

**MINUTES OF MEETING
JULINGTON CREEK PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Julington Creek Plantation Community Development District was held on Tuesday, February 7, 2006 at 4:15 p.m. at the Bartram Trail Branch Library, 60 Davis Pond Boulevard, St. Johns County, Florida.

Present and constituting a quorum were:

Susan S. Beaugrand	Chairperson
Kathleen P. Minnis	Vice Chairman
Al Abbatiello	Assistant Secretary
April Spears	Assistant Secretary
Brian Pincket	Assistant Secretary

Also present were:

James Oliver	Manager
Jonathan Johnson	Attorney
Matt Maggiore	Engineer
Paul Basham	Basham Design Group
Stacie Hernandez	YMCA at Julington Creek Plantation

The following is a summary of the minutes and actions taken at the February 7, 2006 meeting, and a copy of the proceedings can be obtained by contacting the District Representative.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Approval of the Minutes of the January 10, 2006 Meeting

Mr. Oliver stated that each Board member had received a copy of the minutes of the January 10, 2006, meeting and requested any additions, corrections, or deletions.

Mr. Abbatiello stated the reference to *Florida Branch* on page 4 is incorrect.

Ms. Minnis joined the meeting at this time.

Mr. Abbatiello stated the reference to *over an above* on page 6 should read *over and above*; the word *sated* on page 7 should be *stated*; the last comment on page 7 should indicate

that there is other business; the reference to *there a couple* in Mr. Johnson’s comment on page 8 should read *there are a couple*; the word *with* should be inserted after the word *month* in Mr. Johnson’s comment on page 9; the reference to *Nannex* on page 14 should be *Nanaks*; the reference to the word *exits* in Mr. Johnson’s comment on page 14 should be *exists*.

Ms. Spears stated Ms. Hernandez made the comments on the bottom of page 6.

ON MOTION by Mr. Abbatiello seconded by Mr. Pincket with all in favor, the minutes of the January 10, 2006, meeting was approved as amended.

THIRD ORDER OF BUSINESS

Approval of Engineer’s Pay Requests

- A. Pay Request No. 116 to England-Thims & Miller, Inc. in the Amount of \$210.00**
- B. Pay Request No. 117 to England-Thims & Miller, Inc. in the Amount of \$217.59**
- C. Pay Request No. 118 to England-Thims & Miller, Inc. in the Amount of \$11,975.00**
- D. Pay Request No. 119 to England-Thims & Miller, Inc. in the Amount of \$2,400.00**
- E. Pay Request No. 120 to England-Thims & Miller, Inc. in the Amount of \$267.50**
- F. Pay Request No. 121 to England-Thims & Miller, Inc. in the Amount of \$679.00**

Mr. Pincket asked with regard to Item D, is the contract amount a firm amount that your company has given to the C.D.D. to complete all these services for that \$1,500 contract amount?

Mr. Basham responded that is correct. It is a fixed amount. You are billed 20% towards that fixed amount.

Ms. Minnis asked why are you submitting these pay requests through ETM?

Mr. Johnson responded because any of the draws on the capital account are required by the terms of the trust indenture to be certified by the district engineer.

Ms. Beaugrand joined the meeting at this time.

After further consideration,

ON MOTION by Ms. Minnis seconded by Mr. Abbatiello with all in favor, Pay Requests 116 through 121 were approved in their respective amounts as outlined above.

FOURTH ITEM OF BUSINESS

Recreation Facilities Update

Mr. Johnson stated today, the St. Johns Board of County Commissioners considered the land use changes, and they were approved unanimously just a few moments ago without any substantial discussion on our item. Also, we have, in the interim between meetings, closed on the Rayland parcel prior to the expiration of the due diligence period. Mr. Jenks' office has not yet forwarded copies of that closing transcript but when he does, I will make sure that each of you has a set if you would like. Just let me know. Unless there is a reason not to proceed, we will begin to prepare the paperwork and move forward with the land use changes on the Rayland parcel. Last month, we talked about having the investor bankers here tonight, but they had some scheduling conflicts, and it was suggested that they wait until our March meeting. The first phase of approvals are in place and based on their prior advice, we are in a position to consider going to the bond market.

Ms. Beaugrand asked can you give us an update on where you are to serve as the framework as to where we need to go from here?

Mr. Basham responded over the last several months, we have diligently been investigating everything and focused on the Rayland parcel for contract purposes to fulfill our due diligence of the site next door. We now have a feel for what is buildable and where our site limits are. Our Corps permit is out for public comment on the Rayland piece, which ends on the 22nd, at which point we will have comments back, and it will probably take another month or two before we get feedback from the Corps as to what our mitigation requirements might be. We have finalized our site plans to the point where we are ready to start civil engineering both for the piece up front and the Rayland piece. The plans have not changed, and we are in the process of filling in more finite information and anticipate being able to show the Board more detail at the next meeting. However, we need to have the land use and zoning corrected on the Rayland piece, and we have a final site plan approval to go through on another piece as well. We submitted this site plan as part of the NOPC change.

Mr. Basham reviewed the site plans with the Board.

FIFTH ORDER OF BUSINESS

Discussion of Impact Fee Distribution to the District

Mr. Johnson stated enclosed in the agenda package is the latest distribution letter, which is not the more comprehensive information that we requested; therefore, I will follow up with Mr. MacDonald. This letter is what we receive each quarter. Only the numbers change.

SIXTH ORDER OF BUSINESS

Other Business

Mr. Johnson stated Mr. Oliver and I are not yet ready to bring back our recommendation on the commercial usage, but we should be ready to do so at the next meeting.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no report, the next item followed.

B. Engineer's Report

There being no report, the next item followed.

C. Recreation Facility Manager

Ms. Minnis asked who flagged the playground equipment?

Ms. Hernandez responded we did. The parts have been ordered, and we are waiting for them to come in.

Ms. Minnis asked are we responsible for that park?

Mr. Johnson responded although it is a public park, the C.D.D. owns it; therefore we are responsible.

Ms. Hernandez stated user information went out last week. I am still waiting on the decision for the commercial space. We did get a request for Strategic Restaurant Concepts at Julington Creek Plaza. We are holding on to it until I get a better description of the owner.

D. Manager

Mr. Oliver stated the library will be closed for construction from April 3 to May 3 so I seek the Board's guidance as to where we should schedule our April 11 meeting.

After brief consideration, Mr. Oliver was directed to check availability in the area for the prospective dates of April 3 and April 18.

EIGHTH ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Abbatiello stated please comment on the Neighborhood Rights Act.

Mr. Johnson stated Mr. Abbatiello sent me the Neighborhood Rights Act that the City of Jacksonville has adopted and had inquired about the possibility of having someone from the Commissioner's Office come in and give us a presentation. They are sponsoring something at St. Johns County. I feel it is useful and helpful but outside the scope of what the C.D.D. is here to do. We are not an advocacy group, and this Board is not charged in its charter with preserving the best interest of the community and those sorts of things that might allow you to, as an entity, intervene in various land use decisions. It was not necessarily appropriate to your agenda but if you wanted to take advantage of co-location and people attending meetings, you can schedule that talk either before or after a C.D.D. meeting. This might at least bring people in but would not necessarily have it appear in your minutes and on your agenda.

TENTH ORDER OF BUSINESS

Approval of:

A. Balance Sheet as of December 31, 2005 and Statement of Revenues & Expenditures for the Period Ending December 31, 2005

Mr. Oliver stated this item is for information purposes and you may contact me via email or telephone if you have any questions.

B. Treasury Report – December 1, 2005

Mr. Oliver stated the treasury report gives the fund's availability with the capital improvement fund for recreation.

C. Special Assessment Report – January 25, 2006

Mr. Oliver stated these are the tax collections that have been sent to us from the St. Johns County tax collector with the breakdown of the funds.

D. Check Registers Summary – January 24, 2006

Mr. Oliver stated we have included the supporting documentation along with check registry.

Ms. Minnis asked does your company maintain this check registry?

Mr. Oliver responded yes.

Ms. Beaugrand stated this new format is much more readable.

Mr. Pincket asked has the information from the prior management company been reconciled?

Mr. Oliver responded yes.

Mr. Pincket asked are there any issues in discrepancies in terms of the reconciliation process?

Mr. Oliver responded no, but it is a slow process, and some things may come along where we may need to see additional invoices from the past as we research issues that may arise.

ON MOTION by Ms. Minnis seconded by Mr. Abbatiello with all in favor, check numbers 1183 through 1197 issued through the general fund were approved.

ON MOTION by Ms. Minnis seconded by Ms. Spears with all in favor, check numbers 1521 through 1540 issued through the recreation fund were approved.

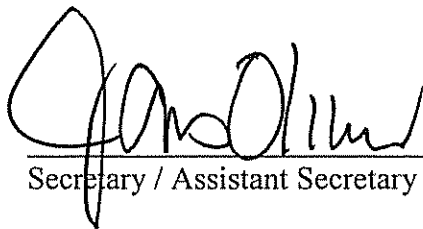
ELEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – March 14, 2006 at 6:00 p.m. @ Bartram Trail Branch Library

Ms. Beaugrand stated the next meeting will be held here at 6:00.

There being no further business,

On MOTION by Ms. Minnis seconded by Mr. Abbatiello with all in favor, the meeting was adjourned at 5:15 p.m.


Secretary / Assistant Secretary


Chairperson/Vice Chairperson