

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 21, 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	District Counsel
Matt Biagetti	GMS
Terry Glynn	General Manager
Danelle DeMarco	Amenity Manager
Robert Durnan	Operations Manager
Lori Dunham	Assistant Manager, Lifestyles
Raul Arias	City Council Member
Greg Corcoran	JEA
Evan Herzberg	Assistant to Raul Arias
Brian Wackes	VerdeGo Landscapes
Brent Behrens	VerdeGo Landscapes
Eric	VerdeGo Landscapes

The following is a summary of the actions taken at the July 21, 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.

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SECOND ORDER OF BUSINESS

Audience Comments

Mr. Oliver opened the audience comment period with exception of the JEA matter and budget.

THIRD ORDER OF BUSINESS

Approval of Minutes of the June 9, 2025 Meeting

Mr. Oliver presented the minutes from the June 9, 2025 Board of Supervisors meeting and asked for any comments, questions, or corrections. Mr. Brighton noted it was mentioned in the minutes that he presented the swim team but it was Ms. Reynolds who presented it. The practice times in the minutes are wrong but later on in the packet it is correct. Practice times 2:30 to 4:30, no staff, they aren't allowed in without the coach present and that is from August 6th through October 31st.

On MOTION by Ms. Reynolds, seconded by Ms. McKinney, with all in favor, the Minutes of the June 9, 2025 Meeting, were approved as revised.

FIFTH ORDER OF BUSINESS

Discussion of JEA Electric Reliability Project

Mr. Oliver noted this item has been moved up. Mr. Greg Corcoran provided an overview of the Electric Reliability Project which connects two major substations.

Resident spoke about price increases and approved future price increases due to improvements.

Councilman Arias spoke about what the project will entail and the timeline to complete the project.

Resident asked if this is not going to service their community why can't they be put on the other side of the road. If Bartram Springs pay to bury the powerlines, how will residents be assessed in terms of special assessments? Mr. Oliver stated about \$35 per household as part of the on-roll assessments.

Resident asked if residents would have to pay a monthly fee for JEA for these poles. Mr. Corcoran stated no. Ms. Reynolds stated it would be taken from the capital reserves from the CDD budget and then residents wouldn't be billed until FY27. Who is responsible for any sustainment or maintenance costs if something happens? Ms. Reynolds stated JEA.

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Resident asked if JEA has the plans for the new overpass for 95 and asked if they could share them. He referred her to DOT. Ms. Reynolds stated the CDD does not know. Mr. Corcoran stated the connection is happening whether its overhead or underground, it is going to happen. The question is if the District wants the poles and the neighborhood to look obstructed with the poles or not.

Resident asked how many poles will be used. About 6 poles. He asked if the poles are 135 mph wind proof, what about the lines? Mr. Corcoran stated they do well.

Resident asked where would the lines actually go back into the community. Mr. Corcoran stated the 7/11 is where they would go underground.

Resident asked what are the lines that come out of the ground by 7/11, how to you provide safety and security when the powerlines are accessible. Mr. Corcoran noted the lines are in PVC conduit.

Resident stated they are concerned about poles being in the median in front of the entrance, how close to Racetrack Way are those poles? Mr. Corcoran stated they try to get as close as they can to the property line and the right of way line.

Resident asked if the lines can be pushed further back? Ms. Reynolds noted there is an easement back there. Mr. Corcoran noted the lines need to be accessible for service.

Ms. Reynolds reviewed the crosswalk survey results. There were 197 responses to adding rumble strips to Bartram Springs Parkway with 52% yes and 47% no. There were 197 responses on the flashing beacon lights with 60 yes and 137 no. The installation of the beacon lights is \$42K. The City of Jacksonville would split the cost with the District but the City of Jacksonville does not recommend the beacons on 40 mph roadways. The next survey question is Bartram Springs Parkway acceptable to you as it currently is. There were 196 responses with 58% yes and 41 no. The final result is the desire of the community to keep Bartram Springs Parkway the way it is now.

Resident doesn't understand why the speed limit can't be lowered. Mr. Arias stated they would have to redesign the whole road.

Resident suggested cutting down some of the bushes to help with line of sight.

Resident asked if there will be a dedicated sidewalk shoulder on the overpass. Mr. Arias emailed FDOT.

Resident asked will those power lines only supply Bartram Springs. Mr. Arias noted they will supply the entire community, not just Bartram Springs.

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VerdeGo provided the landscape report including plantings, upcoming wet check service, and weed spraying. Ms. Reynolds asked if they are getting the monthly report. He noted he has one from last month. She would like to see a follow up on the deficiencies with pictures. Mr. Largen asked if there is a plan to put mulch in the median coming into the neighborhood as it looks really bad right now. He sent a request for mulch but it hasn't been approved yet.

FOURTH ORDER OF BUSINESS**Acceptance of Fiscal Year 2024 Audit Report**

Mr. Oliver stated the District is required to have an independent CPA firm perform an annual audit. Grau & Associates is the Districts auditor. It is a clean audit.

On MOTION by Ms. Reynolds, seconded by Mr. Nierengarten, with all in favor, the Acceptance of Fiscal Year 2024 Audit Report, was approved.

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

Mr. Durnan received estimates to turn one tennis court with two existing pickleball courts into four pickleball courts. He presented proposals from Field Ops at \$49,975, PSA at \$47,701 (both courts to be resurfaced). He requested a second estimate for resurfacing the existing pickleball courts which came in at \$35,964 and an estimate from MOR Sports Group at \$54,910. This item was tabled, and no action was taken.

B. Sod Replacement

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS**Public Hearing Adopting the Budget for Fiscal Year 2026**

Mr. Oliver asked for a motion to open the public hearing and assessment hearing.

On MOTION by Ms. Reynolds, seconded by Mr. Nierengarten, with all in favor, to Open the Budget Hearing and Assessment Hearing, was approved.

Resident asked who pays for the children's programs and does it come out of CDD fees.

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Ms. Reynolds noted summer camp is paid individually by the campers themselves. Kids activity night is a \$15-\$20 fee to the residents, self-sustained revenue. The community is not paying for those programs. Swim team is a revenue share.

Resident asked On the swim team, how much money does the CDD get from the swim team for using the pool? Ms. Reynolds noted its \$5 per participant plus an addition for nonresidents.

Resident asked to change swim practice time to 12:00-3:00. Ms. Reynolds stated they can talk to the president about that.

Mr. Oliver asked for a motion to open the public hearing.

On MOTION by Ms. Reynolds, seconded by Mr. Nierengarten, with all in favor, Closing the Budget Hearing and Assessment Hearing, was approved.

A. Consideration of Resolution 2025-04, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2026

Mr. Oliver stated a proposed budget was approved at the May 12th meeting. Budget increase was proposed at 11%, brought down to 3.1%. Money can be moved from line to line throughout the year. He provided an overview of the budget on page 61 of the agenda package. Mr. Brighton recommended on the budget narrative a change in wording. On the recreation fund, rename inflatables to camp rec supplies.

Mr. Magee reviewed Resolution 2025-04 stating the amended budget attached as exhibit A is hereby adopted by the Board for FY26. It will be obtained in the office of the District Manager and posted on the District website. It appropriates the revenues of the District for FY26.

On MOTION by Ms. Reynolds, seconded by Ms. McKinney, with all in favor, Resolution 2025-04, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2026, was approved.

B. Consideration of Resolution 2025-05, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2026

Mr. Magee stated Resolution 2025-05 is to levy the assessments to pay for the budget that just passed. The Board authorizes the funding mechanisms for the adopted budget attached as exhibit A and the assessment roll attached as exhibit B. Imposing O&M assessments to pay for

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operation and maintenance. Since there was a budget increase this year, this will serve as the maximum rate. He asked for a motion to accept Resolution 2025-05 to levy assessments.

On MOTION by Ms. Reynolds, seconded by Ms. McKinney, with all in favor, Resolution 2025-05, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2026, was approved.

EIGHTH ORDER OF BUSINESS

Staff Updates

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Magee had no updates. Ms. Reynolds suggested from a legality purpose, they need to keep an eye on the JAE project.

B. Engineer

Mr. Oliver had nothing from the District Engineer.

C. District Manager – Discussion of Fiscal Year 2026 Meeting Schedule

Mr. Oliver reviewed the proposed meeting schedule for FY26, monthly meetings at 6:00 p.m. the second Monday of each month. Mr. Brighton asked for October 13th to be a morning meeting at 8:30 a.m., all other meetings stay at 6:00 p.m.

On MOTION by Ms. Reynolds, seconded by Mr. Largen, with all in favor, the Proposed Meeting Schedule as Revised Moving the October 13th Meeting to 8:30 a.m., was approved.

Mr. Oliver reminded the Board of the ethics training due by December 31st.

D. Amenity Management & Field Operations

1. Report

Ms. DeMarco presented the Amenity Report. She noted a great camp and great swim team. The Atlantic Swim Team starts on August 6th. She spoke about Keliyah, staff member of the month. She is phenomenal and exemplifies what it takes to be a camp counselor.

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Mr. Durnan presented the Operations Report.

2. Program Revenue Share

Ms. DeMarco stated Mays revenue share was \$439.95

TENTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Largen spoke about upgrading the camera system. The pavers at Veterans Park look nice. A space on the perimeter plaque. The flag pole base is cracked. The medians look bad, need mulch.

Ms. McKinney asked why they haven't mulched. Spoke about the pictures from Realtors of the community and amenity center, someone asked her for them. Can we provide? Ms. Reynolds stated GMS would want their own property photos to show what they have done and maintained.

Mr. Brighton spoke about putting the QR code on a banner that people can scan and get emails, access to directed to the IG page. The street gutters are not covered by the City of Jacksonville. Would like to have all curbs pressure washed. Jacksonville is requesting that old school zone signs be removed. Veterans Park looks awesome. Appreciates transparency on the survey. Start working from bull nose to bull nose Ginnie Springs in the median to the school upgrading landscaping. The Fourth of July event was awesome. Has heard nothing but great reviews of the summer camp.

Mr. Nierengarten stated the 4th of July event was a lot of fun. Camp is going game busters, lots of cool things going on. A lot of stuff is being fixed and addressed, appreciated. Spoke about reviewing landscape scope of services and will push for RFP in two weeks. Mr. Oliver noted to direct staff to prepare a project manual to bring to the August meeting. Ms. Reynolds stated they have to have an agreement on the RFP as a Board collectively before putting out said RFP.

On MOTION by Mr. Nierengarten, seconded by Mr. Brighton, with all in favor, Schedule Workshop for Wednesday August 6th at 6:00 PM for Landscape RFP and Finish Policies, was approved.

Ms. Reynolds congratulated GMS and the Board for working together prudently in the best interest of the residents for the budget and keeping assessments low. Happy with amenity staff and great events. Shout out to Robert for fixing the start block for the swim meet. Bingo and the

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comedy show were fun. There are more adult friendly events in the community. The painting party was fun. Music selection on the pool deck is a great mix with good sound. Firepit chairs are a great addition. She would like to see quotes on upgrades to the security system sooner than later. Working with City Council office on school crosswalk, disappointed on not getting the flashing beacon. She is okay with an RFP for landscaping but just wants to make sure it's done correctly. The amenity athletics revenue share has to be in the report every meeting. Hopes to continue to see revenue share from the food trucks.

Resident stated the flashing beacon was obstructed by trees. Ms. Reynolds stated work has been done several times. The trees have been cut back but with it being summer they grow fast. Will continue to maintain that eye site for the flashing beacons that are there.

Resident asked if maintenance could pressure wash the street signs that have algae on them. The city is responsible to maintain some of the signs. Get the number off the pole and put in a ticket with the city.

Resident stated badges really need to be checked before entering the amenity/pool. Ms. Reynolds stated a service window has been opened up to also take the residents card and scan it.

Resident stated there is a broken dead limb in the first oak tree coming in the entrance of the community.

Resident stated great job for getting the public works folks, JEA and councilman Arias out to the meetings. Really appreciated.

ELEVENTH ORDER OF BUSINESS Financial Statements

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

Mr. Oliver presented the unaudited financials through May 31, 2025.

B. Assessment Receipt Schedule

Mr. Oliver stated the District is 100.32% collected.

C. Approval of Check Register

Mr. Oliver presented the check register totaling \$107,708.35 for Board approval. Mr. Brighton had a question on the monthly meeting for Kutak Rock; invoices are dated 12/03/21. He

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will look into. Mr. Nierengarten spoke about the M&M invoice from December and it's a voided check. Mr. Oliver will look into the matter. It appears the check was voided and re-issued.

On MOTION by Ms. Reynolds, seconded by Mr. Nierengarten, with all in favor, the Check Register \$107,708.35 Subject to GMS Follow Up, was approved.

TWELFTH ORDER OF BUSINESS

Next Scheduled Meeting – August 11, 2025 at 6:00 p.m. @ Bartram Springs Amenity Center

Mr. Oliver stated the next scheduled meeting is August 11, 2025 at 6:00 p.m. @ Bartram Springs Amenity Center. There will be a workshop on August 6th at 6:00 p.m. to discuss landscape RFP and the policies.

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

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Secretary/Assistant Secretary

Signed by:

[Signature]

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Chairman/Vice Chairman