

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 4, 2024 at 6:00 p.m. at the Azalea Ridge Amenity Center, 1667 Azalea Ridge Boulevard, Middleburg, Florida.

Present and constituting a quorum were:

Dennis Shroyer	Chairman
Jacqui Proctor Miller	Vice Chairperson by telephone
Marty Genska	Supervisor by telephone
Michael Wetherbee	Supervisor
Scott Edson	Supervisor

Also present were:

Marilee Giles	District Manager
Katie Buchanan	District Counsel by telephone
Jay Soriano	GMS
Tara Lee	RMS
Rob Alba	RMS
Karen Fisher	Brightview by telephone

The following is a summary of the actions taken at the September 4, 2024 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 I have a comment card and the question is shouldn't the goals and objectives be addressed when the new board is in place.

Ms. Giles stated when we get to item 5 district counsel is going to explain that. It is new legislation.

THIRD ORDER OF BUSINESS

Discussion of Pond Bank Erosion

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Mr. Soriano stated I mentioned at the last meeting and Brightview gave us a quote that I thought was high, but it is labor intensive. The engineer and I felt it was not a major concern. It is eroding but it is a slow erosion. The issue is we have to make sure we can always cut the bank, and they have done a good job of cutting that back. We can keep it on a list and check it every so often to see if it is getting worse, but it is nothing to worry about this next year.

FOURTH ORDER OF BUSINESS

Consideration of Proposals for Treadmills

Mr. Alba gave an overview of the three proposals received for treadmills and Mr. Soriano reviewed the warranty for each.

After discussion of the cost, maintenance history, warranties, and the number to purchase, the board took the following action.

On MOTION by Mr. Shroyer seconded by Mr. Wetherbee with all in favor staff was authorized to purchase two Life Fitness treadmills in an amount not to exceed \$12,000 with a five-year warranty, and to keep one of the old ones for people who just want to walk on it.

FIFTH ORDER OF BUSINESS

Discussion of CDD Goals & Objectives

Ms. Buchanan stated during the last session the legislature adopted a new law that requires special districts to adopt performance measures and standards. This is for all special districts and it is likely related to some concerns that were raised in connection with the Reedy Creek Improvement District that operated independently without oversight. The district has independence, you are still required to comply with the obligation of establishing goals and objectives and those are going to be put into play by October 1st. They are something the district can modify every year. What you adopt this year you will continue to tweak as the years go on and you have a better handle on what the district wants to accomplish and what the reporting process is going to be.

We adopt these goals and objectives by October 1, and then by December 1, 2025 we are required to compile and post on our website an annual report on how well the district has actually complied with these goals and objectives. At this time it is unclear what then will happen to that information. I don't know if there is any other entity that is going to look at it and provide comment to the district but at a minimum, we want to make sure that we adopt goals and objectives this year

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that we are able to meet. What we don't want to do is overshoot and then have to put in this report that we didn't manage to achieve or accomplish the goals and objectives that we set for ourselves. All the districts that I represent and Marilee represents are adopting performance measures that are things we strive to do no matter what so we can get through this first cycle and better understand how it works and what the ramifications are.

In your agenda package are some goals and objectives and performance measures that GMS put together for your review and conversation. These are very typical of ones we see at many districts we represent. You are not tied to all of these if there is a tweak that you want to make or if you want to remove one or two, however you want to modify it you can. Our only caveat is that we do have to have this in place by October 1st. Understand this is going to be a continuing process and will be amended next year.

Ms. Giles stated I can put this on the agenda in the spring and we can start discussing if we want to make changes for the next year. It is a yearly requirement due every October 1st.

Mr. Shroyer stated that would be a good idea that way the new board can have some input.

On MOTION by Mr. Shroyer seconded by Mr. Edson with all in favor the goals and objectives were approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Buchanan stated if you haven't already, don't forget your ethics training requirements that you have to complete by the end of the fiscal year.

B. Engineer

Ms. Giles stated Jay has been corresponding with the district engineer and unless there is anything for him, we try to handle it and Jay and I will reach out to him if necessary.

C. Manager

There being none, the next item followed.

D. Operation Manager's Report

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Mr. Soriano gave an overview of the operations report that was included as part of the agenda package.

E. Amenity Manager

1. Report

Mr. Alba reviewed the amenity report, and distributed a picture of a logo that he will use if there was no objection.

2. Landscape Inspection Report

Mr. Soriano stated we will be cutting under the powerlines. A couple years ago we said we would do it maybe once a year. We own the property but there is an easement that we are not allowed to do anything with. I can work with Brightview and if you want to you can assign a supervisor to work with me on that between meetings that way we can just get it taken care of.

Mr. Edson was authorized to work with Mr. Soriano and Brightview to cut the area under the powerlines in an amount not to exceed \$5,000.

Ms. Fisher gave an overview of the report, copy of which was included in the agenda package.

SEVENTH ORDER OF BUSINESS

Supervisor’s Requests and Public Comments

Ms. Miller stated we need a light pole in the back.

Mr. Soriano stated I can bring proposals and it will be about \$12,000 for the capital project. The light poles are not expensive, it is the labor to do the trenching, and I estimated three poles at \$12,000. That is what we put in the budget and I suggest we talk to the county first.

EIGHTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the July 10, 2024 Meeting

On MOTION by Mr. Shroyer seconded by Mr. Wetherbee with all in favor the minutes of the July 10, 2024 meeting were approved as presented.

B. Balance Sheet & Income Statement

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- C. **Assessment Receipt Schedule**
- D. **Approval of Check Register**

On MOTION by Mr. Shroyer seconded by Mr. Genska with all in favor the balance of the consent agenda items was approved.

NINTH ORDER OF BUSINESS

Next Meeting Scheduled for Wednesday, November 6, 2024 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 November 6, 2024 a 6:00 p.m. in the same location.

On MOTION by Mr. Shroyer seconded by Mr. Edson with all in favor the meeting adjourned at 7:08 p.m.

Signed by:

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 Secretary/Assistant Secretary

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Dennis Shroyer
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 Chairman/Vice Chairman