

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, June 12, 2012 at 2:00 p.m.** at the Winchester Ridge Amenity Center, located at 15438 Spotted Stallion Trail, Jacksonville, Florida 32234.

Present and constituting a quorum:

Bob Porter	Board Supervisor, Chairman
Jan Doan	Board Supervisor, Vice Chairman
Mark Dearing	Board Supervisor, Assistant Secretary
Glenn Marvin	Board Supervisor, Assistant Secretary
Scott Campbell	Board Supervisor, Assistant Secretary (via speaker phone)

Also present were:

Melissa Dobbins	District Manager, Rizzetta & Company, Inc.
Jeremy Needham	Associate District Manager, Rizzetta & Company, Inc.
Wes Haber	District Counsel, Hopping Green & Sams
Brian Parks	Field Manager, ASG
Dan Fagan	Representative, ASG
Michael Dady	Representative, Lerner (via speaker phone)

Audience

FIRST ORDER OF BUSINESS

Call to Order

Mr. Porter called the meeting to order at 2:06 p.m. and read roll call.

SECOND ORDER OF BUSINESS

**Consideration of the Minutes of the
Regular Board of Supervisors Meeting
held on April 10, 2012**

On a Motion by Mr. Dearing, seconded by Mr. Marvin with all in favor, the Board approved the minutes of the Regular Board of Supervisors Meeting held April 10, 2012 for Trails Community Development District.

THIRD ORDER OF BUSINESS

**Ratification of Operation and
Maintenance Expenditures for March
2012 and April 2012**

On a Motion by Mr. Marvin, seconded by Mr. Doan with all in favor, the Board ratified the Operation and Maintenance expenditures for March 2012 in the amount of \$20,859.94 and April 2012 in the amount of \$34,788.36 for Trails Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Pool Furniture Repair
and Replacement Proposals**

Mr. Parks reviewed the repair proposal for the current pool furniture compared to prices to replace it with brand new furniture. Repairs will take place after the summer months and will take approximately 2 weeks to complete. The Board of Supervisors directed Brian to pick a dark color for new straps so the oils and stains aren't so noticeable. The Board of Supervisors approved the proposal to repair the pool furniture at a cost not to exceed \$2,527.43.

On a Motion by Mr. Marvin, seconded by Mr. Dearing with all in favor, the Board approved the proposal to repair the existing pool furniture at a cost not to exceed \$2,527.43 for Trails Community Development District.

FIFTH ORDER OF BUSINESS

**Discussion Regarding Operation and
Maintenance Assessment**

Mr. Haber reminded the Board of Supervisors that a proposed budget for fiscal year 2012/2013 was already approved and the public hearing to consider the adoption of the budget was set for July 10, 2012. It was contemplated that the expenses reflected in this budget would be funded through the levy of operation and maintenance assessments which, like previous years, would be allocated on an equal basis for the platted and unplatted properties.

At the last meeting, Mike Dady made a request for the operation and maintenance assessments to be reduced on the undeveloped property due to his explanation of the SPE that owns the undeveloped property trying to market/sell the property. He stated this property is not developed and therefore there are no homeowners using the facilities that own property in this phase.

Mr. Dady concurred with the information presented by District Counsel and requested a public hearing for the adjustment in the operation and maintenance which would decrease the operation and maintenance assessments on the undeveloped property. Mr. Dady further explained that he believed the back undeveloped phase is not receiving a benefit for the facilities.

Mr. Haber pointed out that he does not agree with Mr. Dady's statement of benefit and that based on the current method, which was adopted early on, there is a benefit to all property owners, however, the Board can change this assessment or keep it the same.

Mr. Haber noted that, from his experience at other districts, the following options may be available to reduce the operation and maintenance on the undeveloped property.

- If available, carry forward surplus may be used to reduce the amount of the operation and maintenance assessment for the undeveloped property
- Revise the budget line items to save on expenses, the SPE can provide funding on the short fall
- Review options provided by Rizzetta on increasing assessments on platted property

Discussion ensued.

Mr. Dady acknowledged compromise with saving on cost with increasing the platted property operation and maintenance assessments at an amount not to exceed \$100 per lot.

Mr. Haber presented Resolution 2012-04, rescheduling the public hearing, due to staff needing additional time to prepare and send out proper notice of the potential increase.

The Board of Supervisors approved Resolution 2012-04, rescheduling the Budget public hearing for July 17, 2012 at 6:00 p.m.

<p>On a Motion by Mr. Doan, seconded by Mr. Marvin with all in favor, the Board approved Resolution 2012-04, rescheduling the Budget public hearing for July 17, 2012 at 6:00 p.m. for Trails Community Development District.</p>

SIXTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.
- B. District Engineer
Not present.
- C. Amenity Manager
Mr. Parks updated the Board that dumpster service has begun and will be every other week for pick up to start.
- D. District Manager
Ms. Dobbins noted that the next Board of Supervisors meeting to be held on July 10, 2012 at 6:00 p.m. has been cancelled.
She also updated the Board that the deadline for ADA pool improvements has been extended to January 1, 2013.
Mr. Haber noted that his firm does not believe that the new standards will be dropped at this time.
The Board of Supervisors gave consensus to move forward with the installation of a pool lift.

SEVENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

There were no supervisor requests.

An audience member had a question regarding the process of commenting on the \$100 increase.

An audience member requested the Board look further into the fishing policy.

EIGHTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Doan, seconded by Mr. Dearing, with all in favor, the Board adjourned the meeting at 3:00 p.m. for Trails Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman