

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, April 19, 2018 at 6:00 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
William Huff II	Board Supervisor, Vice Chairman
Sarah Morris	Board Supervisor, Assistant Secretary
Chris Chlupp	Board Supervisor, Assistant Secretary

Also present were:

Lesley Gallagher	District Manager, Rizzetta & Company, Inc.
Melissa Dobbins	Regional Manager, Rizzetta & Company, Inc.
Justin Croom	District Manager, Rizzetta & Company, Inc.
Katie Buchanan	District Counsel, Hopping Green & Sams
Michelle Kim	Associate, Hopping Green & Sams
David Taylor	District Engineer, Dunn & Associates
Tony Shiver	President, First Coast CMS (Via Speakerphone)
Rose Trulove	Representative, First Coast CMS
Scott Dalton	Branch Manager, Brightview Landscape

Audience members present.

FIRST ORDER OF BUSINESS

Call to Order

Mr. McLemore called the meeting to order at 6:04 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 Audit Committee Meeting held February 15, 2018

On a motion by Mr. Chlupp, seconded by Mr. Huff, with all in favor, the Board approved the minutes of the Audit Committee held February 15, 2018 for Bainebridge Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Regular Meeting held February 15, 2018

On a motion by Mr. Chlupp, seconded by Mr. Huff, with all in favor, the Board approved the minutes of the Board of Supervisors' held February 15, 2018 for Bainebridge Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of the Operation and Maintenance Expenditures for January 2018 and February 2018

On a motion by Mr. Chlupp, seconded by Mr. Huff, with all in favor, the Board ratified the Operation and Maintenance Expenditures for January 2018 in the amount of \$20,541.00 and February 2018 in the amount of \$29,321.55 for Bainebridge Community Development District.

SIXTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Ms. Buchanan updated the Board that there has been no movement with the adjacent land project that she is aware of.

- B. District Engineer
 - 1.) Acceptance of 2018 Annual Engineer Report dated April 4, 2018 and Discussion Regarding Repair Memorandum
Mr. Taylor updated the Board that a representative of St Johns River Water Management District had met him on property to review the downed trees in the conservation easement area across and trees on fourteen (14) different properties in the conservation easement that had been approved by the St. Johns River Water Management District for removal. He will have a proposal for removal at the July 19, 2018 meeting.

On a motion by Ms. Morris, seconded by Mr. Huff, with all in favor, the Board accepted the 2018 Annual Engineer Report dated April 4, 2018 for Bainebridge Community Development District.

- C. Amenity Report
 - 1.) Mr. Shiver reviewed his report found under Tab 6 of the agenda.

 - 2.) Discussion Regarding Part Time Seasonal Security
Mr. Shiver requested adding seasonal security to cover Fridays from Memorial Day weekend

On a motion by Mr. Chlupp, seconded by Mr. Huff, with all in favor, the Board approved seasonal security to cover Fridays from Memorial Day weekend through Labor Day weekend including the holidays at a cost not to exceed \$460.00 monthly for Bainebridge Community Development District.

D. Landscape Report

1.) Brightview Landscape Report, March 2018

Mr. Dalton was introduced as the new point of contact for Brightview Landscape and he reviewed the report found under Tab 7 of the agenda.

E. District Manager

1.) Charles Aquatics Pond Report, February 27, 2018

Ms. Gallagher reviewed the pond report found under Tab 8 of the agenda and announced that the qualification period for the General Election will run from noon June 18, 2018 through noon June 22, 2018 and any interested candidates should qualify through the Duval County Supervisor of Elections Office.

Ms. Gallagher also noted that she had received an update from the Engineer for the Florida Department of Transportation project that work along the Bainebridge entrance may now begin as early as July 2018.

Ms. Gallagher noted the next District meeting is scheduled for July 19, 2018 at 6:00 p.m.

SEVENTH ORDER OF BUSINESS

**Consideration of the McDirmit Davis Audit
Engagement Letter for 2018**

On a motion by Mr. Chlupp, seconded by Mr. Huff, with all in favor, the Board approved the Engagement Letter with McDirmit Davis for the 2018 Audit for Bainebridge Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Amenity Room & Pool Furniture
Proposals**

On a motion by Mr. Chlupp, seconded by Ms. Morris, with all in favor, the Board approved the proposal for twenty (20) chaise lounge chairs from Horizon Casual at a cost of \$3,025.00 for Bainebridge Community Development District.

On a motion by Mr. Huff, seconded by Ms. Morris, with all in favor, the Board approved the purchase of five (5) folding tables and twenty (20) folding chairs for the amenity room at a cost of \$729.92 for Bainebridge Community Development District.

NINTH ORDER OF BUSINESS

Discussion Regarding Amenity Policies

Ms. Gallagher and Mr. Shiver reviewed the additionally proposed changes to the amenity policies found under Tab 11 of the agenda. Discussion ensued. The Board approved removing the thirty (30) day cap verbiage and noted suspensions would be effective until removed by the Board or at the recommendation of the Amenity Manager.

On a motion by Ms. Morris, seconded by Mr. Huff, with all in favor, the Board accepted the amended policies subject to changes as discussed for Bainebridge Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2018-03, Approving the Proposed Budget or Fiscal Year 2018-2019

Ms. Gallagher reviewed the proposed budget listed as Exhibit A under Tab 12 of the agenda.

On a motion by Mr. Chlupp, seconded by Ms. Morris, with all in favor, the Board approved the proposed budget for Fiscal Year 2018-2019 for Bainebridge Community Development District.

On a motion by Mr. Huff, seconded by Mr. Chlupp, with all in favor, the Board approved Resolution 2018-03 and set the Public Hearing for July 19, 2018 at 6:00 p.m. at the Bainebridge Amenity Center for Bainebridge Community Development District.

ELEVENTH ORDER OF BUSINESS

Acceptance of Financial Report for Period Ending September 30, 2017

On a motion by Mr. Chlupp, seconded by Mr. Huff, with all in favor, the Board accepted the financial report for period ending September 30, 2017 for Bainebridge Community Development District.

TWELFTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests

Audience members has questions about trash and algae in the ponds.

An audience member had questions about street lightning at the entrance of the community.

An audience member has a question about suspension procedures.

An audience member had a question regarding proposed budget amounts.

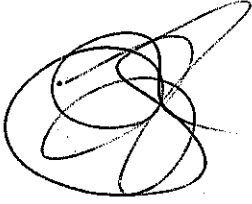
An audience member had a question about a community clean-up day.

No supervisor requests.

THIRTEENTH ORDER OF BUSINESS

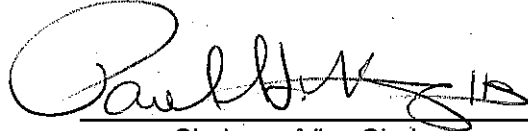
Adjournment

On a motion by Mr. Chlupp, seconded by Mr. Huff, with all in favor, the Board adjourned the meeting at 6:55 p.m. for Bainebridge Community Development District.



Secretary/Assistant Secretary

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Chairman/Vice Chairman