
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.

**BAINEDRIDGE
COMMUNITY DEVELOPMENT DISTRICT**

The **regular** meeting of the Board of Supervisors of Bainebridge Community Development District was held on **Thursday, October 20, 2016 at 3:00 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
James Teagle	Board Supervisor, Assistant Secretary

Also present were:

Lesley Gallagher	District Manager, Rizzetta & Company, Inc.
Wes Haber	DC, Hopping Green & Sams
David Taylor	DE, Dunn & Associates
Tony Shiver	First Coast, CMS
Daniel Bauman	Brightview Landscaping

Audience members present.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Porter called the meeting to order at 3:02 p.m. and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no audience comments.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisors' Regular Meeting held
September 15, 2016**

On a motion by Mr. Hart, seconded by Mr. Dearing, with all in favor, the Board approved the minutes of the Board of Supervisors' regular meeting held September 15, 2016 for Bainebridge Community Development District.

FOURTH ORDER OF BUSINESS

**Ratification of the Operation and
Maintenance Expenditures for August
2016 and September 2016**

On a motion by Mr. Teagle, seconded by Mr. Dearing, with all in favor, the Board ratified the Operation and Maintenance Expenditures for August 2016 in the amount of \$22,084.28 and for September 2016 in the amount of \$38,022.40 for Bainebridge Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Haber provided an update that his firm is finalizing the Dissemination Agent Agreement and Professional District Services Agreement approved in substantial form during the last meeting.
- B. District Engineer
Mr. Taylor did not have a report but moved on to review parking overflow options 4, 5 and 6. Discussion ensued.
- C. BrightView Landscaping
Mr. Bauman reviewed his report and noted he would provide proposals for enhancements at the amenity center, for the next meeting.
- D. Amenity Manager Report
Mr. Shiver updated the Board that staff had secured the amenity center prior to Hurricane Matthew and no damage was sustained. He also noted that the bike racks had been received and will be installed.
- E. District Manager
 - i.) Charles Aquatics Service Report, September 30, 2016
Ms. Gallagher noted that the District Office had received some correspondence from residents interested in the seats that will become open after the General Election;

this information will be reviewed at the December meeting. She also noted that the Landowner Election is scheduled for November 17, 2016 at 1:00 p.m. and that she had received an update that the FDOT work is scheduled to begin in March 2017.

SIXTH ORDER OF BUSINESS

Consideration of Pool Repair Proposals

The Board reviewed 2 pool repair proposals. Both representatives, from Parry Pools and Epic Pools were present. Parry Pools proposal totaled \$84,500.00 and included a 15 year plaster warranty (Exhibit A). The Epic Pools proposal totaled \$97,750.00 and included a 10 year finish warranty.

Discussion ensued.

The Board approved the proposal from Parry Pools in the amount of \$84,500.00.

On a motion by Mr. Teagle, seconded by Mr. Dearing, with all in favor, the Board approved the pool repair proposal from Parry Pools in the amount of \$84,500.00 for Bainebridge Community Development District.

- **Moved to Business Item 5 C.**

SEVENTH ORDER OF BUSINESS

Discussion Regarding Overflow Parking

The Board reviewed estimated costs for overflow parking options 4, 5 and 6 (estimated cost for #6 Exhibit B) and the funds available after considering the pool proposals. The Board approved directing the District Engineer to begin the process of obtaining bids for option #6 which had an estimated cost of \$43,200.00 and added an additional 28 spaces (8 concrete and 20 Bermuda grass).

On a motion by Mr. Teagle, seconded by Mr. Dearing, with all in favor, the Board approved directing the District Engineer to begin the process of obtaining bids for overflow parking option #6 which had an estimated cost of \$43,200.00 and added an additional 28 spaces (8 concrete and 20 Bermuda grass) for Bainebridge Community Development District.

- **Returned to Business item 5B.**

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2017-01,
Prompt Payment Policies**

Mr. Haber reviewed the memorandum from his firm and Resolution 2017-01, Regarding Prompt Payment Policies.

On a motion by Mr. Teagle, seconded by Mr. Dearing, with all in favor, the Board adopted Resolution 2017-01, Prompt Payment Policies for Bainebridge Community Development District.

NINTH ORDER OF BUSINESS

**Audience Comments and Supervisor
Requests**

An audience member had questions about roads and storm drains within the community.

An audience member had concerns regarding creek flooding causing roads in back phase of community to hold water. (Mr. Taylor will review this area after the meeting).

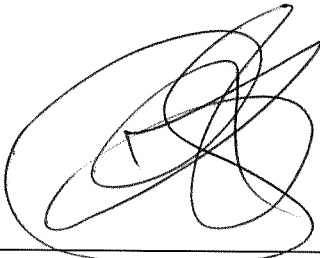
An audience member had questions regarding dead trees on private property.

There were no Supervisor Requests.

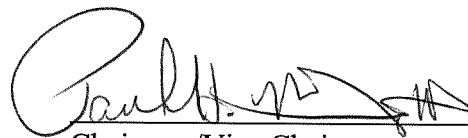
TENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Dearing, seconded by Mr. Hart, with all in favor, the Board adjourned the meeting at 3:46 p.m. for Bainebridge Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman

Exhibit A



**4571 St. Augustine Road
Jacksonville, FL 32207
Phone: 904.733.7665
Fax: 904.733.7946
CPC 056638
CPC 044955**

October 12, 2016

Bainbridge Estates
Jacksonville, Fl. 32218

Re: Bainbridge Estates Community Pool

Parry Pools, Inc. is pleased to provide you with our proposal for the above mentioned project. We propose to furnish all labor and materials necessary to complete the referenced project. Our proposal includes: Plaster and Tile to code (all step tile to be brought to code) and replace waterline tile

Bainbridge Pool Plaster

\$84,500.00

- The Cove Blue plaster has a 15-year warranty. The crack repair will have a 5-year warranty against leaking. The cold joint can show through over time from expansion & contraction but with the Cove Blue pebble it will be less noticeable.

50% due at start

50% due at completion

Thank you for the opportunity to provide you with a proposal. Please call me if you have any additional questions or issues.

Sincerely,

Billy

William E Parry, III
President

Included on Bid:

- Plaster with CLI Cove Blue Pebble finish (Approved product to bridge the gap with crack repair)
- Drain and secure pool from ground water
- Hydro blast existing surface to a solid sub straight (hydro blast prep is fracture free technique)
- Coat pool with permacoat bond coat
- Install new gutter grates
- New floor returns
- Replace VGB main drain grates
- Replace step cap tile and bench edge tile
- Replace waterline and riser tile
- Replace riser depth markers
- Replace beach entry tile along grating
- Inspect pool shell and beam cracks
- Repair beam and coping
- Install new valve boxes for feature manifolds
- Repair cracks with engineer approved method
- Fill and balance (water supplied by owner)
- 2 week start up period per manufacturer

Exhibit B

Note: This opinion of cost is based on the current estimate of average unit prices of all items
 Actual costs for the project are subject to change due to unforeseen economic factors and/or design modifications

PROJECT: BAINEBRIDGE
 AMENITY OPTION 6
 JOB NO.: 1311-370
 BY: RB / PB DATE: 10/13/2016
 CHECKED BY: VJD 9:38 AM
 SHEET NO: 1 of 4
 REVISED:

SUBJECT: OPINION OF COST - TOTAL

ITEM	TOTAL
PAVING	\$20,769.50
EARTHWORK	\$9,250.00
DEMOLITION	\$2,000.00
CONTINGENCY (~10%)	\$3,180.50
ENGINEERING	\$8,000.00
TOTAL	\$43,200.00

This cost estimate is an approximate magnitude of cost. Costs are based upon preliminary design plans. This estimate includes a 10% contingency. Does not include import fill (if needed), unsuitable removal & replacement (if needed), landscaping, lighting, electric, or hardscape.

PROJECT: BAINBRIDGE
 AMENITY OPTION 6
 JOB NO.: 1311-370
 BY: RB / PB DATE: 10/13/16
 CHECKED BY: VJD 9:38 AM
 SHEET NO: 2 of 4
 REVISED:

SUBJECT: OPINION OF COST - PAVING

ITEM	QUANTITY	PER	UNIT PRICE	TOTAL
PVMT				
CONCRETE DRIVEWAY (5" THK)	3,139	SF	\$4.50	\$14,125.50
CURB & GUTTER				
18" MIAMI CURB & GUTTER AND TRANSITIONS	32	LF	\$20.00	\$640.00
6' LANDSCAPE TIMBERS	20	EA	\$30.00	\$600.00
MISC.				
6' SIDEWALK	544	LF	\$3.50	\$1,904.00
SIGNAGE	1	LS	\$300.00	\$300.00
STRIPING	1	LS	\$200.00	\$200.00
MODIFY IRRIGATION & LANDSCAPING	1	LS	\$3,000.00	\$3,000.00
TOTAL				\$20,769.50

PROJECT: BAINEBRIDGE
AMENITY OPTION 6
JOB NO.: 1311-370
BY: RB / PB **DATE:** 10/13/16
CHECKED BY: VJD **9:38 AM**
SHEET NO: 3 of 4
REVISED:

SUBJECT: OPINION OF COST - EARTHWORK

ITEM	QUANTITY	PER	UNIT PRICE	TOTAL
CLEARING				
SITE PREPARATION	1	LS	\$1,000.00	\$1,000.00
GRADING				
GRADING	1	LS	\$500.00	\$500.00
SOD				
BERMUDA SOD	100	SY	\$37.50	\$3,750.00
SPRAY & KILL GRASS	1	LS	\$500.00	\$500.00
MISC.				
SEDIMENT & EROSION CONTROL	1	LS	\$1,500.00	\$1,500.00
MOBILIZATION, LAYOUT, ETC.	1	LS	\$2,000.00	\$2,000.00
TOTAL				\$9,250.00

PROJECT: BAINBRIDGE
 AMENITY OPTION 6
 JOB NO.: 1311-370
 BY: RB / PB DATE: 10/13/2016
 CHECKED BY: VJD 9:38 AM
 SHEET NO: 4 of 4
 REVISED:

SUBJECT: OPINION OF COST - DEMOLITION

ITEM	QUANTITY	PER	UNIT PRICE	TOTAL
DEMO				
EXIST CONC CURB & SIDEWALK REMOVAL	1	LS	\$500.00	\$500.00
MISC ONSITE DEMO/RELOCATE	1	LS	\$1,500.00	\$1,500.00

TOTAL \$2,000.00