

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, June 9, 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
Wes Haber <i>by phone</i>	District Counsel
Terry Glynn	GMS
Danelle DeMarco	GMS
Robert Durnan	GMS
Lori Dunham	GMS
Matt Biagetti	GMS
Brian Wackes	VerdeGo Landscapes
Brent Behrens	VerdeGo Landscapes
Eric	VerdeGo Landscapes
Gemma Cage	Jacksonville Mom Strength

The following is a summary of the actions taken at the June 9, 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 were in attendance constituting a quorum. Ms. Reynolds asked to hold a moment of silence for former Board member Marty Kaufman. She made a motion to present an item in remembrance of Marty.

June 9, 2025

Bartram Springs Community Development District

On MOTION by Ms. Reynolds, seconded by Mr. Nierengarten, with all in favor, to send plant/flower in remembrance of Marty Kaufman, was approved.

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Oliver opened the audience comment period.

Resident spoke about Marty Kaufman.

THIRD ORDER OF BUSINESS

Approval of Minutes of the May 12, 2025 Meeting

Mr. Oliver presented the minutes from the May 12, 2025 Board of Supervisors meeting and asked for any comments, questions, or corrections. The Board had no changes to the minutes.

On MOTION by Ms. Reynolds, seconded by Ms. McKinney, with all in favor, the Minutes of the May 12, 2025 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Proposals

A. The Lake Doctors

Mr. Oliver reviewed the Lake Doctors proposal for \$1,889 per month and \$2,200 for stoking up to 200 grass carp.

On MOTION by Ms. Reynolds, seconded by Ms. McKinney, with all in favor, the Lake Doctors Proposal for FY26 at \$1,889 per month and \$2,200 for Stocking 200 Grass Carp, was approved.

B. AC Replacement in Club Suite/Flex Room

Mr. Durnan presented a proposal from River City Mechanical Services NTE \$26,500 for replacement of HVAC system for the club suite/flex room. Staff will verify warranty.

On MOTION by Mr. Nierengarten, seconded by Ms. McKinney, with all in favor, the River City Mechanical Services NTE \$26,500 for Replacement of HVAC System for Club Suite/Flex Room, was approved.

June 9, 2025

Bartram Springs Community Development District

C. Atlantic Coast High School

Ms. Reynolds presented the Atlantic Coast High School proposal for the swim team to utilize the Bartram Springs pool for the Fall 2025 season (08/06/25 through 10/31/25, Monday through Thursday). Practice is 2:30 to 4:30 and one lane will be kept open for residents and lap swimmers at all times.

On MOTION by Ms. Reynolds, seconded by Ms. McKinney, with all in favor, the Atlantic Coast High School Proposal for Swim Team to utilize the Bartram Springs Pool for the Fall 2025 Season, was approved.

D. Mom Strength for Group Fitness Classes

Gemma Cage the owner of Jacksonville Mom Strength spoke about providing outdoor fitness classes on District property with 10% revenue share. Classes of 15 residents.

On MOTION by Ms. Reynolds, seconded by Mr. Nierengarten, with all in favor, Jacksonville Mom Strength to provide outdoor fitness classes on District Property with 10% Revenue Share, was approved.

Mr. Oliver noted next is an update from VerdeGo.

Mr. Wackes provided a landscape update from VerdeGo. He noted limbs and bushes blocking the crosswalk sign on the exit side. The irrigation was discussed.

FIFTH ORDER OF BUSINESS**Discussion of Pickleball Court Layout**

The Board discussed pickleball court layout and options for four courts would not be regulation standards for official pickleball events. Staff to bring proposals for resurfacing/stripping and alternate option of using tape.

SIXTH ORDER OF BUSINESS**Discussion of Fiscal Year 2026 Approved Budget (adoption July 14, 2025)**

Mr. Oliver stated the Board reviewed the budget at the last meeting in May and made some minor changes. The increase was brought down to a little over 3%. Mailed notice will need to be sent to residents announcing a public hearing. Assessments can't be increased above what has already been noticed. Mr. Nierengarten suggested when the form letter goes out, reminding the

June 9, 2025

Bartram Springs Community Development District

residents there was no increase last year to better justify the 3% increase. Budget adoption will be August 14th.

SEVENTH ORDER OF BUSINESS

Update Regarding Comcast Revenue

Mr. Oliver stated they get quarterly marketing revenues from Comcast based on an agreement years ago where the developer got all of the revenues. Counsel negotiated with Comcast to get the District some marketing revenue. He noted about \$25K is budgeted to receive each year. For this quarter, the District is receiving \$5,468.27.

EIGHTH ORDER OF BUSINESS

Staff Updates

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber had no updates but offered to take any questions. Ms. Reynolds stated at the last meeting the City of Jacksonville and their public works department recommended not putting in the flashing beacons because with the speed limit it would make it less safe. In the event there is a travesty, who would be responsible for that, the City of Jacksonville or the CDD? Mr. Haber noted there isn't tremendous exposure to the CDD because of the sovereign immunity issue and because they are city roadways.

B. Engineer

The District Engineer was not on the line.

C. District Manager – Report on the Number of Registered Voters (3,686)

Mr. Oliver reported as of April 15, 2025 Bartram Springs CDD had 3,686 registered voters. He reminded the Board to electronically file their Form 1 by July 1st.

D. Amenity Management & Field Operations

1. Report

Ms. DeMarco reviewed the Amenity Managers Report on page 54 of the agenda package. Mr. Brighton asked when there is working audio out at the pool, will the policy of no boom boxes, speakers, etc. on the pool deck be enforced. Ms. DeMarco stated yes.

June 9, 2025

Bartram Springs Community Development District

Mr. Glynn spoke about the microburst and praised staff for their quick response and cleanup. Ms. DeMarco recognized staff member of the month - Elia Attieh, returning lifeguard for his exemplary service and the go to resource for information.

Mr. Durnan reviewed the Operations Managers Report on page 54 of the agenda package.

Ms. Reynolds asked if Lake Doctors has changed out the fountain head to change colors. Mr. Durnan stated it will be done tomorrow first thing. She asked about the survey on the crosswalks, roads and feasibility study done by public works. The 3 options are leave it as is, the rapid flashing beacons and then the rumble strips. She noted the pond fountain head/light out. Mr. Durnan stated its probably about a week out. She noted the old clock on the pool deck needs to be replaced.

2. Program Revenue Share

April's revenue share was \$742.56

TENTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Brighton - Kudos to the team on microburst response. He spoke about repainting or putting reflectors on the bullnose at the front. He put in a request with 630 City to have gutters pressure washed. Need to explore shade option for the playground. The tree coming in the neighborhood on the left needs trimming (he will send a picture of it) blocking light. Pool furniture replacement. Kudos to basketball court resurface. Post a sign with QR code to stay up to date on events. Revisit thunderstorm policy. Don't become complacent.

Mr. Nierengarten - Found 20 items in the landscaping contract with VerdeGo where they are not meeting the contractual requirements. Review scope of services and put out a formal RFP. Consensus for staff to work with Board to refine project manual and scope for landscape RFP. Revenue sharing for amenity athletics, they want to redact their names and addresses for nonresidents. Retention bonus- a specific bonus to retain people who have been with us. The other part is a structured annual or periodic bonus structure that has specific ratable criteria in specific regions— add as agenda item. Jim will send sample structure.

Mr. Lagen – Kudos on cleanup. Agrees with Taner's thoughts on landscape.

June 9, 2025

Bartram Springs Community Development District

Ms. McKinney – VerdeGo – Time to go to RFP. Spoke about playground shade. Loves communication, wants more of it. A mirror is needed for turning left from Everett to Bartram Springs Blvd to see traffic coming.

Ms. Reynolds – Kudos to microburst cleanup. Memorial Day event was great. The ponds up front are high; all other ponds are shallow. Gutters on Cherry Lake clogged? Phasing out glass tables? Get quote for lounge chairs & tables. Summer camp drop-in for next year? Flag football starting. Natural gas bill went up significantly, page 103-123. Sweetwater Creek CDD was put in their package – was voided. TECO & Florida Natural Gas – Same company?

Resident – Stated the bushes by the crosswalk need to be cut down.

Resident – What makes a good Board is when you can agree and disagree. Talk to St. Johns County on plan for getting in and out of 7 Eleven. Suggested renaming Veterans Park to Kaufman’s Park.

ELEVENTH ORDER OF BUSINESS Financial Statements

A. Balance Sheet as of April 30, 2025 and Statement of Revenue & Expenditures for the Period Ending April 30, 2025

Mr. Oliver presented the unaudited financials through April 30, 2025. The Capital Reserve Fund has \$295,307.

B. Assessment Receipt Schedule

Mr. Oliver stated the District is 99.29% collected.

C. Approval of Check Register

Mr. Oliver presented the check register totaling \$107,138.68 for Board approval.

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

TWELFTH ORDER OF BUSINESS

Next Scheduled Meeting – July 21, 2025 at 6:00 p.m. @ Bartram Springs Amenity Center

Mr. Oliver stated the next scheduled meeting is July 21, 2025 at 6:00 p.m. @ Bartram Springs Amenity Center.

June 9, 2025

Bartram Springs Community Development District

THIRTEENTH ORDER OF BUSINESS Adjournment

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

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

DocuSigned by:

D1BA5E5E7410418
Secretary/Assistant Secretary

Signed by:

60806ED3BAF5480...
Chairman/Vice Chairman