



Rizzetta & Company

# Baymeadows Community Improvement District

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## Board of Supervisors' Meeting July 08, 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](http://www.BCIDJax.Org)

<b>Board of Supervisors</b>	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
<b>District Manager</b>	Lesley Gallagher Danielle Wasilewski	Rizzetta & Company, Inc. Rizzetta & Company, Inc.
<b>District Counsel</b>	Emily Pierce Paige Johnston	Rogers Towers PA Rogers Towers PA
<b>District Engineer</b>	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](http://www.BCIDJax.Org)

Board of Supervisors  
Baymeadows Community  
Improvement District

July 01, 2026

## FINAL AGENDA

Dear Board Members:

The meeting of the **Baymeadows Community Improvement District** will be held on **July 08, 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 June 10, 2026 ..... Tab 1
  - B. Ratification of Operations & Maintenance Expenditures for May 2026 ..... Tab 2
4. **CHAIRMAN'S REPORT**
5. **SUBCOMMITTEE UPDATES**
6. **STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
  - D. Landscape Report ..... Tab 3
  - E. Pond Maintenance Reports ..... Tab 4
7. **BUSINESS ITEMS**
  - A. Public Hearing on Fiscal Year 2026-2027 Assessments \*  
(\* a second public hearing is scheduled for July 27, 2026 at 6pm)
  - B. Resolution 2025-08 Rev; Revising Meeting Schedule..... Tab 5
  - C. Resolution 2026-01; Setting Additional Public Hearing on Fiscal Year 2026/2027 Assessments and Ratifying Actions ..... Tab 6
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 **June 10, 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	<b>Chairperson</b>
Carol Eichling	<b>Vice Chairperson</b>
Walter DeReu	<b>Board Supervisor</b>
Susan Bailey	<b>Board Supervisor</b>
Linsey Cuffy	<b>Board Supervisor</b>
Mike Miller	<b>Board Supervisor</b>
John Joyce	<b>Board Supervisor</b>

Also present were:

Lesley Gallagher	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Danielle Wasilewski	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Joey Duncan	<b>Dewberry Engineers</b>
Emily Pierce	<b>District Counsel, Roger Towers</b>
Paige Johnston	<b>District Counsel, Roger Towers</b>

No Audience members present.

**FIRST ORDER OF BUSINESS**

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

Mr. Hale called the meeting to order at 6:03 p.m. and went through roll call.

**SECOND ORDER OF BUSINESS**

**PUBLIC COMMENTS**

No Audience present.

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**THIRD ORDER OF BUSINESS**

**CONSIDERATION OF THE MINUTES  
MEETING HELD ON MAY 13, 2026**

On a motion by Mr. DeReu, seconded by Mr. Joyce, with all in favor, the Board approved the minutes from the May 13, 2026 meeting for Baymeadows Community Improvement District.

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**FOURTH ORDER OF BUSINESS**

**RATIFICATION OF THE OPERATIONS  
AND MAINTENANCE EXPENDITURES  
FROM APRIL 2026**

On a motion by Ms. Bailey, seconded by Ms. Eichling, with all in favor, the Board ratified the Operations and Maintenance Expenditures for April 2026 in the amount of \$23,198.37, for Baymeadows Community Improvement District.

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**FIFTH ORDER OF BUSINESS**

**CHAIRMAN'S REPORT**

The Chairman did not have a report.

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**SIXTH ORDER OF BUSINESS**

**SUBCOMMITTEE UPDATES**

There were no subcommittee updates.

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**SEVENTH ORDER OF BUSINESS**

**STAFF REPORTS**

**A. District Counsel**

Ms. Johnston and Ms. Pierce provided a brief update on the recent records request received and introduced their summer associates who were attending the meeting and also assisting with the request.

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**B. District Engineer**

**1.) Update on Stormwater Report, Cleaning and Inspection**

Mr. Duncan provided a status update on the Stormwater Cleaning and CCTV Inspection and reviewed four areas that had been brought to his attention regarding two structures and two grates as well as a potential third grate that he would need to confirm if a repair had already been completed. Signage and fencing were also requested for any areas that were safety concerns.

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On a motion by Ms. Eichling, seconded by Mr. Joyce, with all in favor, the Board authorized a not to exceed amount of \$12,000.00 to repair the three items recommended by the District Engineer including the deep structure discussed and two grates, for Baymeadows Community Improvement District.

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On a motion by Ms. Eichling, seconded by Ms. Cuffy, with all in favor, the Board authorize an additional \$3,000.00 in the not to exceed amount from the prior motion and the third grate that may require repairs, for Baymeadows Community Improvement District.

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**2.) Discussion Regarding Stormwater repair RFP**

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Mr. Duncan updated the board that he has reached out to other units of local government regarding piggy back agreements and hopes to have updates on that process for the next meeting.

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**C. District Manager**

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Ms. Gallagher reminded the board of the Form 1 filing deadline approaching.

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The board authorized the All Pro Asphalt's invoice to be paid in the amount of \$5,750.00. Ms. Gallagher shared concerns received from Meadowalk HOA regarding debris in ponds and a request for increased service visits. The board took no action on additional visits. Ms. Gallagher will communicate with Future Horizons regarding debris removal during service.

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Ms. Gallagher then reviewed that the Chairman notified her office that a bus stop structure that had come down and reviewed two proposals that he had received (exhibit A). Discussion ensued.

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On a motion by Ms. Bailey, seconded by Ms. Eichling, with all in favor, the Board approved the Stonebridge proposal in the amount of \$2,850.00, for Baymeadows Community Improvement District.

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On a motion by Mr. DeReu, seconded by Mr. Miller, with all in favor, the Board amended the prior motion to include this structure with the District's insurance property policy upon repair, for Baymeadows Community Improvement District.

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Ms. Gallagher provided an update on an area reported at the previous meeting that the landscaping was not being maintained. It was confirmed that this was not Baymeadows CID property and that the property's owner also had hazardous trees reported on it.

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**D. Landscape Report**

The Board had no comments about the Landscape report.

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**E. Pond Maintenance Reports**

The Board had no comments about the Pond Maintenance report.

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**EIGHTH ORDER OF BUSINESS**

**CONSIDERATION OF RESOLUTION  
2025-08; SETTING MEETING  
SCHEDULE FOR AUGUST 2026  
THROUGH JULY 2027**

On a motion by Mr. DeReu, seconded by Mr. Miller, with all in favor, the Board adopted as presented Resolution 2025-08; Setting Meeting Schedule for August 2026 through July 2027, for Baymeadows Community Improvement District.

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Ms. Pierce noted that she will be distributing an update regarding recent changes to the ordinance. She advised that the Board would transition to an appointed board, with membership reduced from seven to five members. The at-large seats will carry four-year terms, while the remaining seats will have two-year terms.

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**NINTH ORDER OF BUSINESS**

**SUPERVISOR REQUESTS**

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Mr. DeReu raised a question regarding the inclusion of the DR Horton property in the EAUs when the ordinance was previously amended. Comments were made that reducing EAUs in certain areas would result in increases in others. Ms. Cuffy had questions regarding who would be impacted in a suit over the methodology.

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**TENTH ORDER OF BUSINESS**

**ADJOURNMENT**

On a motion by Mr. Hale, seconded by Mr. Miller, with all in favor, the Board adjourned the meeting at 7:12 p.m., for Baymeadows Community Improvement District.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# **Exhibit A**

Lic #: CBC1252682 / Lic #: CCC1328917

## **PROJECT PROPOSAL**

**Job#:** RW26-7951MF

**Date:** 6/10/22026

**Owner:** Baymeadows Community

**Contact:** Patrick Hale

**Phone:** 904-252-0966

[mrpjh05@aol.com](mailto:mrpjh05@aol.com)

**Job Location:** Los Lagos – Baymeadows Circle

### **SCOPE OF WORK:**

Bus Stop Repair



- ❖ Remove the remainder foot of posts flush with the bottom of the bench.
- ❖ Through bolt 2 new posts to existing posts with beveled tops
- ❖ Reset structure back in to ground, apply waterproofing to the base of each new post and set into new concrete footer.
- ❖ Prep and paint full structure with new SW Super paint

### **Clarifications & Exclusions:**

1. Any and all work not included in above scope of work will be addressed as an extra

**SBCS** proposes to furnish Labor and Materials for the above scope of work.

**Total Project Investment:**      **\$2,850.00**

## **TERMS and CONDITIONS**

All Credit Cards Payments will incur a 3% service charge for Visa, Master Card and Discover. America Express will incur a 4% service charge.

Payments are due upon invoice. Past due amounts shall bear interest at a rate of 18% per annum. Billings are submitted at completion of each job or by other payment schedule as may be outlined in this proposal.

Additional or changed work will be handled on a time and material basis unless a lump sum price has been agreed to in writing between the parties prior to starting the requested additional or changed work. Journeymen will be billed at \$55.00 dollars per hour and apprentices will be billed at \$35.00 dollars per hour.

By executing this contract, you hereby give Stonebridge Construction Services, LLC power of attorney to execute the Notice of Commencement, as required by the governing county, on your behalf for the above listed project. This power of attorney is limited in its authority and is only to be used for the execution of the NOC.

A 1 year Labor WARRANTY or as listed in above scope is provided for all labor and material services. Products and materials used will be warranted per each manufacture's specifications.

All work performed Stonebridge Construction Services, LLC or their Subcontractor will be done in a professional manner, consistent with industry standards and will be done in accordance with all city, state and national codes as applicable.

Should this proposal result in a different contract form from the customer, that contract form shall include this proposal as part. In the event of a conflict between the proposal and the resulting contract form, this proposal shall govern. No contract terms more constituting than the ones found in the AIA-(1987) shall be included in any resulting contract form.

The proposal price is based upon a particular sequencing of the work determined by Stonebridge Construction Services, LLC in accordance with any previously furnished schedule. Changes in sequencing may or may not result in increased costs.

Insurance will be provided by Stonebridge Construction Services, LLC upon request. No special endorsements will be provided unless specified in proposal

If either party is involved in legal proceedings {litigation or arbitration) to enforce any provision of this proposal or to protect its interests in any manner arising under this proposal, the party prevailing in such proceedings shall be entitled to recovery of reasonable costs and expenses including attorney fees, incurred in such proceedings

Each party executing this proposal or attached contract document(s) warrants and represents that it has full power and authority to bind itself to all requirements of the same.

**This Proposal is good for 30 days from date:        6/10/2026**

I hereby agree and accept the above TERMS AND CONDITIONS and submit this acceptance with full payment or signed payment plan on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**Job #:                    RW26-7951MF**  
**Job Location: Los Lagos – Baymeadows Circle**  
**Project Cost: \$2,850.00**

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Printed Name and Title*



**ESTIMATE # 26-4321.**

June 8, 2026

To: Real Manage

Attn: Neysha

Ref: LOS LAGOS-Bus Stop Kiosk Repair

**YUMBO GENERAL CONSTRUCTION, LLC** is proposing the following services for the prices mentioned below. Any item not specifically mentioned is subject to a written change order.

### **Scope of Work**

Contractor shall furnish all labor, materials, equipment, supervision, and debris disposal necessary to complete the repair of the existing bus stop kiosk.

Work includes, but is not limited to, the following:

- Remove the existing bench and dispose of any damaged materials.
- Remove and dispose of two (2) damaged 4" x 6" support posts.
- Carefully preserve and support the existing roof structure during the repair process.
- Furnish and install two (2) new 4" x 6" x 10' pressure-treated wood posts.
- Set new posts in concrete to provide proper structural support.
- Furnish all necessary lumber and construct a new wood bench, matching the existing bench as closely as possible.
- Reinstall and reuse the existing roof.
- Repair any minor damage to the existing roof that may have occurred as a result of the structural failure or during the repair process.
- Prepare, prime as needed, and paint all new work performed.
- Paint the entire kiosk to match the existing color as closely as possible, providing a uniform appearance.

**Labor & Materials: \$3,500.00**

### **Exclusions**

- Permit fees, if required.
- Structural engineering or design services.
- Repairs to concealed damage not visible at the time of proposal.

### **🔒 Price Match Guarantee:**


Got a better price? Show us. We'll match it — or do better and **still** deliver top tier quality. Let us win your business.

**Price valid only 45 days**

*We hope to earn your business daily with our service!*

**YUMBO GENERAL CONSTRUCTION, LLC**

Edison Satizabal

 (904) 887-4330

 **Payment Terms**

- Projects over \$10,000 require a 35% deposit for materials before work begins.
- All invoices are due within 30 days of issue.
- A **1.5% interest fee per month (0.05% per day)** will be added to all unpaid balances after 30 days.

 **Peace of Mind, guaranteed**

We stand behind our work. Every job comes with a **1-year guarantee on workmanship**, unless noted otherwise.

 **Approval & Agreement**

By signing below, you agree to the terms above.

**Client Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

## **Tab 2**

# BAYMEADOWS COMMUNITY IMPROVEMENT DISTRICT

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

## Operation and Maintenance Expenditures May 2026 For Board Approval

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

The total items being presented:    **\$8,182.65**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

**Baymeadows Community Improvement District**

**Paid Operation & Maintenance Expenditures**

May 1, 2026 Through May 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Dewberry Engineers, Inc.	300090	22485787	Stormwater Inspection 03/26	\$ 957.50
Dewberry Engineers, Inc.	300090	22485817	Engineering Services 03/26	\$ 592.50
Future Horizons, Inc.	300088	94547	Aquatic Maintenance 04/26	\$ 2,857.65
Rizzetta & Company, Inc.	300089	INV0000109182	Accounting Services 05/26	\$ <u>3,775.00</u>
<b>Total</b>				<b>\$ <u>8,182.65</u></b>

## **Tab 3**

## **Baymeadows CID**

### **June 2026 Landscape Report**

#### **Site Overview**

The property continues to present a clean, well-maintained appearance as we move into early summer. All contracted services are being completed on schedule. Although the site remains unirrigated, recent rainfall has supported a noticeable improvement in turf condition, with grass responding well and beginning to actively grow again. Overall, the landscape is stable with no areas of concern.

#### **Turf & Lawn Areas**

- Turf has responded positively to recent rainfall and is beginning to actively grow after the extended dry period.
- Bahia grass is bouncing back well and maintaining acceptable color for unirrigated conditions.
- Growth is still somewhat moderate compared to irrigated sites but is steadily increasing with improved moisture.
- Edging along walkways, beds, and hardscape borders continues to remain clean and well defined.
- No bare areas, erosion, or turf damage were observed.
- Weed activity remains minimal.

#### **Seasonal Conditions & Weather Impact**

- Turf is transitioning out of its drought-slowed state and showing improved vigor.
- Bahia is responding as expected for this time of year, with increasing growth as moisture levels improve.
- Color is improving, though still slightly behind irrigated properties.
- With continued seasonal rainfall, turf density and overall appearance should continue to improve.

#### **Maintenance Observations**

- Routine mowing and edging continue to maintain a neat, professional appearance throughout the property.
- Clippings remain light and manageable.
- No debris, trash, or obstructions were present on the lawn areas.
- No pest or disease activity was observed.

#### **General Notes**

- The property is performing well overall despite being unirrigated.
- Turf has shown good resilience through recent dry conditions and is recovering naturally with rainfall.
- Enhancement opportunities at the entrance remain available upon request.

# Tab 4

## Baymeadows CDD

**Date Treated:** 6-22-26

**Water Temperature:** 80's

**Weather:** Overcast

**Winds:** 5-10 MPH

<u>Lake</u>	<u>Plants Treated</u>	<u>Trash Pickup</u>	<u>Chemical Used</u>
1A:	Shoreline	Yes	Polaris
1B:	Shoreline Yes	Yes	Polaris1C: Yes Shoreline None
3:	<b>Filled In</b>	No	<b>None</b>
4:	Shoreline	Yes	Polaris
5:	Roadgrass	Yes	2-4D
6:	Shoreline	Yes	Polaris
7:	Shoreline	Yes	Polaris
8:	None	Yes	None
9:	None	Yes	None
10/26:	Shoreline	Yes	Polaris
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:	Shoreline	Yes	Polaris Sulfate
18:	Shoreline	Yes	Polaris
19:	Shoreline	Yes	Polaris
20:	None	Yes	None
21:	None	Yes	None
22:	None	Yes	None
23:	Shoreline	Yes	Polaris
24:	None	Yes	None
25:	Shoreline	Yes	Polaris
27:	Shoreline	Yes	Polaris
28:	None	Yes	None
29:	None	Yes	None

30:	None	Yes	None
32:	Roadgrass	Yes	2-4D
33:	Roadgrass	Yes	2-4D
34:	None	Yes	None
35:	Roadgrass	Yes	2-4D
36 Ditch	Roadgrass	Yes	2-4D
37:	Roadgrass	Yes	2-4D

**Comments:** None

## Baymeadows CDD

**Date Treated:** 6-9-26

**Water Temperature:** 80's

**Weather:** Overcast

**Winds:** 5-10 MPH

<u>Lake</u>	<u>Plants Treated</u>	<u>Trash Pickup</u>		<u>Chemical Used</u>
1A:	None	Yes		None
1B:	None	Yes		None
	None2: None		Yes	None
3:	<b>Filled In</b>	No		<b>None</b>
4:	Algae, Plankton	Yes		FL 909, Copper Sulfate
5:	Roadgrass	Yes		2-4D
6:	None	No		None
7:	None	No		None
8:	None	No		None
9:	None	No		None
10/26:	None	Yes		None
11:	Algae	Yes		Copper Sulfate
12:	Algae	Yes		Copper Sulfate
13:	None	Yes		None
14:	None	Yes		None
15:	None	Yes		None
16:	None	Yes		None
17:	Algae, Plankton	Yes		Copper Sulfate
18:	Algae	Yes		Copper Sulfate
19:	None	Yes		None
20:	Algae	Yes		Copper Sulfate
21:	None	Yes		None
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	No		None

30:	Algae, Niad	Yes	FL 909, Copper Sulfate, Tribune
32:	None	Yes	None
33:	None	Yes	None
34:	None	Yes	None
35:	Roadgrass	Yes	2-4D
36 Ditch	Roadgrass	Yes	2-4D
37:	None	Yes	None

**Comments:** Need someone to find us access to Lake 9. Needs to be treated.

## Baymeadows CDD

**Date Treated:** 5-27-26

**Water Temperature:** 80's

**Weather:** Overcast

**Winds:** 5-15 MPH

<u>Lake</u>	<u>Plants Treated</u>	<u>Trash Pickup</u>	<u>Chemical Used</u>
1A:	None	Yes	None
1B:	None	Yes	None
	None2: None	Yes	None
3:	<b>Filled In</b>	No	<b>None</b>
4:	None	Yes	None
5:	Algae	Yes	Copper S
6:	Shoreline, Algae, Chara, Niad	Yes	Polaris, Copper Sulfate, Tribune
7:	Bladderwort, Shoreline	Yes	FL 909, Tribune, Hyd 191, Polaris
8:	Algae, Niad	Yes	Copper Sulfate, Tribune
9:	None (No Access)	No	Has Algae and Duckweed
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:	Shoreline	Yes	Polaris
29:	None	Yes	None

30:	Shoreline	Yes	Polaris
32:	None	Yes	None
33:	None	Yes	None
34:	None	Yes	None
35:	None	Yes	None
36 Ditch	None	Yes	None
37:	None	Yes	None

**Comments:** Need someone to find us access to Lake 9. Needs to be treated.

## Baymeadows CDD

**Date Treated:** 5-11-26

**Water Temperature:** 82-84

**Weather:** Clear

**Winds:** 5-10 MPH

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

30:	None	Yes	None
32:	Shoreline	Yes	Polaris
33:	Shoreline	Yes	Polaris
34:	None	Yes	None
35:	Shoreline	Yes	Polaris
36 Ditch	Algae, Shoreline	Yes	Copper Sulfate, Polaris
37:	Shoreline	Yes	Polaris

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

# **Tab 5**

**RESOLUTION 2025-08 REV**

**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 July 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 8<sup>th</sup> DAY OF JULY 2026.**

**ATTEST:**

**BAYMEADOWS COMMUNITY  
IMPROVEMENT DISTRICT:**

\_\_\_\_\_  
**SECRETARY/ASSISTANT SECRETARY**

\_\_\_\_\_  
**CHAIRMAN/VICE CHAIRMAN**

**EXHIBIT "A"**

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

**July 27, 2026  
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.**

# Tab 6

**RESOLUTION NO. 2026-01**

**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**, the Board adopted Resolution 2025-07 at its meeting held on May 5, 2026, to set the public hearing date and adoption of the assessment on July 8, 2026; and,

**WHEREAS**, due to a technical error in the noticing of the public hearing set for July 8, 2026, the Board determined that an additional public hearing should be set for July 27, 2026, prior to approving the BCID Assessment Roll; 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; and

**WHEREAS**, the Board hereby ratifies the administrative actions taken by Rizzetta & Company to notice the additional public hearing and coordinate the additional meeting for the Board to consider the Annual Assessment Resolution prior to August 1, 2026 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 on July 27, 2026 at 6:00 p.m. at the Southeast Public Library, located at 10599 Deerwood Park Blvd., Jacksonville, Florida 32256. A Public Hearing was also held on July 8, 2026 for those wishing to speak on the BCID Assessment Roll.

**SECTION 5. DIRECTIONS.** The Board hereby ratifies the action of the Assessment Coordinator in publishing and mailing 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 8th day of July, 2026.

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

By: \_\_\_\_\_

\_\_\_\_\_  
Its Chair