

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, May 12, 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:

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

Also present were:

| | |
|---------------------------|-----------------------|
| Jim Oliver | District Manager |
| Wes Haber <i>by phone</i> | District Counsel |
| Terry Glynn | GMS |
| Danelle DeMarco | GMS |
| Robert Durnan | GMS |
| Lori Dunham | GMS |
| Matt Biagetti | GMS |
| Paul Lukert | VerdeGo Landscapes |
| Brent Behrens | VerdeGo Landscapes |
| Bruno Perez | VerdeGo Landscapes |
| Alan Hall | VerdeGo Landscapes |
| Raul Arias | COJ |
| Evin Herzberg | COJ |
| Nina Sickler | Public Works Director |
| Chris LeDew | Traffic Engineer |
| Solveig Hackleman | Amenity Athletics |
| Tim Callahan | Amenity Athletics |

The following is a summary of the actions taken at the May 12, 2025 Bartram Springs Community Development District Board of Supervisors meeting.

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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. Staff member of the month, Sydnie Dixon was recognized for having the “It Factor!”

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

Councilman Raul Arias introduced Chris LeDew the chief of traffic engineering and Nina Sickler the public works director who presented insight on crosswalk devices on Bartram Springs Parkway. Rumble strips are on schedule for the next two to three months but public works would welcome feedback from resident survey.

Ms. Rynolds stated adding the lights in the middle did improve visibility. She expressed concern about communication from the City of Jacksonville regarding the crosswalk project and this being the first they are hearing about the rumble strips. There are flashing road work signs in the neighborhood and they have no idea what that is about. Mr. Brighton stated this is the first time they are hearing about rumble strips. He asked what it looks like when it is finished and when is it expected to be finished. Mr. LeDew stated what is there now is what they are recommending but will add rumble strips approaching the crosswalk in both directions and thermoplastic white stripes. He brought up the possibility of a speed table and recommended a public meeting to make sure everyone wants that and then figure out how to pay for it. Mr. Bright noted he feels much better about it now with the lights, getting the trees trimmed and the new signs than he did a couple of months ago. He did note two road work trailers have been brought in and the high-ranking officials present at the meeting couldn’t tell him why.

Mr. Nierengarten asked to put something for reflective pedestrian crossing where the center line is. Mr. LeDew noted those don’t last very long in intersections.

Mr. Largen asked about lowering the speed limit to 30-35 mph and the cost associated with that other than putting up speed limit signs. He asked if that would be possible? Mr. LeDew stated probably not. The road was built as a 40-mph road.

Ms. McKinney stated if the speed limit was only 30 then it makes the crosswalks more feasible. She expressed concern about the rumble strip sound to surrounding homes.

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THIRD ORDER OF BUSINESS**Audience Comments**

Mr. Oliver asked for any audience comments regarding items on the agenda.

Resident – Stated if the Board sends out a survey, she would like them to include stats as to why flashing lights are not designed for high-speed roads.

VerdeGo provided landscape updates and responded to the Board of Supervisors questions and concerns regarding communication, reporting, color coded zone maps, wet check accuracy, and irrigation schedule.

Mr. Brighton noted his focal point is the athletic fields and the pond around the circle and he still hasn't seen the irrigation around the pond run. Mr. Behrens stated he will run that. Mr. Oliver will reach out to Alex Acree to contact COJ and ETM to try to get the irrigation as built.

FOURTH ORDER OF BUSINESS**Approval of Minutes of the April 14, 2025 Meeting**

Mr. Oliver presented the minutes from the April 14, 2025 Board of Supervisors meeting and asked for any comments, questions, or corrections. No revisions.

On MOTION by Ms. Reynolds, seconded by Mr. Nierengarten, with all in favor, the Minutes of the April 14, 2025 Meeting, were approved.

FIFTH ORDER OF BUSINESS**Consideration of Proposals****A. Pickleball Court**

The Board tabled the pickleball court proposals as staff works with the District Engineering team on measurement, renderings and a cost analysis. Add to next agenda.

B. Amenity Pool Audio

Mr. Durnan noted the existing pool audio system is unfunctional however they would like to use the existing system to be able to get it up and running. He noted the Theater Concepts quote came in at \$12,993. Hi-Tech came in the lowest at \$8,500. Both estimates provided 20 speaker replacements in the pool area. The Five Smooth quote came in at \$14,300 which only included 10 replacement speakers. All of the warranties are similar. Ms. McKinney asked if surge protectors are an option.

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On MOTION by Ms. Reynolds, seconded by Ms. McKinney, with all in favor, the Hi-Tech proposal for pool audio replacement and upgrades, \$8,500, was approved.

C. Amenity Athletics

Ms. Reynolds stated her concern is proration of the contract. There should be no proration but instead just 10% for basketball across the board with no additional nonresident fee, \$10 nonresident fee for all other sports. Unfortunately, amenity athletics has become more nonresident than resident. The only thing they have been lacking is getting the actual rosters 20 business days after the fact. Ms. Hackleman noted they only prorate the U15 and they only pay nonresidents to Heritage Landing and to Bartram Springs. Mr. Nierengarten presented the proration worksheet that he has worked on. He noted in the future potentially trying to put a cap on the nonresidents which would reduce the overall program. Ms. McKinney feels prorating it seems fair if you are having to pay two locations for one kid and she doesn't want to start excluding nonresidents. Mr. Largen noted keeping it simple is easier and would like the nonresidents to continue to be included to keep the program alive. Mr. Brighton suggested to move the fields every three to four weeks.

On MOTION by Mr. Nierengarten, seconded by Ms. McKinney, with all in favor, the proposal as presented by Amenity Athletics, non-resident fee to be prorated and report will be provided within 20 business days, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-03, Approving the Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing Date to Adopt (*proposed budget will be sent under separate cover*)

Mr. Oliver handed out the latest version of the budget, reviewed the budget and explained the budget process. The budget will be refined at the June meeting. The public hearing will be held in conjunction with the July 14th meeting. The Board will adopt the budget and certify the assessment roll to turn into Duval County by July 31st. He reviewed the budget. The capital reserve contributions will be lowered and excess funds from the Series 2021 revenue account can be transferred lowering the assessment increase.

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On MOTION by Ms. Reynolds, seconded by Ms. McKinney, with all in favor, Resolution 2025-03, approving the proposed budget for fiscal year 2026 and setting a public hearing for July 14, 2025 at 6 PM to adopt the budget, was approved.

The Board discussed commercial unit assessment methodology. Assessment information on commercial units will be sent to the Board.

SEVENTH ORDER OF BUSINESS

Staff Updates

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber had nothing to report but offered to take any questions.

B. Engineer

The District Engineer was not on the line.

C. District Manager

Mr. Oliver reminded the Board of the Form 1 updates due by July 1st electronically with the Division of Ethics. Check the block that you completed the 4 hours of ethics training during 2024. Four hours of ethics training is required again this year by December 31st to report on the Form 1 in July 2026. An ethics training link will be circulated.

D. Amenity Management & Field Operations

1. Report

Mr. Haber discussed the E-bike and motorized vehicle policy. The District has the right to either limit or prohibit the use of E-bike on District property, but enforcing is a concern. The Board discussed Touch a Truck event to educate on E-bike safety. Free helmet program tie into back-to-school event.

Ms. DeMarco reviewed the Amenity Report. The swim season is off to a great start. She spoke about implementing lifeguard in service. Ms. Reynolds suggested setting slide hours, closing at 8:30 and would like to schedule a policy workshop. The Board discussed access to the irrigation controls. The irrigation pond level is too high.

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Mr. Glynn reviewed the Field Operations Report.

2. Program Revenue Share

March's revenue share was \$330.95. The total is \$3,486.

NINTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Brighton asked if revenue is being collected from the food trucks. Ms. DeMarco stated yes. He spoke about being consistent with the lifeguards, enforcing it. The road gutters and curbs need to be pressure washed (COJ & SJC). Reminder of first home swim meet. Bushes in line of sight need to be addressed.

Mr. Nierengarten doesn't feel VerdeGo is fulfilling their contract and unless they change drastically, he foresees a motion to term VerdeGo in the future. Spoke about it being up to the Board to determine bonus structure.

Mr. Largen agreed with Taner on VerdeGo not doing well. Recognized staff.

Ms. McKinney spoke about signage along the parkway, survey regarding crosswalk and rumble strips. Landscape is bad. Ms. Reynolds stated landscape requires a formal RFP process.

Ms. Reynolds appreciates all of the formal communication. Would like to schedule the policy workshop for June 9th at 4 PM. The community loves all of the events.

TENTH ORDER OF BUSINESS

Financial Statements

A. Balance Sheet as of March 31, 2025 and Statement of Revenue & Expenditures for the Period Ending March 31, 2025

Mr. Oliver presented the unaudited financials through March 31, 2025. There are no unusual variances in the income statement. There should be a modest positive variance at the end of the year.

B. Assessment Receipt Schedule

Mr. Oliver stated the District is 98.55% collected.

C. Approval of Check Register

Mr. Oliver presented the check register totaling \$117,966.62 for Board approval. Ms. Reynolds questioned repairs done in the men's restroom.

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

ELEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – June 9, 2025 at 6:00 p.m. @ Bartram Springs Amenity Center

Mr. Oliver stated the amenity policy workshop is scheduled for June 9, 2025 starting at 4:00 p.m. followed by the CDD meeting at 6:00 p.m. at this location.

TWELFTH ORDER OF BUSINESS

Adjournment

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

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

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Jim Oliver

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Secretary/Assistant Secretary

Signed by:

[Signature]

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Chairman/Vice Chairman