

MINUTES OF MEETING
BARTRAM SPRINGS
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bartram Springs Community Development District was held Monday, April 11, 2022 at 6:00 p.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
Stephanie McKinney	Supervisor
Derri Lassiter Young	Supervisor

Also present were:

Jim Oliver	District Manager
Mike Eckert	District Counsel
George Katsaras	District Engineer by telephone
Sue O'Lear	Bartram Club General Manager
Winslow Wheeler	Operations Manager
Paul Bohres	HOA President
Jason Strickland	HOA Board Member

The following is a summary of the actions taken at the April 11, 2022 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 6:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

A resident spoke about the results of a resident survey.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the March 14,
2022 Meeting**

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On MOTION by Mr. Colcord seconded by Mr. Walden with all in favor the minutes of the March 14, 2022 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

**Acceptance of Minutes of the March 14, 2022
Audit Committee Meeting**

On MOTION by Mr. Colcord seconded by Mr. Walden with all in favor the March 14, 2022 audit committee meeting minutes were accepted.

FIFTH ORDER OF BUSINESS

**Consideration of Draft Agreement Regarding
HOA Use of Office Space at Amenity Center**

Mr. Colcord stated Paul from the HOA is here. We conducted the survey, unfortunately, some people voted multiple times, we gleaned all of that out and the total responses came down to 190 yes and 155 no. Originally before it was weaned down it was 446 no and 295 yes that means you have almost 300 people who voted multiple times. While surveys are great we have to keep in mind they can be heavily skewed.

Mr. Bohres stated the request for an office came from residents throughout the years complaining about the timeliness of getting documents from an offsite office and the ability of getting in contact with the offsite office. The ability to have an onsite office was intended to bring a more convenient service to the homeowners and we approached the CDD about sharing a space in the amenity center. I would like to have a space, but it has become very challenging.

After further discussion by the board and residents, the board took the following action.

On MOTION by Ms. Young seconded by Mr. Chipmen with all in favor the request for exclusive use of the card room by the HOA for an HOA office space was denied.

The board would be open to an alternative solution the HOA may have in the future.

SIXTH ORDER OF BUSINESS

Fiscal Year 2023 Contract Renewals

A. VerdeGo

B. The Lake Doctors

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Mr. Oliver stated VerdeGo and The Lake Doctors have given us proposed fees for FY 23. VerdeGo fees increase 3%, from \$178,416 to \$183,767. The Lake Doctors annual costs increase to \$21,144, which is a 4% increase. You have the ability to renew both of these contracts. If you decide to do that, we will include these fees in the FY23 proposed budget that you will see at your May meeting and counsel will put those in the form of agreement.

On MOTION by Mr. Colcord seconded by Mr. Chipman with all in favor the proposals from VerdeGo and from The Lake Doctors were approved and district counsel was authorized to prepare contracts for both.

SEVENTH ORDER OF BUSINESS Preparation of Fiscal Year 2022/2023 Proposed Budget

Mr. Oliver stated we will bring a proposed budget to your May meeting and the board will set a public hearing to be held in July no sooner than 60 days after your proposed budget is approved and provided to the City of Jacksonville. Over that period, the board and staff can refine the budget. If this results in a proposed increase in assessments, we need to send mailed notice to all property owners within the district and make them aware of the public hearing that will be held at your July meeting. We are required to provide the certified assessment roll to the Duval County Tax Collector no later than July 31st.

EIGHTH ORDER OF BUSINESS Discussion of Amenity Center Children’s Park

Mr. Wheeler stated I need approval of the cost for the sod and mulch in the amount of \$2,800 for the amenity center children’s park.

On MOTION by Mr. Colcord seconded by Mr. Chipman with all in favor mulch and sod improvements to the children’s park was approved in the amount of \$2,800.

NINTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Eckert stated there was a piece of legislation that did get passed by the house and senate waiting for the governor’s signature on how we notice our meetings and some potential cost

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savings that may be there depending on what the county does and in this case maybe the city. Right now we publish all our notices in the newspaper and that is more costly and the Florida Legislature has been moving away from newspaper publication and going with online publication and it is a slow process but each year they make incremental changes to that. This year we would be allowed starting January 2023 instead of publishing in the newspaper to publish most of our notices on a county website. The county and city would have their own page click on the notice section for public notices and all our notices would appear. That sounds really slick, but the implementation I'm sure is going to be a nightmare. You have to prove that the publication on the county website, they charge us for that, is less expensive than our publication in the newspaper and if we can prove that then we can do that for our notices and with most things technologically over time the cost will probably go down. Within a year or two it is probably going to make a lot of sense for us to take advantage of that assuming the governor signs it.

B. Engineer

Mr. Oliver stated the District Engineer and I are working together on the stormwater system analysis report.

C. District Manager

There being none, the next item followed.

D. General Manager - Report

Ms. O'Lear reviewed the items outlined in the monthly memorandum presented the survey results on the logos and the majority liked the original logo.

E. Operation Manager

1. Report

Mr. Wheeler gave an overview of the operations manager's report and the capital reserve update.

2. Proposal for Soccer Field Renovation

This item tabled.

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Mr. Oliver stated the next meeting will be held May 9, 2022 at 8:30 a.m. at the same location.

On MOTION by Mr. Colcord seconded by Mr. Walden with all in favor the meeting adjourned at 8:00 p.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman