comment participation on a boundary amendment we could do that merged notice. What will happen is this is the compromise, if we wanted to say we will create two different classes of people in the community, the first that has access to the amenities and the second does not have access to the amenities. The amenities cost is \$266,000 a year and you divide that by 691 lots you get \$336, that amount would come off the Freedom section, they would no longer have access to the amenities so it would significantly reduce their annual assessment. But what that does is result in about \$100 increase to everybody else. I think we would have to notify people of that increase no matter what, but it would also be a parallel analysis of whether the boundary amendment is appropriate then you get input from everybody. Right now, I think we have a higher representation from Freedom because they are invested in the process. You don't necessarily have anybody that knows that they may be looking at a higher assessment right now.

Ms. Miller stated that is why we need to let the rest of the community know what the result is of the decisions we will make.

Ms. Giles stated we are at 8% inflation in 2022, inflation is going to continue to grow so her comment and quick math is based on 8% inflation in 2022. Please do not hold her to those numbers next year when we come to the budget, instead of being at 8% inflation we are now at 12% inflation.

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Ms. Buchanan stated I have laid out this potential alternative. The HOA has two months, do you want to see how far it gets? It is not really an HOA process but that is the easiest way to say it, so Freedom has two months to see how many signatures they can get and in January you will have a better sense of whether it is even feasible if the board decides to support it. Because at that point you can decide whether you are going to support the petition with the county of whether you want to propose an alternative as far as budgeting goes. The reason I say this is because it takes time, staff time and money to pursue this alternative and I don't know that you want us to invest in that until we know that Freedom has the capacity to move forth because they have consents from all 132 parties.

Mr. Genska asked can we do a parallel operation, put out a notice to residents that this is a possibility?

Ms. Buchanan stated you certainly can.

Mr. Genska stated you will provide their attorney with what they need to have then they can move on with that and we can move on with the rest of the residents so they are aware that we can readdress it once we are 100% sure. I like to forewarn people.

Ms. Buchanan stated to make sure I understand, what we are doing is sending a form of communication, a letter or eblast or both.

Ms. Tennison stated the most affordable way would be email but to get a full outreach to everyone would be by letter.

Mr. Soriano stated that comes with a cost.

Mr. Genska stated maybe we do the email first then follow-up.

A resident of Freedom asked will you reimburse me for paper, ink and postage?

Ms. Buchanan stated because the Freedom section is initiating the change it is incumbent upon the Freedom section to bear the cost of this change. When people receive this letter, you are going to have a very large crowd. I don't think this facility is the right place for this crowd. Marilee will look for a place to hold the meeting.

Ms. Giles stated residents call my office sometimes and complain because the transcriptionist didn't catch word for word, sidebar conversations and loud noise and things like that are part of that problem. When we can't properly record the meetings we can't properly transcribe them.

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THIRD ORDER OF BUSINESS

Discussion of Suspension Letters

Ms. Buchanan outlined the incident that occurred after hours at the pool the parents of the minor child spoke on her behalf and after discussion the board took the following action.

On MOTION by Mr. Genska seconded by Mr. Barnhouse with all in favor the suspension was lifted.

Ms. Giles stated there will be a second and confirming letter that puts that in writing.

Staff will also send a letter to the other individual involved, the parents will provide information on the individual who damaged the gate and staff will pursue restitution from that individual to the extent he can be identified.

FOURTH ORDER OF BUSINESS

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

This item taken earlier in the meeting under audience comments.

FIFTH ORDER OF BUSINESS

Consideration of Agreement/Proposals for Water Management Services

- A. Agreement with The Lake Doctors**
- B. Proposal from J&J Aquatics**

Mr. Soriano stated we let them know that we were going to solicit bids. We went to a few companies, Aquatic Management, Solitude, J&J and Lake Doctors our current provider. Originally, they were asking for a small increase, when they sent this proposal it is the same as last year’s budget.

Mr. Schroyer stated Lake Doctors is 12 visits a year, J&J is 20 visits a year.

Mr. Soriano stated the spraying is going to be the same. We can go back and ask if they will cut out some of the pricing if they do less. A lot of times the price goes up when they are doing less because they figure they have to drop more chemicals and do more work when they are here once a month. You will hear that from landscapers too. There is an EPA limit that allows you to drop only so much chemical.

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On MOTION by Ms. Miller seconded by Mr. Barnhouse with all in favor the agreement with The Lake Doctors for fiscal year 2023 in the annual amount of \$8,064 was approved.

SIXTH 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 –Report

Proposals from Brightview for Bush Hogging

Mr. Soriano stated the first proposal from Brightview is the powerline area to bush hog the three sections of powerline and in the past it might have been taken care of by the power company. Those lines are owned by Seminole Electric, it is an easement, we can't develop it or do anything with it even though we own the ground those lines sit on. They do have an easement mitigation process, but that is only if it is infringing on certain areas. Right now, it is not that bad, the residents may say this is horrible, it is overgrown, it is not big enough or weedy enough for them to care about yet. The last time they came out was a few years ago because they were doing transmission work on those lines, they wanted their trucks to be able to get through. I have been requesting that they come out to maintain it and they have not been responsive and we don't have the ability to force them to do that. If we wanted to do this we would have to pay for it separately and that is one of the reasons I wanted unit prices in the RFP for things like bush hogging so we can compare when we needed something like this done. By clearing that out you give access and that opens up to the back of Freedom and they have already asked us not to cut there. I have two quotes, one for the whole thing and the other is a couple swaths next to the fence line. We could hold this until we get to the growing season if we still have residents complaining and we will also see where we are in the budget.

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Proposal from Brightview for Crape Myrtle

Mr. Soriano stated we have an updated proposal for installation of 6 30-gallon crape myrtles on Azalea Ridge Boulevard or we could just put sod.

Ms. Tennison stated that also includes azaleas in each those areas

Mr. Barnhouse stated we installed the irrigation and everyone at the meetings said they wanted color on that road.

Mr. Soriano stated if we want to continue with more crape myrtles and azaleas, give us extra above the \$5,000 and we can work with Brightview if you want to fill in the space more and you are still under the original Tree Amigos proposal. You could approve a not to exceed rather than the cost of the crape myrtles.

On MOTION by Mr. Genska seconded by Ms. Miller with all in favor staff was authorized to proceed with Brightview and install 6 30-gallon crape myrtles and azaleas on Azalea Ridge Boulevard in an amount not to exceed \$7,000.

Light Poles

Mr. Soriano stated I do have a couple items, we talked about two items, lights is the first one. We do still need information for trenching and electrical if we wanted to move forward with that. Originally, we put money in the budget for those lights then through the budget process because of the assessment increase everyone wanted to cut stuff out and we took it out. We can use capital, but it is not in there for that project. I estimate \$2,500 per light.

Ms. Miller stated we can get away with two, but we have to put lights there, it is pitch black.

Mr. Genska stated this is for safety, I would say three.

Mr. Soriano stated if you are concerned about the budget we can start with two and we can spread them out.

Mr. Schroyer ask could we put up two poles but brighter lights? Wouldn't it light up a lot more of the roadway?

Mr. Soriano stated you are just increasing costs these are Clay Electric lights and it is going to be added to your meter right now. Usually with the light poles, you have two types of bills for

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lighting, one is flat rate where they come out and fix all the bulbs, they will not do any extra bulbs any brighter, they do one type bulb. On the meter side, which we are going to go we have the option of dealing with our own stuff and I highly recommend LED lights and it will be a lower cost, but you have a higher cost of getting them. We could have a brighter fixture but we have to deal with it ourselves, we can't call Clay Electric and say there is a light out. You still have to do the maintenance, I have to get up there and get the light out and send it back to the company and they send us a new bulb. Some lights have a seven-year warranty.

Big LED lights are from \$300 to \$800 and these are bright, so we are adding quite a few hundred dollars per pole. We will get the \$750 pole and add an expensive light bulb to it. I need \$6,000 to look at two poles.

A resident stated a small amount of light in a dark area provides a lot of light and bollard lights are less expensive and you can easily change the bulbs.

Mr. Soriano stated the biggest cost is the electrician and labor. With a not to exceed amount of \$6,000 I will do two poles and if I am able to get him to trench and put a base in and get it ready to go.

Mr. Schroyer asked where is the money going to come from?

Mr. Soriano stated it has to come from your capital or I have to be able to save from repair and replacement.

Ms. Giles stated you do have money in the capital reserves.

Mr. Schroyer stated the reason the assessments went up this year was to fund the capital reserve. I agree the lights are needed, but we are just spending money we don't have.

Mr. Soriano stated just to get clarification, one point I have to make is months ago I mentioned we were over budget in a lot of lines, we were working hard all the way to the end of the year to try to correct what we could and save money. Vandalism made the repair and replace line go up pretty high and we spent money on security to counteract that but that is money we didn't plan for. Your financials are sitting pretty good up to this last month so the actual through 9/30 was under for grounds maintenance and amenity side and there are savings in each one of those lines I can find and if that comes to \$6,000 that is where we will get it.

Mr. Genska asked if we don't have the money and we took this out of the budget for a reason and why did we take it out if it was a safety issue?

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Mr. Soriano stated at the time everyone was looking at the budget and saw some lines under budget and we did cut some things out and this was one of them. We have repair and replacement.

Ms. Giles stated you will see your financials as of September 30th although some individual lines were over, the budget overall had money left over.

Mr. Soriano stated one big goal we had last year is you had another project that has been tabled for quite some time. When I came in we were looking at a playground and that is a much larger expense of about \$60,000. We didn't have enough in our capital so we are building that up now and that is one of our first real large capital projects we want to get to. Every time we pull \$5,000 to \$7,000 out, we extend that.

Ms. Buchanan stated keep in mind the carry forward is made up of two components, one is designated as capital reserve money and the other is the money that is supposed to get you through October, November, December until you get your tax receipts in. It sounds like you have a lot of money in the bank, but you really don't.

On MOTION by Mr. Genska seconded by Mr. Barnhouse with three in favor and Mr. Schroyer opposed staff was authorized to have two light poles with LED lights installed in an amount not to exceed \$6,000.

Mr. Soriano stated the last item you cannot make a decision tonight but it is something we need direction on, it does take time to go through. Even if it is something we come to a decision on in the future, you have to do a rate hearing when we change any rate. We are looking at rentals. One of the big arguments we had in this room when we were doing the budget was looking at every dollar and we discussed charging vendors and things like that. You can raise the rental in this room that is extremely low, even \$100 is well under the surrounding area. You rent this room for \$50. We would like to separate the time so we have time slots. For another \$25 you get a private pool, other places that do that get \$1,000 or more to rent out a privatized pool. You could be making a little more money and if you take it to \$100 or \$150 people may complain but that is still a good benefit if you live in this neighborhood. We need direction of how you want us to go about that and if there is a decision down the road we will have a public hearing.

Ms. Giles stated Jay and Taylor will bring you a draft amenity center policy that will have that in there, we will establish a public hearing date.

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Ridgewood Trails CDD

Ms. Buchanan stated we want to set a public hearing date for January and the maximum. All we do when we set a public hearing is we publish the maximum amount the board can adopt and at that time it will be an opportunity for anybody at the meeting to say it is a great rate, that is a terrible rate, and the board will adjust it downward if they like or they could leave it as published but they can't go higher.

Mr. Soriano stated income from the rental helps offset assessments and they stay lower if we are bringing in a few more dollars. We can put in \$75 for the room and \$75 for the pool.

Ms. Buchanan asked do we have a deposit?

Mr. Soriano stated we do. Your deposit when you rent the room and pool is \$500 but you get it back assuming there is no damage.

Mr. Schroyer stated do \$100 for the room and \$50 for the pool.

Ms. Buchanan stated I suggest \$100 for each and at the public hearing you can go down if you so choose.

A resident stated if you are looking at doubling your profit the easiest way to do that is to block it in four hour blocks.

Mr. Soriano stated that is for Saturdays and Sundays, but we can't do that for week days. We are going to talk about that.

A resident stated from everyone who was here tonight this community center is part of what is so awesome about all these fees we are paying and now you are trying to raise it. I heard someone wanted to triple it and that is excessive. It is important to remember that the community is paying for this and tripling something is not fair.

Mr. Soriano stated we have direction and we will notice it and that is the max.

F. Amenity Manager

Report

A copy of the amenity manager's report was included in the agenda package.

Landscape Inspection Report

A copy of the quality site assessment was included in the agenda package.

Landscape Proposals

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This item taken earlier in the meeting.

Discussion of Lake Maintenance

This item taken earlier in the meeting.

SEVENTH ORDER OF BUSINESS

Supervisor’s Requests and Public Comments

Additional comments: not in favor of doubling rental rates, several sprinklers on the main entrance has been broken and is pushing the sand out, there is also a lot of trash in that area, limit hours of rentals, so someone doesn’t have it all day, holidays are already excluded from the rentals, never uses the amenities but still pay O&M, do residents pay for studies and research, disagrees with rental increases, the HOA and CDD funded some events, parking on both sides of the roads, need for additional parking areas, staff will eblast to the residents to park only on one side of the street and include the county ordinance dealing with parking, residents to notify the county to fix the parking issues.

EIGHTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the August 10, 2022 Workshop**
- B. Approval of the Minutes of the September 7, 2022 Meeting**
- C. Balance Sheet & Income Statement**
- D. Assessment Receipt Schedule**
- E. Approval of Check Register**

On MOTION by Mr. Genska seconded by Ms. Miller with all in favor the consent agenda items were approved.

NINTH ORDER OF BUSINESS

Next Meeting Scheduled for Wednesday, January 4, 2023 at 6:00 p.m. Location TBD

Ms. Giles stated the next meeting will be held January 4, 2023 at 6:00 p.m. We will research a location for that meeting and send that information to the board.

On MOTION by Mr. Genska seconded by Mr. Schroyer with all in favor the meeting adjourned at 9:48 p.m.

November 2, 2022

Ridgewood Trails CDD

DocuSigned by:

Marilee Giles

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Secretary/Assistant Secretary

DocuSigned by:

Marty Genska

69ED2815C3F8433...

Chairman/Vice Chairman