

BARTRAM SPRINGS
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bartram Springs Community Development District was held Monday, June 14, 2021 at 8:30 a.m. at the Bartram Springs Club Amenity Center, 14530 Cherry Lake Drive, Jacksonville, Florida.

Present and constituting a quorum were:

Kevin Colcord	Chairman
Andrew Walden	Vice Chairman
James Chipman	Supervisor
Derri Lassiter Young	Supervisor
Stephanie McKinney	Supervisor

Also present were:

Jim Oliver	District Manager
Carl Eldred	District Counsel
George Katsaras	District Engineer (by telephone)
Sue O’Lear	General Manager
Stephanie Taylor	Assistant Amenity Center Manager
Winslow Wheeler	Property Operations Manager
Dan Fagen	Vesta/Amenity Services Group
Sete Zare	MBS Capital Markets, LLC (by telephone)
Niyala Harrison	Greenberg Traurig (by telephone)

The following is a summary of the actions taken at the June 14, 2021 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 8:30 a.m. and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

A resident outlined the need of a children’s library and will work with Ms. O’Lear to provide this amenity.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the May 10, 2021 Meeting

On MOTION by Mr. Colcord seconded by Mr. Walden with all in favor the minutes of the May 10, 2021 meeting were approved as presented.

FOURTH ORDER OF BUSINESS Matters Related to Bond Refinancing

Mr. Eldred stated we had a special meeting to bring revised terms to the board. At the last regularly scheduled meeting the board accepted the refinancing terms presented by Hancock Whitney Bank, they soon after came back when they realized there was a mistake in the calculations due to a change in interest rates. Having looked at the interest rates and negotiated with the bank the waiver of their fee, it was still clear to the financing team that Hancock Whitney still provided the best refinancing terms for the district that resulted in a significant savings to the district and its residents. As a consequence, we needed to schedule that special meeting so the board could approve those revised terms. The board approved those terms and consequently your financing team moved forward with preparing the necessary documents to pre-close and sign all the documents, and close on Wednesday.

Ms. Zare stated not only did we reduce the district’s outstanding principal, but we also provided debt service savings.

A. Consideration of Delegation Resolution 2021-04

Ms. Harrison reviewed in detail Resolution 2021-04, copy of which is attached hereto and made a part hereof.

On MOTION by Mr. Walden seconded by Mr. Chipman with all in favor Resolution 2021-04 was approved.

B. Consideration of Supplemental Assessment Resolution 2021-05

Mr. Eldred stated essentially this sets forth the terms of the 2021 Bonds and certifies the amount of the lien of the special assessments that secure the 2021 Bonds. Attached to this document is a supplemental special assessment methodology report and we are looking to approve and ratify that. It details how the assessments will be applied.

Mr. Oliver stated the assessment methodology report includes the executive summary that outlines the history of the district; discussion of the Series 2021 Bonds; allocation of assessments methodology, the final assessment rolls, and a series of tables. At the May meeting, the board made a decision to refund these bonds at a lower interest rate. The savings will go back to the landowners and residents in the form of lower debt service assessments. The bonds for the original infrastructure were issued in 2003. The District refunded those bonds in 2006 and again in 2016, and now again in 2021. Table 1 is the development program, table 2 is the sources and uses of these bond funds, table 3 is the allocation methodology and the final assessment rolls.

On MOTION by Mr. Colcord seconded by Mr. Walden with all in favor Resolution 2021-05 was approved.

FIFTH ORDER OF BUSINESS

Discussion of HOA Request for Storage Building

This item tabled.

SIXTH ORDER OF BUSINESS

Discussion of Fiscal Year 2022 Approved Budget

Mr. Oliver stated you approved the proposed budget at your May meeting and will adopt it at your July meeting. We will be sending mailed notice to all landowners of the increase in O&M assessments.

SEVENTH ORDER OF BUSINESS

Discussion of Dog Park Improvements

Ms. Young stated Winslow and I have met extensively, discussed comments from the survey that Sue sent out and the most requested items were a shaded covering, agility, and separation between large and small dogs, but no matter what, we had to fix the erosion around the lake. There will be two fences to separate the dogs and a gate to the lake if your dog wants to swim. Winslow has quotes for square footage for a platform and small covering, agility and we already have a quote for the erosion control.

After discussion by the board, the operations manager will consult with the engineer about erosion issues and solutions and a detailed presentation will be made for the dog park without the pond being part of it at the August 9, 2021 meeting.

EIGHTH ORDER OF BUSINESS

Ratification of Fiscal Year 2021 & 2022 Lake Doctors Agreement

On MOTION by Mr. Colcord seconded by Mr. Walden with all in favor the fiscal year 2021 & 2022 agreement with Lake Doctors was ratified.

NINTH ORDER OF BUSINESS

Consideration of Renewals of Existing Agreements:

- A. VerdeGo**
- B. Vesta**

On MOTION by Mr. Colcord seconded by Mr. Walden with all in favor the agreement with VerdeGo in the amount of \$183,767.38 was approved.

On MOTION by Mr. Walden seconded by Mr. Colcord with all in favor the agreement with Vesta was renewed for fiscal year 2022 in accordance with the budget.

TENTH ORDER OF BUSINESS

Update Regarding Comcast Revenue

Mr. Oliver stated next is an update on the Comcast revenue. In your agenda packet is the statement from January through March in the amount of \$5,418.29.

ELEVENTH ORDER OF BUSINESS

Staff Reports

- A. Attorney**

Mr. Eldred stated the previously approved dog park policies are still in effect and will be incorporated into the amenity policies.

- B. Engineer**

There being none, the next item followed.

2. District Manager – Report on the Number of Registered Voters (3,494)

THIRTEENTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet as of April 30, 2021 and Statement of Revenues and Expenses for the Period Ending April 30, 2021

A copy of the financials was included in the agenda package.

B. Assessment Receipt Schedule

A copy of the assessment receipt schedule was included in the agenda package.

C. Approval of Check Register

On MOTION by Mr. Walden seconded by Ms. McKinney with four in favor and Mr. Chipman abstaining due to a conflict of interest the UV Disinfection invoices were approved.

On MOTION by Mr. Colcord seconded by Mr. Walden with all in favor the balance of the check register was approved.

FOURTEENTH ORDER OF BUSINESS Action Items for Follow-Up

Mr. Oliver stated action items for follow-up, I will do meeting notes later today and send them to the board.

FIFTEENTH ORDER OF BUSINESS Next Scheduled Meeting – July 12, 2021 at 6:00 p.m. @ Bartram Springs Amenity Center

Mr. Oliver stated the next scheduled meeting will be July 12, 2021 at 6:00 p.m.

On MOTION by Mr. Colcord seconded by Mr. Walden with all in favor the meeting adjourned at 10:44 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

June 14, 2021

Bartram Springs Community Development District