

---

**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 16, 2014 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	<b>Board Supervisor, Chairman</b>
Curtis Hart	<b>Board Supervisor, Vice Chairman</b>
Mark Dearing	<b>Board Supervisor, Assistant Secretary</b>
Mark Knowles	<b>Board Supervisor, Assistant Secretary</b>
James Teagle	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Melissa Dobbins	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Katie Buchanan	<b>District Counsel, Hopping Green &amp; Sams, P.A. (via speakerphone)</b>
Tony Shiver	<b>First Coast CMS</b>

Audience Members

**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**

**Audience Comments on Agenda Items**

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

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Regular Meeting held September 18, 2014**

<p>On a motion by Mr. Dearing, seconded by Mr. Hart, with all in favor, the Board approved the minutes of the Board of Supervisors' Regular Meeting held September 18, 2014 for Bainebridge Community Development District.</p>
---

**FOURTH ORDER OF BUSINESS**

**Consideration of the Operation and  
Maintenance Expenditures for August  
2014**

On a motion by Mr. Dearing, seconded by Mr. Teagle, with all in favor, the Board approved the Operation and Maintenance Expenditures for August 2014 in the amount of \$20,038.50 for Bainebridge Community Development District.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
No Report.
- B. District Engineer  
Ms. Dobbins gave an update to the Board of Supervisors that the District Engineer reported that the contractor repairing the stormwater system should have the project completed by the end of October 2014.
- C. First Coast CMS  
Mr. Shiver reviewed his report under Tab 3.
- D. ValleyCrest  
Ms. Dobbins provided an update (Exhibit "A") on behalf of ValleyCrest.
- E. District Manager  
Ms. Dobbins noted that the next regularly scheduled Board of Supervisors' meeting will be held November 20, 2014 at 2:00 pm at the Bainebridge amenity center located at 15855 Twin Creek Drive, Jacksonville, FL. 32218.

Ms. Dobbins noted that the CDD is closing on the FDOT's temporary easement on October 22, 2014.

The TV repairs due to lightening damage were reimbursed by the insurance carrier.

Ms. Dobbins and Counsel reviewed that the District staff had to remove the DR Horton lots from the tax roll for Fiscal Year 2015 due to the last remaining credit that DR Horton is due towards their Fiscal Year 2015 Operations and Maintenance Assessments per the terms of the foreclosure sale on the platted lots. Ms. Buchanan informed the Board of Supervisors that she will present a resolution to ratify the District staff's actions, but will request an approval on the payment schedule so a direct bill can be sent to DR Horton.

After discussion, the Board of Supervisors approved the following payment schedule; 50% due December 1, 2014, 25% due February 1, 2015 and 25% May 1, 2015.

On a motion by Mr. Hart, seconded by Mr. Dearing, with all in favor, the Board approved the following Fiscal Year 2015 direct bill payment schedule for DR Horton; 50% due December 1, 2014, 25% due February 1, 2015 and 25% May 1, 2015 for Bainebridge Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of ValleyCrest Contract  
Renewal**

After discussion, the Board of Supervisors approved a one-year contract term at the current rate of \$2,207.75 monthly or \$26,493 annually.

On a motion by Mr. Dearing, seconded by Mr. Teagle, with all in favor, the Board approved a one-year contract term with ValleyCrest at the current rate of \$2,207.75 monthly or \$26,493 annually for Bainebridge Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of First Coast CMS  
Contract Renewal**

After discussion, the Board of Supervisors approved a one-year contract term at the current rate of \$2,510 monthly or \$30,120 annually.

On a motion by Mr. Hart, seconded by Mr. Dearing, with all in favor, the Board approved a one-year term contract with First Coast CMS at the current rate of \$2,510 monthly or \$30,120 annually for Bainebridge Community Development District.

**EIGHTH ORDER OF BUSIENSS**

**Selection of the Audit Committee and  
Setting the First Audit Committee Meeting**

The Board of Supervisors selected the Board as the audit committee and directed staff to advertise the first audit committee meeting for November 20, 2014.

On a motion by Mr. Dearing, seconded by Mr. Teagle, with all in favor, the Board of Supervisors selected the Board as the audit committee and directed staff to advertise the first audit committee meeting for November 20, 2014 at 2:00 p.m. for Bainebridge Community Development District.

**NINTH ORDER OF BUSIENSS**

**Audience Comments and Supervisor Requests**

There was a question regarding water intrusion in the gym by the window.  
Mr. Shiver noted that he will be repairing the issue.

There was a question regarding speed limit signs.  
Supervisor Hart will review this issue with the city.

There was a question regarding no soliciting signs.  
The Board of Supervisors directed Mr. Shiver to order such signs.


There was a question regarding free weights in the gym.  
Mr. Shiver will review trading in one pull system for free weights.

There were no supervisor comments.

**TENTH ORDER OF BUSINESS**

**Adjournment**

On a motion by Mr. Teagle, seconded by Mr. Dearing, with all in favor, the Board adjourned the meeting at 6:19 p.m. for Bainebridge Community Development District.

  
\_\_\_\_\_  
Secretary/Assistant Secretary

  
\_\_\_\_\_  
Chairman/Vice Chairman