

MINUTES OF MEETING
JULINGTON CREEK PLANTATION
COMMUNITY DEVELOPMENT DISTRICT

The continued meeting of June 6, 2006 of the Board of Supervisors of the Julington Creek Plantation Community Development District was reconvened Thursday, June 8, 2006 at 6:00 p.m. at the Distinguished Realty Building, 950 Davis Pond Boulevard, Jacksonville, Florida.

Present and constituting a quorum were:

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

Also present were:

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| Dave deNagy | District Manager |
| Wes Haber | District Counsel |
| Stacie Hernandez | YMCA |
| Tom Jenks | Pappas Metcalf |

FIRST ORDER OF BUSINESS

Roll Call

Ms. Beaugrand called the meeting to order at 6:00 p.m.

SECOND ORDER OF BUSINESS

Discussion of Distinguished Realty Building

Ms. Beaugrand stated the only item we have is regarding the Distinguished Realty Building as to making a decision to move forward with the purchase because our due diligence period is up tomorrow. The issue we have is regarding the receipt of the survey and whether there were any conservation or utility easements that affected the building.

Mr. Jenks stated I apologize that we didn't have this information the other night. The surveyor called me the next morning. The concern was that we had a title binder that showed three easements: a conservation easement and two utility easements. We had to be sure that they were not located in places that would adversely affect the use of the building. It turns out that

the utility easements do not affect this property at all according to the surveyor so we will be revising the title insurance policy to exclude those as exceptions.

Mr. Jenks pointed out the location of the conservation easement on a map and stated the only thing that affects this property is the conservation easement basically located behind the building where the trees are. The conservation easement only affects a little triangular piece and does not interfere with the parking lot or anything else. If you wanted to put a road through there, you would have a problem. We don't see any problem with the survey or title at this point.

The other title matter is going to be the Julington Creek covenants and restrictions and impact fee agreements and things that you would expect to see on this title. I was concerned about the easements and I had to have the surveyor locate it. We had an earlier version of the survey that showed this but this survey is up to date and we can close with this.

I also understand that you didn't have the benefit of a copy of the building inspection report. I had emailed that out and I can leave this copy. I think Mr. Haber reported to you the conclusion is there is about \$30,000 of deferred maintenance that Universal Engineering is recommending on the building. The only immediate problems they found is a window that leaks and there are some hairline cracks on the stucco outside. Their estimate of that cost is \$2,500 and they recommend that be addressed soon. Their projection is in year three you will probably need to resurface the asphalt and their cost estimate is \$11,172. In year five they state you will probably need to replace the HVAC system because at that point I think it will be over ten years old at a cost of \$15,000. I felt like a building of this age that these were all within normal parameters.

Ms. Minnis stated my house is equivalent to this age and I had to fix the transom window for the same reason. I understand the parking lot and I can see the air conditioning as being things that are going in the future but can we address these leaks in the cost of the sale?

Mr. Jenks responded you could try. You have an estimate of \$2,500 and I don't know if they will negotiate on that or not. I know they are adamant about closing by the end of the month, which is why they pushed us on the June 20th date.

Ms. Minnis stated we have the \$5,000 administrative line item that we never used that is in the budget.

Ms. Beaugrand stated we have capital reserves too.

Ms. Minnis stated anything we negotiated at this time, we just have to get going.

Mr. Jenks responded I think so. It is really the 11th hour and as far as the feasibility period expires tomorrow and unless you terminate the contract then your deposit money is at risk and you would lose it if you didn't close. I have to rely on the experts and they are telling me that the stucco and the window leak combined are a \$2,500 item.

Ms. Beaugrand asked do we need a motion?

Mr. Haber responded I think a motion would be fine to let the due diligence period lapse and move forward with the contract.

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| On MOTION by Mr. Abbatiello seconded by Ms. Minnis with all in favor the Board will let the due diligence period lapse and move forward with the closing as scheduled. |
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Ms. Beaugrand stated the next meeting is July 11, 2006. It will probably be here since we are going to go forward with the purchase but that will be on the website.

Ms. Minnis stated this is by no means any criticism because I think Brian was doing due diligence but then he missed the meeting. I think we as Supervisors if we get anything, we should either forward it to GMS or Hopping Green.

Ms. Beaugrand stated I agree. If Brian had been here and had a previous survey we would have had the answer to the question Tuesday night.

Mr. Jenks stated in all fairness you would not have had the answer about whether those two utility easements affected the property or not.

Ms. Beaugrand asked were those not on the previous survey?

Mr. Jenks responded no. We ordered the survey and title at the same time. The survey came in first, it showed the conservation easement, then I get the title that indicated two utility easements and I said we have to verify that those don't run through the middle of the building. It took the surveyor a few days because he literally has to run the metes and bounds legal description and put it on a CADD system. Not only does it not run through the building, it doesn't even affect the property. Title companies are bad about that, if it is anything close, they throw it in. It is all straightened out.

Ms. Minnis stated we can't email each other so we have to take it upon ourselves.

Mr. Jenks stated I was told that I couldn't email two of you. I'm emailing one.

Ms. Beaugrand stated you can email two of us; we just can't respond to all.

Mr. Haber stated I think you would be fine in the same way the District Manager or I can email.

Mr. Jenks stated I have been emailing the lawyers and one Supervisor. Now I will start bothering you with closing documents.

Mr. Abbatiello stated Kathy's point is still valid.

On MOTION by Ms. Minnis seconded by Mr. Abbatiello with all in favor the meeting adjourned at 6:10 p.m.

James Oliver
Secretary

Susan S. Beaugrand
Chairperson