

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, February 10, 2025 at 6:00 p.m. at the Bartram Springs Club Amenity Center, 14530 Cherry Lake Drive, Jacksonville, Florida.

Present and constituting a quorum were:

Lacy Reynolds	Chairperson
Stephanie McKinney	Vice Chairperson
Taner Nierengarten	Supervisor
Joseph Largen	Supervisor
Joel Brighton	Supervisor

Also present were:

Jim Oliver	District Manager
Kyle Magee <i>by phone</i>	District Counsel
Terry Glynn	General Manager
Danelle DeMarco	Amenity Manager
Lori Dunham	Assistant Amenity Manager
Matt Biagetti	GMS
Paul Lukert	VerdeGo Landscapes
Bryan Wackes	VerdeGo Landscapes

*The following is a summary of the actions taken at the February 10, 2025 Bartram Springs Community Development District 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 attended the meeting in person constituting a quorum.

February 10, 2025

Bartram Springs Community Development District

**SECOND ORDER OF BUSINESS****Presentation by City of Jacksonville Council Member Raul Arias**

Ms. Reynolds explained that Council Member Arias wants to speak to their community to find out what their thoughts and feelings are as far as increasing the fees or not. She further explained that Mr. Arias reached out proactively, which is great. She encouraged the audience to request neighbors to come so that there is more audience participation from their community as a whole. This item was somewhat last minute, which is why they weren't able to advertise it to the community as much. Ms. Reynolds noted her appreciation for CM Raul Arias accommodating us tonight to come speak to our community. She added that she believes that Mr. Arias will address some of the updates regarding the crosswalk as well.

Council Member, Raul Arias, from Jacksonville (COJ District 11) addressed the Board and audience providing a legislative update regarding the proposed increase of waste collection fee. He explained that they were having conversations regarding a solid waste fee increase. He noted they are currently at \$12.50 per household per month which brings them to \$150 per year. The last increase was in 2010. He further explained that right now the legislation is proposed to bring it up to \$30.40, which will put them at \$364.80 per household per year. He pointed out that the way they pay for this is on their annual tax rolls, their property taxes, and they have additional fees. He noted that this is not part of their property taxes, it is part of the added services fees that they have. They have multiple fees. He explained that the reason they have fees implemented is because at any time the city council could either raise or lower the taxes. He pointed out that there is one party that can lower their taxes for their county and that is the state's governor. He further explained that if they lower their taxes, they save money, but it means their city services will suffer. The city auditors and the city council decided to look into what it would take to bring it up from the deficit they are at now. In order to bring it up to standard, they need to bring it up to a certain dollar threshold and also be able to maintain the threshold that they have for the services now, which is how they determined that the \$30.40 would be the number. He stated Council Member, Chris Miller, proposed an amendment to that legislation, which stated instead of going from \$12.50 to \$30.40, they should have a phased-in approach over the course of three years. He noted that they are voting on this tomorrow. If this amendment passes and goes through, it will take it from \$12.50 to \$27 the first year, \$29 the second year, and \$30.40 the third year. Council Member Arias provided his input stating they need to figure out a way to address this matter. He noted that solid waste is one department that he has questioned how it is possible that they are collecting \$100 but

February 10, 2025

Bartram Springs Community Development District

spending \$500. He added that this is not sustainable. He also pointed out that this proposal was proposed five years ago, and it failed. Council Member, Arias, stated Council Member, Chris Miller, wanted to present this proposal again now that they have a new class of council members who are a little more openminded to what is going on and also their economy. Council Member, Arias, stated he is in favor of this proposal because otherwise they are going to continue to grow this deficit.

Council Member Arias took Board and resident comments and questions.

Resident Joe thanked Council Member Arias for coming to the meeting today. He asked if a provision could be put into the amendment that states starting in year four, there is going to be a 5% or 3% increase every year, so after year four, five, six, etc., they don't have the same conversation where they go from \$30 to \$45. He asked if an amendment could be put in that the councilmen are bound by an incremental change. Council Member Arias responded that he would propose that for the next one, but not for the one tomorrow because it's already contentious.

Ms. Reynolds asked if this includes multi-family dwellings or only homeowners. She also asked if all the growth in his District that are apartments would be contributing to this as well. Council Member Arias responded it is whoever owns a property that pays property taxes. He added that they still pay some sort of waste fee. Ms. Reynolds asked if it would not be multi-family homes like apartments. Council Member Arias responded that he would get back with her on that question. Ms. Reynolds also asked what has increased in the trash pickup. She stated she completely agrees with the phased-in approach that Councilman Miller suggested. She noted that she supports that, but as a taxpayer in the southernmost part of Duval County, she thinks they feel forgotten a lot and they are always approving higher taxes. She added that they, as tax payers, don't get a lot of support and they are looking for that support. She explained that she agrees with the previous resident's comment and thinks it is prudent for an amendment, so they are not back in the same position as taxpayers in three to five years. Council Member Arias addressed Ms. Reynolds question on if this will improve any services stating they are in a deficit because they are paying the providers more than what they are charging this District. He pointed out that with this new waste increase, the city will be able to now generate an additional \$40,000,000 per year, which means that right now they are tapping into the general fund to cover the costs. He noted that his opinion is that the costs should be paid into by the waste collection fee. He stated that he will never be in favor of a tax increase, but the waste increase he is in favor of. Ms. Reynolds stated

February 10, 2025

Bartram Springs Community Development District

she wants to make sure that this increase isn't directly funding the new waste facility on Greenland Road and that the increase is truly catching them up from the deficit. Council Member Arias responded absolutely.

Mr. Nierengarten asked Mr. Arias if the services were for land debris, leaves, etc. or if it was just trash pickup. Mr. Arias responded that it was all of that.

Council Member Arias explained that they will have provisions to protect those who can't afford this increase. He further explained that those who can't afford the increase, will have to apply for exemption.

Ms. McKinney stated it's a service for the homeowners and the city is basically a middleman to the company that actually picks it up. She thinks it is fair to say that they should be paying for their own trash pickup.

Mr. Largen stated he thinks Council Member Arias is doing the right thing because they are in a \$40,000,000 deficit, which is taking away money from the general fund that could be used to make their District safer.

**THIRD ORDER OF BUSINESS**

**Audience Comments**

Mr. Oliver asked for any audience comments regarding items on the agenda. Hearing no comments, the next item followed.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the January 13, 2025 Meeting**

Mr. Oliver presented the meeting minutes from the January 13, 2025 Board of Supervisors meeting and asked for any comments, questions, or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Nierengarten, seconded by Mr. Brighton, with all in favor, the Minutes of the January 13, 2025 Meeting, were approved.

February 10, 2025

Bartram Springs Community Development District

**FIFTH ORDER OF BUSINESS****Discussion of Cost Share Opportunity with  
City of Jacksonville to Fund Crosswalk  
Flashing Lights**

In regard to the crosswalk/signage improvements, Ms. Reynolds asked for an update on the flashing lights. Council Member Arias stated he is committed for improvements to be funded mostly or even entirely by COJ. He stated they will follow up and update the Board soon. He reassured the Board that they are in the priority and this matter will not fall behind. He added that once he finds out where they are at, he will send an email to the Board with an update regarding this matter. Discussion ensued on this matter. Supervisor Brighton asked if they could move the pedestrian yellow triangle sign to the front of the tree that is located in the area leaving the neighborhood. Council Member Arias responded that once they come back with solutions as to what they are going to do, he wants the Supervisors to tell them what changes they want to their current landscape of signage so they can knock everything out at the same time. He requested an action item list from the Supervisors so he can address them all at once. He added that they will work on moving the sign that Mr. Brighton pointed out. The importance of public safety and timing was discussed. Council Member Arias urged residents to contact his office when in need of assistance with city services.

Ms. Reynolds noted the community's appreciation for Council Member Arias being there today to proactively approach everyone about how they feel about the matters discussed.

A resident proposed an idea to develop an opportunity for community service for high school students. He volunteered to coordinate with a high school contact to set up scheduling with residents that need help. He explained that he is trying to find a contact. Supervisor Brighton responded that he has a couple of connections at Atlantic Coast, and he has reached out. He explained that they directed him to the correct person at Atlantic Coast that handles this.

Ms. Reynolds asked if Mr. Arias could tell them who is on the civic council and if there is any representative of this part of the District. Mr. Arias responded that civic council is comprised of CEOs throughout the City of Jacksonville, and it has nothing to do with city council. He added that they don't appoint or designate anyone. He explained that it is a mix of a lot of different people in the city that comprise the civic council.

A resident commented on how important public safety is. She stated that something needs to be done to address the community's safety concerns.

February 10, 2025

Bartram Springs Community Development District

There was a comment and discussion on police patrolling their community more to provide better safety. Council Member Arias stated he would address this matter with the sheriff.

**SIXTH ORDER OF BUSINESS**

**Consideration of Renewal of Agreement with Barracudas Swim Team**

Mr. Oliver opened this item for discussion. John Bloom, of the Barracudas Swim Team, stated they shifted from a multi-year contract to annual. He proposed amendments to the Board. He presented information regarding the 2025 swim season. The term of renewal agreement was previously worked out between Mr. Bloom and Supervisor Brighton as designated by the Board.

Ms. Reynolds provided the home meet dates, which are May 17<sup>th</sup>, May 31<sup>st</sup>, June 14<sup>th</sup>, and June 28<sup>th</sup>. The practices will be Monday through Thursday daily with three practices from 3:45 p.m. 4:30 p.m., 4:30 p.m. to 5:30 p.m. and 5:30 p.m. to 6:30 p.m. because they break up the age divisions. She also noted that they always keep at least one lane open for residents. Mr. Brighton noted that a resident will always be able to make a reservation in the first lane right next to the gym, which will always take precedent over swimming and practices going in all six lanes. As far as walk ups, they have a plan to handle that to where it doesn't make it awkward for the resident. Mr. Brighton stated they are going to communicate this information through an email blast. He encouraged everyone to make sure they are receiving the email blasts because that is the best way to communicate. Mr. Bloom discussed the Friday evening setups. Ms. Reynolds pointed out that the parking arrangements that happened last year were phenomenal. She noted that they had a parking attendant helping, which worked out beautifully. She requested that they continue to do that. Mr. Brighton suggested temporary signs within the law to address parking issues.

On MOTION by Mr. Brighton, seconded by Ms. Reynolds, with all in favor, the Renewal of Agreement with Barracudas Swim Team, was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Proposals:**

- A. Dobson Electric for Pool Equipment Surge Protector Installation**
- B. Ron White Tennis Instruction**
- C. Vinyl Flooring in Club Suite**
- D. Rodent and Snake Deterrent**

Mr. Glynn presented a proposal from Dobson Electric for pool equipment surge protector installation. After Mr. Glynn's presentation and Board discussion, the Board agreed to approve the

February 10, 2025

Bartram Springs Community Development District

proposal with cost NTE \$8,350, subject to review by Mr. Glynn and Supervisor Nierengarten of alternate proposals/equipment sourcing.

On MOTION by Mr. Nierengarten, seconded by Ms. McKinney, with all in favor, the Proposal from Dobson Electric for Pool Equipment Surge Protector Installation NTE \$8,350 Subject to Review by Terry Glynn and Supervisor Nierengarten of Alternate Proposals/Equipment Sourcing, was approved substantial form.

Mr. Ron White’s proposal for tennis instruction was presented to the Board for consideration. The Board decided to table this item.

Mr. Glynn presented a proposal for vinyl flooring in the library. After discussion, the Board agreed to approve this proposal NTE \$3,500 subject to review of flooring samples by Board members.

On MOTION by Mr. Nierengarten, seconded by Ms. McKinney, with all in favor, the Proposal for Vinyl Flooring in Library NTE \$3,500, Subject to Review of Flooring Samples by Board Members, was approved.

Mr. Glynn presented a proposal for the rodent and snake deterrent. After discussion, it was decided to table this item.

**EIGHTH ORDER OF BUSINESS**

**Staff Updates:**

Mr. Wackes and Paul Lukert of VerdeGo presented the landscape maintenance update. Ms. Reynolds pointed out that there is a sprinkler that is shooting into the woods towards the school at the back end of the dog park. She also noted that the patch of grass in front of the clubhouse has never looked worse, and it needs to be maintained. Mr. Brighton asked if the irrigation in the circle around the fountain is working with no issues. The response was that there were issues with shorts in wires several months ago. A report on those issues will be available in the coming days. VerdeGo will provide cost data for the last two years of irrigation repair invoices, which will be discussed further at the March 10<sup>th</sup> workshop to be held at 5:00 p.m. in advance of the 6:00 p.m. CDD meeting.

February 10, 2025

Bartram Springs Community Development District

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Magee had nothing to report to the Board.

**B. Engineer**

There being no comments, the next item followed.

**C. District Manager**

Mr. Oliver stated the next meeting is in March and it will be time to start the budget process.

**D. Amenity Management & Field Operations**

**1. Report**

Ms. DeMarco presented the amenity management report. She asked for any questions. Ms. Reynolds asked if they were going to increase the summer camp fees a little this year. Mr. Oliver responded that they certainly could. The Board discussed increasing camp registrations fees. After discussion, it was decided to consider the camp fee increase for the 2026 Summer Camp. Ms. DeMarco asked for the Board’s consideration of a price increase for Kid’s Activity Night as well. After discussion, the Board agreed to a price increase for Kid’s Activity Night that will be \$15 per child, plus additional \$5 per non-resident guest.

On MOTION by Ms. Reynolds, seconded by Ms. McKinney, with all in favor, Increase Price for Kid’s Activity Night to \$15 Per Child Plus Additional \$5 Per Non-Resident Guest, was approved.

Discussion ensued on the Summer Camp. Regarding this year’s Summer Camp, Mr. Glynn noted that Lauren Berman will be coming back as their head camp counselor. He pointed out that she did a great job last year. He proposed a \$500 retention bonus to be awarded to Ms. Lauren Berman. The Board agreed and approved Mr. Glynn’s proposal.

On MOTION by Ms. Reynolds, seconded by Mr. Nierengarten, with all in favor, a \$500 Retention Bonus to be Awarded to Lauren Berman, was approved.



February 10, 2025

Bartram Springs Community Development District

Mr. Glynn presented the field operations report. He stated they would be working with AgrowPro to do more work on the field. He noted they are going to take a week off in between flag football and spring soccer. He also stated that one of the other more interesting things that came to their attention is a resident, Christine, would like to work on a graduate dedication project/graduate highlight program for the community. He explained that it would be some kind of signage or banners that they can do for the high school and college graduate in the community. Ms. Reynolds responded that would be an awesome thing for their community. She noted that she thinks the parents should provide some of the money for this. Mr. Glynn concluded his field operations report. Ms. Reynolds suggested revisiting the policies and discussing signage for the electric scooters and bikes to protect damage to turf because the policy is probably outdated.

**2. Program Revenue Share**

Mr. Oliver presented the program revenue share report to the Board.

**TENTH ORDER OF BUSINESS**

**Supervisor’s Requests and Audience Comments**

Mr. Brighton noted residents appreciation was awesome. He circled back around to the senior activities. He pointed out that there seems to be some interest in something called LRC, which stands for left, right, center. He suggested possibly trying to offer something along the lines of LRC Bingo for their community. He asked what the Board’s stance or process is on personal trainers that are not through Amenity Athletics training on the fields and charging for sessions. Ms. Reynolds responded that they would have to catch them and address the issue with the trainers.

Mr. Nierengarten asked for an update on the pavers at the Veterans Memorial Park. Mr. Glynn responded that they would start working on that tomorrow. He explained that they are going to work on a walkway design where they could have veterans or loved ones name inscribed on the paver. Mr. Nierengarten complimented the community stating that everything looks nice and is well upkept. He added that it is awesome that Mr. Glynn and staff are bringing stuff to them before it's a problem and not after.

Mr. Largen noted his appreciation for the staff’s communication, emails, phone calls and being open and willing to do whatever needed to make sure the Board is well informed.

Ms. McKinney stated good job and that everything is great.

February 10, 2025

Bartram Springs Community Development District

Ms. Reynolds stated great job on Kids Activity Night, The Vender Village and the Movie on the Lawn. She noted that she was very happy with the way everything has been done and presented to the community. She added that the communication to the community has been on point and she expressed her appreciation for that. She pointed out that they did spend a lot of money on the fountain to not see any colors on it specifically. She explained that it would have been really nice to have red or pink this month. She would like to see a multi-level fountain again. She stated Supervisor McKinney presented the Board with two signs that they could do temporarily. Ms. Reynold's proposed that they go ahead and approve this item or for Mr. Glynn to find something similar in compacity as the signs. She stated the signs are about \$350 a piece. She asked Mr. Glynn to do some research and find something that would be good for the community. Ms. Reynolds noted her appreciation for the staff members of this community and stated they have done a great job fixing everything. She asked for a follow-up on the app for the security monitoring. She also stated that if there is anything that the Board can do to support the staff, to let her know. She added that she would love to see an adult activity night also. She stated for staff to keep up the great work.

A resident asked what kind of snakes they were worried about. Mr. Glynn responded that it was mainly rattlesnakes and water moccasins. The Board thanked this resident for their comment and for attending the meeting today.

## **ELEVENTH ORDER OF BUSINESS                      Financial Statements**

### **A. Balance Sheet as of December 31, 2024 and Statement of Revenue & Expenditures for the Period Ending December 31, 2024**

Mr. Oliver presented and reviewed the financial statements as of December 31, 2024. He noted the Capital Reserve Fund is \$301,139 and another \$175,000 will transfer in for Fiscal Year 2025.

### **B. Assessment Receipt Schedule**

A copy of the assessment receipt schedule was included in the agenda package. The District is 97.45% collected.

### **C. Approval of Check Register**

Mr. Oliver presented the check register for review.

February 10, 2025

Bartram Springs Community Development District

On MOTION by Ms. McKinney, seconded by Ms. Reynolds, with all in favor, the Check Register, was approved.

**TWELFTH ORDER OF BUSINESS**

**Next Scheduled Meeting – March 10, 2025 at 6:00 p.m. @ Bartram Springs Amenity Center**

Mr. Oliver stated that the next meeting is scheduled for March 10, 2025, at 6:00 p.m. at this location. The Irrigation System Repairs Workshop will be on March 10, 2025 at 5:00 p.m.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

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

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

DocuSigned by:

*Jim Oliver*

D1B5E3E7410418...  
Secretary/Assistant Secretary

Signed by:

*Jacky Reynolds*

60806ED3BAF5480...  
Chairman/Vice Chairman