

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, October 17, 2013 at 6:00 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, Vice Chairman
Mark Dearing	Board Supervisor, Assistant Secretary
James Teagle	Board Supervisor, Assistant Secretary

Also present were:

Melissa Dobbins	District Manager, Rizzetta & Company, Inc.
Katie Buchanan	District Counsel, Hopping Green & Sams, P.A.
Tony Shiver	First Coast CMS
Scott Keiling	Lennar
Wyman Duggan	Rogers Tower
Jim Bavouset	Lennar

FIRST ORDER OF BUSINESS

Call to Order

Mr. Porter called the meeting to order at 6:00 p.m. and read the roll call.

SECOND ORDER OF BUSINESS

**Review New “Opportunity to be Heard”
Legislation**

Ms. Buchanan reviewed the new “Opportunity to be Heard” Legislation for the Board of Supervisors.

THIRD ORDER OF BUSINESS

Audience Comments on Agenda Items

It was noted for the record that there were no audience comments at this time.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2014-01,
Designation Public Comment Periods**

On a motion by Mr. Dearing, seconded by Mr. Teagle, with all in favor, the Board approved Resolution 2014-01, Designating Public Comment Periods for Bainebridge Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisors' Special Meeting held
September 3, 2013**

On a motion by Mr. Teagle, seconded by Mr. Hart, with all in favor, the Board approved the Minutes of the Board of Supervisors' Special Meeting held September 3, 2013 for Bainebridge Community Development District.

SIXTH ORDER OF BUSINESS

**Ratification of the Operation and
Maintenance Expenditures for August
2013**

On a motion by Mr. Hart, seconded by Mr. Teagle, with all in favor, the Board ratified the Operations and Maintenance Expenditures for August 2013 in the amount of \$19,320.79 for Bainebridge Community Development District.

SEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.

- B. District Engineer
Not present.

The Board of Supervisors directed the District Manager to request proposals for district engineering services.

- C. District Manager
Ms. Dobbins noted that the next meeting for the Board of Supervisors will be held on November 21, 2013 at 2:00 p.m. at the amenity center.
Mr. Shiver updated the Board of Supervisors that the gas line will be hooked up to the tank in the next few days and that the cable installation was delayed because the facility needs to be wired first.

Ms. Dobbins mentioned that ValleyCrest started services as of October 1, 2013 and

they are currently reviewing the property and doing some testing. They will have a report for the next meeting.

EIGHTH ORDER OF BUSINESS

**Consideration of Florida Department of
Transportation Temporary Easement
Agreement**

After discussion, the Board of Supervisors authorized the Chairman to execute the necessary easement.

On a motion by Mr. Dearing, seconded by Mr. Teagle, with all in favor, the Board authorized the Chairman to execute the necessary easement for Bainebridge Community Development District.

NINTH ORDER OF BUSINESS

Presentation and Update from Lennar

Mr. Keiling updated the Board of Supervisors that the road past the model home should be paved by November 6, 2013 and they will start selling lots in approximately four to six weeks.

Mr. Bavouset reviewed Lennar's development plan and the anticipated number of lots in the undeveloped phase in correlation to the operation and maintenance allocation. He stated a letter will be sent to the District Counsel regarding this matter and requests the Board to review it.

TENTH ORDER OF BUSIENSS

**Consideration of Bus Station Shelter
Proposals**

This item was tabled until a future Board of Supervisors meeting.

ELEVENTH ORDER OF BUSIENSS

**Public Hearing on the District's Rules of
Procedure and Amenity Center Rates and
Fees**

On a motion by Mr. Dearing, seconded by Mr. Teagle, with all in favor, the Board opened the public hearing on the District's Rules of Procedure and Amenity Center Rates and Fees for Bainebridge Community Development District.

A request was made to set the fee for renting the pool pavilion at \$50 and have up to 25 persons. It was also noted that both of the security deposits are refundable.

Ms. Dobbins confirmed that the rates would apply uniformly to similarly situated users and that, when combined with operation and maintenance assessments, such rates would be sufficient to fund the facilities.

On a motion by Mr. Teagle, seconded by Mr. Dearing, with all in favor, the Board closed the public hearing on the District's Rules of Procedure and Amenity Center Rates and Fees for Bainebridge Community Development District.

TWELFTH ORDER OF BUSINESS

Review of the Updated Provisions of the District's Rules of Procedure

The updated provisions of the District's Rules of Procedure were reviewed for the Board of Supervisors.

THIRTEENTH ORDER OF BUSINESS

Consideration of Resolution 2014-02, Adopting the Rules of Procedure

On a motion by Mr. Hart, seconded by Mr. Teagle, with all in favor, the Board approved Resolution 2014-02, Adopting the Rules of Procedure for Bainebridge Community Development District.

FOURTEENTH ORDER OF BUSINESS

Consideration of Resolution 2014-03, Adopting the Amenity Center Rules and Fees

On a motion by Mr. Teagle, seconded by Mr. Hart, with all in favor, the Board approved Resolution 2014-03, Adopting the Amenity Center Rules and Fees for Bainebridge Community Development District.

FIFTEENTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests

An audience member had a question regarding the election process.

There were no supervisor requests.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Teagle, seconded by Mr. Dearing, with all in favor, the Board adjourned the meeting at 6:51 p.m. for Bainebridge Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman