

**MINUTES OF MEETING**

*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

**TRAILS  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Trails Community Development District was held on **Tuesday, February 8, 2011 at 6:00 p.m.** at the Winchester Ridge Amenity Center, located at 15438 Spotted Stallion Trail, Jacksonville, Florida 32234.

Present and constituting a quorum:

Bob Porter	<b>Board Supervisor, Chairman</b>
Jan Doan	<b>Board Supervisor, Vice Chairman</b>
Mark Dearing	<b>Board Supervisor, Assistant Secretary</b>
Kathy Shippey	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Melissa Dobbins	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Wes Haber	<b>District Counsel, Hopping Green &amp; Sams</b>
Jennifer Kilinski	<b>Hopping Green &amp; Sams (<i>via speaker phone</i>)</b>
Brian Parks	<b>Amenity Manager, ASG Inc.</b>

Audience

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Porter called the meeting to order at 6:05 p.m. and read roll call.

**SECOND ORDER OF BUSINESS**

**Consideration of Resolution 2011-03,  
Reappointing Assistant Treasurer**

Ms. Dobbins updated the Board of Supervisors that Shawn Wildermuth has replaced Steve Murman as Head Controller for Rizzetta and Company, Inc. and Resolution 2011-03 reappoints Shawn Wildermuth as Assistant Treasurer.

On a Motion by Mr. Dearing, seconded by Mr. Doan with all in favor, the Board approved Resolution 2011-03, Reappointing Shawn Wildermuth as Assistant Treasurer, for Trails Community Development District.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the Board  
of Supervisors' Meeting held on January  
11, 2011**

On a Motion by Mr. Dearing, seconded by Ms. Shippey with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on January 11, 2011 for Trails Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Operations and  
Maintenance Expenditures for January  
2011**

On a Motion by Mr. Dearing, seconded by Ms. Shippey with all in favor, the Board approved the Operation and Maintenance Expenditures for January 2011 in the amount of \$35,305.04 for Trails Community Development District.

**FIFTH ORDER OF BUSINESS**

**Update on Pool Repairs**

**1.) Leak Detection**

The Board of Supervisors reviewed three proposals from: American Leak Detection, Precision Leak Detection, Inc. (Exhibit A) and AAA Leak Finders (Exhibit B). Brian Parks stated that the Precision Leak Detection, Inc. proposal included fixing any structural leaks.

The Board of Supervisors approved the Precision Leak Detection, Inc. proposal, not to exceed \$800.00, subject to District Counsel's review of the contract and a settlement being finalized.

On a Motion by Mr. Doan, seconded by Ms. Shippey with all in favor, the Board approved the proposal from Precision Leak Detection, Inc., not to exceed \$800.00, subject to District Counsel's review of the contract and a settlement being finalized for Trails Community Development District.

**2.) Paver Reinstallation**

The Board of Supervisors reviewed three proposals from Stones by Earth, Inc., Exterior Pros, Inc., and Duda Pools. The Board of Supervisors approved the proposal from Duda Pools, not to exceed \$6,000.00, subject to District Counsel reviewing the contract and a settlement being finalized.

On a Motion by Mr. Dearing, seconded by Mr. Doan with all in favor, the Board approved the proposal from Duda Pools, not to exceed \$6,000.00, subject to District Counsel's review of the contract and a settlement being finalized for Trails Community Development District.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
Ms. Kilinski updated the Board of Supervisors that the District has responded to the latest comments from the Bondholder. The settlement is still moving forward and items are still being finalized.
- B. District Engineer  
Not present
- C. Amenity Manager  
Mr. Parks updated the Board of Supervisors that the tow away signs are now up for the Amenity Center parking lot.  
He also updated the Board that Web Watch Dogs originally proposed five cameras, but after reviewing the site the recommendation is to install 7 cameras. They mentioned they would charge no additional installation fee and only charge for the price of the cameras. Mr. Parks stated this total would still come in under the \$7,000.00 that the Board approved. The Board gave consensus that the additional two cameras would be better security.
- D. District Manager  
Ms. Dobbins noted that the next Board of Supervisors meeting will be held Tuesday, March 8, 2011 at 2:00 p.m.

**SEVENTH ORDER OF BUSINESS**

**Supervisor Requests and Audience Comments**

There were no Supervisor requests.

There were no audience comments.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

On a motion by Mr. Doan, seconded by Ms. Shippey, with all in favor, the Board adjourned the meeting at 6:18 p.m. for Trails Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman

# Exhibit A



1/24/2011 03:20PM

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# CONTRACTORS INVOICE

## PRECISION LEAK DETECTION, INC

Pool & Spa Leak Specialist  
Scott Monroyer / President  
PO Box 17201, Jacksonville, FL 32245  
Phone: 904-996-9280 / Fax: 904-996-9289  
Email: precisionleakdetection@yahoo.com

0176

WORK INFORMED AT:

TO BILL GOODY  
436-6277

[Empty box for work informed at]

DATE 1-24-11

YOUR WORK ORDER NO.

OUR BID NO.

### DESCRIPTION OF WORK PERFORMED

~~\_\_\_\_\_~~  
~~31 \_\_\_\_\_~~  
~~# \_\_\_\_\_ LEAK DETECTION~~

WINCHESTER RIDGE

143 GALLONS

700-800 LEAK DETECTION

All Material is guaranteed to be as specified, and the above work was performed in accordance with the drawings and specifications provided for the above work and was completed in a substantial workmanlike manner for the agreed sum of \_\_\_\_\_.

This is a  Partial  Full invoice due and payable by: \_\_\_\_\_

Month \_\_\_\_\_ Day \_\_\_\_\_ Year \_\_\_\_\_

In accordance with our  Agreement  Proposal No. \_\_\_\_\_

Dated \_\_\_\_\_ Month \_\_\_\_\_ Day \_\_\_\_\_ Year \_\_\_\_\_

# Exhibit B

ESTIMATE FORM

AAA LEAK FINDERS, INC.
1239 Donald Street, Jacksonville, Florida 32205
FL State Contractors Lic. # CPC-068949

CUSTOMER INFORMATION

TRAILS CBD

ATTN: Bill Gowdy

Invoice No.

TELEPHONES:

Jacksonville & St. Augustine 904-987-1419
Palm Coast & Daytona 386-446-0000
Deland, Orlando, & Kissimmee 407-302-7530
FAX 386-446-0020

LEAK DETECTION

Residential Commercial Pool or Spa Based on 45 scum gutters - \$1,175.00

Full detection shall include a complete pressure check of all piping systems into and out of Pool/Spa and a complete structure check of all surfaces touching water in the Pool/Spa

REPAIR

Pipe or Pool Plumbing: Estimate given at time of detection

Structural Damage: \$25 per leak

Equipment Related:

All estimates for repair reflect the common and standard fees for repairs by AAA LEAK FINDERS, INC., estimates are valid for ninety (90) days. If, in any repair, unusual circumstances are found, the price will be higher. Examples may include, but are not limited to, some of these circumstances.

Pipe Repair:

Excessive thickness of concrete slab, large or excessive roots, clay or other hard or unusual soil. High water table, concrete surrounding pipes, multiple pipes under deck require the removal of pipes above the broken pipe to access the repair area.
Pipe repairs requiring cutting of the deck will include the following: Cutting through the deck, removal of soil, exposing broken pipe, repair of broken pipe, replacement of soil in hole, re-concreting up flush to surface. In most cases where Kool Decking surface is present, we will put forth every effort to try to match the color and texture of surrounding deck, however color and texture may not match exactly.

Structural Repair:

Cracks requiring more epoxy than original estimate, discovering of more serious problems while in the course of the original repair.

Equipment Repair:

Discovering of more serious problems than original estimate covers.

CUSTOMER RESPONSIBILITIES

By signing this estimate for a customer agrees to pay for work performed by AAA LEAK FINDERS, INC. as stated on their estimate form and acknowledges they have read and understand the following agreement, which is part of the invoice:

THE WORKMAN SHALL AND THE CHARGES AGREED AND AGREE TO PAY THE TOTAL AMOUNT DUE ON PRESENTATION OF THIS INVOICE WITHOUT ANY DEDUCTION WHATSOEVER. FURTHER AGREE TO PAY REASONABLE CHARGES FOR COLLECTION INCLUDING ATTORNEY'S FEES IN THE EVENT OF NON-PAYMENT AS WELL AS PENALTY, INTEREST AS ALLOWED BY LAW.

AAA LEAK FINDERS, INC. does not guarantee the exact location of every leakage. AAALF will use its best efforts to accurately detect the location of the leak. In the event that we fail to accurately locate a leak without charging, AAALF will never relocate the leak or refund the fee. At all times, AAA Leak Finders, Inc. is not liable for any damages or injury arising from inaccurate location in excess of the fee paid.

GUARANTEE

WARRANTY ON DETECTION: A 1 YEAR GUARANTEE IS OFFERED ON THE LOCATION OF ALL LEAKS DETECTED BY THIS COMPANY. ONLY FULL DETECTION IS GUARANTEED. REPAIRS ARE NOT GUARANTEED. WE WILL RE-TEST THE SYSTEM OR REFUND THE DETECTION FEE ON OUR SOLE OPTION. IF A LEAK IS REPORTED WITHIN THE 90 DAY GUARANTEE PERIOD, WE WILL NOT BE LIABLE FOR ANY OTHER CONSEQUENTIAL LOSSES. GUARANTEE DOES NOT APPLY TO REPAIRS. REPAIRS ARE GUARANTEED FOR 90 DAYS. MAINTENANCE VISITS ARE QUOTED FOR 12 MONTHS. ALL REPAIRS ARE SUBJECT TO THE PRICES OF MATERIALS AND FOR EFFECTIVE WORKMANSHIP ONLY.

COMMERCIAL PROPERTIES

This estimate is valid for 90 days from the date of completion. Any work done by this company shall be guaranteed for 90 days from the date of completion. If any work is done by this company, it shall be done in accordance with the Florida Building Code. The company shall be responsible for the safety of the work. The company shall be responsible for the safety of the work. The company shall be responsible for the safety of the work.

1-21-11

Stephen Ellisp LEAK TECHNICIAN

CUSTOMER SIGNATURE

DATE