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**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, September 21, 2017 at 3:00 p.m.** at the Bainebridge Amenity Center located at 15855 Twin Creek Drive, Jacksonville, FL. 32218. The following was the agenda for the meeting.

Present and constituting a quorum:

Paul McLemore	<b>Board Supervisor, Chairman</b>
Curtis Hart	<b>Board Supervisor, Vice Chairman</b>
Danielle Mayoros	<b>Board Supervisor, Assistant Secretary (via speakerphone)</b>
Chris Chlupp	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Lesley Gallagher	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Katie Buchanan	<b>DC, Hopping Green &amp; Sams</b>
Jeff Nunamaker	<b>Brightview Landscaping</b>
Tony Shiver	<b>First Coast CMS</b>
David Taylor	<b>District Engineer</b>

Audience members present.

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. McLemore called the meeting to order at 3:01 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' Meeting Minutes held July 20, 2017**

On a motion by Mr. Hart, seconded by Mr. Chlupp, with all in favor, the Board approved the minutes of the Board of Supervisors' regular meeting held July 20, 2017 for Bainebridge Community Development District.

**FOURTH ORDER OF BUSINESS**

**Ratification of the Operation and Maintenance Expenditures for July 2017**

On a motion by Mr. Hart, seconded by Mr. Chlupp, with all in favor, the Board ratified the Operation and Maintenance Expenditures for July 2017 in the amount of \$22,717.63 for Bainebridge Community Development District.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
Ms. Buchanan updated the Board that access remains blocked to Pond 13 and after further review from the Homeowners Association it appears the fences installed were approved conditionally noting access must be available. The Board authorized District Counsel to send letters to homeowners blocking access requesting a gate be installed or fence removed.
- B. District Engineer
  - 1.) Acceptance of Public Facilities Report

On a motion by Mr. Hart, seconded by Mr. Chlupp, with all in favor, the Board accepted the Public Facilities Report dated August 28, 2017 for Bainebridge Community Development District.

Mr. Taylor then discussed road flooding that had occurred during Hurricane Irma and noted his firm would be researching further and would provide options to reduce flooding in the future.

- C. Amenity Manager Report
  - 1.) Discussion Regarding Swimming Pool
    - i.) Mr. Shiver reviewed the storm preparation procedures that took place in anticipation of Hurricane Irma. He also noted there was no damage to the facility and that the only damage observed to Community Development District property was a tree which fell on Community Development District fencing at the front of the community. He did note the drain at the playground was blocked and he dug for over 1 foot and only saw mulch. He updated the Board that Wet Engineers rescheduled due to the hurricane and was expected to be out to inspect the pool on September 28, 2017. Mr. Shiver reviewed a Preventative Maintenance Agreement with Bowman Heating & Air at a quarterly fee of \$185.00 which the Board approved. (Exhibit A).

On a motion by Mr. Hart, seconded by Mr. Chlupp, with all in favor, the Board approved the Preventative Maintenance Agreement with Bowman Heating & Air at a quarterly fee of \$185.00 for Bainebridge Community Development District.

D. Brightview Landscaping

Mr. Nunamaker noted that Brightview is back to regular service schedule following the hurricane a of this week.

E. District Manager

1.) Charles Aquatics Pond Service Report, August 25 & 31, 2017

Ms. Gallagher updated the Board that the agreement with First Coast CMS will automatically reflect a 3% increase per their current agreement effective October 1, 2017.

The Board went back to discuss the blocked drain and playground further. The Board requested two proposals be obtained to remove the existing mulch so drain repairs could be made and authorized the Chairman to select a proposal at that time.

On a motion by Mr. Hart, seconded by Mr. Chlupp, with all in favor, the Board requested two proposals be obtained to remove the existing mulch so drain repairs could be made and authorized the Chairman to select a proposal at that time for Bainebridge Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Hurricane Repair Proposals  
(Under Separate Cover)**

Mr. Shiver confirmed no damage or proposals to review.

**SEVENTH ORDER OF BUSINESS**

**Discussion Regarding Transfer of Phase 2 Pond**

On a motion by Mr. Hart, seconded by Mr. Chlupp, with all in favor, the Board authorized the conveyance of Phase 2 ponds upon confirmation of access for maintenance and required engineering inspections for Bainebridge Community Development District.

On a motion by Mr. Hart, seconded by Mr. Chlupp, with all in favor, the Board authorized adding five (5) ponds in Phase 2 to maintenance scope for Charles Aquatics, once conveyed at a cost of \$250.00 additional per month for Bainebridge Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-09, Setting Date, Time  
And Location of Fiscal Year 2017/2018 Regular  
Meetings**

On a motion by Mr. Hart, seconded by Mr. Chlupp, with all in favor, the Board approved as amended, listing November meetings as November 16, 2017 and adjusting the February 15, 2018 meeting to take place at 6:00 p.m. for Bainebridge Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Fiscal Year 2017/2018 District  
Insurance Policy Renewal**

On a motion by Mr. Hart, seconded by Mr. Chlupp, with all in favor, the Board approved the Egis Insurance Policy Renewal in the amount of \$16,978.00 for Bainebridge Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Charles Aquatics Renewal Proposal**

On a motion by Mr. Chlupp, seconded by Mr. Hart, with all in favor, the Board approved Charles Aquatics Renewal Proposal in the amount of \$450.00 per month for Bainebridge Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Brightview Landscape Renewal of  
Current Agreement**

On a motion by Mr. Chlupp, seconded by Mr. Hart, with all in favor, the Board approved Brightview Landscape Renewal Proposal at existing terms for Bainebridge Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Audience Comments and Supervisor Requests**

An audience member had a question about the pool.

An audience member had a question about adding a bridge to roads where flooding was experienced.


An audience member had a question about basketball.

An audience member had a question about the maintenance of pond banks.

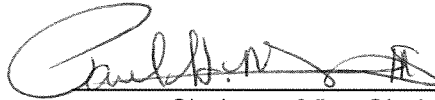
**SEVENTEETH ORDER OF BUSINESS**

**Adjournment**

On a motion by Mr. Hart, seconded by Mr. Chlupp, with all in favor, the Board adjourned the meeting at 4:00 p.m. for Bainebridge Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman