

## **CDD NOVEMBER UPDATE**

Unfortunately, I missed the October CDD meeting due to health issues BUT my wife Phyllis attended and filled me in on the events of the day. Also, Joseph McAllister, reporter for The Recorder, a local newspaper, attended and reported in his October 14<sup>th</sup> article on some of the events of the meeting. As a result, my job this month is a little easier since all I need do is review Phyllis' notes and the printed article to give a recap of the "happenings" of the October 11<sup>th</sup> meeting.

To begin, parcel 52 owned by D.R. Horton is apparently no longer being offered to the CDD. Horton wouldn't extend the timeline for the CDD to review and potentially prepare an offer for the property. Horton is now proceeding with their plan for building four homes on estate sized lots on the land – this, of course, assumes the PZA and BCC will approve rezoning the land from recreation to single family residential. My guess is the zoning change will be granted – but you never know. If for some reason the zoning change is not granted the CDD may get lucky and have another chance at acquiring this parcel at a greatly reduced price.

The most important item from this meeting is the fact the Board of Supervisors have decided (and voted) to change management companies. Our present management firm, Severn Trent, has managed the affairs of our CDD for several years since purchasing the management firm that was originally hired at the inception of our Community Development District. The board interviewed four companies, including Severn Trent, and determined the firm; Governmental Management Services (GMS) was best suited to handle our needs. GMS has the personnel, skills, and resources to manage the affairs of our CDD – key personnel at GMS are very experienced in managing CDD's. A factor in the board decision to hire GMS is the fact their offices are located in Jacksonville making them potentially more readily available when needed.

Paul Basham of Basham and Lucas, the design firm engaged by the CDD Board, made a presentation of the latest plans for the new recreation facility showing the changes recently made to the original plan. The plan changes were from previous CDD board meeting discussions and comments/requests from residents who attended earlier meetings. The suggested changes were well received by the board of supervisors and the residents in attendance. These changes were detailed in the newspaper article of Mr. McAllister and rather than plagiarize his column I ask you to visit the library to read his column of October 14, 2005. I'll see if a copy of his article is available for posting on the [www.jcpcdd.org](http://www.jcpcdd.org) website.

Other business included approval of minutes from the September meeting, staff reports, approval of financial statements, pay requests and invoices, audience comments, and supervisor requests.

An agenda item for our November 8, 2005 meeting will be discussion of the possibility of the CDD and HOA "merging" to eliminate duplication of efforts and costs. This was

mentioned in my last update (now posted on the website) and I ask you to go to the website to review my comments.

Last month we also formally announced the jpcdd website and hope you've had a chance to review the site. This is a work in progress and is not intended to be a showcase website – rather, it's a place to find general information about the Julington Creek Plantation Community Development District activities, the recreation center etc., with links to other sites such as the JCP POA, state and local government agencies, libraries, school district etc. You'll also find a place to send e-mail messages to the board member of your choice.

Take care and we hope to see you at the next CDD meeting.