

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 9, 2026, at 6:01 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 <i>by phone</i>	Vice Chairperson
Joel Brighton	Supervisor
Taner Nierengarten	Supervisor
Joseph Largen	Supervisor

Also present were:

Matt Biagetti	District Manager
Joe Brown <i>by phone</i>	District Counsel
Mike Silverstein <i>by phone</i>	District Engineer
Terry Glynn	General Manager
Danelle DeMarco	Amenity Manager
Andy Antonopoulos	Operations Manager
Rodney Hicks	Brightview
John Bloom	Barracudas Swim Team

The following is a summary of the actions taken at the February 9, 2026, Bartram Springs Community Development District Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Biagetti called the meeting to order at 6:01 p.m. and called the roll. Four Supervisors were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Biagetti opened the audience comment period for agenda items only. There were no audience comments.

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THIRD ORDER OF BUSINESS

Brightview Landscape Update

The landscaping vendor provided an update regarding recent cold weather damage and irrigation system improvements. Due to recent freezes, several cold-sensitive plant materials are showing damage. However, no immediate trimming or replacement is recommended. The vendor advised waiting until late March to trim and fertilize, then reassess plant recovery before determining if replacements are needed.

Irrigation remains a primary focus. Tree root growth and aging infrastructure have caused mainline and heads issues, particularly near sidewalks. Several battery-operated valves were identified, and staff is preparing a comprehensive irrigation map. A wireless controller option was discussed that would allow centralized management of battery valves and improve system coordination. A proposal will be provided.

Supervisors noted improved irrigation and requested that future reports be included in meeting packets when possible, along with photos of major repairs. Attention was also requested for median trash and improving turf conditions in high-visibility areas, particularly near the food truck space and along the lake.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the January 12, 2026 Meeting

Mr. Biagetti presented the minutes from the January 12, 2026, 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 Mr. Brighton, with all in favor, the Minutes of the January 12, 2026 Meeting, were approved.

FIFTH ORDER OF BUSINESS

Consideration of Barracudas Swim Team Renewal

Mr. Bloom, president of the Barracudas Swim Team, presented the proposed 2026 swim season schedule, including practice dates beginning the last week of April and tentative Saturday meet dates (three to four meets anticipated). Practice times will follow the same format as prior years: afternoon practices while school is in session and morning practices once school is out.

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Mr. Bloom confirmed that last year’s resident/non-resident fee structure (\$5 residents / \$10 non-residents) generated approximately \$930 in total contributions.

Facility use logistics were discussed, including storage, parking, and pool deck congestion during meets. Staff reported that the last season operated smoothly with designated storage space and parking coordination. The Board discussed potentially utilizing the rear field area more effectively to reduce congestion on the pool deck and agreed this would be further coordinated through meet communications.

The condition of the starting blocks was discussed. The swim team will review options for refurbishing versus replacing the blocks and provide a proposal. Potential shared contributions from other user groups will be explored.

Mr. Bloom also raised the possibility of purchasing a scoreboard using previously donated funds (approximately \$3,000). The Board requested additional information and examples before considering any expanded or multi-purpose display options.

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

SIXTH ORDER OF BUSINESS

Ratification of Agreements

A. Independent Contractor Agreement with Maria Ondrey for Yoga

Mr. Biagetti reviewed the Independent Contractor Agreement with Maria Ondrey for yoga services, included under Tab A of the agenda packet. The agreement had previously been executed and was presented for ratification.

On MOTION by Ms. Reynolds, seconded by Mr. Brighton, with all in favor, the Independent Contractor Agreement with Maria Ondrey for Yoga, was ratified.

B. Non-Exclusive License Agreement with First Coast Vendor Village

The Board considered ratification of the Non-Exclusive License Agreement with First Coast Vendor Village, which had previously been executed. Discussion included clarification that the reference to the field in the agreement stemmed from an earlier proposal to hold a vendor village in conjunction with a Fall Festival event, which ultimately did not occur. Events will continue to be held in the established amenity area. It was also noted that specific monthly dates

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were removed from the agreement to allow flexibility, particularly during extreme weather months. Future vendor events may be coordinated with Food Truck Fridays, potentially utilizing the field area depending on logistics and lighting.

On MOTION by Mr. Nierengarten, seconded by Ms. Reynolds, with all in favor, the Non-Exclusive License Agreement with First Coast Vendor Village, was ratified.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-01, Re-Designating Local Records Office

Mr. Biagetti reviewed Resolution 2026-01, redesignating the District’s local records office to GMS’s new office location in downtown Jacksonville (Duval County), as required by statute.

On MOTION by Ms. Reynolds, seconded by Mr. Brighton, with all in favor, Resolution 2026-01, Re-Designating of Local Records Office, was approved.

EIGHTH ORDER OF BUSINESS

Staff Updates

There being no updates, the next item followed.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Brown reported no formal updates. A Board member inquired about the status of the recently approved policy updates and whether implementation had been completed. Staff advised that the policies have been approved but confirmation of full implementation has not yet been received. Follow-up will be conducted to confirm completion.

Staff also noted that the updated policies need to be posted to the District website and that new residents should receive the most current version going forward.

B. Engineer

Mr. Silverstein stated that he had no items to present this month. A Board member asked about the status of the slide project. Staff advised that Safe Slide is scheduled to conduct a fiberglass inspection within the next three weeks. Staff also noted that they are awaiting further

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information from TECO regarding permitting and scheduling. Utility markings were recently observed on-site, and staff will follow up with TECO and/or JEA for clarification.

C. District Manager

Mr. Biagetti reported that the District received two revenue share payments. A payment from Comcast in the amount of \$5,414.17 was received, as well as a revenue share payment from Amenity Athletics in the amount of \$7,201.58. Amenity Athletics' revenue has been reflected in the financial report.

D. Amenity Management & Field Operations

1. Report

Mr. Glynn thanked the Board and staff for their participation in the recent bench dedication ceremony. The event was well attended, and residents expressed appreciation for the tribute.

Mr. Glynn stated that Lake Doctors installed pink pond lighting for February and will transition to green lighting as scheduled.

Recent events included the bench dedication ceremony, Bunco night (which received strong resident feedback and will continue), and the Polar Plunge, which had approximately 26-27 participants. A new local sponsor supported the Polar Plunge event.

Upcoming events include Community Art Sale on April 18, Spring Fling/Easter Event-featuring an egg hunt, petting zoo, and food trucks, Spring Break activities-including Movie on the Lawn and laser tag.

Mr. Antonopoulos provided an operations update, noting the trash enclosure at Veterans Park was rebuilt (with siding and painting still pending), railings around the amenity center were cleaned, Veterans Park signage/stonework was repainted and refreshed with additional rock, three firepit igniters were replaced, the dog park bank near the amenity was rebuilt by Brightview, curbs were sanded to reduce trip hazards, chairs were cleaned, a recurring front bollard issue was permanently corrected, and the main front door lock was repaired by a locksmith using salvaged parts due to obsolescence of replacement components. Staff also implemented freeze preparedness measures by shutting off water nightly; a shower valve failure occurred and both showers (including the wading pool shower) were repaired with new valves. Upcoming operational projects include obtaining bids and completing repairs for the pergolas, repainting the slide tower stairs/structure, and repainting playsets, swing sets, fans, and gazebos.

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The Board discussed replacement of the amenity saunas following the prior vendor’s withdrawal after requesting near-full payment up front. Two vendor options were reviewed, including differences in scope (one vendor proposing to build over existing conditions, and Saunas by Design requiring a full tear-out to studs). Estimated demolition was approximately \$3,995 by a separate contractor, and both vendors indicated tile flooring would need to be installed by the District prior to sauna installation; staff estimated tile at roughly \$2,000 total. The Board also discussed potential add-ons such as LED lighting, Bluetooth speakers, upgraded materials, and other accessories, and reviewed Saunas by Design’s optional upgrade pricing. Staff reported capital reserve funding was sufficient to support the project, with additional transfers recently made into reserves and a major future capital focus remaining on the slide project and pool furniture.

After discussion, the Board approved selecting Saunas by Design as the sauna contractor and approved a total project budget not to exceed \$55,555, inclusive of demolition, tile, electrical, and any selected upgrades, with the Chair authorized to proceed within that cap and staff to keep the Board informed throughout the process.

On MOTION by Ms. Reynolds, seconded by Mr. Largen, with all in favor, the Saunas by Design Refurbishment, was approved.

On MOTION by Mr. Nierengarten, seconded by Mr. Brighton, with all in favor, NTE \$55,555.55 for the Total Sauna Project Including Replacements, Electrical, Demo, Upgrades, and Delegating the Chair to Approve Upgrades once costs are received, was approved.

2. Program Revenue Share

Mr. Biagetti presented the Program Revenue Share report, noting total revenue for January of \$7,992.80, which includes \$7,201.58 from Amenity Athletics. It was also reported that the District received a \$5,414.17 revenue share payment from Comcast, which will be reflected in the February financials.

TENTH ORDER OF BUSINESS

Supervisor’s Requests and Audience Comments

Mr. Biagetti opened up the meeting for Supervisor requests and audience comments.

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Supervisors thanked GMS and staff for their continued efforts, particularly highlighting the success of the Polar Plunge, Vendor Village, and Bunco Night events. The Board expressed appreciation for the irrigation improvements and proactive maintenance efforts, including addressing plumbing and facility repairs before they become larger issues.

Additional items included: Spring Break Programming: acknowledgment that participation was low last year due to travel schedules; focus will be placed on the Spring Fling event instead. Shade Structures: request to move forward with proposals to improve shaded areas at the pool ahead of summer. Amenity Improvements: continued discussion regarding senior banners and multi-purpose pole use throughout the community. Fountains and Ponds: request to monitor fountain functionality and pond cleanliness more closely. Community Safety: follow-up on reflective safety gear for early morning walkers and students. Flooring Update: a neutral color matching the adjacent room was selected; installation is expected to take approximately one day and will be scheduled to avoid event conflicts. Security Cameras: additional security enhancements remain under review. Further discussion will be scheduled once proposals are finalized, potentially in a future session.

A resident thanked the Board for the Marty memorial dedication and encouraged continued promotion of Veterans Park and the paver program.

Safety concerns were raised regarding pedestrians without reflective gear, e-bikes, obstructed street and school crossing lights due to overgrown trees, and sidewalk conditions. The Board noted that reflective items have been purchased for residents and that Brightview is addressing tree trimming in CDD-maintained areas. Sidewalk repairs are being handled by the City.

A question was asked about Comcast revenue share. Staff explained the District receives a percentage-based revenue share under an existing agreement and will review whether similar arrangements exist with other providers.

Concerns about poor meeting room acoustics were noted, and the Board will explore possible improvements.

ELEVENTH ORDER OF BUSINESS

Financial Statements

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

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Mr. Biagetti reviewed the unaudited financial statements as of December 31, 2025. The District is approximately \$30,000 ahead of budget.

B. Assessment Receipt Schedule – 96.19%

C. Approval of Check Register

Mr. Biagetti reviewed the check register. A question was raised regarding holiday decoration expenses. Staff clarified that as of December 31, \$5,580 had been spent against a \$9,350 budget. It was noted that pricing changes may be related to contract terms and installation timing. A question was also raised about a “Camp Safe” subscription charge on the GMS invoice. Staff explained this covers counselor safety training and certifications under the camp program. With no further discussion, the Board approved the check register as presented.

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

TWELFTH ORDER OF BUSINESS

Next Scheduled Meetings – March 9, 2026 at 5:00 p.m. Budget Workshop and Regular Meeting to follow at 6:00 p.m. @ Bartram Springs Amenity Center

Mr. Biagetti stated that the next scheduled meeting is on March 9, 2026, at 6:00 p.m. at the Bartram Springs Amenity Center.

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Ms. Reynolds, seconded by Mr. Brighton, 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