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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 8, 2025 at 6:00 p.m. at the Azalea Ridge Amenity Center, 1667 Azalea Ridge Boulevard, Middleburg, Florida.

Present and constituting a quorum were:

Michael Wetherbee	Chairman
Jacqui Proctor Miller	Vice Chairperson
Cassie Alba	Supervisor
Scott Edson	Supervisor
Tom Schumacher	Supervisor

Also present were:

Marilee Giles	District Manager
Katie Buchanan	District Counsel by telephone
Jay Soriano	GMS
Rob Alba	RMS

The following is a summary of the actions taken at the January 8, 2025 meeting.

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Giles called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS **Public Comments**

There being none, the next item followed.

THIRD ORDER OF BUSINESS **Organizational Matters**

A. Oath of Office for Newly Elected Supervisors

Ms. Giles administered the oath of office to Cassie Alba, Scott Edson and Tom Schumacher.

B. General Information for New Supervisors

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Ms. Giles gave an overview of the sunshine law, and public records law.

Ms. Buchanan reviewed the ethics requirements.

C. Election of Officers, Resolution 2025-02

> On MOTION by Ms. Alba seconded by Ms. Miller with all in favor Resolution 2025-02 was approved reflecting the following: Michael Wetherbee chairman, Jacquie Miller vice chair, Cassie Alba, Scott Edson Tom Schumacher assistant secretaries, Marilee Giles Secretary and Treasurer and James Oliver, Daniel Laughlin, Darrin Mossing and Matthew Biagetti assistant treasurers and assistant secretaries.

FOURTH ORDER OF BUSINESS Consideration of Parking & Towing Policies

Ms. Giles stated we started talking about this at the last meeting. You have a parking and towing policy already; it is a little outdated. It lists specific tracts instead of all the common areas. It is not going to take much to update that. Staff is still working on it, and we hope to have it at your next meeting.

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

Ms. Giles stated congratulations to everyone. Jacquie, Scott and Mike you completed your ethics training prior to December 31, 2024. Ethics training is every year during the calendar year so feel free to do your ethics training for calendar year 2025. If you want to send me an email that serves as notification that you have completed it, I will keep a log of who has completed it. I will try to remind you throughout the year.

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D. Operation Manager's Report – Report

A copy of the Operation Manager's monthly report was included as part of the agenda package.

E. Amenity Manager

1. Report

Mr. Soriano reviewed the upcoming maintenance projects and reported that the price came in higher at $5,500 for bushhogging the powerline fence line and once that is done we will pressure wash the fence.

After discussion of going back to the contractor with a not to exceed amount and having staff bring to the next meeting proposals for pressure washing not only the fence along the powerline but also along the walkways, the board took the following action.

On MOTION by Mr. Wetherbee seconded by Mr. Edson with all in favor staff was authorized to have the area by the power line mowed in an amount not to exceed $4,800 and authorized Staff to work with Supervisor Wetherbee.

Ms. Alba asked can we get a waiver from the homeowners before we pressure wash the fences?

Mr. Alba stated I will bring this to the HOA board because they should be cleaning fences along the sidewalk. The only problem with the powerline portion is the homeowners have no way to access the area.

Mr. Soriano stated if we do pressure wash the fences on the walkways, we will contact the homeowners and send an email to notify them.

If the electrician can't get the bollard lights approved by the county on the county right of way side then we will have to place the lights on the inside on our property.

Mr. Wetherbee stated I think we should push to have the county to put in streetlights in that area.

Mr. Alba gave an overview of the amenity center report, reported damage to the entrance sign and gave an overview of upcoming special events.

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2. Landscape Inspection Report

A copy of the Brightview report is included in the agenda package.

SIXTH ORDER OF BUSINESS Supervisor's Requests and Public Comments

Mr. Edson stated to the staff and management, your dedication shows. You work hard and accomplish a lot. My personal philosophy is I want to maintain what we have. The only thing I voted no for was for the storage building, which passed and it happened. I want to be sure that we are taking care of everything that we have before we go out and do a lot of new things.

SEVENTH ORDER OF BUSINESS Approval of Consent Agenda

A. Approval of the Minutes of the November 6, 2024 Meeting

On MOTION by Mr. Wetherbee seconded by Ms. Miller with all in favor the November 6, 2024 meeting minutes were approved as presented.

B. Balance Sheet & Income Statement

C. Assessment Receipt Schedule

D. Approval of Check Register

On MOTION by Ms. Miller seconded by Ms. Alba with all in favor the balance of the consent agenda items was approved.

EIGHTH ORDER OF BUSINESS Next Meeting Scheduled for Wednesday, March 5, 2025 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 Wednesday, March 5, 2025 at 6:00 p.m. in the same location.

On MOTION by Mr. Wetherbee seconded by Mr. Edson with all in favor the meeting adjourned at 6:55 p.m.

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Signed by:
Marilee Giles
A38999D0EDC14F4...
Secretary/Assistant Secretary

Signed by:
4E6242AB5380433...
Chairman/Vice Chairman