



Rizzetta & Company

Bainebridge Community Development District

**Board of Supervisors' Meeting
April 17, 2025**

**District Office:
2806 N. Fifth Street
Unit 403
St. Augustine, FL 32084**

www.bainebridgecdd.org

BAINEBRIDGE COMMUNITY DEVELOPMENT DISTRICT

Bainebridge Amenity Center, 15855 Twin Creek Drive, Jacksonville, FL 32218
www.bainebridgecdd.org

Board of Supervisors	William Huff Samuel Helms Larry Hall Alton Mabb Wally David	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Lesley Gallagher Ben Pfuhl	Rizzetta & Company, Inc. Rizzetta & Company, Inc.
District Counsel	Kyle Magee	Kutak Rock, LLP
District Engineer	Joey Duncan	Dewberry Engineers, Inc.

All cellular phones must be placed on mute while in the meeting room.

The Audience Comments portion, **on Agenda Items Only**, will be held at the beginning of the meeting. The Audience Comments portion of the agenda, **on General Items**, will be held at the end of the meeting. During these portions of the agenda, audience members may make comments on matters that concern the District (CDD) and will be limited to a total of three (3) minutes to make their comments.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

BAINEBRIDGE COMMUNITY DEVELOPMENT DISTRICT

District Office · St. Augustine, Florida · (904) 436-6270
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.bainebridgecdd.org

Board of Supervisors
Bainebridge Community
Development District

April 10, 2025

FINAL AGENDA

Dear Board Members:

The **regular** meeting of the Bainebridge Community Development District will be held on **April 17, 2025 at 6:00 p.m.** at the Bainebridge Amenity Center, located at 15855 Twin Creek Drive, Jacksonville, Florida 32218.

- 1. **CALL TO ORDER/ROLL CALL**
- 2. **PLEDGE OF ALLEGIANCE**
- 3. **AUDIENCE COMMENTS ON AGENDA ITEMS**
- 4. **BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors’ Meeting held February 20, 2025.....Tab 1
 - B. Ratification of Operation and Maintenance Expenditures for February 2025.Tab 2
- 5. **STAFF REPORTS**
 - A. Landscape Report – BrightView.....Tab 3
 - B. District Counsel
 - C. District Engineer
 - D. Amenity Manager.....Tab 4
 - E. District Manager
 - 1.Charles Aquatics Pond & Fountain Reports
- 6. **BUSINESS ITEMS**
 - A. Consideration of Agreement for Underwriter Services.....Tab 5
 - B. Consideration of District Engineer Agreement
 - C. Presentation of Proposed Budget for Fiscal Year 2025-2026.....Tab 6
 - 1.) Consideration of Resolution 2025-05; Approving the Fiscal Year 2025-2026 Proposed Budget and Setting the Public Hearing
 - D. Consideration of Web Watchdogs Extended Warranty.....Tab 7
- 7. **AUDIENCE COMMENTS AND SUPERVISOR REQUESTS**
- 8. **ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (904) 436-6270.

Sincerely,
Ben Pfuhl
Ben Pfuhl