
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 19, 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	Board Supervisor, Chairman
Danielle Mayoros	Board Supervisor, Assistant Secretary
Chris Chlupp	Board Supervisor, Assistant Secretary

Also present were:

Lesley Gallagher	District Manager, Rizzetta & Company, Inc.
Sarah Warren	District Counsel, Hopping Green & Sams
Jeff Nunamaker	Account Manager, Brightview Landscaping
Tony Shiver	President, First Coast CMS
David Taylor	District Engineer (Via Speakerphone)

Audience members present.

FIRST ORDER OF BUSINESS

Call to Order

Mr. McLemore called the meeting to order at 3:03 p.m. and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no audience comments on agenda items.

The Board moved to Item 4B on the agenda.

THIRD ORDER OF BUSINESS

District Engineer Report

Mr. Taylor updated the Board that he has been investigating the road flooding discussed at the last meeting further and will have additional information available in a report at the next meeting. The Board then discussed

the sewer line break with Mr. Shiver noting that the sewer had been installed with two ninety (90) degree lines and that there were two breaks. A plumber had initially been called and discovered the breaks but could not move forward due to the scope of the repair. A utility contractor then reviewed the damage and noted that the columns on front of the building would require stabilization. A structural engineer then reviewed the damage and will provide plans to support the front porch on the building. One repair option that was discussed involved lining the pipe. An alternative and more costly option would be to install a new sewer line. Discussion ensued. Mr. Taylor did make the recommendation that if the Board elected to move forward with the pipe lining option that a third party should TV the line prior to the warranty expiring to review for new damage. The District Engineer left the meeting. This Board to reviewed proposals for repair as an agenda item later in the meeting.

The Board moved back to item 3A on the agenda.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting Minutes held September 21, 2017

On a motion by Mr. Chlupp, seconded by Ms. Mayoros, with all in favor, the Board approved the minutes of the Board of Supervisors' regular meeting held September 21, 2017 for Bainebridge Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of the Operation and Maintenance Expenditures for August 2017

On a motion by Mr. Chlupp, seconded by Ms. Mayoros, with all in favor, the Board ratified the Operation and Maintenance Expenditures for August 2017 in the amount of \$26,693.19 for Bainebridge Community Development District.

SIXTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Ms. Warren noted that she had been able to pull a copy of the building plans from the City of Jacksonville archives and that her firm was looking into the plumbing issue further to determine if work had been completed according to plans.
- B. Amenity Manager Report
 - 1.) First Coast CMS Report, October 10, 2017
Mr. Shiver reviewed his report found under Tab 3 of the agenda.
- C. Brightview Landscaping
 - 1.) Brightview Field Inspection Response, October 10, 2017
Mr. Nunamaker reviewed his responses to the Field Inspection Report and provided a brief update on landscaping.
- D. District Manager
 - 1.) Charles Aquatics Pond Service Report, September 27, 2017
Ms. Gallagher noted that the district office had been contacted by a resident concerned that the water level in Pond 6 was low. The pond report found under Tab 6 of the agenda notes that the water level in this pond was normal upon review of the aquatic maintenance company. She also noted that staff has received a request for Unit Two Homeowners Association to hold an exclusive

event in the parking lot at the amenity center. Due to this space not being a rentable space it was noted that the event could only be held in the amenity room or pavilion area if exclusive and each area has a maximum number of guest permitted.

SEVENTH ORDER OF BUSINESS

Consideration of Wet Engineer's Report and Recommendations

Mr. Shiver reviewed the report found under Tab 7 of the agenda and the Board directed staff to move forward obtaining repair proposals for review at the November 16, 2017 meeting.

EIGHTH ORDER OF BUSINESS

Consideration of Amenity Center Plumbing Repair Proposals (*Under Separate Cover*)

The Board reviewed proposal from Engineered Lining Systems to line pipe. The Board approved the proposal from Engineered Lining Systems and authorized the chairman to review and approve proposals to complete the plumbing repair and replace concrete at a total not to exceed the amount of \$12,000.00 including Engineered Lining Systems work.

On a motion by Mr. Chlupp, seconded by Ms. Mayoros, with all in favor, the Board approved the proposal from Engineered Lining Systems and authorized the chairman to review and approve proposals to complete the plumbing repair and replace concrete at a total not to exceed the amount of \$12,000.00 including Engineered Lining Systems work for Bainebridge Community Development District.

NINTH ORDER OF BUSINESS

Selecting an Audit Committee and Setting First Audit Committee Meeting

On a motion by Ms. Mayoros, seconded by Mr. Chlupp, with all in favor, the Board selected themselves as the Audit Committee and set the first audit committee date as November 16, 2017 prior to the onset of the regular meeting for Bainebridge Community Development District.

TENTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests

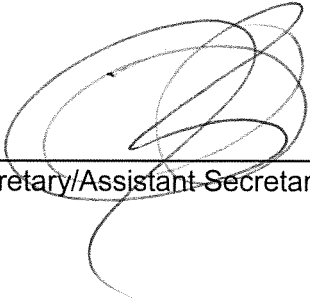
Ms. Lisa Snow asked for Unit Two Homeowners Association to please contact her to possibly coordinate a community event.

There were no supervisor comments.

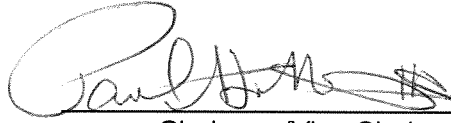
ELEVENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Chlupp, seconded by Ms. Mayoros, 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