



Rizzetta & Company

Baymeadows Community Improvement District

Board of Supervisors' Meeting May 13, 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 Paige Johnston	Rogers Towers PA 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

May 05, 2026

FINAL AGENDA

Dear Board Members:

The meeting of the **Baymeadows Community Improvement District** will be held on **May 13, 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 through March 2026 Tab 2
 - C. Consideration of Resolution 2025-05; Redesignating Certain Officers Tab 3
 - D. Consideration of Resolution 2025-06; Reappointing Assistant Treasurer Tab 4
4. **CHAIRMAN'S REPORT**
5. **SUBCOMMITTEE UPDATES**
6. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. Landscape Tab 5
 - E. Pond Maintenance Reports (February through April 2026)..... Tab 6
7. **BUSINESS ITEMS**
 - A. Presentation on Stormwater Cleaning & CCTV Inspection Report (*Under Separate Cover*)
 - B. Discussion Regarding Stormwater Repair RFP
 - C. Discussion Regarding Fiscal Year 2026-2027 Meeting Schedule
 - D. Consideration of Resolution 2025-07; Setting the Assessment Hearing Tab 7
 - E. Consideration of Asphalt Patching Proposal Tab 8
 - F. Consideration of the Renewal Yellowstone Agreement (*per current agreement*)
 - G. Consideration of the Renewal Future Horizons Agreement (*per current agreement*)
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

Tab 1

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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.

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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.

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SEVENTH ORDER OF BUSINESS

STAFF REPORTS

A. District Counsel

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

B. District Engineer

1.) Update on Stormpipe Cleaning and CCTV Inspection

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

C. District Manager

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

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.

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

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.

D. Landscape Report

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

E. Pond Maintenance Reports

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

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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.

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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.

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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.

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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.

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Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 2

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 COMMUNITY IMPROVEMENT DISTRICT

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

Operation and Maintenance Expenditures February 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2026 through February 28, 2026. This does not include expenditures perviously approved by the Board.

The total items being presented: **\$11,155.65**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Baymeadows Community Improvement District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Future Horizons, Inc.	300076	93328	Aquatic Weed Control Services 01/26	\$ 2,857.65
Rizzetta & Company, Inc.	300074	INV0000106679	Accounting Services 02/26	\$ 3,775.00
Rogers Towers, P.A.	300075	744855	Legal Services 12/25	<u>\$ 4,523.00</u>
Total				<u>\$ 11,155.65</u>

BAYMEADOWS COMMUNITY IMPROVEMENT DISTRICT

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

Operation and Maintenance Expenditures March 2026 For Board Approval

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

The total items being presented: **\$35,879.59**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Baymeadows Community Improvement District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Coastal Wildlife & Pest Services LI	300080	55340	Nutria Trapping 02/26	\$ 1,995.00
Dewberry Engineers, Inc.	300078	22480223	Stormwater Inspection 01/26	\$ 6,087.71
Dewberry Engineers, Inc.	300078	22480248	Engineering Services 01/26	\$ 300.00
Rizzetta & Company, Inc.	300077	INV0000107495	Accounting Services 03/26	\$ 3,775.00
Rogers Towers, P.A.	300079	745961	Legal Services 01/26	\$ 6,768.50
Rogers Towers, P.A.	300082	746783	Legal Services 02/26	\$ 6,569.00
School Now	300081	INV-SN-1314	Quarterly Website Hosting 03/26	\$ 384.38
Yellowstone Landscape	260303-01	1098284	Monthly Landscape Maintenance 02/26	\$ 5,000.00
Yellowstone Landscape	032026-01	1123083	Monthly Landscape Maintenance 03/26	\$ <u>5,000.00</u>
Total				\$ <u><u>35,879.59</u></u>

Tab 3

RESOLUTION 2026-05

A RESOLUTION OF THE BAYMEADOWS COMMUNITY IMPROVEMENT DISTRICT DESIGNATING A CHAIR, A VICE CHAIR, A SECRETARY, AND A TREASURER OF THE BAYMEADOWS COMMUNITY IMPROVEMENT DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Board of Supervisors of the Baymeadows Community Improvement District desires to elect the below recited persons to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BAYMEADOWS COMMUNITY IMPROVEMENT DISTRICT:

1. The following persons are elected to the offices shown:

Chair _____
Vice Chair _____
Secretary _____
Treasurer _____

PASSED AND ADOPTED this 13th day of May, 2026.

ATTEST:

**BAYMEADOWS COMMUNITY
IMPROVEMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Tab 4

RESOLUTION 2025-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
BAYMEADOWS COMMUNITY IMPROVEMENT DISTRICT
REAPPOINTING AN ASSISTANT TREASURER OF THE DISTRICT,
AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Baymeadows Community Improvement District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Duval County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) previously appointed **Shawn Wildermuth** as an Assistant Treasurer pursuant to Resolution 2022-05; and

WHEREAS, the Board now desires to remove **Shawn Wildermuth** as Assistant Treasurer and appoint **Susan Garcia** to the position.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF
BAYMEADOWS COMMUNITY IMPROVEMENT DISTRICT :**

Section 1. Shawn Wildermuth is removed as Assistant Treasurer.

Section 2. **Susan Garcia** is appointed as Assistant Treasurer.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 13TH DAY OF MAY, 2026.

**BAYMEADOWS COMMUNITY
IMPROVEMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASSISTANT SECRETARY

Tab 5

Baymeadows CID

May 2026 Landscape Report

Site Overview

The property continues to present a clean and well-maintained appearance as we move through late spring. All contracted services are being completed on schedule. Recent drought conditions have slowed overall turf growth, but the site remains stable with no areas of decline or concern. Light rainfall in the past couple of weeks has helped the turf green up, though recovery remains gradual.

Turf & Lawn Areas

- Turf has greened up but is growing more slowly than typical for May due to extended dry weather.
- Bahia grass is holding color reasonably well for unirrigated conditions and shows no signs of stress beyond reduced growth.
- Edging along walkways, beds, and hardscape borders remains clean and well defined.
- No bare areas, erosion, or turf damage were observed.
- Weed activity remains low, with drought naturally limiting broadleaf weed pressure.

Seasonal Conditions & Drought Impact

The recent dry spell has influenced turf behavior across the property:

- Bahia growth is noticeably slower, which is expected without irrigation during drought periods.
- Turf color is stable but not as vibrant as in wetter years; this is normal for unirrigated Bahia in May.
- Early-spring weeds have largely faded, and drought conditions have further suppressed new weed emergence.
- Once rainfall becomes more consistent, Bahia growth will increase and color will continue to improve.

Maintenance Observations

- Routine mowing and edging continue to maintain a neat, professional appearance.
- Reduced growth has resulted in lighter clippings and slower thatch accumulation.
- No debris, trash, or obstructions were present on the lawn areas.
- No pest activity or turf stress (beyond drought-related slow growth) was observed.

General Notes

- The property remains low-maintenance and is performing well despite the dry conditions.
- Enhancement opportunities at the entrance are still available upon request.

Tab 6

Baymeadows CDD

Date Treated: 4-20-26

Water Temperature: 82

Weather: Clear/Breezy

Winds: 5-25 MPH

<u>Lake</u>	<u>Plants Treated</u>	<u>Trash Pickup</u>	<u>Chemical Used</u>
1A:	Plankton	Yes	FL 909
1B:	Plankton Yes	Yes FL 9092: Algae, Sago Pondweed	FL 9091C: Plankton Yes Harpoon, Tribune
3:	Filled In	No	None
4:	Plankton, Duckweed	Yes	FL 909, Tribune
5:	Plankton	Yes	FL 909
6:	Algae, Sago Pondweed	Yes	Harpoon, Tribune
7:	Algae, Sago Pondweed, Bladderwort	Yes	Copper Sulfate, Tribune
8:	Niad, Bladderwort	Yes	Copper Sulfate
9:	None (No Access)	Yes	None
10/26:	Plankton	Yes	FL 909
11:	None	Yes	None
12:	None	Yes	None
13:	Algae Plankton	Yes	FL 909, Copper Sulfate
14:	Algae Plankton	Yes	FL 909, Copper Sulfate
15:	Algae Plankton	Yes	FL 909
16:	None	Yes	None
17:	Algae, Niad	Yes	FL 909, Tribune
18:	Plankton	Yes	FL 909
19:	Plankton	Yes	FL 909
20:	None	Yes	None
21:	Plankton	Yes	Copper Sulfate
22:	None	Yes	None
23:	Algae	Yes	Copper Sulfate
24:	Algae	Yes	Copper Sulfate
25:	None	Yes	None
27:	None	Yes	None
28:	None	Yes	None
29:	None	Yes	None

30:	None	Yes	None
32:	None	Yes	None
33:	None	Yes	None
34:	None	Yes	None
35:	Plankton	Yes	FL 909
36 Ditch	Algae, Niad	Yes	FL 909, Tribune
37:	Algae	Yes	FL 909

Comments: Need someone to find us access to Lake 9.

Baymeadows CDD

Date Treated: 4-7-26

Water Temperature: 75

Weather: Cloudy/Drizzle

Winds: 5-15 MPH

<u>Lake</u>	<u>Plants Treated</u>	<u>Trash Pickup</u>	<u>Chemical Used</u>
1A:	None	No	None
1B:	None	No	None
	None2: None	No	None
3:	Filled In	No	None
4:	None	No	None
5:	None	No	None
6:	None	No	None
7:	None	No	None
8:	None	No	None
9:	None	No	None
10/26:	None	No	None
11:	None	No	None
12:	None	No	None
13:	None	No	None
14:	None	No	None
15:	None	No	None
16:	None	No	None
17:	None	No	None
18:	None	No	None
19:	None	No	None
20:	None	No	None
21:	None	No	None
22:	None	No	None
23:	None	No	None
24:	None	No	None
25:	None	No	None
27:	None	No	None
28:	None	No	None
29:	None	No	None

30:	None	No	None
32:	None	No	None
33:	None	No	None
34:	None	No	None
35:	None	No	None
36 Ditch	None	No	None
37:	None	No	None

Comments: Ponds looked good and weather wasn't the best.

Baymeadows CDD

Date Treated: 3-23-26

Water Temperature: 72

Weather: Clear

Winds: 5-15 MPH

<u>Lake</u>	<u>Plants Treated</u>	<u>Trash Pickup</u>	<u>Chemical Used</u>
1A:	Plankton	Yes	FL 909
1B:	Plankton Yes	Yes	FL 9091C: Plankton No None
3:	Filled In	No	None
4:	Algae, Plankton	Yes	FL 909, Copper Sulfate
5:	None	Yes	None
6:	Shoreline	Yes	Polaris
7:	None	Yes	None
8:	None	Yes	None
9:	None	Yes	None
10/26:	None	Yes	None
11:	None	Yes	None
12:	None	Yes	None
13:	None	Yes	None
14:	None	Yes	None
15:	Shoreline	Yes	Polaris
16:	Shoreline	Yes	Polaris
17:	Shoreline	Yes	Polaris
18:	Shoreline	Yes	Polaris
19:	Shoreline	Yes	Polaris
20:	None	Yes	None
21:	None	Yes	None
22:	Plankton	Yes	FL 909
23:	None	Yes	None
24:	Plankton	Yes	FL 909
25:	Shoreline	Yes	Polaris
27:	None	No	None
28:	None	Yes	None
29:	None	Yes	None

30:	Algae, Niad	Yes	FL 909, Diquat
32:	Shoreline	Yes	Polaris
33:	Shoreline	Yes	Polaris
34:	None	Yes	None
35:	Shoreline	Yes	Polaris
36 Ditch	Algae	Yes	FL 909
37:	Shoreline	Yes	Polaris

Comments: None

Baymeadows CDD

Date Treated: 3-9-26

Water Temperature: 68

Weather: Overcast

Winds: 0-5 MPH

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

29:	None	No	None
30:	None	No	None
32:	None	No	None
33:	None	Yes	None
34:	None	Yes	None
35:	None	No	None
36 Ditch	None	No	None
37:	None	Yes	None

Comments: Will bring boat back to hit ponds 6, 7, 9 and 20.

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.

Tab 7

RESOLUTION NO. 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BAYMEADOWS COMMUNITY IMPROVEMENT DISTRICT (THE "BCID") PROVIDING RECITALS, AUTHORITY AND DEFINITIONS; SCHEDULING THE PUBLIC HEARING DATE AND TIME FOR THE ADOPTION OF THE ANNUAL BCID ASSESSMENT ROLL FOR FY 2026-27 AND PROVIDING FOR THE IMPOSITION OF THE ASSESSMENTS TO FUND THE SERVICES WITHIN THE BCID; DIRECTING THE ASSESSMENT COORDINATOR TO MAIL AND PUBLISH NOTICES OF THE PUBLIC HEARING AS REQUIRED UNDER APPLICABLE LAW; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Recitals

WHEREAS, on April 17, 2024, the Board of Supervisors of the Baymeadows Community Improvement District (the "Board") adopted Resolution No. 2023-06 to provide for the imposition of special assessments to fund the cost of the Services to benefit property within the BCID (the "Initial Assessment Resolution"); and,

WHEREAS, on July 17, 2024, the Board adopted Resolution No. 2024-01 approving the BCID Assessment Roll and imposing assessments to fund the cost of the Services to benefit property within the BCID (the "Final Assessment Resolution") for Fiscal Year 2024-25; and,

WHEREAS, the Board intends to adopt a resolution approving the BCID Assessment Roll and imposing assessments to fund the cost of the Services to benefit property within the BCID for Fiscal Year 2026-27 following a public hearing as required under the Act (the "Annual Assessment Resolution"); and,

WHEREAS, by this resolution the Board intends to schedule the date and time of the public hearing (the "Public Hearing") and to direct the Assessment Coordinator to publish and mail notices of the Public Hearing as required under the Act.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BAYMEADOWS COMMUNITY IMPROVEMENT DISTRICT AS FOLLOWS:

SECTION 1. RECITALS. The above recitals are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution.

SECTION 2. AUTHORITY. This Resolution is adopted pursuant to the provisions of the Act, the Ordinance, the IAR, the FAR, Article VIII, Section 1, Florida Constitution, Chapter 125, Florida Statutes, and other applicable provisions of law.

SECTION 3. DEFINITIONS. All capitalized terms not otherwise defined herein shall have the meanings defined in the Ordinance, the Initial Assessment Resolution, and the Final Assessment Resolution unless the context clearly indicates an alternative meaning.

SECTION 4. PUBLIC HEARING. The Board hereby schedules the Public Hearing at 6:00 p.m. on July 8, 2026 at the Southern Regional Public Library, 10599 Deerwood Park Blvd., Jacksonville, Florida 32256.

SECTION 5. DIRECTIONS. The Assessment Coordinator is hereby directed to publish and mail notices of the Public Hearing as required under the Act.

SECTION 6. SEVERABILITY. If any clause, section, or other part or application of this resolution is held by any court of competent jurisdiction to be unconstitutional or invalid for any reason or cause, in part or application, the remaining portions of this resolution shall remain in full force and effect and be valid as if such unconstitutional or invalid portion thereof had not been incorporated herein.

SECTION 7. EFFECTIVE DATE. This resolution shall take effect immediately upon its adoption.

DULY ADOPTED by the Board of Supervisors of the Baymeadows Community Improvement District this 13th day of May, 2026.

**BOARD OF SUPERVISORS OF THE
BAYMEADOWS COMMUNITY
IMPROVEMENT DISTRICT**

By: _____

Its Chair

Tab 8



Phone: (904) 355-1776 · Fax: (904) 355-1467

P.O. Box 43669 · Jacksonville, FL 32203-3669

www.allproasphalt.net

Proposal Submitted To	Work to be performed at
Name: Rizzetta Management Address: 2806 N 5 th Street Suite 403 City: St Augustine State: FL 32084 Date: 5/1/26 Bid # K260501-3A	Baymeadows CID Address: Baymeadows Circle W City: Jacksonville State: FL 32256 Contact: Danielle Wasilewski (904) 436-6270 Email: Dwasilewski@rizzetta.com

We hereby propose to furnish the materials and perform the labor necessary to complete the following:

Asphalt patching – Baymeadows Cir W:

-sawcut perimeter of (9) damaged pavement areas and remove.

-install 438 SF of 2” SP 9.5 hot mix asphalt.

-compact with vibratory roller:

\$5,000.00

Asphalt patching - Baymeadows Cir E:

-install an additional 80 SF of 2” SP 9.5 hot mix asphalt at (5) areas.

-compact with vibratory roller:

\$750.00

TOTAL: \$5,750.00

Drainage is not guaranteed on asphalt overlays or patchwork due to existing pavement elevations and slopes.

Asphalt is a flexible pavement and will reflect cracking from underlying surfaces. All Pro Asphalt does not guarantee against cracking of asphalt placed over existing cracked, shifting, or settling surfaces (overlays) or tree root areas.

All Pro Asphalt is not responsible for permitting, licenses, or government approvals. All compliance is the sole responsibility of the customer.

This proposal is priced for one paving mobilization, each additional at \$1,500.00.

Area to be cleared prior to work commencing, customer is responsible for moving of items / vehicles.

This proposal is good for work through: June 2026

Terms are net 30 days. A finance charge of 1.5% will be assessed on past due balances.

Exclusions:

-Performance and payment bonds.

-Maintenance of traffic & M.O.T. devices (signs and barricades) or provision of traffic officers.

-Asphalt, base material, or subbase material testing or coring.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for the above work and completed in a substantial workmanlike manner.

Any alteration or deviation from the above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. ALL PRO ASPHALT is not responsible for failure of final product due to yielding or uneven base exceeding ¼". ALL PRO ASPHALT cannot guarantee movement of water in sloped areas that evidence less than 2% slope. The quantities referred to are estimated only and payment shall be based on in field measurements. Mobilization and installation is contingent upon review and acceptance of base by ALL PRO ASPHALT personnel.

Respectfully Submitted:

Ryan Kibler

Project Manager

rkibler@allproasphalt.net

(904) 418-1182 - cell

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Date: _____

Signature: _____