



Rizzetta & Company

Baymeadows Community Improvement District

Board of Supervisors' Meeting March 11, 2026

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

BAYMEADOWS COMMUNITY IMPROVEMENT DISTRICT

Southeast Public Library, 10599 Deerwood Park Blvd Jacksonville, FL 32226

www.BCIDJax.Org

Board of Supervisors	Patrick Hale Carol Eichling Susan Bailey Linsey Cuffy Walter DeReu John Joyce Mike Miller	Chairman Vice Chairperson Board Supervisor Board Supervisor Board Supervisor Board Supervisor Board Supervisor
District Manager	Lesley Gallagher Danielle Wasilewski	Rizzetta & Company, Inc. Rizzetta & Company, Inc.
District Counsel	Emily Pierce	Rogers Towers PA
District Engineer	Joey Duncan	Dewberry

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

The Audience Comments portion, will be held at the beginning of the meeting. During these portions of the agenda, audience members may make comments on matters that concern the District (CID) 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.

BAYMEADOWS COMMUNITY IMPROVEMENT DISTRICT

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

Board of Supervisors
Baymeadows Community
Improvement District

March 4, 2026

FINAL AGENDA

Dear Board Members:

The meeting of the **Baymeadows Community Improvement District** will be held on **March 11, 2026 at 6:00 p.m.** at the Southeast Public Library, located at 10599 Deerwood Park Blvd., Jacksonville, Florida 32256.

1. **CALL TO ORDER/ROLL CALL and QUORUM**
2. **PUBLIC COMMENTS**
3. **BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Meeting Held on February 11, 2026 Tab 1
 - B. Ratification of Operations & Maintenance Expenditures for January 2026 Tab 2
4. **CHAIRMAN'S REPORT**
5. **SUBCOMMITTEE UPDATES**
6. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. Landscape Tab 3
 - E. Pond Maintenance Reports Tab 4
7. **BUSINESS ITEMS**
 - A. Presentation on Stormwater Cleaning & CCTV I Inspection Report (*Under Separate Cover*)
 - B. Discussion Regarding Stormwater Repair RFP
8. **SUPERVISOR REQUESTS**
9. **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.

Very truly yours,
Lesley Gallagher
District Manager

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.

**BAYMEADOWS
COMMUNITY IMPROVEMENT DISTRICT**

The meeting of the Board of Supervisors of Baymeadows Community Improvement District was held on **February 11, 2026 at 6:00 p.m.** at the Southeast Regional Public Library, located at 10599 Deerwood Park Blvd Jacksonville, Florida 32256.

Present and constituting a quorum:

Patrick Hale	Chairperson – <i>joined meeting in progress</i>
Carol Eichling	Vice Chairperson
Walter DeReu	Board Supervisor
Susan Bailey	Board Supervisor
Linsey Cuffy	Board Supervisor
Mike Miller	Board Supervisor – <i>joined meeting in progress</i>

Also present were:

Lesley Gallagher	District Manager, Rizzetta & Company, Inc.
Danielle Wasilewski	District Manager, Rizzetta & Company, Inc.
Emily Pierce	District Counsel, Roger Towers
Paige Johnson	District Counsel, Roger Towers

Audience members present.

FIRST ORDER OF BUSINESS

**CALL TO ORDER/ROLL CALL &
QUORUM**

Ms. Eichling called the meeting to order at 6:01 p.m. and went through roll call.

SECOND ORDER OF BUSINESS

PUBLIC COMMENTS

There were public comments on the following; assessment methodology and impacts on the Lofts at Baymeadows.

Mr. Hale joined the meeting in progress. Mr. Miller joined the meeting in progress.

48
49
50
51
52
53
54
55
56
57

58
59
60
61
62
63
64

65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88

Discussion ensued regarding the Lofts obtaining an updated a methodology report.

THIRD ORDER OF BUSINESS

**CONSIDERATION OF THE MINUTES
MEETING HELD ON JANUARY 14,
2026**

On a motion by Ms. Eichling, seconded by Ms. Bailey, with all in favor, the Board approved the minutes from the January 14, 2026 meeting for Baymeadows Community Improvement District.

FOURTH ORDER OF BUSINESS

**RATIFICATION OF THE OPERATIONS
AND MAINTENANCE EXPENDITURES
FROM NOVEMEBR & DECEMBER
2025**

On a motion by Ms. Bailey, seconded by Mr. Joyce, with all in favor, the Board ratified the Operations and Maintenance Expenditures for November 2025 in the amount of \$11,794.65, and December 2025 in the amount of \$21,648.25, for Baymeadows Community Improvement District.

FIFTH ORDER OF BUSINESS

CHAIRMAN'S REPORT

No report.

SIXTH ORDER OF BUSINESS

SUBCOMMITTEE UPDATES

A. Discussion Regarding Signage on Roadways

It was noted that the District Engineer would need to review this with the City.

89
90
91 **SEVENTH ORDER OF BUSINESS**

STAFF REPORTS

92
93 **A. District Counsel**

94
95 Ms. Johnson provided an update that she had not received any response to date regarding the
96 communication sent to the property owner responsible for the hazardous trees or landscape
97 concerns for the median at the entry to Starbucks. She also reviewed that due to code
98 enforcement reporting laws someone from the community with firsthand knowledge would be
99 required to contact code enforcement regarding these concerns and not her office. Ms. Baily
100 noted that she would make contact with the rental office for the property owner to bring these
101 concerns to their attention.

102
103 **B. District Engineer**

104 **1.) Update on Stormpipe Cleaning and CCTV Inspection**

105
106 The District Engineer provided an update regarding the status of this report and the information
107 that is still missing. The District Manager was directed to continue to hold the last invoice
108 received by Hydro Klean.

109
110 **C. District Manager**

111
112 Ms. Gallagher provided the board with the information requested regarding the audit during the
113 last meeting.

114
115
116

On a motion by Ms. Bailey, seconded by Mr. Miller, with all in favor, the Board accepted the audit for fiscal year ending June 30, 2025, for Baymeadows Community Improvement District.

117
118 Ms. Gallagher and Ms. Wasilewski then provided an update on the status of the nutria trapping
119 and concerns with the selected vendor. Discussion ensued regarding addition options with the
120 Chairman providing feedback on his onsite meetings with two vendors.

121
122

On a motion by Mr. Miller, seconded by Ms. Eichling, with all in favor, the Board approved Coastal Wildlife for nutria removal in the amount of \$1,995.00, for Baymeadows Community Improvement District.
--

123
124 **D. Landscape Report**

125
126 The Board had no comments about the Landscape Report provided by Yellowstone.

127
128 **E. Pond Maintenance Reports**

129
130 The Board had no comments about the Pond Maintenance Report found under Tab 3 of the
agenda.

131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152

EIGHTH ORDER OF BUSINESS

**DISCUSSION REGARDING
ELECTIONS**

Ms. Pierce provided an update to the board regarding a meeting that she, Ms. Johnson, Ms. Gallagher and Ms. Wasilewski attended earlier this week with the Supervisor of Elections office. As written, the ordinance does not work for the Supervisor of Elections Office and the statute states that the Supervisor of Elections Office must conduct the general election. Discussion ensued regarding an appointed board as the ordinance allows an appointed or elected board. District Counsel will continue to work with the Councilman on an amendment to this portion of the ordinance that would allow the BCID to meet the requirements of both the ordinance and statute.

Ms. Pierce also reminded the board that if they had been requested to provide a BCID update at an HOA or community meeting to not speak on behalf of the board.

NINTH ORDER OF BUSINESS

**CONSIDERATION OF ASPHALT
PROPSALS – CYPRESS GREEN
DRIVE**

On a motion by Mr. DeRue, seconded by Ms. Bailey, with all in favor, the Board approved the proposal for asphalt repairs from All Pro in the amount of \$5,400.00, for Baymeadows Community Improvement District.

153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169

TENTH ORDER OF BUSINESS

**PRESENTATION OF PROPOSED
BUDGET FOR FISCAL YEAR
2026/2027**

Ms. Gallagher reviewed the draft proposed budget for fiscal year 2026/2027 which reflected a 3% increase to assessments. The board requested that line 32 for aquatic maintenance be reduced to the actual contract amount and the difference be applied to line 33 for stormwater repairs.

ELEVENTH ORDER OF BUSINESS

**CONSIDERATION OF RESOLUTION
2025-03; ADOPTING BUDGET FOR
FISCAL YEAR 2026-2027**

On a motion by Mr. Miller, seconded by Ms. Bailey, with all in favor, the Board adopted resolution 2025-03 adopting the proposed budget for fiscal year 2026/2027 as amended and directing the District Manager to submit to the City as required by the ordinance, for Baymeadows Community Improvement District.

170

171
172
173
174
175
176
177
178
179

TWELVTH ORDER OF BUSINESS

**CONSIDERATION OF RESOLUTION
2025-04; LIST OF PRIORITIES**

It was noted that this resolution is not a requirement of the ordinance for fiscal year 2026/2027, but the board had previously adopted a priority list for the current fiscal year.

On a motion by Mr. Miller, seconded by Mr. DeRue, with all in favor, the Board adopted resolution 2025-04 adopting a list of priorities for fiscal year 2026/2027, for Baymeadows Community Improvement District.

180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195

THIRTEENTH ORDER OF BUSINESS

SUPERVISOR REQUESTS

Mr. DeRue updated the board that since the last meeting he learned that the construction taking place at Baymeadows Park Drive was a JEA project.

It was requested that the adopted list of priorities be added to the BCID website.

Mr. Miller left the meeting.

FOURTEENTH ORDER OF BUSINESS

ADJOURNMENT

On a motion by Mr. DeRue, seconded by Ms. Bailey, with all in favor, the Board adjourned the meeting at 8:15 p.m., for Baymeadows Community Improvement District.

196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211

Secretary/Assistant Secretary

Chairman/Vice Chairman

BAYMEADOWS COMMUNITY IMPROVEMENT DISTRICT

DISTRICT OFFICE · ST. AUGUSTINE, FLORIDA 32084
MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures January 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2026 through January 31, 2026. This does not include expenditures perviously approved by the Board.

The total items being presented: **\$16,719.02**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Baymeadows Community Improvement District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Dewberry Engineers, Inc.	300073	22466596	Stormwater Inspection 10/25	\$ 1,305.59
Dewberry Engineers, Inc.	300073	22466623	General Engineering Services 10/25	\$ 1,057.50
Future Horizons, Inc.	300071	92795	Aquatic Weed Control Services 12/25	\$ 2,857.65
Rizzetta & Company, Inc.	300070	INV0000106257	Accounting Services 01/26	\$ 3,775.00
School Now	300072	INV-SN-1194	Quarterly Website Hosting 12/25	\$ 384.38
Yellowstone Landscape	012826-01	1073323	Tree Cluster Cleanup 12/25	\$ 2,338.90
Yellowstone Landscape	012826-01	1078652	Monthly Landscape Maintenance 01/26	\$ <u>5,000.00</u>
Total				\$ <u>16,719.02</u>

Baymeadows CID

February 2026 Landscape Report

Site Overview

The property continues to maintain a **clean, orderly, and well-kept appearance** as it moves through the winter season. All contracted services are being completed on schedule, and no issues or concerns were identified during this visit. Overall site conditions remain stable and consistent with expectations for this time of year.

Turf & Lawn Areas

- Turf remains **uniform, neatly cut, and well-maintained**, supporting strong curb appeal despite slowed seasonal growth.
- Bahia grass is fully dormant, with color and density appropriate for winter.
- Edging along walkways, beds, and hardscape borders is **clean and well defined**.
- No bare areas, erosion, or turf damage were observed.
- **Seasonal weeds are present**, which is typical during dormancy. These will be managed through routine pre- and post-emergent applications as temperatures rise.

Maintenance Observations

- Routine mowing and edging continue to support a professional appearance across the property
- No debris, trash, or obstructions were present on the lawn areas.
- No pest activity or visible stress to the turf was noted.
- Grass growth has slowed significantly with winter temperatures.

General Notes

- The property remains low-maintenance, requiring only regular mowing and edging to uphold current standards through the winter season.
- Dead trees have been proposed for removal; no additional trees require action at this time.
- Enhancement opportunities at the entrance can be proposed upon request to further beautify the entryway.
- The old fairway and green continue to offer strong potential for enhancements or a future park/sitting area. Our designer is currently working on renderings.

Optional Improvement Projects & Budget Planning

The following projects represent potential enhancements and cleanup efforts that may be scheduled as desired. Budget ranges reflect current estimates.

Project	Estimated Range
Underbrush cleanup around lakes	\$7,000 – \$12,500
Main entrance revamp	\$1,500 – \$4,000
Mulch / Pine straw replenishment	\$1,000 – \$6,000
Miscellaneous tree work	\$5,000 (allowance)

Total Estimated Budget

- **Low end:** \$14,500
 - **High end:** \$27,000
Includes the full **\$5,000** miscellaneous tree-work allowance.
-

Baymeadows CDD

Date Treated: 2-16-26

Water Temperature: 62

Weather: Cloudy

Winds: 0-10 MPH

<u>Lake</u>	<u>Plants Treated</u>	<u>Trash Pickup</u>	<u>Chemical Used</u>
1A:	Algae, Plankton Yes Yes	Yes	FL 909, Hyd 1911B: Yes
	None1C: None None		None None2: None
3:	Filled In	No	None
4:	Plankton, Niad	Yes	FL 909, Diquat
5:	None	Yes	None
6:	None	Yes	None
7:	None	Yes	None
8:	None	Yes	None
9:	Algae, Duckweed	Yes	FL 909, Diquat
10/26:	None	Yes	None
11:	None	Yes	None
12:	None	Yes	None
13:	None	Yes	None
14:	None	Yes	None
15:	None	Yes	None
16:	None	Yes	None
17:	None	Yes	None
18:	None	Yes	None
19:	None	Yes	None
20:	None	Yes	None
21:	None	Yes	None
22:	None	Yes	None
23:	None	Yes	None
24:	None	Yes	None
25:	None	Yes	None
27:	None	Yes	None
28:	None	Yes	None
29:	None	Yes	None

30:	None	No	None
31:	None (Filled IN)	No	None
32:	None	Yes	None
33:	None	Yes	None
34:	None	Yes	None
35:	None	Yes	None
36 Ditch	Plankton	Yes	FL 909
37:	None	Yes	None

Comments: Lots of the ponds had floating Pollen on them.