

# BAINEBRIDGE CDD

<http://bainebridgecdd.org/>

## PUBLIC ENTITY

### COMMUNITY DEVELOPMENT DISTRICT

Created under Chapter 190, Florida Statutes  
Governed by a Board of Supervisors

**Responsibilities** include the financing & maintenance of the community infrastructure:

- \* Common Grounds and Landscaping
- \* Aquatic Maintenance for Ponds (But Not Pond Banks)
- \* Amenity Center and Recreation Facilities
- \* Decorative and Landscape Lighting

#### How are assessments paid?

Owners are assessed through their annual property tax bill in the form of a non-ad valorem assessment. This has two parts: Annual Debt Service Fee & Annual Operations & Maintenance Fee

Please visit the District's website and look under the Finances Tab for the most current budget and related information: [www.bainebridgecdd.org](http://www.bainebridgecdd.org)

#### Who to contact?

##### For financial and administrative issues:

Rizzetta & Company, Inc.  
**Lesley Gallagher, District Manager**  
Lgallagher@rizzetta.com  
or Phone (904) 436-6270, Fax (904) 436-6277

##### For amenity access cards, room rentals and operations issues:

First Coast CMS  
**Tony Shiver, Amenity Manager**  
service@firstcoastcms.com  
or Phone (904) 374-3782

## PRIVATE ENTITY

### HOMEOWNER'S ASSOCIATION

Not-for-profit Corporation created under Chapters 617 and 720, Florida Statutes and Governed by a Board of Directors

**Responsibilities** include the implementation of the association's governing documents; specifically, individual lot related issues.

- \* Deed Restriction Enforcement
- \* Architectural Control

#### How are fees paid?

Please contact the appropriate management team below to confirm your billing and payment methods as well as the current amount.

#### Who to contact?

##### Unit 1

BCM Services, Inc.  
Mike Murray  
920 3rd Street, Suite B  
Neptune Beach, FL 32266  
(904)-242-0666

##### Unit 2

Evergreen Lifestyles Management  
Jennifer Erickson, LCAM  
10401 Deerwood Park Blvd. Suite 2130  
Jacksonville, Florida 32256  
Phone: 904-225-3147  
JErickson@evergreen-lm.com

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## Frequently Asked Questions

### ❖ Who maintains the stormwater ponds?

- The CDD maintains twenty (20) stormwater ponds within the District. The pond located at the curvature of Stedman Lake Drive is not maintained by the CDD at this time and is under HOA maintenance.

### ❖ Who maintains the pond banks?

- With the exception of the pond located at the entrance to the community, individual Lot Owners are required to maintain such grass, plantings or other lateral support to prevent erosion of stormwater pond banks (Pursuant to the HOA Declarations).

### ❖ Why do some ponds look bad?

- Pond bank erosion occurs over time with drainage of surface water from land into the stormwater ponds.
- Please notify the District Office of concerns you have regarding the condition of the pond itself such as algae growth or aquatic vegetation within the pond.

### ❖ Where can I get the agendas for Board of Supervisors' meetings?

- Please visit the District's website at <http://bainebridgecdd.org/documents/>, under "Meeting Documents", subfolder "Agendas." Agendas are posted 7 days prior to each meeting date.

### ❖ Who maintains the common areas?

- The common areas - for example, maintenance of stormwater ponds and the amenity center, including the parking lot, pool with bath house, meeting area, training room, covered lanai, tot lot, and tennis court, are the responsibility of the CDD.

### ❖ Who should I ask for approval of my home improvement?

- The Architectural Review Committee of the HOA. The CDD has no authority over private property.

### ❖ To which entity should I report a water or sewage or roadway related problems?

- Water and sewer facilities and attendant services are the sole and exclusive responsibility of the JEA. Please contact JEA Residential Customer Call Center at (904) 665-6000 or (800) 683-5542
- Roadways/street signs are the sole and exclusive responsibility of the City of Jacksonville. To request service or report a problem please call (904) 630-CITY (2489) or visit their website at <http://630city.coj.net/>

### ❖ Does the CDD provide mosquito control?

- The CDD does not provide mosquito control, the City of Jacksonville Mosquito Control Division provides these services.

**Please also visit the District's website:  
[www.bainebridgecdd.org](http://www.bainebridgecdd.org)**