

# COMMUNITY DEVELOPMENT DISTRICT UPDATE

The most recent CDD meeting was held on May 9, 2006. This meeting was mostly routine business but we did review and approve the new recreation center site plan and the exterior building design. You can review these plans on the website. We are moving forward on this project – slow progress to be sure BUT the project is on track.

With the site plan and building exterior design completed and approved the architect is now doing interior design and this will be an ongoing process for the next few months. We are also moving forward with other processes with the St. Johns County planning department to approve modification of the CDD boundaries, incorporating the acreage purchased from Rayland, into the DRI. A Notice of Proposed Change (NOPC) is in the works and will take about 3 months to complete.

I know some of you wonder if the new recreation center will ever be built since this has been talked about for about three and a half years and ground hasn't been broken yet. Let me assure you, the center will be built and we have every expectation of breaking ground in the 4<sup>th</sup> quarter of 2006 and open for the 2008 swim season. Land acquisition, zoning, and design work is a very slow process requiring County Commission action and approvals and we all know that county government is also a slow process. So, please be patient, we are making progress.

The CDD is a government entity and everything done must be in The Sunshine with business being conducted in advertised, open meetings. Since we only meet once a month to make necessary decisions related to operations and financial aspects of the CDD it's not easy to move quickly on any single project. Staff works on issues between meetings but decisions can only be made at the regular meeting. At the last board meeting, considering the need for a faster pace, I suggested the board begin meeting twice a month. Hopefully, bi-monthly meetings will be approved soon.

The purchase of the Distinguished Realty Building is also moving forward – a contract was written and accepted by D.R. Horton and CDD staff is working on required “due diligence” to be completed by June 9<sup>th</sup>. We anticipate closing on the property on or before June 20, 2006. Once the purchase is complete we may begin using the building for some limited functions i.e. the regular CDD meeting of June 6<sup>th</sup> will be held in the “new” building. The Board will be deciding on how to utilize the new building - this will likely cause interior changes to best suit the needs of the CDD and community.

If this purchase is a surprise to some of you I urge you to revisit the April/May issue of the JCP Press wherein this news was to have been posted as a “print deadline update”. You can also look at the JCPCDD website to review the updates – these will fill you in on the details. The minutes for the meetings at which the decision was made are on the website – [www.JCPCDD.org](http://www.JCPCDD.org)

At this May 9<sup>th</sup> meeting the Board held a Public Hearing to discuss the Rules of Procedure for Recreation Facilities pertaining to granting owners of commercial property within the boundaries of JCP CDD access to CDD recreation facilities. This was required because the commercial entities have been and are paying annual assessments which are, in part, apportioned to operations and maintenance of the recreation facilities. These commercial entities will be allotted a fixed number of passes based on the amount of assessments levied – the total number of passes to commercial entities will be 25. Resolution 2006-3 details the agreed to rules and Regulations. A copy of this resolution is available on request.

There was a brief discussion of Management of CDD Recreational Facilities – this was added to the agenda based on my request during the April CDD meeting. I was concerned at that time that the Board was making decisions to buy property (the Distinguished Realty Building) without knowing all the facts concerning O & M costs – including numbers of new staff required to man the recreation center, and would the CDD self manage the center or again contract with the YMCA for management of the recreation facility. These issues are now being worked on and we'll have better answers on costs, including construction costs, within the next several months.

There was a brief discussion about JEA paying assessments on the facilities they own and operate in JCP. Apparently JEA as a government organization is normally exempt from paying assessments in communities such as Julington Creek Plantation but since JEA didn't take this into account when purchasing the properties of the utility company that originally served JCP they (JEA) will be required to continue paying assessments.

Another issue discussed and decided concerned the hiring of an audit company to audit our books for fiscal year ending September 30, 2005. The CDD Audit Committee received proposals from three audit firms and recommended a firm with a great deal of experience in auditing government accounts and the Board agreed to contract with that firm. I apologize for not providing the name in this update but I just can't seem to find it for this article – but take note you can find the name in the May 9<sup>th</sup> meeting minutes to be posted shortly after our June 6<sup>th</sup> meeting.

At the June 6, 2006 meeting we will be discussing the proposed budget for fiscal year 2007.

2006 is an election year and St. Johns County will be electing two County Commissioners – the incumbents in Districts two and four will be running for re-election. This will be a contested election with well qualified challengers running against the incumbents. As our county continues to grow you need to be informed on the issues and cast an informed vote in November.

Also, three CDD Board Supervisor seats are up for election and at least two of us (me and Susan Beaugrand) will be on the ballot for re-election.

Resolution 2006-02 confirming the District's use of the St. Johns County Supervisor of Elections to conduct the CDD's election of supervisors in conjunction with the general election was approved at the May 9, 2006 meeting. The resolution specifies the seats of Susan Beaugrand, Al Abbatiello, and April Spears are scheduled for the General Election of November 2006. A copy of this resolution is available on request.

Have a marvelous summer and I hope to see you at a future CDD Board meeting.