

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 6, 2023 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
Dennis Shroyer	Supervisor
Michael Wetherbee	Supervisor

Also present were:

Marilee Giles	District Manager
Katie Buchanan	District Counsel by telephone
Jay Soriano	GMS
Tara Lee	RMS
Cameron Zakrzewski	RMS
Terry Glynn	GMS
2 representatives of Brightview	
Several Residents	

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

Ms. Giles stated the first comment is from Rob Alba, the HOA would like permission to install a bulletin board on or near the amenity center or would like permission to post agendas in a bulletin board located in a conspicuous place in the community, the purpose of which is to meet the lawful requirements of HOA meetings under the statutes.

Mr. Soriano stated we can share the space in our bulletin board unless they want to buy another bulletin board.

Mr. Shroyer stated if it is for the HOA the HOA should pay for it.

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Ms. Giles stated Mr. Alba has another card and it says, night inspection for closing facilities and for storing security equipment.

Mr. Alba stated I'm asking to be able to do that to store the umbrellas and other things.

Mr. Berrier stated at the end of Green River and Azalea Ridge somebody destroyed the crosswalk sign and the county won't replace it. I would like to know if the CDD will do it. It is on private property.

Mr. Soriano stated we are not allowed to. I can talk to the county about that.

Mr. Berrier stated it is already fixed; I just want to be reimbursed for the pole.

Mr. Soriano stated they won't do that.

Mr. Genska asked what about splitting the cost?

Ms. Buchanan stated the CDD collects money to operate and maintain its improvements, the same reason the county declined to provide the money. It is a minor amount but you could potentially have an issue. Someone could say their assessments aren't being used for the reasons for which they were intended. I would caution the board.

Mr. Genska stated I don't see why we can't pay half, it is for safety.

Ms. Moller stated I'm looking for someone to regularly pick up the garbage around the pond behind my home on Blackwater Way. The garbage has been there for months. They mow around some of the garbage because it is not in their contract to pick it up.

Mr. Soriano stated it is. We will follow-up on that.

Ms. Hallinan stated I have lived here for eight years and now that the amenity is completed, we need better fencing around it. I know it is costly but there are people who come into the community at night, jump the fence and go in the pool. I want to thank Rob for his help this summer in keeping non-residents out. We need at least a 6-foot fence around the pool. After the slide is closed people come in at night and damage the property. We need to keep Rob longer that would be a huge help.

Mr. Deffes stated I live on Great Falls Loop and at any given time there are 12 children playing in my yard and people speed and we would like a speed bump. Great Falls Loop is a racetrack.

Mr. Shroyer stated contact your county commissioner, the county roads have nothing to do with the CDD.

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Mr. Genska stated the CDD does not own these roads. We have talked to CCSO about this situation, but the county owns the roads and they have to do this.

Mr. Soriano stated getting speed bumps in this county is very hard to do and we will leave it to an HOA to do. You have to have a high percentage of owners to take part in this and it has to be paid for by that organization. The county won't pay for it.

Ms. Giles stated this district wanted to do a traffic calming study about a year and a half ago and it requires 51% of the homeowners' signatures in favor of conducting the traffic calming study. We did not get 51% of the homeowners to sign that petition. The HOA can do that.

Mr. Soriano stated I suggest working with the HOA to do that because they have all the contact information.

Mr. Kast stated I was going to talk about speeding also. The speed signs need to be visible. They are being blocked by trees and the height is a problem.

Ms. Giles read Ms. Russ' comment: was the community going to be notified that Freedom Ridge went to the county commissioner about the boundary amendment that district counsel and Mr. Genska attended.

Ms. Buchanan stated the county attorney did notify me that the county commissioner for your district has questions about the CDD. I want to clarify that Freedom to my knowledge hasn't filed a formal request with the county, what it sounded like was that a citizen who lives in Freedom contacted their county commissioner with concerns about something and the county commissioner requested that the district chairman and myself talk to her and answer some questions so that she has a more complete picture of the situation. I didn't get the sense that she had an opinion one way or the other on the issue, I think she was on a fact-finding venture. The only thing she suggested is that the district really promote the next election cycle to ensure that everyone in the community felt like they had adequate representation on the board.

Mr. Genska stated you are right, she was adamant about that. She was not forming an opinion, she wanted to know a little more about the issue. It was fact-finding, she was just asking us questions.

Ms. Russ stated the residents should be aware of that conversation and that our district counsel that we pay out of our equally funded fees, is going to get paid to come from Tallahassee to Clay County. My concern is that there was no communication to the residents that it took place.

Mr. Genska asked Katie can you address that? I don't understand what the issue is.

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Ms. Buchanan stated a couple of points were raised, the first is my cost and I want to clarify that I did not come over just for the purpose of meeting with the county commissioner, so we tried to schedule it around when I was in town. The only bill is for the hour that we actually sat down at the table with the county commissioner. I agree this is something that wouldn't be part of the general representations the district is faced with, that being said, a lot of things fall into general representation that you just can't account for every year and that is part of what we budget for. Lastly, one of the things that I shy away from is correspondence or communication that might lead to more division in the community. It was a fact-finding mission there was nothing new disclosed by the county commissioner. It is common knowledge that there are members of the Freedom Community who would prefer not to be within a community development district. That is not new. I don't think there was anything deceptive about the process and I'm sorry you feel that way but I don't think there is a solution there.

Ms. Russ stated the fact that the conversation was had with the county commissioner and nobody was informed.

Mr. Genska stated noted, thank you.

Ms. Buchanan stated this board represents you and they are not going to take action without fully disclosing every action. If you don't feel comfortable with your representatives then show up and vote the next election.

A resident asked how many people on this board are from Freedom?

Ms. Giles stated Freedom is 20% of the CDD and they have 20% of the board.

THIRD ORDER OF BUSINESS

Discussion of Insurance Proposals

Ms. Giles stated as a reminder at the last meeting the board asked staff to get another proposal for insurance. We did that and that is in your agenda package. Your FY 23 policy is on page 6 and behind it is the Brown & Brown policy. On your table I did receive your FY 24 proposal from Egis and it is less than your FY 23 premium. The total amount is \$22,796. Normally an insurance policy wouldn't come before the board, once you approve the budget that is the amount we go forward with, but since the board asked us to get another proposal, we did this. Brown & Brown's proposal is \$25,471. My recommendation is to stay with Egis, it is a lesser amount this year and they did send an independent company out to look at and assess the value of all your assets.

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FOURTH ORDER OF BUSINESS**Discussion of Suspension Letter**

Ms. Giles stated we had one suspension letter that went out and the second part of the discussion would be the trespass document that has been brought up a couple times.

Ms. Lee stated there were four minors at the pool playing with the life preservers, building cones up and putting them on the slide, I paused their key cards and got with Marilee and did a suspension letter. The residents son came in and apologized and showed remorse and said he was going to try to attend the meeting, but I don't see him. It is up to you as to the length of the suspension. His main concern was being able to use the gym, but unfortunately, he could not.

Mr. Genska stated if his parents are not addressing it, I'm not going to go forward.

Ms. Giles stated they received the letter giving them the opportunity to address the board tonight.

Mr. Genska stated make it six months and if the parents want to come to the next meeting they can address it then.

Ms. Giles stated the next one is the incident that happened on September 2 and Tara sent a couple emails about the incident and some of the different minors involved. I have not sent out the interim suspension letter yet knowing we had this meeting today.

Mr. Soriano stated this was a case of a large group of minors coming in at one time, they refused to show their cards and most of them were under the age to be here without an adult. When approached by staff they got yelled and cussed at and when staff asked for cards they refused. They did have a parent come down, they still refused to identify themselves even after CCSO was involved. CCSO did not help the situation, in fact they argued with me on the phone what the code is and they didn't want to trespass the kids even though we asked to have them removed. Then they wanted to argue they don't get involved with CDD policy but they were involved because they said someone does have a card now because the parents came down. One card doesn't cover all, there were about 12 people and you can't have that many guests. We couldn't prove who was a guest and who was the resident. When asked by the officer they still wouldn't provide them. I let the officer know that the least he had to do was support staff in asking them to leave if they are not going to provide the information. We didn't find out who they were until afterwards.

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Ms. Giles stated one of the kids road a dirt bike on district property through the landscaping. How long do you want the suspension to be for the residents we know.

Ms. Miller stated six months until they come to the board.

Ms. Giles stated then it is six months for the residents we know. Tonight, we signed a Clay County trespass form that will be on file that Clay County Sheriff’s Department authorizing them to come and trespass people who don’t belong here. They will contact Tara, Marty, Jay and myself. Tara is going to drop that off tomorrow.

Mr. Genska stated this is filed with CCSO, we will have a copy here that we can show them. We have done this once before.

FIFTH 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

Mr. Soriano discussed the future purchase of a CAT Controller for the small pool and a salt cell.

E. Amenity Manager

1. Report

Ms. Lee gave an overview of the amenity manager’s report, copy of which was included in the agenda package.

2. Landscape Inspection Report

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

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SIXTH ORDER OF BUSINESS

Supervisor’s Requests and Public Comments

Additional comments: Damage done by wild hogs, trees need to be lifted in certain areas, donation of moveable basketball hoop, HOA asking for suggestions of additional amenities, amenities for young adults, why were the board members unaware of the meeting with the county commissioner, don’t intertwine HOA and CDD activities and moneys, hold off on reimbursing Freedom HOA for crosswalk sign, the CDD should move the playground to a safer location, cost of unit to balance small pool, cost of salt pool, what is the issue of joint CDD and HOA cosponsoring events, providing joint events is not an issue because everyone in the community is invited.

SEVENTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the July 5, 2023 Meeting

On MOTION by Mr. Genska seconded by Ms. Miller with all in favor the minutes of the July 5, 2023 meeting were approved as presented.

B. Balance Sheet & Income Statement

C. Assessment Receipt Schedule

D. Approval of Check Register

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

EIGHTH ORDER OF BUSINESS

Next Meeting Scheduled for: November 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 will be held November 1, 2023 at 6:00 p.m. in the same location.

On MOTION by Mr. Genska seconded by Mr. Wetherbee with all in favor the meeting adjourned at 7:49 p.m.

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Ridgewood Trails CDD

DocuSigned by:

Marilee Giles

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Secretary/Assistant Secretary

DocuSigned by:

Marty Genska

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Chairman/Vice Chairman