

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.

**GLEN ST. JOHNS
COMMUNITY DEVELOPMENT DISTRICT**

The **Regular** meeting of the Board of Supervisors of Glen St. Johns Community Development District was held on **Thursday, October 17, 2013 at 10:00 a.m.** at the St. Johns County Airport Authority located at 4730 Casa Cola Way, St. Augustine, FL. 32095.

Present and constituting a quorum:

Chris Ward	Board Supervisor, Chairman
Maston Crapps	Board Supervisor, Vice Chairman
Brian Small	Board Supervisor, Assistant Secretary
Lane Gardner	Board Supervisor, Assistant Secretary
Wes Hinton	Board Supervisor

Also present were:

Melissa Dobbins	District Manager, Rizzetta & Company, Inc.
Katie Buchanan	District Counsel, Hopping Green & Sams

Audience Members

FIRST ORDER OF BUSINESS

Call to Order

Ms. Dobbins called the meeting to order at 10:00 a.m. and read roll call.

SECOND ORDER OF BUSINESS

**Review New "Opportunity to be Heard"
Legislation**

The New "Opportunity to be Heard" Legislation was reviewed.

It was noted for the record that there were no audience comments at this point.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2014-01,
Designating Public Comment Period**

The Board of Supervisors requested District Counsel to review section 1B in the resolution. The Board of Supervisors approved Resolution 2014-01, Designating Public Comment Periods, subject to District Counsel review.

On a motion by Mr. Gardner, seconded by Mr. Ward, with all in favor, the Board approved Resolution 2014-01, Designating Public Comment Periods, subject to District Counsel review for Glen St. Johns Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisors' Special Meeting held
August 22, 2013**

On a motion by Mr. Gardner, seconded by Mr. Ward, with all in favor, the Board approved the Minutes of the Board of Supervisors' Special Meeting held August 22, 2013 for Glen St. Johns Community Development District.

FIFTH ORDER OF BUSINESS

**Ratification of the Operation and
Maintenance Expenditures for August
2013**

On a motion by Mr. Ward, seconded by Mr. Crapps, with all in favor, the Board ratified the Operations and Maintenance Expenditures for August 2013 in the amount of \$17,820.89 for Glen St. Johns Community Development District.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Buchanan updated the Board of Supervisors that she had concerns regarding the "unconditional obligation" and "indemnity" sections of the lease agreement for the fitness equipment. After discussion, the Board of Supervisors approved the agreement in substantial form and authorized the Chairman to review and execute the final agreement.

On a motion by Mr. Ward, seconded by Mr. Gardner, with all in favor, the Board approved the fitness equipment lease agreement in substantial form and authorized the Chairman to review and execute the final agreement for Glen St. Johns Community Development District.

B. District Engineer
Not present.

C. District Manager
Ms. Dobbins noted that the next meeting is scheduled for December 19, 2013 at 10:00 a.m.

SEVENTH ORDER OF BUSINESS

Update on Meeting Location Options

Ms. Dobbins reviewed the option of holding the District Meetings at the St. Johns Country Club. The rental fee for a banquet type room would be \$150 and there is no phone available in the room.

There was no action taken by the Board at this time.

EIGHTH ORDER OF BUSINESS

**Discussion regarding Holiday Isle
Cul-de-sac Landscaping Improvements**

Ms. Dobbins reviewed the matter of cord grass on district property being removed by residents. The Board of Supervisors directed staff to retrieve a proposal to replace the same plant material and prepare correspondence to the community regarding future damage to District improvements.

NINTH ORDER OF BUSINESS

**Consideration of Amenity Center
Management Proposals**

The Board of Supervisors received two proposals submitted by First Coast CMS and Amenity Services Group. After discussion, the Board of Supervisors requested bids to be revised to include a price for 20 hours per week for pool, janitorial and general maintenance. The fee is to include all cleaning supplies, but may omit paper supplies and soap. The Board of Supervisors authorized the Chairman to approve the lowest bid.

On a motion by Mr. Ward, seconded by Mr. Gardner, with all in favor, the Board authorized the Chairman to approve the lowest revised bid for Amenity Center Management Services for Glen St. Johns Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2014-03,
Conveyance of the Amenity Center**

On a motion by Mr. Ward, seconded by Mr. Gardner, with all in favor, the Board approved Resolution 2014-03, Conveyance of the Amenity Center for Glen St. Johns Community Development District.

ELEVENTH ORDER OF BUSINESS

**Review of the Updated Provisions of the
District's Rules of Procedure and Setting
the Public Hearing Date**

The Board of Supervisors set the public hearing on the Rules of Procedure for February 20, 2014.

On a motion by Mr. Gardner, seconded by Mr. Ward, with all in favor, the Board set the public hearing for the Rules of Procedure for February 20, 2014 for Glen St. Johns Community Development District.

TWELFTH ORDER OF BUSINESS

**Public Hearing on the Amenity Center
Rules, Policies and Fees**

On a motion by Mr. Gardner, seconded by Mr. Crapps, with all in favor, the Board opened the public hearing on the Amenity Center Rules, Policies and Fees for Glen St. Johns Community Development District.

For the record, Ms. Buchanan asked Ms. Dobbins the following questions regarding the non-resident user fee.

1.) Does the rate of \$3,000 seem reasonable based on the amenities being provided at this facility based on your other districts and in your experience?

Ms. Dobbins answered, "Yes".

2.) Will these rates be just, equitable and uniform for all users of the same class; meaning the fee will be the same for all non-resident users of the facility?

Ms. Dobbins answered, "Yes".

3.) Will the non-user fee together with the Assessment Revenue be sufficient to provide for the operations and maintenance of the facility?

Ms. Dobbins answered, "Yes".

There was a comment regarding the annual fee.

There was a comment regarding e-cigarettes at the facility.

On a motion by Mr. Ward, seconded by Mr. Gardner, with all in favor, the Board closed the public hearing on the Amenity Center Rules, Policies and Fees for Glen St. Johns Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Review of the Amenity Center Rules,
Policies and Fees**

The Board of Supervisors requested additional language be added to prohibit e-cigarettes on district property.

On a motion by Mr. Gardner, seconded by Mr. Ward, with all in favor, the Board amended the Rules, Policies and Fees for Glen St. Johns Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2014-04,
Adopting the Amenity Center Rules and
Fees**

On a motion by Mr. Gardner, seconded by Mr. Ward, with all in favor, the Board adopted the Amenity Center Rules and Fees for Glen St. Johns Community Development District.

FIFTEENTH ORDER OF BUSINESS

**Audience Comments and
Supervisor Requests**

There was a request made to move the bench/table and trashcan further back at the current playground.

There was a request to have at least one meeting at the St. Johns Country Club.

Mr. Ward resigned from the Board of Supervisors effective immediately.

Mr. Crapps nominated Wes Hinton for the vacant Board of Supervisors' position.

On a motion by Mr. Crapps, seconded by Mr. Gardner, with all in favor, the Board appointed Wes Hinton to the Board of Supervisors for Glen St. Johns Community Development District.

(The Oath of Office was given to Mr. Hinton at this time.)


Mr. Gardner nominated Mr. Crapps as Chairman and Mr. Small as Vice Chairman.

On a motion by Mr. Gardner, seconded by Mr. Crapps, with all in favor, the Board appointed Mr. Crapps as Chairman and Mr. Small as Vice Chairman for Glen St. Johns Community Development District.

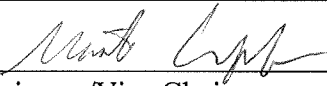
SIXTEENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Gardner, seconded by Mr. Crapps, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 11:40 a.m. at for Glen St. Johns Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman