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 11, 2026 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
Joel Brighton	Supervisor
Taner Nierengarten	Supervisor
Joseph Largen	Supervisor

Also present were:

Matt Biagetti	District Manager
Katie Buchanan *by phone*	District Counsel
Ivan Lamos *by phone*	District Engineer
Terry Glynn	General Manager
Danelle DeMarco	Amenity Manager
Andy Antonopoulos	Operations Manager
Lori Dunham	Assistant Amenity Manager
Daniel Bauman	Brightview
Juwan Dupree	Brightview
Buddy Greer	Jax Ale Exchange

The following is a summary of the actions taken at the May 11, 2026, Bartram Springs Community Development District Board of Supervisors meeting.

FIRST ORDER OF BUSINESS Roll Call

Mr. Biagetti called the meeting to order at 6:00 p.m. and called the roll. Five 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.

THIRD ORDER OF BUSINESS Approval of Minutes of the April 13, 2026, Meeting

Mr. Biagetti presented the minutes from the April 13, 2026, Board of Supervisors meeting and asked for any comments, questions, or corrections.

On MOTION by Ms. Reynolds, seconded by Ms. McKinney, with all in favor, the Minutes of the April 13, 2026 Meeting, were approved.

Mr. Biagetti stated that the Board discussed adding a new agenda item regarding the Jax Ale Exchange.

On MOTION by Ms. Reynolds, seconded by Mr. Nierengarten, with all in favor, Amending the Agenda to Include Discussion of the Jax Exchange, was approved.

FOURTH ORDER OF BUSINESS Staff Updates

A. Engineer – Annual Report Proposal

Mr. Biagetti discussed the pending engineer's report proposal and was informed that it had not yet been finalized. Mr. Biagetti explained that Mike Silverstein had left DCCM and Ivan Lamos had taken over responsibility for the District. He stated that Mr. Lamos was working through outstanding issues and reviewing past District matters to get fully caught up. Board members asked about the transition and whether Mr. Lamos had been briefed on previous development discussions. Mr. Biagetti acknowledged there would be a short adjustment period but expected him to be fully up to speed for the next meeting.

B. Brightview

1. Landscape Report

2. Quality Site Assessment

The Brightview representative stated the Board had talked about concerns with the hydroseeding being done during the drought, noting that some of the newly seeded areas appeared brown and were not taking hold. It was questioned whether it made sense to continue the work if the conditions were preventing successful growth and wanted to ensure District funds were not being wasted. The Board also discussed the recurring problem of basketball nets damage. There was frustration that a newly installed net had been torn up within days and asked about more durable alternatives. Mr. Glynn explained that the current nets only cost about $12 each but acknowledged the ongoing maintenance issue. Metal nets had been tried in the past but were removed because of safety concerns and potential liability. Mr. Glynn noted that net replacements were actually less frequent than at many other communities and agreed to look into other durable options. The discussion concluded with recognition that while the damage was frustrating, the overall replacement cost remained relatively low.

FIFTH ORDER OF BUSINESS **Ratification of Agreement with Coach Ben Swim Regarding the Use of the District's Amenity Facilities**

Mr. Biagetti reviewed the request to ratify the agreement regarding the use of the District's Amenity Facilities.

On MOTION by Ms. Reynolds, seconded by Ms. McKinney, with all in favor, the Agreement with Coach Ben Swim Regarding the Use of the District's Amenity Facilities, was ratified.

SIXTH ORDER OF BUSINESS **Discussion of:**

A. Renewal Agreement with Atlantic Coast Swim Team

Mr. Biagetti discussed the Atlantic Coast Swim Team renewal and specifically how much the swim team should contribute toward shared facility costs. Members noted that practices would not begin until August, allowing additional time for discussions and negotiations. It was explained that the issue was tied to a larger pool improvement project. They said the project was challenging because it involved balancing needed upgrades and modernization efforts with potential improvements such as new pergolas and the replacement or removal of deteriorating structures. They also noted that any improvements could change the overall look and color scheme of the pool area, so those decisions should be considered carefully as part of the broader renovation plans.

B. Pool Furniture

Mr. Biagetti and the Board continued discussing plans to upgrade the pool furniture and modernize the amenity center's appearance. The Board talked about replacing aging tables, chairs, and umbrellas, exploring more neutral and contemporary color schemes, and moving away from the older hunter green aesthetic over time. Several Board members supported a phased approach that would allow upgrades to occur gradually rather than replacing everything at once. Furniture vendors presented options for commercial-grade tables, chairs, umbrellas, shade structures, and materials designed to better withstand weather and heavy use. The discussion included durability, warranties, maintenance requirements, safety concerns with existing glass tables, and ways to improve traffic flow and seating arrangements around the pool deck. Board members debated whether to survey residents on color preferences and agreed that any long-term upgrades should be coordinated with future amenity center improvements. They focused on replacing damaged and inadequate umbrellas, improving umbrella bases, and beginning the transition to more durable furniture. After discussing costs and priorities, the Board approved a motion authorizing the Chair to work with staff and vendors to purchase tables, chairs, umbrellas, and bases, with a not-to-exceed amount of $20,000, while continuing to develop a larger furniture replacement plan for future phases.

> On MOTION by Ms. Reynolds, seconded by Mr. Largen, with all in favor, the Pool Furniture NTE $20,000 and Delegating Authority to the Chair to work with staff, was approved.

C. Amenity Suspensions

Mr. Biagetti and the Board discussed an incident involving two young residents who entered the locker room and created a mess that staff later had to clean up. Ms. DeMarco reviewed security footage, identified the boys involved, and temporarily suspended their amenity access while the Board considered the matter. One of the parents attended the meeting, apologized for their son's behavior, accepted responsibility, and explained that consequences had already been imposed at home. The parent also offered to have their son perform community service and expressed support for whatever disciplinary action the Board felt was appropriate. Board members thanked the parent for attending and taking accountability. They discussed the importance of protecting community property, supporting staff who had to clean up the mess, and establishing a fair precedent for future incidents. Several members noted that while no significant property damage occurred, the behavior was unacceptable and warranted consequences. The discussion included concerns about facility access and security. Board members directed staff to review door access procedures and ensure that key-card access systems were functioning properly to prevent similar incidents in the future. After considering suspension periods ranging from one month to the entire summer, the Board agreed that a 45-day suspension was appropriate. The motion passed, and staff were directed to send formal suspension letters to the families confirming the suspension period and reinstatement date.

> On MOTION by Ms. Reynolds, seconded by Ms. McKinney, with all in favor, the Amenity Suspensions for 45 Days from the Date of Incident, were approved.

D. Jax Ale Exchange

Mr. Biagetti stated that the Board had heard a presentation from resident Buddy Greer about the Jax Exchange, a local homebrewing club, and its request to participate in the community vendor event. He explained that the club focused on education, responsible enjoyment, and community involvement through homebrewed beer, cider, and mead. The proposal included offering free educational discussions and small tasting samples to adult residents, with age verification and insurance coverage in place. Board members discussed how the event would operate, including ID checks, wristbands for adults, quality control, and ensuring no alcohol sales would take place. The club explained that experienced homebrewers would provide the samples, all participants would be vetted, and tastings would be served in controlled portions. Supervisors said they liked the idea and felt it would be a unique addition to the community event. They noted that it would provide an adult-focused activity while remaining educational and well controlled. Legal counsel advised that insurance coverage and alcohol-related requirements should be confirmed. After discussion, the Board approved the Jax Exchange's participation in the vendor event.

> On MOTION by Ms. Reynolds, seconded by Mr. Brighton, with all in favor, the Jax Ale Exchange Participation in the May 22, 2026 Vendor Event, was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Proposals:**

A. Humbug Holiday Lighting

Mr. Biagetti and the Board members talked about the importance of making sure residents could see tangible benefits from the assessments they paid, particularly through landscaping, community appearance, and holiday lighting improvements. The Board agreed to increase the holiday lighting budget from $10,000 to $12,000, including lighting for the gazebo.

On MOTION by Ms. McKinney, seconded by Mr. Largen, with all in favor, the Proposal from Humbug Holiday Lighting, was approved.

B. Fitness Equipment

Mr. Biagetti and the Board reviewed proposals for replacing aging fitness equipment from First Place Fitness, Life Fitness, and Matrix. Mr. Biagetti explained that the discussion was for information only and that no action would be taken at this meeting. One treadmill was already down, and replacement parts for some of the existing equipment were becoming difficult or impossible to find. Mr. Biagetti said they were still gathering information on the different brands and equipment options and would bring back additional details at a future meeting. Board members discussed whether all five treadmills needed to be replaced at once, noting that the fitness center rarely had five people using treadmills at the same time. They suggested first selecting a preferred manufacturer and then deciding how many units to replace and when. It was also noted that treadmill replacements were likely to be included in the reserve study and could be planned alongside other major amenity replacements. The Board agreed to continue researching options and revisit the topic at a future meeting.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2026-02, Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing Date for Adoption (July 20, 2026)**

Mr. Biagetti reviewed the proposed FY2027 budget and Resolution 2026-02, which sets the public hearing for final budget adoption on July 20, 2026. He explained that the budget incorporated changes discussed during prior workshops and meetings and proposed a 2% assessment increase, resulting in roughly a $44–$46 annual increase for most homeowners depending on lot size. Board members discussed inflation, cost-saving measures that had been implemented, and the importance of making sure residents could see value from any increase in assessments. Holiday lighting was a major topic, and the board agreed to increase the holiday lighting budget from $10,000 to $12,000, including lighting for the gazebo. Mr. Biagetti noted that operational savings, landscape contract reductions, and additional amenity revenues had helped offset expenses and minimize the assessment increase. He also reminded the Board that the budget could still be adjusted before final adoption at the public hearing. The Board approved Resolution 2026-02 and scheduled the public hearing for July 20, 2026.

> On MOTION by Ms. Reynolds, seconded by Ms. McKinney, with all in favor, Resolution 2026-02 Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing Date for Adoption for July 20, 2026, was approved.

NINTH ORDER OF BUSINESS **Consideration of Resolution 2026-03, Setting a Public Hearing Date to Adopt Revised Rules of Procedure**

Mr. Biagetti discussed Resolution 2026-03 to set a public hearing on July 20, 2026, for the adoption of updated District Rules and Procedures. Ms. Buchanan explained that the rules had been reviewed and updated over the past several years to incorporate statutory changes, lessons learned, and improvements to areas such as rulemaking procedures and competitive procurement requirements. A Board member requested a redlined version showing the changes. Ms. Buchanan noted that the Board would have additional time before the hearing to review the revisions and suggest any modifications. The Board approved setting the public hearing for July 20, 2026.

> On MOTION by Ms. Reynolds, seconded by Mr. Largen, with all in favor, Resolution 2026-03 Setting a Public Hearing Date to Adopt Revise Rules of Procedure for July 20, 2026, was approved.

TENTH ORDER OF BUSINESS **Staff Updates**

There being no comments, the next item followed

ELEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Buchanan had no new items to report.

B. District Manager

1. Annual Form 1 Filing & Annual Ethics Training

Mr. Biagetti reminded Board members that their Form 1 financial disclosure filings were due by July 1 and encouraged everyone to complete them through the Commission on Ethics website. He explained that members could import last year's information to make the process quick and easy if nothing significant had changed. He also noted that annual ethics training still needed to be completed before the end of the year and offered to send everyone the necessary links.

2. Report on the Number of Registered Voters (3,757)

Mr. Biagetti reviewed the annual registered voter report, which showed the District had 3,757 registered voters. He explained that the voter count is often helpful when working with county officials and other government agencies because it highlights the size of the community. Board members discussed the number compared to previous years, with staff estimating it may have been around 3,550 last year. Several members noted that the increase made sense as more young residents had recently turned 18 and become eligible to vote.

3. 2026 General Elections

Mr. Biagetti stated that Seats 2 and 4, held by Mr. Nierengarten and Ms. Reynolds were up for election in 2026. The qualifying period was June 8–12, and anyone running needed to file with the Supervisor of Elections during that time. Mr. Biagetti offered to help with the process if needed.

C. Amenity Management & Field Operations – Report

The operations manager updated the Board on the low water levels in several ponds which appeared to be related to groundwater dewatering from nearby commercial development. He had been working with county officials and local representatives to investigate the issue and planned to provide additional updates after meeting with the county engineer. The front ponds had been refilled and were nearly back to normal, but other ponds throughout the community remained unusually low. Board members expressed concerns about possible fish kills, erosion, dry preserve areas, and increased fire risk caused by the lowered water table. It was said that they were monitoring conditions closely and hoped no further dewatering would occur. The Board also received updates that the waterfront pond motor had been installed, water features would be restarted once it was confirmed conditions were stable, the sauna was performing well, and restroom grout cleaning had significantly improved the facilities. Fence repair parts had arrived, and it was expected the remaining repairs to be completed by the end of the week.

TWELFTH ORDER OF BUSINESS Supervisor's Requests and Audience Comments

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

THIRTEENTH ORDER OF BUSINESS Financial Statements

A. Balance Sheet as of March 31, 2026, and Statement of Revenue & Expenditures for the Period Ending March 31, 2026

The Board reviewed the unaudited financial statements through March 31. Mr. Biagetti reported that reserve balances were about $484,000 and that revenues were running roughly $56,000 ahead of expenditure.

B. Assessment Receipt Schedule

The Board reviewed the assessment receipt schedule and noted that collections were in good shape, with about 98% of assessments collected so far.

C. Approval of Check Register

Mr. Biagetti reviewed the check register totaling $128,369.68. Nothing else was noted, and with no questions from the Board, a motion was made to approve the financials and check register.

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

FOURTEENTH ORDER OF BUSINESS Closed Session: Discussion of Security Cameras *(will be sent under separate cover)*

Mr. Biagetti noted that a closed session had been included on the agenda. The Board directed staff to have proposals refined and brought back.

FIFTEENTH ORDER OF BUSINESS **Next Scheduled Meeting – June 8, 2026 @ Bartram Springs Amenity Center**

Mr. Biagetti stated that the next scheduled meeting is on June 8, 2026, at 6:00 p.m. at the Bartram Springs Amenity Center.

SIXTEENTH ORDER OF BUSINESS **Adjournment**

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

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

Signed by:
Matt Biagetti
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Secretary/Assistant Secretary

Signed by:
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Chairman/Vice Chairman