

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.

**BAINEDBRIDGE
COMMUNITY DEVELOPMENT DISTRICT**

The **regular** meeting of the Board of Supervisors of Bainebridge Community Development District was held on **Thursday, November 16, 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.
Katie Buchanan	District Counsel, Hopping Green & Sams
Jeff Nunamaker	Account Manager, Brightview Landscaping
Tony Shiver	President, First Coast CMS

Audience members present.

FIRST ORDER OF BUSINESS

Call to Order

Mr. McLemore called the meeting to order at 3:06 p.m. and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no audience comments on agenda items.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the Board of
Supervisors' Meeting Minutes held October 19, 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 October 19, 2017 for Bainebridge Community Development District.

FOURTH ORDER OF BUSINESS

**Ratification of the Operation and Maintenance
Expenditures for September 2017 and October 2017**

On a motion by Mr. Chlupp, seconded by Ms. Mayoros, with all in favor, the Board ratified the Operation and Maintenance Expenditures for September 2017 in the amount of \$37,929.24 and October 2017 in the amount of \$28,695.38 for Bainebridge Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Ms. Buchanan did not have a report but was available to answer any questions the Board may have. Mr. Chlupp questioned whether it had been determined if the Amenity Center as built plans matched the approved plans and if not was there any liability on the City of Jacksonville's end? Ms. Buchanan noted that it appeared they did not match and would investigate any potential liability further.
- B. District Engineer
Not present.
- C. Amenity Manager Reports
 - 1.) First Coast CMS Report, November 7, 2017
Mr. Shiver reviewed his report found under Tab 3 of the agenda and provided an update that the repairs required to the playground had now been completed and that it appeared there had not been a drain installed in this area as laid out in the plans. He then updated the Board that the pipe lining proposal approved at the last meeting was determined not to be a repair option when ELS sent a video camera further down the pipe and additional damage was discovered. Staff had worked with the District Engineer after that time to determine the next course of action which now involves rerouting pipe. Proposals to complete the stabilization and concrete repair can be obtained after line is restored.
- D. Field Inspection Report
 - 1.) Field Inspection Report, October 23, 2017
Mr. Chlupp noted that a tree had come down on the fence at the front of the community and asked Mr. Nunamaker about this. Mr. Shiver mentioned that he has removed the tree and was going to adjust the location of damaged fence post.
- E. District Manager
Ms. Gallagher noted the next meeting is scheduled for February 15, 2018 at 6:00 p.m. and that the second audit committee meeting would take place prior to the onset of the regular meeting.

SIXTH ORDER OF BUSINESS

Consideration of Pool Repair Proposals

Mr. Shiver reviewed that he only received one proposal for pool beam repairs which was from Parry Pools. Discussion ensued. The Board approved the proposal from Parry Pools in the amount of \$34,500.00 contingent to a two year warranty being approved. Proposals to complete the stabilization and concrete repair can be obtained after line is restored.

On a motion by Mr. Chlupp, seconded by Ms. Mayoros, with all in favor, the Board approved the proposal from Parry Pools in the amount of \$34,500.00 contingent to a two year warranty being approved for Bainebridge Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Kiddie Pool Mushroom Caps Proposal
(Under Separate Cover)**

This item was tabled.

EIGHTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests

An audience member had a question about construction defects and potential liability.

An audience member had a question regarding the timeline for sewer line repairs.

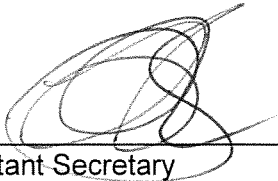
An audience member had a question about maintenance of Unit 2 ponds.

Mr. McLemore noted that Mr. Shiver and Rose had done an extraordinary amount of work on the playground repair and thanks them for their efforts and going above and beyond to assist the District.

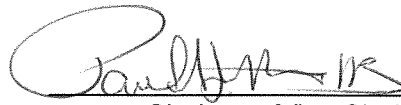
NINTH ORDER OF BUSINESS

Adjournment

On a motion by Ms. Mayoros, seconded by Mr. Chlupp, with all in favor, the Board continued the meeting at 3:47 p.m. to January 9, 2018 at 3:00 p.m. for Bainebridge Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman