

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, July 10, 2023 at 6:00 p.m. at the Bartram Springs Club Amenity Center, 14530 Cherry Lake Drive, Jacksonville, Florida.

Present and constituting a quorum were:

Andrew Walden	Chairman
Derri Lassiter Young	Vice Chairperson
Stephanie McKinney	Supervisor
Taner Nierengarten	Supervisor
Lacy Reynolds	Supervisor

Also present were:

Jim Oliver	District Manager
Wes Haber	District Counsel, Kutak Rock
Winslow Wheeler	Operations Manager
Stephanie Taylor	Assistant Manager, Bartram Club
Jay King	Vesta Property Services
Trey Starling	VerdeGo
Bruno Perez	VerdeGo

The following is a summary of the actions taken at the July 10, 2023 Bartram Springs Community Development District Regular Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 6:00 p.m. and called the roll. Five Supervisors were in attendance constituting a quorum.

July 10, 2023

Bartram Springs Community Development District

SECOND ORDER OF BUSINESS**Audience Comments**

Mr. Oliver opened the audience comment period. Hearing no comments, the next item followed.

THIRD ORDER OF BUSINESS**Approval of the Minutes of the June 12, 2023 Meeting**

Mr. Oliver stated the next item is approval of the minutes of the June 12, 2023 meeting. Mr. Oliver asked for any comments, corrections, or changes to the minutes.

On MOTION by Mr. Walden, seconded by Ms. McKinney, with all in favor, the Minutes of the June 12, 2023 meeting, were approved.

FOURTH ORDER OF BUSINESS**Acceptance of Fiscal Year 2022 Audit Report**

Mr. Oliver presented the Fiscal Year 2022 Audit Report. He explained that this District was a form of Government recognized in the State of Florida by Chapter 190 of Florida Statutes. As a unit of Government, they are required to have an independent audit firm conduct an annual financial audit each year. This Board selected an audit firm through the RFP process, which was required by Chapter 218 of Florida Statutes. He stated that they had in their agenda package the audit that was done by Berger, Toombs, Elam, Gaines & Frank, which is an independent audit firm. The audit was unremarkable and was a clean audit. He noted that in the front cover of the audit was the table of contents, which was broken down into the opinion letter, management discussion and analysis, basic financial statements and the notes to the financial statements, independent auditors report on internal control, management letter, and independent accountants' report/compliance with Section 218.415 of Florida Statutes. He referred the Board to page 1 of the audit stating that it was the auditor's opinion letter, and it was a clean opinion. He continued his review of the audit report. He stated that on page 30 of the audit report it was noted that they did not identify any deficiencies in internal control that they consider to be material weaknesses. He noted that the auditor wrote, *"The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under Government Auditing Standard."*

Mr. Oliver reviewed the management letter that started on page 32 which stated, *"There were no findings or recommendations in the preceding financial audit report."* The next section was the financial condition and management, which finds that no financial emergency or financial

July 10, 2023

Bartram Springs Community Development District

weakness exists. In the last sentence of that paragraph on page 32 it states, *“In connection with our audit, we determined that Bartram Springs Community Development District did not meet any of the conditions described in Section 218.503(1) Florida Statutes.”* In conclusion of his review of the audit report, Mr. Oliver read the last paragraph on the last page of the report, which stated, *“In our opinion, Bartram Springs Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2022.”* He explained that this had been provided to Tallahassee, the office of the Auditor General. It was also posted to the Bartram Springs CDD website as required. He asked if there were any questions from the Board about the audit. Mr. Nierengarten asked what the size and the scope of the audit was. Mr. Oliver responded that this was a financial audit, so they look at all the financial reports as well as all the check registers, resolutions that were passed, and checks and balances. Ms. Reynolds noted that this was as of September 30, 2022. Mr. Oliver stated that they were required to complete an audit by June of the year following the end of the previous fiscal year, so the fiscal year that they are currently in for FY 2023 will end on September 30th. They will start the audit process for that. He added that it was a lengthy process because it was not just them providing material, there were confirmation letter and they contact banks, vendors and the Trustee.

On MOTION by Mr. Walden, seconded by Ms. McKinney, with all in favor, Accepting the Fiscal Year 2022 Audit Report, was approved.
--

FIFTH ORDER OF BUSINESS**Fiscal Year 2024 Budget Adoption****A. Overview of Fiscal Year 2024 Approved Budget**

Mr. Oliver stated that they started this budget process back in March. They had some discussions with the new Board in January and February and then in March. He stated that they went deep into the budget to decide what the process was going to be and what the budget was going to look like. The budget process they started with would not be adding positions or adding new projects to this year’s budget. Over the last few months, they started with the budget in March, they approved a proposed budget at their May meeting, they discussed the budget again at their June meeting, and now they are bringing it up for adoption. Mr. Oliver explained that when they started the budget process, a 12% increase in budget and assessments was projected. That has been reduced to about 5% through the Board discussion and the staff working with the Board.

July 10, 2023

Bartram Springs Community Development District

Mr. Oliver explained that they were going to focus on the general fund budget or O&M budget tonight. He added that there was also a debt service budget, but when their bonds were refinanced, those assessments were set, and they wouldn't change until they refinance these bonds when interest rates make that possible. He reviewed the table of contents which showed the budgets they had, general fund, capital reserve, and debt service fund. He explained that the capital reserve budget was money they put aside for repairs and replacements of capital assets. He also explained that the debt service fund. He stated that they issued bonds and originally when the District was formed in 2005, they refinanced them in 2016 and then they issued wrap-around bonds in 2021 partially for the improvements that they had for the Bartram Springs Amenity Center. He reviewed the general fund budget which included a revenue section and expenditure section. The revenue section showed how they fund the District. He stated that the assessments were levied on all the properties in the District. He added that assessments went up 5.2%. The expenditure section showed the administrative section, which had an increase of about 6.8% and the biggest portion of that increase was tied to the rise in property insurance premiums. He explained that right now they were shopping for property insurance, and they won't be able to sign up of a new policy for FY 2024 until September, so right now they don't know what that number is going to be. He added that at the advice of the current vendor, they had projected an increase of 45% for property insurance, which does not just impact CDDs, it's impacting every type of property here in the State of Florida. He reviewed the next section, the amenity center, which showed the cost of operating this amenity center, largely the staffing as well as the maintenance of the facilities. He noted that the total net increase was about \$24,000. He also noted that one of the biggest drivers was facility maintenance, which increases from \$56,000 for this year to almost \$76,000 budgeted for FY 2024 and the actuals for this year looked like they were going to come in around \$61,000. He reviewed the next two sections, the assessments table and the table showing the per unit increases for the different product types. He noted that the assessments would show up on the tax bills that would be sent out on November 1st from the tax collector for Duval County.

Mr. Oliver reviewed the capital reserve budget, which showed the approved budget for FY 2024 was \$240,450 and was collected through the general fund and moves over to the capital reserve fund. Next, he explained that under expenditures it showed that it was roughly anticipating about \$335,000 of capital expenditures, but based on the resolution that the Board adopted, any

July 10, 2023

Bartram Springs Community Development District

of these large expenditures require Board review and approval of cost proposals .He noted that by it just being in the budget didn't mean that staff could move forward with projects.

Mr. Oliver explained the debt service budget stating that they collect the assessments for the debt service fund. The bonds are issued and the District pays back those bonds and each year they have semi-annual interest payments in November 1st and May 1st of each year and they also have a principal interest each year. He reviewed the next page which showed the amortization schedule. He noted that these bonds were expected to mature in 2036. He concluded his review of the budget and stated that they could have Board discussion at this time.

Mr. Walden thanked the Board members for adding the athletic field line item. Mr. Nierengarten stated that on page 12 it showed in 2034 and 2035 the budget dropped \$400,000. He asked if there was anything advantageous to them to add a little bit on the front side to take that \$400,000 savings and disperse it throughout all the years of the potential payoff. Mr. Oliver responded after the CDD Board held an assessment hearing and issued bonds in 2016, debt was levied individually on each these properties for these bonds. He explained that the bondholders purchased these bonds based on the payment plan that the Board approved. He noted that they couldn't unilaterally change what assessments were for a given property, because each particular lot had assessments levied upon it. Mr. Nierengarten asked for clarification that it was not like a mortgage where if they pay more principal on the front side, it lowers the payment. Mr Oliver stated any property owner could pay off the debt that they have on their lot, but the impact would be to reduce or eliminate their debt service assessment. Mr. Haber stated that it sort of would function as a mortgage with the biggest difference being with a mortgage it's a single borrow who controls the flow of payments to the lender whereas on this it's a mortgage for every home within the community and we've already dictated the manner in which those assessments would be collected and don't have the ability to require inflow of funds to make that payment to reduce the way they would on a typical mortgage. He explained that typically an indenture has a reserve account. A reserve account is an amount of money that gets set aside, so in the unlikely event that the District is unable to collect the debt assessments to pay off the bonds, they would tap the reserve account and then there is money to pay the bond holders and the District would wait for money to come in from the county by virtue of the sale of tax certificates. He noted that when the bonds were ready to be paid off when the District has enough money, the money in the reserve account also goes to pay off the bonds. He explained that decrease may be as a result of the moneys in the

July 10, 2023

Bartram Springs Community Development District

reserve account in addition to moneys that the District will collect on the assessments. He concluded his response stating that the moral of the story was that they were stuck with this debt service on a case-by-case basis. He added that individual homeowners could prepay and get the benefit of it, but the District as a whole is fairly inflexible.

B. Public Hearing

Mr. Oliver stated that they were going to have two public hearings tonight. One regarding adoption of the budget and the other regarding levying of assessments. He explained that they would open both public hearings at the same time. He added that the two subjects were linked.

On MOTION by Mr. Walden, seconded by Ms. Reynolds, with all in favor, Opening the Public Hearing, was approved.

Mr. Oliver stated to the residents that he appreciated their attendance tonight for this public hearing. He noted that they received mailed notice regarding this public hearing, and they also published it in the Jacksonville Daily Record, which was required by statutes. He asked for any comments to the Board regarding the FY 2024 budget. Hearing none,

On MOTION by Mr. Walden, seconded by Ms. McKinney, with all in favor, Closing the Public Hearing, was approved.

Mr. Oliver asked for any Board discussion. Ms. Reynolds asked if they could clarify to the residents attending tonight whether their assessments were going to go up. Mr. Oliver responded yes. He explained that if they look at page two of the general fund budget, there was a table at the very bottom, which showed the different product types, and it showed what their increase in assessment would be. He added that was also included in the mailed notice that they received.

1. Consideration of Resolution 2023-05, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2024

Mr. Haber explained that Resolution 2023-05 formally adopts the budgets. He stated that 60 plus days in advance of today, they approved the proposed budget. They ultimately resulted with an increase, but not as large of an increase as they originally proposed by looking at the various line items. He further explained that budget was provided to Duval County. Now today,

July 10, 2023

Bartram Springs Community Development District

they were holding the public hearing that was noticed for formally adopting and this would be their budget for the fiscal year starting October 1, 2023 and running through September 30, 2024. He pointed out that this resolution was the document that the District would have in place evidencing their formal adoption of the budget. Section 2 is the appropriations section, which showed blanks that would be completed with the amounts that Mr. Oliver just reviewed for the general fund, the capital reserve fund and the debt service fund. The last blank line in Section 2 would add all those funds together. The final provision provides for cases in which they could amend the budget. He explained that typically amendments would be from a line item to a line item because the next resolution he will review deals with assessments. If they were looking to increase their budget by virtue of an amendment, they need to find a revenue source for that increase. He added that unless there is a revenue source other than the collection of assessments, they were pretty much stuck with their budget amount unless they go back and send mailed notices to the entire community saying they were going to do a new assessment, which is rare. He stated that they could amend the budget, but it was truly to increase a line item in one place, but correspondingly decrease it elsewhere. He noted that Exhibit A to the resolution was the budget itself. He concluded his review of this resolution and was happy to answer any questions.

On MOTION by Mr. Walden, seconded by Ms. Young, with all in favor, Resolution 2023-05, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2024, was approved.
--

2. Consideration of Resolution 2023-06, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2024

Mr. Haber presented Resolution 2023-06 to the Board. He stated that this was the assessment resolution and was the resolution that formally imposes the assessments and certifies them for collection. He explained that the assessments would be the amounts that were reflected on the budget with the increases that Mr. Oliver mentioned. The assessments get certified to the County Court election, which means when the homeowners receive their ad valorem tax bill from the county in November, there will be a line item on that tax bill that says CDD assessment and the ad valorem taxes together with their non- ad valorem assessments, which in part would be the Bartram Springs CDD assessments get paid all at once. Those moneys go to the county, then gets dispersed by the tax collector to the various parties including the CDD. The CDD then takes the

July 10, 2023

Bartram Springs Community Development District

portion for debt and sends it to the Trustee. They take the portion for the capital reserve and put it in the reserve account. Finally, they take the portion for the general fund and keep that money to pay for their on-going bills. He further explained that this resolution levy's and imposes the assessments and authorizes Mr. Oliver's office to send an assessment roll to the county, which the county then uses to collect those amounts on the tax bill. He concluded his review of Resolution 2023-06. He stated that he would be happy to answer any questions regarding this resolution.

On MOTION by Mr. Walden, seconded by Ms. McKinney, with all in favor, Resolution 2023-06, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2024, was approved.

Mr. Oliver thanked the Board for a good budget process including the workshop they did.

SIXTH ORDER OF BUSINESS

Ratification of Agreements

A. Air Conditioner

Mr. Oliver stated that the air conditioner was working. Mr. Oliver explained that the Board gave some parameters to Mr. Nierengarten and Mr. Wheeler, they met those parameters, and it was a big savings and time reduction.

On MOTION by Ms. McKinney, seconded by Mr. Nierengarten, with all in favor, the Air Conditioner Agreement, was ratified.

B. Water Feature Motor

Mr. Wheeler stated that they were finishing the water feature referring to the area at the amenity center. The new fountain is in, and the Lake Doctors had in their possession the nozzles and the lenses that cover the lights to change the different versions out. He noted that he told them along the way that once it was in to go ahead and put in the color for the specific holiday such as, green for Christmas, red for Valentine's Day, etc. when they do the monthly treatments. Mr. Nierengarten asked what it would take to have them come out and change the color. Mr. Wheeler responded that the color itself was just a lens that goes over the light, and it wouldn't be much. Mr. Wheeler stated that it was completed. Mr. Nierengarten stated that they had issues with the GFCI, and he asked if it was all squared away. Mr. Wheeler responded that it was actually a relay switch, and it took a few days to get that switch ordered and installed. Mr. Walden asked if it had

July 10, 2023

Bartram Springs Community Development District

been running consistently since then. Mr. Wheeler responded that was correct. Mr. Nierengarten asked how many different nozzles came with the package. Mr. Wheeler responded that it was a total of four nozzles.

On MOTION by Ms. McKinney, seconded by Ms. Young, with all in favor, the Water Feature Motor Agreement , was ratified.

SEVENTH ORDER OF BUSINESS

Discussion of Treatment and Restoration of Athletic Fields

Mr. Oliver presented the discussion of treatment and restoration of the athletic fields. He stated that when they went over the budget, the Board put \$25,000 in the budget this year for the first treatment. He stated that he knew there was going to be continued discussion on this for how the field was going to be treated, but also what rest the field will need following the treatment before it's used again.

Ms. Reynolds stated that she met with Mr. Wheeler on June 28th and they discussed the AgrowPro proposal. She explained that they chose AgrowPro because there were a lot of other vendors that choose not to provide a bid because they specially don't want to work against VerdeGo and AgrowPro was a subcontractor of VerdeGo. She stated that they gave them a few different options based off the amount of planting, seeding, fertilization, and aeration of the recreational fields. She reviewed the different options with the Board. She felt that they needed to be a little bit more aggressive to get the results as fast as they could. She stated that the payments would be \$25,250 annually and would be split up into monthly payments to AgrowPro. She stated that she made it abundantly clear to Mr. Wheeler that she thought in addition, if the CDD was going to invest these funds into the field, they would need to shut down a minimum of one field at a time in order to see the results needed and would produce the results that they felt was beneficial to the community. Mr. Wheeler stated that they should be in a position where they could shut down both fields and start in the late September or early October time because that was when everything slows down. Mr. Walden asked Ms. McKinney if she was going to talk to the school about rerouting the school foot traffic. Ms. McKinney responded that she could, and they would just not open the gate, which would keep the kids from coming through. She also suggested to have signs sporadically throughout the field or to have it roped off to prevent people from actually using it. Mr. Walden suggested that if they want to do it right, they needed to have it professionally done

July 10, 2023

Bartram Springs Community Development District

all the way through. He didn't think that signs and roping off would work. Ms. Reynolds suggested the netting fence, which she felt would be more manageable from a cost standpoint compared to a chain-link fence. Mr. Walden asked if Mr. Wheeler could get a quote on that. Mr. Wheeler responded that he could look into different versions of closing it off. Ms. Reynolds stated that with proper signage and proper fencing, they should be good. Mr. Nierengarten suggested for the signage to say that it was hazardous to their health if they are on the field because of the stuff that they put on it. Mr. Wheeler suggested that they shut down the fields for three-months. Board discussion ensued and Mr. Nierengarten stated that if there was a situation where they were not able to facilitate within the schedule the proper treatments then there would be some kind or work together to try and do what's best for the grass. Ms. Reynolds also noted that transparency on the invoicing was just as important and making sure that when they do each service, it's listed on the invoicing. She stated that the proposal has weekly mowing and she wanted to make sure that they aren't skipping weeks. She also stated that she wanted to be sure that what is said in the proposal is actually what is getting done and there is a clear transparency on the invoice that specifies what was done and the date of the service. Mr. Walden asked VerdeGo if they could amplify more on what AgrowPro does since they were contracted through them. VerdeGo clarified that this contract was not through them, but they would help, aid, give advice or whatever they could because they worked with AgrowPro, but this contract was straight through AgrowPro. Mr. Nierengarten stated that he knew for their current services that VerdeGo was mowing that, and he asked them what potential relief that provided them now that they don't have to mow and service that since it will be mowed and serviced by AgrowPro. He asked what they thought they could do in the neighborhood to spread load that to the other parts of what they have or provide a discount. VerdeGo responded that they would get back to him with an answer. VerdeGo stated that they would be a team, working with AgrowPro, and there was a partnership with them. Mr. Walden commented that when they do this again, he would like the key player to be present so that they could voice their opinions directly to AgrowPro. Mr. Wheeler agreed. After further Board discussion, it was decided to have District Counsel draft a contract with AgrowPro to include the cost of \$25,250 for services included in the proposal. Mr. Nierengarten noted that in regard to revenue sharing, they were looking to have an additional revenue, potentially, based on what they decide, which will offset some of the costs for the majority of the costs of this.

July 10, 2023

Bartram Springs Community Development District

On MOTION by Ms. Reynolds, seconded by Mr. Walden, with all in favor, the Proposal from AgrowPro for a Cost of \$25,250 for Treatment and Restoration of the Athletic Fields, was approved.

EIGHTH ORDER OF BUSINESS

Discussion of Policies Regarding Rental of Designated Facilities at Veterans Park for Private Events

Mr. Oliver stated that Sue was not there and unless the Board had some specific points that they wanted to bring up about this, they could defer this item to their next meeting. The Board and staff briefly discussed the policy regarding private event rental for designation areas at Veterans Park venue. Ms. Young suggested that they could start a wristband policy and have signs put up at Veterans Park for private parties. It was decided to further this discussion at a future meeting.

NINTH ORDER OF BUSINESS

Presentation Regarding Proposal to Conduct After School Basketball Program

Mr. Oliver introduced Coach Brendan Clowry, a resident of Bartram Springs, to the Board. He noted that Mr. Clowry had an impressive resume of basketball, as a player and coach. Mr. Clowry presented proposal to conduct an after-school basketball program called Happy Hoops. After Board discussion, the Board agreed that this program was a great idea and they approved to move forward with the Happy Hoops program with the target date of September 25, 2023 through November 17, 2023. Mr. Nierengarten made a caveat to ensure that the program doesn't conflict with current schedules, insurance and whatever potential legal opportunities that could be placed upon this. Ms. Young suggested that Mr. Nierengarten could work with Sue with on the insurance. The Board delegated Supervisor Nierengarten to work with Coach Brendan Clowry on the details and Counsel will prepare an agreement once the details are finalized.

On MOTION by Ms. Young, seconded by Mr. Walden, with all in favor, the Proposal to Conduct After School Basketball Program and Delegate Mr. Nierengarten to Work with Coach Brendan Clowry on Details and Have Counsel Prepare an Agreement Once Details are Finalized, was approved.

TENTH ORDER OF BUSINESS

Consideration of Proposals for Mulch Installation

July 10, 2023

Bartram Springs Community Development District

Mr. Wheeler presented the proposals for mulch installation. Board discussion ensued and it was decided to accept Mulch Masters proposal which totaled \$3,025 for installation of mulch at the two playgrounds and dog park.

On MOTION by Ms. Young, seconded by Ms. McKinney, with all in favor, the Proposal from Mulch Masters Installation, was approved.

ELEVENTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Mr. Haber had nothing to report to the Board.

B. Engineer

There being no comments, the next item followed.

C. District Manager

Mr. Oliver had nothing to report to the Board.

D. General Manager – Report

Ms. Taylor presented the General Manager's Report. She reviewed the July events, which included the 4th of July Celebration, Movie on the Lawn on July 21st and Christmas in July Fun Run/Walk on July 25. She stated that in August they were doing another Movie on the Lawn and a Kids Activity Night. She noted that the swim team would be done on July 14th, and everything went pretty smoothly. It was also noted that they had no incidents this summer with parking in fire lanes, attempted parking on grass, and no towing of improperly parked vehicles. She also stated that they had no weather complications, and each home meet was done between 12:00 p.m. and 1:00 p.m. She reviewed the Summer Camp information stating that they were now in Week 6 of the 9 Weeks. Overall, the camp was going very well. It was noted that there was a series of observations of staff and procedures last week to ensure their compliance with camper safety protocol and found that their Camp Director and her staff were doing a stellar job and there were no incidents to report. She noted that each week was themed and there were around 50 to 55 kids per week.

Ms. Taylor reviewed the staffing updates stating that they had a new lifeguard that should be starting by the end of this week. She noted that this lifeguard was already certified. She also

July 10, 2023

Bartram Springs Community Development District

stated that they had a new gym monitor that was going through the onboarding process and would be starting by the end of this week as well. Ms. Reynolds updated the Board on the discussions she had with Ms. O'Lear, Mr. King and Mr. Oliver last week. She noted that one issue she wanted to discuss was monitoring and surveying the residents. She stated that last year when they surveyed the residents based off the paint colors at the amenity center, the surveys went very well. She added that she thought there was a desire from the community to voice their interests or opinions, good or bad. She further explained the advantages of using QR codes for surveying the residents.

Ms. Reynolds circled back around to the discussion about the camp. She noted that there were 50 to 55 kids per week, and she asked how many of those kids were residents versus non-residents. She also asked if all the money from the camp goes only to Vesta. Mr. King responded that there was still the revenue share with the CDD for the camps as well. Ms. Reynolds stated that wasn't listed on the revenue share graph that they get. Mr. King stated that they don't do it until the camp is over and they would get full accounting once the season was over. Ms. Taylor stated that they were currently at 60%-70% residents for each week. She offered to send the numbers to the Board. Mr. Nierengarten stated that the other piece of the revenue share that they had been working on was 10% of the revenue was remitted to the District in the contract, which was the 10% revenue share that they have with the Micki Fitness, Personal Training, Tennis, etc., but they were getting 10% of the revenue that's brought in and then 10% of that. He asked if Vesta's idea of the way the contract was written was that the CDD would get 10% of 10% or was it 10%. Mr. King responded that his understanding was that it was 10% of whatever they get. Further discussion ensued on the revenue sharing with Amenity Athletics and third-party vendors and the preparation for the Supervisor Workshop on July 24th. Ms. Reynolds stated that she thought that Vesta should provide the Board for money that they made off all the events including the amenity athletics so that it's a clear picture because there were so many different contracts out there. She stated that providing the Board with a clear picture of the amount of money that Vesta has made off CDD events would be helpful. Mr. King agreed with Ms. Reynolds statement. Ms. Reynolds stated that this was a partnership, but there were discrepancies in residents versus non-residents and non-residents utilize their services more than residents. She stated that she thought once they get to a point where they could share information more and be transparent as far as lists, the numbers make more sense, but right now they are all over the place and as a Board they had no idea the amount of non-residents utilizing their services at the detriment of the residents. Mr.

July 10, 2023

Bartram Springs Community Development District

Nierengarten stated that he had been working with Vesta with the different revenue sharing programs and the transparency was generated from asking the right questions and he felt like something was getting lost in translation. He stated that they had been able to provide all the transparency that the Board could want, and he thought the workshop would be the place that they would see all of it.

E. Operation Manager – Report

Mr. Wheeler presented the Operation Manager report to the Board. He updated the Board on the front lake project. He stated that he was working with George to put together an availability letter and once that is completed, they were looking at about a month to file a completion and he should have a cost in about two weeks and the project was ending. He stated that he would have a cost for that at their next meeting. The next item that he reviewed were some of the capital improvement projects. He stated that he had some numbers on the dog park shade structure. He also stated that he was getting some numbers for the replacement of the awnings at Veterans Park for the capital improvement projects. He noted that it was coming in around \$15,000 now from some of the proposals he has got. Another project he reviewed was the resurfacing of the basketball courts, which they were waiting for some other pricing to come in but were looking in the \$15,000 range. Lastly in terms of projects, he stated that he was getting numbers for the replacement of the concrete roofs on each side of the building because it was leaking at the first level of the roofline where the concrete tiles were. He added that there were different materials that they were getting him. He concluded his report stating that he would continue to update the Board on the projects as they come. He stated that he could answer any questions. The Board asked for clarification on some of the items in Mr. Wheeler's report including spots for people to sit at the volleyball court and kids park, the sauna heater replacement, the availability letter, costs, the irrigation break and the leaning tree.

TWELFTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. McKinney stated that she would be late to the August meeting and after Board agreement, it was decided to change the August meeting's time to 9:30 a.m. on August 14, 2023. She asked if they were looking to replace the roof. Mr. Wheeler responded that he was getting some proposals for it. She asked if they could update the sign terminology to be clearer regarding

July 10, 2023

Bartram Springs Community Development District

the private property and the ponds. Mr. Oliver stated that they would work with Counsel and staff and come up with some clear policies that state where they can fish and where they can't.

Ms. Reynolds stated that she wanted to make sure they were applying the rules as written in their policy book and that they were not picking and choosing when they apply the rules. She noted concern about RV's and U-Haul's being parked in the parking lot at the Clubhouse for several days and some without a permit. She also noted concern with the lifeguard staffing at a party where the residents paid for an extra lifeguard and there was no extra lifeguard. She stated that she wanted to make sure that if they were charging residents a fee, they were applying that fee toward the additional staffing. She also asked Mr. Wheeler if the pool tower and stairs got painted. Mr. Wheeler responded yes. Ms. Reynolds noted concern with a significant number of algae on the stairs and how quickly it appeared after being painted. She asked about an iron treatment to the pool to remove the orange and yellow around the pool filters. After the Board discussed at the last Board meeting to change the swim lessons from seven days a week to six days a week, Ms. Reynolds further discussed this with Ms. O'Lear after the meeting and it was suggested to not change the swim lessons mid-season. She also noted that there might be more non-residents doing the swim lessons than there were residents. She stated that in conversation with Ms. O'Lear there was mention of Champion Swim School cutting off the non-residents from attending. She asked when the end date was for the swim lessons and when were they going to see no more swim lessons as a Board and how do they modify it for their residents.

Mr. Walden commented on the lifeguard situation mentioned above and asked what was the policy, what were their options and was the general manager aware at that time because when things like that occur, they look at safety and the general manager was supposed to get a call. He explained that they could not continue if they didn't have the systems in place. He thanked the two new Supervisors, Mr. Nierengarten and Ms. Reynolds. He thanked them for what they had done, their inputs and their attention to detail since they had been there. He addressed the staff members stating for them to continue doing what they do and that they work as a team, and he was very impressed with that. He thanked Ms. Taylor for stepping in for Ms. O'Lear in her absence.

Mr. Walden stated that Mr. Darwin contacted him about three weeks ago about stop signs around Cherry Lake and he explained to him that this was a city issue and they had nothing to do with it. Mr. Darwin suggested getting speed bumps to help with the speeding issue on Cherry Lake. Mr. Nierengarten asked what the timeframe was for the paving on Cherry Lake. Mr. Wheeler

July 10, 2023

Bartram Springs Community Development District

responded that it would be late in 2024. Ms. Reynolds stated that she was meeting with the COJ traffic safety engineer on Wednesday, and she would request a study for Cherry Lake. Discussion ensued on the speed bump suggestion on Cherry Lake. She updated that Board on her continued communications with COJ regarding the installation of enhanced crosswalks. Mr. Walden thanked Mr. Darwin for coming to this Board meeting and that they valued his opinion.

THIRTEENTH ORDER OF BUSINESS Financial Statements

A. Balance Sheet as of May 31, 2023 and Statement of Revenue & Expenditures for the Period Ending May 31, 2023

Mr. Oliver reviewed the financial statements. A copy of the financials was included in the agenda package. The capital reserve balance is \$264,083.

B. Assessment Receipt Schedule

A copy of the assessment receipt schedule was included in the agenda package. The District is 99.64% collected.

C. Approval of Check Register

Mr. Oliver presented the check register for review.

On MOTION by Mr. Walden, seconded by Ms. Young, with all in favor, the Check Register, was approved.

FOURTEENTH ORDER OF BUSINESS Next Scheduled Meeting – August 14, 2023 at 9:30 a.m. @ Bartram Springs Club Amenity Center

Mr. Oliver stated the next meeting will be on August 14, 2023 at 9:30 a.m. in the same location. The time was adjusted for the August meeting only for the first day of school.

FIFTEENTH ORDER OF BUSINESS Adjournment

Mr. Oliver asked for a motion to adjourn the meeting.

On MOTION by Mr. Walden, seconded by Ms. McKinney, with all in favor, the meeting adjourned.

July 10, 2023

Bartram Springs Community Development District

DocuSigned by:
Jim Oliver
DTBASE5E7410418...
Secretary/Assistant Secretary

DocuSigned by:
Andrew Walden
6572483B0E2F449
Chairman/Vice Chairman