

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 Tuesday, March 13, 2007 at 6:00 p.m. at the Community Development District Administrative Offices, 950 Davis Pond Boulevard, St. Johns, Florida.

Present and constituting a quorum were:

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

Also present were:

James Oliver	District Manager
Wes Haber	District Counsel
Matt Maggiore	District Engineer
Mike Lucas	Basham & Lucas
Jamie Fowler	Hopping Green & Sams
Ashley McVeigh	Julington Creek CDD
Shelly Timbol	Julington Creek CDD
Laura Callahan	Julington Creek CDD
Stacie Hernandez	Julington Creek CDD
Several Residents	

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Approval of the Minutes of the February 13, 2007 Meeting

Ms. Beaugrand stated the next item is approval of the minutes of the February 13, 2007 meeting. Are there any corrections?

Ms. Minnis stated on page 2 in the first line, Mr. Lucas stated on the first page Chris Commins name is misspelled. I don't know what the original misspelling was but it is spelled the same. Is it Commins?

Mr. Lucas responded it is Cummins.

Ms. Minnis stated on page 3 where it says, Ms. Minnis stated if you look at the main entrance to Julington Creek, if that tile is like this would it be a sturdier sign? At the end of the paragraph. On page 18 should porpoises and piranhas be capitalized?

Ms. Beaugrand responded probably so.

Mr. Haber stated I have a few minor ones. On page 2 in the big paragraph where it talks about visibility triangle it says "guy wires," I think that is supposed to be "guide wires."

Ms. Beaugrand stated they are "guy wires."

Mr. Haber stated on page 4 it says Mr. Spears and should be Ms. Spears. On the bottom of page 20 where it says, indoor and outdoor recreation control of educational uses, it should be "cultural and educational uses."

On MOTION by Ms. Minnis seconded by Ms. Spears with all in favor the minutes of the February 13, 2007 meeting were approved as amended.

THIRD ORDER OF BUSINESS

Discussion of the Recreation Complex

Ms. Beaugrand stated the next item on the agenda is discussion of the recreation complex.

Mr. Lucas stated bids are due on Monday. It looks like I sent the board the list of who attended the pre-bid. There were a lot of contractors as well as subcontractors there. There was a lot of interest and it looks like we have three very qualified contractors who are going to be submitting bids on Monday.

Ms. Beaugrand stated they do not submit until Monday so it is not definite until they do the actual submission.

Mr. Lucas stated I am fairly positive of those three.

Ms. Beaugrand asked are we out of line if he tells us who he thinks is going to submit?

Mr. Haber responded no.

Ms. Beaugrand asked who do you think is going to submit?

Mr. Lucas responded it is going to be Dicky Smith Company out of Jacksonville, they did the original, they are doing Eagle Landing and they have done quite a few amenity facilities. The Edwards Group is out of Ocala. They have done quite a few amenity buildings also. The last one is the Tower Group. All three have websites that you can go on and look at what they have done. I have done a lot of work with Dicky Smith. I am very familiar with the Edwards Group and they have done a lot of amenity centers. The Tower Group I am not familiar with. I haven't done any work with them but by going on their website it looks like they have done more commercial than what this is.

Ms. Beaugrand asked are there any items that you have that we need to discuss, such as an update on permitting or anything like that?

Mr. Lucas responded St. Johns River Water Management District has been resubmitted and we should have that permit within the month. JEA has been submitted but we are waiting on that response we get from them before we can submit it to DEP but in talking to the civil engineer, we are confident that we will have all permits within a month.

Ms. Minnis asked why was St. Johns River Water Management District resubmitted?

Mr. Lucas responded it was comments upon comments.

Ms. Minnis asked it has been submitted and they came back and you resubmitted.

Mr. Lucas responded yes. It is quite a process.

Ms. Beaugrand stated if we only had to do it once, that is actually pretty good.

Mr. Lucas stated we haven't had any major comments. They were trying to get us to add more retaining walls and we sent a letter saying the way we are handling this is the way it needs to be done.

Ms. Beaugrand asked what would we be retaining?

Mr. Lucas responded we feel the way we are handling it is the way it needs to be done. We are infringing upon certain areas, the upland buffers the wetland areas. There is one particular area where the parking lot was infringing upon it a little bit more than they would have liked to have seen. We wrote the letter and met with Michelle who is the environmental agency and Brian and we all met with them and talked to them about the great expense this would incur upon the CDD and since this is basically a non profit organization this facility is for recreation uses. They agreed that they would probably waive that.

Ms. Beaugrand asked aren't those low quality wetlands?

Mr. Lucas responded the area was so minimal too so she felt confident that that wouldn't be an issue. Landscape drawings will be submitted by the end of the month and they will go out to bid. The only thing I guess I need from you is input on the signage when you have had a chance to review it and want to talk about it.

Ms. Beaugrand asked did everyone review the signage from last month that they gave us? Is everyone prepared to talk about it?

Mr. Abbatiello responded I have not really reviewed it.

Ms. Beaugrand stated I reviewed it today and one thing that I mentioned to you earlier and Stacie and I were talking about this, there is a coming events sign that is halfway between our entrance off of Durbin Creek Boulevard and where the skate park is and it seems to us that it is more likely that we would put that out on the road so we can use that as a message board and more visibility to people driving past. We had talked about having a message board somewhere for information if we incorporate that into the man signage so there is one monument there depending on height restrictions.

Mr. Lucas stated we will look into that and see how high and how big we can get that to accommodate what you are hoping for. It does make sense.

Ms. Beaugrand stated the only other thing that I saw, all the signs look logical to me, there is no sign indicating tennis rules. You have skate park rules, slide rules, wading pool rules, etc. but there is nothing for tennis rules indicated. The one other thing that I thought of towards the back of the package you have the name of the main clubhouse building called the Residents Club. In that the road is now officially named Plantation Club Parkway, it seems that it would be more logical to call it Plantation Club which is kind of how we called the recreation facility all along. The other thing, "residents" connotes that it is residents and not members and in that that is technically a public facility I think we are misnaming it by calling it "Residents Club." That is a thought process that I wanted the board to think about as well. Then it ties in obviously with the name of the road. The only other thing that I would like everyone to think about is maybe a different name, they have the sports plex on the skate park building and I know they didn't put skate park because there is a basketball court too. Think of some other name possibilities. You would really like to get this feedback next month so that we can put this to bed, right?

Mr. Lucas responded we still have quite a bit of time because this doesn't come until the end of the job but just to get it taken care of so we don't have to worry about it anymore.

Ms. Beaugrand stated okay. I will ask everyone again, staff and supervisors to take a look at this and see what issues or questions or changes you might want and think about alternative names.

Mr. Lucas asked when will we establish a time once the bids are in?

Ms. Beaugrand responded actually the next item on the agenda is discussion of the recreation center RFP.

FOURTH ORDER OF BUSINESS

Discussion of the Recreation Center RFP

Ms. Beaugrand stated the main thing I have under this unless you have something different is to establish a meeting time. Do we need to advertise that as well since it has multiple board members on there.

Mr. Oliver responded we will have to advertise that.

Ms. Beaugrand asked how much lead time do we need?

Mr. Oliver responded 10 days. It would be great to have that 7 days plus four more to get it in. I'm looking at 11 days at least.

Mr. Lucas stated we are supposed to let the contractors know within 10 days or 2 weeks once the bids are opened, who the winning contractor is.

Ms. Beaugrand stated our next CDD meeting is the 10th. Procedurally we open the packages, I would assume we would want to give the members of the committee time to look at the packages before we actually meet to rank. We open them on the 19th and we need to tell the contractors within 10 business days, that means we need to have the meeting the week of the 26th.

Ms. Minnis stated it can be any time, you just have to tell them within 10 days.

Ms. Beaugrand responded right but we have to have the meeting within 10 days for him to tell. Actually, we can't because it is only a recommendation and we have to bring it before the board unless we change the date. Regardless, we aren't meeting the 10 day period. If we open on the 19th the board meeting isn't until the 10th even if we move it up a week it would still be the 3rd.

Mr. Haber asked where is the 10 day timeframe coming from? Is that in the bid documents?

Mr. Dosche stated it is Florida Statute.

Ms. Minnis stated it is to notify them, not have the meeting. If you set the meeting tonight within 10 days of the 19th he can't notify them.

Ms. Beaugrand stated he can't because we have to meet and make recommendations to the board so the board has to meet within that 10 day period to approve the recommendations of the committee. You are talking about notifying them which GC we choose.

Mr. Haber stated the notice to proceed wouldn't go until you have selected and signed a contract.

Mr. Dosche stated I am on the POA board and I'm in construction. I think you can give them a letter of intent.

Mr. Haber asked what is the 10 day notice that we are discussing?

Mr. Lucas responded I believe it is to let them know they are the winning contractor. It is not the bid because we have other criteria.

Mr. Haber stated so you are trying to determine the timeframe so within 10 days of them submitting their proposals on the 19th the contract documents provide that you will let them know who the winning proposer is?

Mr. Lucas responded yes.

Ms. Beaugrand stated if that is 10 business days that takes us to March 30th.

Mr. Haber stated there may be a 10 day statutory notice to proceed but that is after you sign a contract. The 10 day limit may be in the bid documents in which case you have to abide by it but I don't have the documents in front of me and I would have to look at them.

Ms. Beaugrand asked do we have to open the packages on the 19th?

Mr. Haber stated the packages are currently still out. We can perhaps issue an addendum to the RFP package.

Ms. Beaugrand stated the committee can meet. We can meet the week of the 26th, that gives us a week to look at the packages which is more than enough time to kind of come up in our own minds with our ranking for each contractor. The issue is getting before the board.

Mr. Haber stated and the board would have to approve the committee's recommendation.

Mr. Lucas stated I would think that they would be okay with me informally telling which one. I would have to look and see legally.

Mr. Haber stated I don't know that informally is going to get us over the hump of if they want to challenge it.

Mr. Lucas stated I forget how long contractors have to challenge it.

Mr. Haber responded generally upon giving them notice they have 72 hours to challenge the decision. The only thing I can think that 10 day period is coming from the actual RFP documents. I am not aware of a 10 day statutory period to let them know once the proposals are accepted because cities and counties follow this procedure.

Mr. Maggiore stated if that is in our bid documents could we issue an addendum to change that?

Mr. Haber stated that may make sense to issue an addendum for the sole purpose of extending that 10 day timeframe.

Ms. Beaugrand stated we don't have to readvertise or anything to do that.

Mr. Haber responded it is just a letter that would go out to the contractors.

Ms. Beaugrand responded that is the most logical thing to do. The committee has to meet the week of the 26th, realistically with spring break that following week it makes more sense to do it at our April 10th meeting which I think is kind of what we were talking about last month. Otherwise I can go out to my car and get the bid documents if you want to look at them.

Mr. Haber stated I am happy to take a look at them. I haven't seen them but as far as that 10 days it seems like it is pretty restrictive on the district.

Ms. Beaugrand stated and that still gives us time in getting the truss manufacturer chosen by the GC and getting the permit in and so on. We had if I remember correctly Al and I were on the committee, then we had ETM, Basham & Lucas and GMS representatives. Assuming the three of you will probably be the representatives from the three companies, can we look at calendars and set a committee meeting date? I can do it on the 26th or the 28th.

Mr. Abbatiello stated I am okay on either date.

Ms. Minnis asked what if you have to extend the meeting?

Ms. Beaugrand stated that is a good point, why don't we do Monday at 4:30 p.m. or 5:00 p.m.

Mr. Oliver responded 5:00 p.m. would be great.

Ms. Beaugrand stated so we will set the meeting for March 26, 2007 at 5:00 p.m. at this location. Just for clarification anyone can come to this meeting presumably because it is a publicly noticed meeting. If other supervisors choose to come and I think Brian was interested in at least attending. I just wanted to make sure that was clear.

Mr. Lucas stated we have the meeting on the 26th and we as a group will decide and select the contractor, correct?

Ms. Beaugrand responded we will do the ranking.

Mr. Lucas asked do you think at that point in time we can inform the contractor that the board intends at the April 10th meeting to award?

Mr. Haber responded I would be hesitant only because you don't know what is going to happen in that timeframe. There is no guarantee that is going to happen.

Ms. Beaugrand stated I think we ought to just do the addendum extending it 30 days. The intent is to get it taken care of on the 10th.

Mr. Haber stated the committee is merely making a suggestion to the board. The board is allowing the committee to review and make a suggestion but it is entirely up to the board as to who they choose.

Mr. Lucas stated what I am going to put in my addendum is the committee plans to meet on the 26th to rank everybody but they will have to wait until the 10th for the board to formally decide.

Ms. Beaugrand stated I don't know that I would get that specific. I would just do a letter saying that the 10 days is being extended to a total of 30 days or something like that.

Mr. Haber stated as far as the addendum I can work with you if you want to send it to me but the addendum would be merely to change the timeframe in the RFP package from 10 days to 30 days.

Mr. Lucas responded the only thing I am anticipating is they are going to ask why.

Ms. Beaugrand responded you can tell them because of scheduling a publicly noticed board meeting.

Ms. Minnis stated based on that 10 day law, are we sure we can do this?

Mr. Haber responded I have been through a number of RFPs and that is why I said I would like to see the documents because if we are relying on the documents for the 10 days, then yes we can amend our documents because it is a time and location we set ourselves. I have done

a number of RFPs for construction where the district did not and I don't believe it was a violation of law notify the contractors of award of bid until months after. Generally a lot of documents will require that the prices and proposals remain valid for 90 days. I am not familiar with a 10 day law.

Ms. Beaugrand asked why don't we table this for a moment to give Wes a chance to go through it and we will come back to item number four.

FIFTH ORDER OF BUSINESS

**Continued Public Hearing to Consider
Petition Amending the Boundaries of the
District**

Ms. Beaugrand stated the next item on the agenda is the continued public hearing to consider the petition amending the boundaries of the district.

Mr. Haber stated on this I think similar to what we did at the last meeting, we want to reopen and continue the meeting, take any public comment if there is any public comment on the district's actions in seeking amendment of the boundaries. In your agenda package you have a proposed report which Brian Pincket was provided a copy of initially and I believe was approved and I think there is reference to that in your previous minutes. I believe the rest of the board wanted to review that so to the extent that you have any questions or comments regarding the report, now would be the time.

Ms. Beaugrand stated let's go ahead and reopen the public hearing to consider the petition amending the boundaries of the district. That report was provided to the board last month in our agenda package for everyone to review. Are there any questions from the board members? I know Brian indicated at the last meeting and it is certainly documented in the minutes that he was comfortable with the report that was produced. Do any supervisors have any comments or questions regarding the report?

Ms. Minnis stated I was one of the ones who wanted to extend it so I could read the full report. Like we said we would trust Brian's judgment but I did read it completely and I agree with everything that I read. It is a thorough report.

Mr. Abbatiello stated I agree it is thorough and I accept that.

On MOTION by Ms. Minnis seconded by Mr. Abbatiello with all in favor the public hearing was opened.

There being no comments from the public,

On MOTION by Ms. Minnis seconded by Mr. Abbatiello with all in favor the public hearing was closed.

Ms. Beaugrand stated at this point in time we need a motion to approve the petition amending the boundaries of the district.

Mr. Haber stated it would be a motion to approve the report and also authorize the district staff to transmit the report and the record from the public hearing that includes the minutes as well as all exhibits that were put in the record to FLAWAC to begin the process of having the rule adopted to amend the boundaries of the district.

On MOTION by Mr. Abbatiello seconded by Ms. Minnis with all in favor the report was approved and district staff was authorized to transmit the report and the record from the public hearing that includes the minutes a well as all exhibits that were put of record to FLAWAC to being the process of having the rule adopted to amend the boundaries of the district.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2007-07
Amending the Fiscal Year 2007 Budget**

Ms. Beaugrand stated the next item on the agenda is consideration of Resolution 2007-07 amending the fiscal year 2007 budget.

Mr. Oliver stated at the time that the board adopted the fiscal year 2007 budget this was before we issued the series 2006 bonds. Now we have an actual budget to work with for those bonds and those are reflected in amendment no. 1 which is behind the resolution. You will see the current budget in the first column which is all zeroes and then we have the proposed increase and decrease in the next column and these are the actual numbers that are available in the limited offering memorandum.

Ms. Beaugrand asked does this get integrated into the existing budget?

Mr. Oliver responded correct.

On MOTION by Ms. Minnis seconded by Mr. Abbatiello with all in favor Resolution 2007-07 was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2007-08
Ratifying Board Members Actions Prior to
Bond Issuance**

Ms. Beaugrand stated the next item on the agenda is consideration of Resolution 2007-08 ratifying board member actions prior to the bond issuance.

Mr. Haber stated this is a resolution that we commonly have districts approve subsequent to a bond issuance. Attached to that resolution would be the cost of issuance and the list of closing documents. We had to email bond counsel to get that list of closing documents and didn't get it in time for this meeting so we are asking you to table that resolution and we will have it for you at the next meeting.

EIGHTH ORDER OR BUSINESS

**Consideration of Resolution 2007-09 Support
for Charitable Committee**

Ms. Beaugrand stated the next item on the agenda is consideration of Resolution 2007-09 support for charitable committee.

Mr. Haber stated I think this was emailed to you. At the last meeting I believe a resident discussed with the board her efforts in setting up a charitable committee within the district. There was a discussion as to the extent to which the district would support or become affiliated with that committee. What this resolution does is without having any direct affiliation or express connection with the district it shows that the district supports the make-up of that committee and is behind it. It is a one page resolution to show the support of the committee and there was an effort to make it so that they are completely separate. I want to make sure that is in the record, that the district thinks it is a great thing and supports the efforts of the community.

On MOTION by Mr. Abbatiello seconded by Ms. Spears with all in favor Resolution 2007-09 was approved.

NINTH ORDER OF BUSINESS

Approval of Pay Requests

A. No. 160 Payable to England Thims & Miller, Inc. in the amount of \$241.75

Ms. Beaugrand stated the next item is approval of the pay requests which are behind Tab 9. Tab A is pay request 160 to England Thims & Miller for \$241.75.

Ms. Minnis asked why did we change the order of this? We used to do this at the end with all the requests.

Ms. Beaugrand stated it is really different than the financial reports. The other thing is having it earlier Mike will stay until the Basham & Lucas pay requests are reviewed, that way we are not paying him for as much time as well.

Ms. Minnis stated that makes sense, thank you.

Ms. Beaugrand stated pay request no. 160 to ETM is for general consulting time and it looks like it is actually related to the engineer's report.

B. No. 161 Payable to England Thims & Miller, Inc. in the amount of \$84.38

Ms. Beaugrand stated behind Tab B is pay request 161 to ETM as well. That is the assessment notice.

C. No. 162 Payable to Basham & Lucas, Inc. in the amount of \$52,122.52

Ms. Beaugrand stated behind Tab C is the Basham & Lucas pay request no. 162 for \$52,122.52. At this point on the Basham & Lucas it looks like we are 100% complete on everything but the landscape plans and the signage documents.

Mr. Lucas responded yes.

Ms. Beaugrand stated this billing takes us complete on the interior scope, the landscape design portion of it and then the recreation building construction documents and other various things, the accessory building, electrical and swimming pool construction documents.

On MOTION by Mr. Abbatiello seconded by Ms. Minnis with all in favor pay requests 160, 161 and 162 were approved.

TENTH ORDER OF BUSINESS

Other Business

There not being any, the next item followed.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber stated I think I can address this RFP issue. I reviewed the RFP documents and I think the 10 day timeframe referenced in the documents refers to the awarding of the contract, specifically it says contract award within 10 days of receipt of the notice of award the proposer shall enter into and execute the contract. There is a portion that says it is our intent to maintain the following schedule and it says award and construction after Julington Creek Plantation CDD board meeting March 2007. I don't think that binds us in any way, it shows the district has the intent to try to meet that. I don't think we are bound by that. If it is the board's choice we can amend that to say April 2007 but I don't think we are bound by that particularly in light of the fact that there is language in here also that requires them to have their bids locked for 90 days. If we had to let them know within 10 days there is no reason for them to have that. The reason why they have to be locked for 90 days is so you have an opportunity to review. I am comfortable advising the board that probably without issuing an addendum. Once you award the contract they have to sign in 10 days that is your 10 day time period.

Mr. Lucas asked does anyone from the board want to be at the bid opening on Monday?

Ms. Beaugrand stated it is just a matter of opening the packages, right?

Mr. Haber responded I think we like to have the total price amounts, although it is going to be based on more than price, I think the other proposers like to hear the price so generally it is opening look at the price, so and so bid this amount and end of public opening. It is a two minute process in my experience.

Ms. Beaugrand asked when might that meeting be on the 19th?

Mr. Lucas responded I think it is 2:00 p.m.

Mr. Maggiore stated it is 2:00 p.m. in our offices.

Mr. Lucas stated we go through and make sure that they have all included everything since we do have the evaluation form there it is a lot of information they have to include as opposed to just an open bid opening.

Mr. Haber stated one thing I would advise on the opening is to the extent someone is late and it sounds like you have a handle on who is going to be bidding, once they are publicly announced, we recommend you not accept any bids after that. If somebody is 5 or 10 minutes late that is arguably a minor irregularity that can be waived because they haven't heard what the others are so to the extent you can wait 5 or 10 minutes to make sure everyone is there and then open them instead of right at 2:00 p.m. have someone come in at 2:03 p.m. and both bids have

been read out loud and there are excluded. A 5 or 10 minute wait since nothing has been publicly read is generally a minor irregularity that the district can waive.

Mr. Lucas asked is that not a term that a contractor can red flag it saying that they showed up after 2:00 p.m.?

Mr. Haber responded they can raise it but I think there is case law in the district's favor to say the bids were not publicly opened so the person who was 5 or 10 minutes late didn't gain any benefit by virtue of being 5 or 10 minutes late other than based on the traffic. In a perfect scenario they are all on time but it does give them a point of opening but I think it is an argument the district can win based on case law.

Ms. Beaugrand stated I will be there.

Mr. Lucas stated after the bids are open, how do I go about distributing them to the board so they can review that?

Mr. Maggiore stated we will make copies and within 24 hours turn them around.

Ms. Beaugrand asked will ETM be in charge of making the copies and getting them to the respective members via courier?

Mr. Maggiore responded absolutely. Just for clarification, the committee is Al, Susan, me, Mike and Jim.

Ms. Beaugrand stated if I can't make it I will call you. I have a crazy schedule that day. My Daytona meeting is not that long so I should be back and what I would do is I would just go to your offices.

Mr. Abbatiello stated I am fine. I have an appointment at 4:00 p.m.

Mr. Oliver stated I will be attending the meeting but I am not on the committee.

Ms. Beaugrand asked who was the fifth person on the committee? Stacie is the other committee member. ETM, Basham & Lucas, me, Al and Stacie. If I can't be there I will call either Al or Stacie.

Mr. Lucas stated the booklet we have to make will go to the five people, plus Jim.

Ms. Beaugrand stated right and we will have the evaluation forms available for each.

Mr. Maggiore asked should we send one to Wes for their records?

Mr. Haber responded yes, send it to Jonathan.

B. Engineer

There not being any, the next item followed.

C. Recreation Facility Manager

Employee Handbook

Ms. Hernandez stated last month I gave each one of the board members an employee handbook so at this time do you have any changes you would like to make?

Ms. Beaugrand asked may I make a suggestion? Instead of going through each and every change here, get with Stacie with your comments on it. Stacie can do a blacklined document and provide it back to us so everyone can see how the changes interact. If you want to do it now, that is fine depending on how many changes you have.

Ms. Minnis stated mine were referencing the JCPCDD upfront and then referring to it as the CDD. There are some other things and I don't mind doing it this way to ask the questions of Stacie. Maybe I missed something in the book when I was reading it. I was putting it down, picking it back up.

Ms. Beaugrand asked which way do you think is best?

Mr. Abbatiello responded either way. Like Kathy the basic question I had was CDD for a new employee you might want to define what a CDD is, a community development district and then add a page from the law book of what a CDD is and enclose it within the document, at least give the person who is employed some basic idea of what a community development district is. If it is within the document they can always refer back to it.

Ms. Minnis stated what I will do is direct an email of my notes to Stacie and then put my comment or question for each page.

Ms. Beaugrand asked do you have this in email form?

Ms. Hernandez responded no, I do not. It came from Paychex but I can get one. I originally sent one to them, they put it together, they actually handed me hard copies.

Ms. Beaugrand stated I think we are going to want it anyway for reproduction purposes. Maybe go ahead and get it electronically and then any comment you get from the supervisors if you can do a blacklined version and then email it, have GMS email it to the supervisors.

Ms. Minnis stated that is my question, if they can get it in word or if it is going to end up in a PDF document.

Ms. Beaugrand stated that depends on if you can get it in a word document versus PDF so it can be edited.

Mr. Abbatiello stated in my case I can detail it on one sheet.

Ms. Beaugrand stated I'm talking about when it gets transmitted to the board members.

Ms. Hernandez asked are there any significant things that I might have to spend time to research?

Ms. Minnis responded the only question I had was how were days off, sick days, how were those calculated.

Ms. Hernandez responded those are calculated based on some of the industry standards. A lot of them are from past history with the YMCA but every time we put together anything I look to the industry standard. Those are pretty standard.

Ms. Minnis stated I know Brian will have questions.

Ms. Beaugrand stated that was the other thing. You might want to contact Brian to get his comments and integrate those as well.

Ms. Minnis asked do we have to have Jonathan review this?

Ms. Hernandez responded I gave him a copy.

Ms. Minnis stated I will copy Jonathan with my questions about that so you both see the question.

Mr. Abbatiello stated I will do the same thing.

Mr. Haber stated just for clarification I will make sure that the process you follow, none of the board members are across the line on email so you are all going to go to Stacie, Stacie will make the changes and then transmit this report with those changes back to the board.

Ms. Beaugrand stated we will have it transmitted via GMS to make sure they have the "do not respond" on the bottom of the email so none of us mess up.

Ms. Minnis stated I am going to send mine directly to Stacie and any question that is legal I will send to Jonathan and copy Stacie and not copy anybody else. My comment is that it is a good document.

Plantation Park

Ms. Hernandez asked have any board members gone to Plantation Park and taken a look?

Ms. Beaugrand stated it is clear that there is a lot of maintenance that has to be done. This is relating to replacing the playground equipment.

Ms. Hernandez stated you had asked for different options and based on the capacity, the number of units of kids playing on it and you were going to fit in between 14 and 20 and this is another option, another version. They are all very similar when they are that kind of money. Also there are some other options in here, little climbers at the end of this document. Take a look at these options and go over to the park.

Ms. Spears asked will the swings stay?

Ms. Hernandez responded yes, we just improved them slightly.

Ms. Beaugrand stated I think they should stay. I think there are always people swinging on those swings.

Hours of Operation

Ms. Hernandez stated we are still working on hours of operation for the new recreation center as well as our current facility. What we hope to do is have that done in a couple of weeks and send it to the board members so they have an opportunity to review it and at least get the ideas going.

Ms. Beaugrand asked on the new facility?

Ms. Hernandez responded correct and how that impacts and will affect our current facility. Then we will have the pool which is the main focus because it changes so much with the school season and it is the longest hours but fitness will be there and the skate park will be there, multi-purpose so the general operating hours. You can take a look at it and start thinking about those. Also I will start working on the pool signage as well and send that package to you.

Ms. Callahan stated we are basically through our hiring process. We retained about 99% of our aquatic staff from last year and we have 10 college students returning this year. Two of our college students will actually be graduating from UNF this year and continue to work here at our facility throughout the summer. Training, we are over halfway through our training. UNF has been working with us I believe I mentioned that before and they did one exclusive lifeguard training class for a good chunk of our life guards. I am also teaching all the CPR, AD oxygen and first aid. We are also doing our drug testing this year with Julington Creek Medical Care, the local urgent care place over here. We are hoping the location and being a local business will

be a good relationship. As you have seen by driving by the pool Mark Jacobi has started the annual cleaning of the pool facility, he is power Doscheing and doing all of the maintenance to get the pool up and running for the year.

Ms. Timbol stated the grand opening scheduled for March 31 should be really great this year. We have a lot of new things planned. We are going to have a country bar-be-que theme party from 11:00 a.m. to 3:00 p.m. on that Saturday. It will be held in the overflow parking area. For that you are going to see a catering type tent, additional tables, chairs and we are also going to get bales of hay delivered. The festivities are going to include a DJ, a homemade pie contest, field day type games such as egg toss and sack races possibly a watermelon seed spitting contest. A company called Monkey Bars will be here at a discount to the CDD and they will set up their games which will include a football throwing game, soccer ball kicking game, also an obstacle course and this is all for kids. We are also going to have a bounce house, cotton candy machine and helium filled balloons. One of the things we did keep the same is we are going to have the same caterer that we have used in past years. We have been very happy with them and that is Anthony's Catering. The menu this year is going to be a little bit more casual but we expect the quality of the food to be just as high. On top of all of that, the pool will be open.

Ms. McVeigh stated along with mat Pilates and personal training we are now offering a strength training class. These classes will all be offered in one 6 week session and will run through April and May. Our personal trainer is also our Pilates instructor; Kim Carlos. Fliers about this class are posted on our website and in our office. I have been working on the camp activity for this summer. Every Thursday the campers will go on a field trip or have in-house entertainment. Some of the activities include a trip to the zoo, and we will visits from artists and Monkey Bars who will be doing our grand opening. This year the lifeguards will hold 6 carDosche fundraisers, the first will be this Saturday from 8:30 a.m. to 12:00 p.m. The other car Doschees will be held on March 24, April 21, May 26, June 15 and July 20 and all these carDoschees will offset our employee uniforms and our special events. We will also be holding our first senior dance on Friday, May 11. This dance is open to all CDD residents 50 years old and better. Residents are allowed to bring a guest and there will be a small fee of \$5.00 per person.

Ms. Minnis asked do you know who parks in front of the pool at odd hours?

Ms. Hernandez asked what are odd hours?

Ms. Minnis responded when it is not open such as 7:00 p.m. and 800 p.m. I have seen cars there and there is no one at the basketball court.

Ms. Hernandez responded I do see people walking and they park there.

Ms. Minnis asked does the security guard not say anything? Does he only respond if there is an alarm issue?

Ms. Hernandez responded correct.

Ms. Beaugrand stated there is no signage there saying that people can't park. I think people oftentimes park there and then go walk around.

D. Manager

There not being any, the next item followed.

TWELFTH ORDER OF BUSINESS Supervisor's Requests

Ms. Minnis stated I just have a comment that I had the question last month, what if Shelly were to run for the board would there be a conflict and did we have to do anything and Jonathan told us that there was. They had already researched this, there is a conflict and he came back to me and asked if I wanted the back-up and I said at this point no, it is not an issue, I don't see wasting the time, we have all been made aware and we can notify him when we want it specifically. Is that agreeable? I didn't really want to tell him to keep researching when he gave us a basic answer.

Mr. Haber responded I think Jonathan mentioned that we had a research file on it and I think the research file was a different situation. It was a district where GMS is the district manager and one of GMS' employees wanted to sit on the board so it was relevant research and based on looking at that I think Jonathan was saying there is still a potential conflict but he got in touch with Kathy because it didn't answer your exact question and he didn't think you would want us to spend the time to research it. If the issue were to come up I think we would need to do a little supplemental research.

Mr. Abbatiello left the meeting at this time.

THIRTEENTH ORDER OF BUSINESS Audience Comments

Mr. Beattie stated I have questions about the tennis complex and I have a maintenance request. There are hundreds of fire ant colonies in the common areas. Each colony can give birth to 10 or 20 more colonies which means they end up in our yards. I would ask again that the maintenance crew kill those fire ant colonies. They are dangerous to small children and small animals and all they have to do is use a very common poison. There are hundreds of them.

Ms. Beaugrand asked where in particular are you talking about? Are you talking about the park across the street?

Mr. Beattie responded I'm talking about along the sidewalks, along Durbin Creek Boulevard, along Racetrack Road. There are hundreds of fire ant colonies.

Ms. Beaugrand stated okay, we will look into it on the property that we maintain and the interior roadways are maintained by the POA and there are members of the POA here so please take note.

Mr. Beattie stated I made the request before so I'm coming to you. I think it is very dangerous.

Ms. Beaugrand responded we will talk to the POA and Nanak's.

Mr. Beattie stated it is my understanding that this complex is supposed to be self sustaining, that you are going to get in fees for what you need to run the complex. Is that correct?

Ms. Beaugrand responded we will be charging usage fees. I cannot say that it will be absolutely self sustaining right now.

Mr. Beattie asked how many families have said that they are going to play tennis and are going to pay for it?

Ms. Beaugrand responded we have over 5,000 families out here, we have not surveyed families that are in here now.

Mr. Beattie asked how do you know you need any courts?

Ms. Beaugrand responded you are about a year too late.

Mr. Beattie stated you have the RFP out now.

Ms. Beaugrand stated we have had multiple workshops where we had a large number of residents.

Mr. Beattie asked how many families said they will pay?

Ms. Beaugrand responded everyone who was there did but that doesn't mean that that incorporates every single person who would be involved in the tennis activities.

Mr. Beattie stated you have tennis courts that are seldom used.

Ms. Beaugrand responded I see people out there all the time.

Mr. Beattie stated the four courts at Mills Fields are seldom used.

Ms. Beaugrand stated there is a difference. Those are concrete courts and there are a lot of people who cannot physically play on them.

Mr. Beattie stated based on the numbers that Stacie gave, if the courts are used 12 hours a day 7 days a week 365 days a year you are going to have to charge a minimum of \$4.00 per hour just to pay for staff. Are you aware of that?

Ms. Beaugrand responded we have our operating and maintenance numbers.

Mr. Beattie stated you are going to have to pay a minimum of \$4.00 per hour if the courts are used like that which is a physical impossibility. You are going to have to start charging a lot more. Are you aware of that and that doesn't count for the maintenance.

Ms. Beaugrand responded we understand that and we will have to run those budget numbers at a later date as we get closer to it to be able to understand. Right now we have the full operating and maintenance budgeted for the facility. Generating user fees for a number of different items within the facility that would include short term day care, tennis facility, swim lessons, multi-purpose room, fitness center activities and classes and so on. It is not just a tennis facility. There are multiple activities within the facility not just tennis. Tennis is one of the activities that will go on.

Mr. Beattie stated I'm saying just to maintain the salaries for the tennis courts.

Ms. Beaugrand asked you don't think there would be any offsetting income from other activities that we will have within the facility that can go towards helping to pay the cost of the tennis facility potentially? Did you take that into consideration?

Mr. Beattie stated I am just worried about the tennis courts.

Ms. Beaugrand responded you can't just isolate the tennis facility. The cost of the entire facility is in there and you have revenue coming from multiple items within the facility. You cannot just isolate the tennis facility.

Mr. Beattie asked are you going to have a tennis pro?

Ms. Beaugrand responded we will have tennis staff.

Mr. Beattie stated you are going to have at least three people. The courts have to be watered and dragged two or three times a day. You know that, right?

Ms. Beaugrand responded yes.

Mr. Beattie stated the maintenance is very heavy on clay courts. I play on clay courts all the time.

Ms. Beaugrand stated we understand that.

Mr. Beattie stated I don't think you have done due diligence. I would like you to send out a notice to the families that if you are going to use the tennis courts you are probably going to pay \$10 an hour.

Ms. Beaugrand stated we appreciate your comments.

Ms. Stuart stated speaking to the tennis question I know a number of people not in this community who are anxiously awaiting those courts coming in and are even willing to pay the extra CDD membership fee in order to be able to play there and pay fees to play there. I don't think that we are going to have a problem with the courts not being utilized. My concern would be that they would be over utilized and normal residents who just want to play for fun can't get to use them.

Ms. Minnis stated I just want the record to reflect that Don left before Katey was able to make her comments on the tennis courts.

Ms. Beaugrand stated this is true and I also want to note that he has not attended any of our meetings in a number of years and not any of the workshops to be able to give us feedback and understand exactly what work we have done.

Mr. Stuart stated several residents have asked me about this lake out here. I know they have been working on the fountain. Do we know when it will be fixed?

Ms. Hernandez responded that fountain is broken and it would cost more to rebuild than to get a new one. We have ordered a new one and sometime this week they will be out here to remove the old one.

Mr. Stuart stated maybe you can get Lake Doctors to come in and spray because it is starting to get the algae around the edges.

Ms. Timbol stated Len Smith of Trim Terrific will adjust the level of the lake tomorrow which might help with the clarity. Also Lake Doctors does come out once a month and treat that lake.

FOURTEENTH ORDER OF BUSINESS Financial Reports

- A. Balance Sheet as of January 31, 2007 and Statement of Revenues & Expenditures for the Period Ending January 31, 2007**
- B. Treasury Report – January 31, 2007**
- C. Assessment Receipts Report**

Ms. Beaugrand stated the next item is the financial reports. The balance sheet and treasury report, assessment receipts reports.

D. Check Register Summaries

1. General Fund – 2/3/07 – 2/28/07

Ms. Beaugrand stated behind 14D you have the check register summaries. Behind Tab 1 is the general fund for check numbers 1366 through 1380.

On MOTION by Ms. Minnis seconded by Ms. Spears with all in favor the general fund check register was approved.

2. Recreation Fund – 2/3/07 – 2/28/07

Ms. Beaugrand stated behind Tab 2 is the check register summary for the recreation fund for check numbers 1966 through 2003.

Ms. Minnis stated on the JEA bills do we think we have everything identified?

Mr. Oliver responded yes, we did that last year.

On MOTION by Ms. Minnis seconded by Ms. Spears with all in favor the recreation fund check register was approved.

3. Payroll Summary – February 2007

Ms. Beaugrand stated behind Tab 3 is the check register for the general fund for payroll for checks 50138 through 50142.

On MOTION by Ms. Minnis seconded by Ms. Spears with all in favor the payroll summary was approved.

FIFTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – April 10, 2007 at 6:00 p.m. @ Community Development District Administrative Offices

Ms. Beaugrand stated the next scheduled meeting is April 10, 2007 at 6:00 p.m. here in this location.

On MOTION by Ms. Minnis seconded by Ms. Spears with all in favor the meeting adjourned at 7:15 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairman