

## **CDD UPDATE – OCTOBER 2006**

There were two meetings in October. The first was the regular meeting on October 10<sup>th</sup> then a “continued” meeting 6 days later. The continued meeting was required for staff to complete documents necessary for the CDD to approve resolutions declaring Special Assessments and set a public hearing date related to our new Recreation Center. This Public Hearing is now scheduled for November 28<sup>th</sup>, 6 PM at the CDD Administrative Offices.

The total estimated cost of improvements including the new Recreation Complex, Paving the parking lot at the present pool, paving the parking area and building a restroom facility at the Plantation Park is presently \$15 million. Because we’ve already paid some of the costs and will receive cash previously committed by D.R. Horton, the net Bond amount to be financed will be approximately \$13.5 million. For single family homes this translates to an annual additional assessment between \$140 and \$156.00 for single family homes (a little less for multi-family).

These estimates are considered “high end” for bonding considerations. Hopefully, actual construction bids will come in less than estimated by our engineering and architect consultants. We had to establish these estimates in order to go to the Bond market to finance the cost of construction. Once established, the next step would be to request proposals for construction of the facility and upon review of competitive proposals the CDD will be faced with more decisions. If the winning proposal is less than our estimates then new assessments can be less than estimated. Conversely, a winning proposal higher than estimates means we’ll need to decide where construction costs can be cut to ensure assessments rise no higher.

During this process we would hope more residents become involved in the process and attend future meetings wherein final construction costs and increased annual assessments are discussed and finalized.

At the next CDD meeting in November there will be discussion regarding usage of the CDD Recreation Building and rental rates for resident private meetings. We are planning to create several categories of users and rates will be established based on these various categories. One of the categories is expected to be “Community Volunteers” relating to committees or work groups related to POA or CDD activities.

As you can see, there’s plenty of reason for residents to be involved in CDD meetings and activities and we would like to see you at our meetings. Notices of all meetings are on our website [www.jcpcdd.org](http://www.jcpcdd.org) and we encourage you to visit the site for up-to-date information. On the website you will find meeting minutes for the past two years (approx.) plus you’ll find a lot of information on new activities, for all ages, being conducted by the CDD and staff. If you haven’t visited the site for several months you will see new renderings and floor plans for the new recreation center.

This is the facility most residents look forward to seeing built for their family and personal enjoyment while also making our Community Development District (Julington Creek Plantation, The Parkes, and River Oaks Plantation) an even greater attraction for prospective, new, homeowners. When completed, the new recreation center will help improve all JCP CDD home values in relation to the considerably higher CDD costs of newer communities now under construction (Durbin Crossing, Aberdeen, Rivertown & others)

Another topic for this edition of CDD Update is new programs offered by the CDD -- on the website you'll find three upcoming **Family Friendly Programs** that will be of interest: **Kids Movie Night** (Pajama Party) is planned for 4-10 year olds from Nov. 24 thru Dec. 15<sup>th</sup>, **Saturday Morning Play-Time** (Parents Get your holiday shopping done) 4-10 year olds from Nov. 25 thru Dec. 23<sup>rd</sup>, **Holiday Camp** for 6-10 year olds the weeks of December 18-22 and December 26 thru 29. There are fees associated with these programs and these fees are posted on the website or call the office at 287-2633.

We value your input and hope to see you at the next or future meetings.

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