

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**BAINEBRIDGE
COMMUNITY DEVELOPMENT DISTRICT**

The **regular** meeting of the Board of Supervisors of Bainebridge Community Development District was held on **Thursday, January 21, 2016 at 6:00 p.m.** at the Bainebridge Amenity Center located at 15855 Twin Creek Drive, Jacksonville, FL. 32218.

Present and constituting a quorum:

Bob Porter	Board Supervisor, Chairman
Curtis Hart	Board Supervisor, Assistant Secretary
Mark Dearing	Board Supervisor, Assistant Secretary (after start of meeting)
James Teagle	Board Supervisor, Assistant Secretary

Also present were:

Melissa Dobbins	Regional District Manager, Rizzetta & Company, Inc.
Lesley Gallagher	District Manager, Rizzetta & Company, Inc.
Wes Haber	DC, Hopping Green & Sams
Tony Shiver	First Coast, CMS
Daniel Bauman	ValleyCrest Landscaping

Audience members present.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Porter called the meeting to order at 6:03 p.m. and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

An audience member commented on refund procedures after rentals.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisors' Regular Meeting held
November 19, 2015**

On a motion by Mr. Hart, seconded by Mr. Teagle, with all in favor, the Board approved the minutes of the Board of Supervisors' regular meeting held November 19, 2015 for Bainebridge Community Development District.

The Chair moved ahead to STAFF REPORTS Items 4B and 4C i) here.

B. District Engineer
Not present.

C. First Coast CMS
i.) First Coast CMS, Field Report, January 2016
Mr. Shiver reviewed his report. After discussion, the direction of the Board was that the pool remarcite would take place in the fall of 2016 and drains would be replaced now.

The Chair moved back to item 3B.

FOURTH ORDER OF BUSINESS

Ratification of the Operation and Maintenance Expenditures for November 2015

<p>On a motion by Mr. Hart, seconded by Mr. Teagle, with all in favor, the Board ratified the Operation and Maintenance Expenditures for November 2015 in the amount of \$13,998.36 for Bainebridge Community Development District.</p>

Mr. Dearing, Assistant Secretary now present.

FIFTH ORDER OF BUSINESS

Staff Reports

Continued.

A. District Counsel
Mr. Haber noted that legislature was looking at various bills that may impact CDDs and his firm would keep the Board updated on anything that actually passes.

C. ii.)ValleyCrest
Mr. Bauman updated the Board that they were looking into trimming the crepe myrtles. Discussion ensued regarding an area behind the tennis courts that had never been developed and now had a sidewalk. The Board authorized the Chair to review and approve a proposal to add this area to existing contract.

E. District Manager

i.) Charles Aquatics Pond, October 20, 2015

Ms. Gallagher updated the Board that Charles Aquatics would be treating pond 13 by foot due to limited access. They will be treating it with Fluridone at no additional charge and would stock it with carp and expected to see some improvement, but would take some time. If the limited access they have is removed, they will be unable to treat. We also have been made aware of one approved access agreement for Pond 4 and would update Charles Aquatics.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2016-01,
Designating an Assistant Secretary**

On a motion by Mr. Hart, seconded by Mr. Teagle, with all in favor, the Board appointed Lesley Gallagher as an Assistant Secretary for Bainebridge Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Rental Room Policies

The Board approved amending rental room policies from a 4 hour timeframe to 5 hours, to allow an excess of 4 rentals per 12 month period providing the additional rentals were held Tuesday through Thursday and restricted rentals on Memorial Day weekend, Labor Day weekend or any other weekend which a Federal Holiday falls on a Monday or Friday with exception of Martin Luther King day, Washington's Birthday, Columbus and Veterans Day.

On a motion by Mr. Hart, seconded by Mr. Teagle, with all in favor, the Board approved amending the Rental Room Policies for Bainebridge Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of First Coast CMS Staffing
Proposal**

Mr. Shiver reviewed his staffing proposal and the Board approved two additional days of staffing with First Coast CMS at an additional cost of \$800.00 per month

On a motion by Mr. Dearing, seconded by Mr. Teagle, with all in favor, the Board approved two additional days of staffing with First Coast CMS at an additional cost of \$800.00 per month for Bainebridge Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Reserve Study Proposal

On a motion by Mr. Hart, seconded by Mr. Teagle, with all in favor, the Board approved the Reserve Study Proposal from Commercial Building Consultants (CBC) in the amount of \$2,900.00 for Bainebridge Community Development District.

TENTH ORDER OF BUSINESS

Discussion Regarding Access and Maintenance Easements

Mr. Porter explained that the property owned by Lennar was not subject to all necessary easements due to an error. The easements on Lennar's property were granted, in part, to the City of Jacksonville and not the CDD. The CDD needs access and maintenance easements to continually maintain district property and has requested these easements from several property owners. The CDD may also request the City to assign its easements to the CDD.

ELEVENTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests

Audience Comments:

There was an audience comment regarding the size of the Amenity Center versus the Community size.

There was request to move the CDD information sign to the opposite side of the road to make it easier to read.

An Audience member requested an infant swing added.

On a motion by Mr. Teagle, seconded by Mr. Dearing, with all in favor, the Board authorized Mr. Shiver to add the infant swing for Bainebridge Community Development District.

An audience member commented on construction debris throughout the community.

An audience member requested that a stop sign be installed at Baines Lake Drive and the D.R. Horton Parking Lot, it was stated that requests have been made to the City of Jacksonville.

An audience member had a question on status of FDOT work at the entrance.

An audience member requested basketball courts. Mr. Teagle and Mr. Shiver are going to look into the cost of adding basketball to the tennis court area.

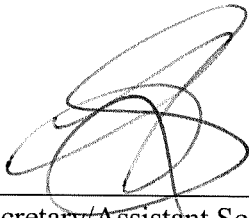
There were no Supervisor Requests.

On a motion by Mr. Hart, seconded by Mr. Teagle, with all in favor, the Board approved purchase of computer and printer for the amenity center office at a cost not to exceed \$700.00 for Bainebridge Community Development District.

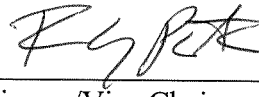
TWELFTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Hart, seconded by Mr. Dearing, with all in favor, the Board adjourned the meeting at 7:01 p.m. for Bainebridge Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman