



Rizzetta & Company

Baymeadows Community Improvement District

Board of Supervisors' Meeting June 10, 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

June 2, 2026

FINAL AGENDA

Dear Board Members:

The meeting of the **Baymeadows Community Improvement District** will be held on **June 10, 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 May 13, 2026 Tab 1
 - B. Ratification of Operations & Maintenance Expenditures for April 2026 Tab 2
4. **CHAIRMAN'S REPORT**
5. **SUBCOMMITTEE UPDATES**
6. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - 1.) Update on Stormwater Report, Cleaning and Inspection
 - 2.) Discussion Regarding Stormwater Repair RFP
 - C. District Manager
 - D. Landscape
 - E. Pond Maintenance
7. **BUSINESS ITEMS**
 - A. Consideration of Resolution 2025-08; Setting Meeting Schedule For August 2026 through July 2027 Tab 3
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

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 **May 13, 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
Carol Eichling	Vice Chairperson
Walter DeReu	Board Supervisor
Susan Bailey	Board Supervisor – <i>joined meeting in progress</i>
Linsey Cuffy	Board Supervisor
Mike Miller	Board Supervisor
John Joyce	Board Supervisor

Also present were:

Lesley Gallagher	District Manager, Rizzetta & Company, Inc.
Danielle Wasilewski	District Manager, Rizzetta & Company, Inc.
Joey Duncan	Dewberry Engineers
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**

Mr. Hale called the meeting to order at 6:04 p.m. and went through roll call.

SECOND ORDER OF BUSINESS

PUBLIC COMMENTS

Mike Eckert from Kutak Rock LLP was in attendance representing his clients from Parkview Living, Inc./Baymeadows Lofts LLC to request the Board support their request for a revised assessment methodology.

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THIRD ORDER OF BUSINESS

**CONSIDERATION OF THE MINUTES
MEETING HELD ON FEBRUARY 11,
2026**

On a motion by Ms. Eichling, seconded by Mr. Miller, with all in favor, the Board approved the minutes from the February 11, 2026 meeting for Baymeadows Community Improvement District.

FOURTH ORDER OF BUSINESS

**RATIFICATION OF THE OPERATIONS
AND MAINTENANCE EXPENDITURES
FROM JANUARY 2026 THROUGH
MARCH 2026**

On a motion by Mr. Miller, seconded by Mr. Joyce, with all in favor, the Board ratified the Operations and Maintenance Expenditures for January 2026 in the amount of \$16,719.02, February 2026 in the amount of \$11,155.65, and March 2026 in the amount of \$35,879.59, for Baymeadows Community Improvement District.

FIFTH ORDER OF BUSINESS

**CONSIDERATION OF RESOLUTION
2025-05; REDESIGNATING CERTAIN
OFFICERS**

The Board redesignated Mr. Patrick Hale as Chairman, Ms. Carol Eichling as Vice Chairman, and both Secretary and Treasurer as Mr. Scott Brizendine

On a motion by Mr. Miller, seconded by Mr. Joyce, with all in favor, the Board adopted Resolution 2025-05; Redesignating Certain Officers, for Baymeadows Community Improvement District.

SIXTH ORDER OF BUSINESS

**CONSIDERATION OF RESOLUTION
2025-06; REAPPOINTING ASSISTANT
TREASURER**

On a motion by Ms. Eichling, seconded by Mr. Miller, with all in favor, the Board adopted Resolution 2025-06; Reappointing Susan Garcia Assistant Treasurer, for Baymeadows Community Improvement District.

SEVENTH ORDER OF BUSINESS

CHAIRMAN'S REPORT

No report.

EIGHTH ORDER OF BUSINESS

SUBCOMMITTEE UPDATES

No updates.

NINTH ORDER OF BUSINESS

STAFF REPORTS

A. District Counsel

Ms. Johnston provided an update that there are one cycle emergency committee meetings scheduled next week to consider having the method of election changed from election to appointment. There will be two committee meetings, one on Tuesday June 2, 2026 and another on Wednesday June 3, 2026. Ms. Johnston will share details of the dates and times with the board.

B. District Engineer

Mr. Duncan provided a brief update on the status of the Stormwater Cleaning and CCTV Inspection and that his recommendation will likely be for the Board to consider a multi-year agreement for repairs. Mr. Duncan hopes to have the full report and RFP information available for the meeting on June 10, 2026.

C. District Manager

Ms. Gallagher updated the Board that the Fiscal Year 2026/2027 budget was approved by the City on April 14, 2026, with a vote of 17-2. Ms. Gallagher noted that her office will be working on the assessment notices with District Counsel to have those approved and mailed for the July 8, 2026 public hearing. Ms. Gallagher also reminded the board that their Form 1 will be filed electronically and that the deadline for this is July 1, 2026.

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.

TENTH ORDER OF BUSINESS

**PRESENTATION ON STORMWATER
CLEANING & CCTV INSPECTION
REPORT**

This item was previously discussed under the District's Engineer's report.

ELEVENTH ORDER OF BUSINESS

**DISCUSSION REGARDING
STORMWATER REPAIR RFP**

This item was previously discussed under the District's Engineer's report.

TWELVTH ORDER OF BUSINESS

**DISCUSSION REGARDING FISCAL
YEAR 2026-2027 MEETING
SCHEDULE**

Ms. Gallagher updated the Board that the library did not have the larger room available on all of the second or third Wednesdays of the month for Fiscal Year 2026/2027. The board noted that they were flexible with either the second or third Wednesday for meetings and requested that the District Manager contact the library to see if any of the smaller rooms were available on the dates that the larger rooms were not. Ms. Gallagher will bring back a resolution to the meeting on June 10, 2026 to adopt the meeting schedule for Fiscal Year 2026/2027.

Ms. Bailey joined the meeting in progress.

THIRTEENTH ORDER OF BUSINESS

**CONSIDERATION OF RESOLUTION
2025-07; SETTING ASSESSMENT
HEARING**

The Board adopted Resolution 2025-07 and set Assessment Hearing for July 8, 2026 at 6 p.m. at the Southeast Public Library, located at 10599 Deerwood Park Blvd., Jacksonville, Florida 32256.

On a motion by Mr. Miller, seconded by Mr. Joyce, with all in favor, the Board adopted Resolution 2025-07; Setting Assessment Hearing for July 8, 2026 at 6 p.m. at the Southeast Public Library, located at 10599 Deerwood Park Blvd., Jacksonville, Florida 32256, for Baymeadows Community Improvement District.

FOURTEENTH ORDER OF BUSINESS

**CONSIDERATION OF ASPHALT
PATCHING PROPOSAL**

The Board approved All Pro proposal for Baymeadows Circle East repairs in five (5) areas and Baymeadows Circle West in nine (9) areas with a not to exceed amount of \$5,750.00

On a motion by Mr. DeReu, seconded by Mr. Joyce, with all in favor, the Board approved All Pro Asphalt's proposal for Baymeadows Circle East repairs in five (5) areas and Baymeadows Circle West in nine (9) areas with a not to exceed amount of \$5,750.00, for Baymeadows Community Improvement District.

FIFTEENTH ORDER OF BUSINESS

**CONSIDERATION OF RENEWAL OF
YELLOWSTONE AGREEMENT**

Ms. Gallagher informed the Board that the first term of the Yellowstone agreement ends on June 30, 2026, and that she received an email on April 30, 2026, indicating that Yellowstone is waiving the 3% increase included in the current agreement.

SIXTEENTH ORDER OF BUSINESS

**CONSIDERATION OF RENEWAL OF
FUTURE HORIZONS AGREEMENT**

Ms. Gallagher reviewed that the Future Horizons first term also ends June 30, 2026. This contract reflects an increase in the second year from \$34,291.60 to \$36,002.00

On a motion by Ms. Eichling, seconded by Mr. Miller, with all in favor, the Board approved the renewal for a second term with Yellowstone for landscape maintenance and with Future Horizons for pond maintenance, for Baymeadows Community Improvement District.

SEVENTEENTH ORDER OF BUSINESS

SUPERVISOR REQUESTS

Mr. Hale expressed concerns about an area where landscaping is not being maintained. Ms. Gallagher will review the location to determine whether it falls under the Baymeadows CID's responsibility as outlined in the ordinance.

EIGHTEENTH ORDER OF BUSINESS

ADJOURNMENT

On a motion by Mr. Miller, seconded by Mr. Joyce, with all in favor, the Board adjourned the meeting at 6:50 p.m., for Baymeadows Community Improvement District.

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 April 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2026 through April 30, 2026. This does not include expenditures perviously approved by the Board.

The total items being presented: **\$23,198.37**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Baymeadows Community Improvement District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
All Pro Asphalt	300084	14-2-9519	Asphalt Patching 02/26	\$ 5,400.00
Dewberry Engineers, Inc.	300085	22483242	Stormwater Inspection 02/26	\$ 1,105.72
Dewberry Engineers, Inc.	300085	22483323	Engineering Services 02/26	\$ 1,155.00
Future Horizons, Inc.	300086	94219	Aquatic Weed Control Services 03/26	\$ 2,857.65
Rizzetta & Company, Inc.	300083	INV0000108090	Accounting Services 04/26	\$ 3,775.00
Rogers Towers, P.A.	300087	747716	Legal Services 03/26	\$ 3,905.00
Yellowstone Landscape	041726-01	1146656	Monthly Landscape Maintenance 04/26	\$ 5,000.00
Total				<u>\$ 23,198.37</u>

Tab 3

RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BAYMEADOWS COMMUNITY IMPROVEMENT DISTRICT SETTING THE DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS 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 189, Florida Statutes, being situated entirely within Duval County, Florida; and

WHEREAS, the District's Board of Supervisors (hereinafter the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 119, Florida Statutes; and

WHEREAS, the Board is statutorily required to file quarterly, semiannually, or annually a schedule of its regular meetings with the City of Jacksonville; and

WHEREAS, the Board desires to set the dates of the regular meetings for August 2026 through July 2027.

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

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit "A".

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District's Secretary is hereby directed to file annually, with the City of Jacksonville, a schedule of the District's regular meetings.

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

PASSED AND ADOPTED THIS 10th DAY OF JUNE 2026.

ATTEST:

**BAYMEADOWS COMMUNITY
IMPROVEMENT DISTRICT:**

SECRETARY/ASSISTANT SECRETARY

CHAIRMAN/VICE CHAIRMAN

EXHIBIT "A"

**BAYMEADOWS COMMUNITY
IMPROVEMENT DISTRICT BOARD OF SUPERVISORS
MEETING DATES
FOR AUGUST 2026 THROUGH JULY 2027**

**August 19, 2026
September 16, 2026
October 21, 2026
November 18, 2026
January 20, 2027
February 17, 2027
March 17, 2027
April 14, 2027
May 19, 2027
June 16, 2027
July 14, 2027
July 21, 2027**

**All meetings will convene at 6:00 p.m. at the
Southeast Regional Public Library, 10599 Deerwood Park Blvd.,
Jacksonville, FL 32256.**