



Municipal Service District of Ponte Vedra Beach
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MEETING MINUTES
NOVEMBER 13, 2023

The Trustees of the Municipal Service District held their monthly meeting on Monday, November 13th at the Ponte Vedra Branch Library at 5:30 PM.

TRUSTEES PRESENT

Al Hollon – Chairman
Kitty Switkes – Vice Chairman
Rick Brown – Treasurer
Charles Callaghan
John Cellucci
Brad Wester - absent
Michael White

Wayne Flowers – Attorney

Chairman Hollon called the meeting to order at 5:30 p.m. We will begin with the Pledge of Allegiance to the Flag.

Chairman Hollon explained the public notice, order, conduct and civility.

APPROVAL OF MINUTES

The Board of Trustees regular meeting minutes from October 9th were discussed. A motion was made to approve the minutes, they were seconded and unanimously carried.

PUBLIC COMMENTS

Megan McKinley – 528 Rutile Drive – Ms. McKinley reported that at the October meeting the MSD Board said that they were going to have a special meeting. She reported that she was very disappointed by the members of the MSD taking the action to not hold the meeting. She reported that the residents expressed their disappointment to her and that is why they are not in attendance tonight. She stated that you need to listen to your community members and apply to state law. Chairman Hollon reported that he sent to the county commissioners a letter to advise them what this Board had done in the past four meetings. The letter was not sent on official letterhead since the agenda was not posted at the proper time, nor did we send them a resolution. Chairman Hollon reported that he wanted to be factually accurate and decided that he thought four meetings would be enough and a fifth meeting was not necessary. He reported that there are always issues where the public disagree. Ms. McKinley reported that Chairman Hollon sent a letter to the newspaper. Chairman Hollon reported that he did not send a letter to the newspaper. Chairman Hollon reported that he sent his letter to the commissioners and maybe one of them sent it to the newspaper. Ms. McKinley reported that at your October meeting your attorney said that you should not have a vote and after everyone

left you did have a vote. The Gate attorney left the meeting to return with a speaker card and interrupted your meeting and took the floor advocating for a vote. She reported that it was not appropriate. Chairman Hollon reported that he disagrees with her. Ms. McKinley reported whether you are for or against it the process was wrong. Ms. McKinley asked how many of the board members read the entire application. Chairman Hollon reported that he did, Trustee Cellucci reported that he did. Chairman Hollon reported that we are not going to resolve this and that he did what he thought was right and stands behind what he did. Treasurer Brown reported that he was fully informed and reviewed all changes. He asked Ms. McKinley if some of your backers or proponents that you are representing are so involved why weren't they in St. Augustine last Tuesday as he was. The opposition was a small representation of this vast group. Ms. McKinley reported that you made a statement about the integrity of the people of the MSD and insinuated that they were not properly informed. Chairman Hollon reported that we have had this on the agenda multiple times and that we treated the people with respect and are moving on.

TRUSTEE REPORTS

CHAIRMAN'S REPORT - CHAIRMAN HOLLON

REPUBLIC / SHERIFF PATROLS AND PAYMENTS

Chairman Hollon reported that regarding Republic Services someone contacted me about side door pick up on San Juan Drive that they are not putting the bins back. Secondly, we are having an issue with people leaving yard waste on vacant lots. Vice Chairman Switkes asked who has the county put the contract out to bid besides Republic. Chairman Hollon reported that he will find out. The sheriff's reports show there were 69 citations, 204 warnings with the vast majority are running stop signs and speeding. There were several regarding parking on the Blvd. There was a citation given to a juvenile on a golf cart and a warning for no taillights on a golf cart. Vice Chairman Switkes asked if we have received any complaints regarding the coverage? Chairman Hollon reported no.

JEA / LANDSCAPE – VICE CHAIRMAN SWITKES

Vice Chairman Switkes reported that everything is in order for Landscaping. Had the palm trees trimmed at Corona and A1A. Regarding the Sunset Park, Chairman Hollon was contacted about this, and the MSD is supposed to be taking care of the park. It is being mowed on Sunset but the lot behind it needs to be bushhogged. Once we do that the landscaper will take care of the park. The neighbors have been complaining about overgrowth and rats. Chairman Hollon explained the history of the lots and how the MSD said we would take care of it. The county owns it and in 2009 the MSD agreed to maintain it. Vice Chairman Switkes reported that she gave the list of fire hydrants to be painted to JEA and noticed that between 181 San Juan to Ponte Vedra Circle and San Juan there are not any fire hydrants. JEA is looking into this. The irrigation is fine and switching to watering one day a week.

TREASURER'S REPORT / STREET SIGNS– TREASURER BROWN

Treasurer Brown reported that he sent out the Treasurer's report and during the month of October there are some property tax money trickling. There were no unexpected checks. A motion was made to approve the Treasurer's Report, it was seconded and unanimously carried. Treasurer Brown reported that there are no outstanding issues on signs except the sign at Overlook Drive and Ponte Vedra Blvd was knocked over. They also lost the no outlet part of the sign.

BEACHES ENERGY / WEBSITE – TRUSTEE CALLAGHAN

Trustee Callaghan reported that communicated with Beaches Energy (BES) to turn the lights back on that were off for sea turtle season and have them remove the back portion of two lights that were blacked out. We just replaced a streetlight at the entrance to Waterbridge to help illuminate the bus stop. He reported that he needs to talk to the homeowner to see if we can get some of the trees trimmed as it is blocking some of the streetlights. We discussed adding a new streetlight at Le Master and Poinciana Way and adding a new one at 33 Corona as it is very dark. The owner at 33 Corona would like a light and it is by a power source so the price would be between \$1,300 and \$1,500. Trustee Callaghan asked for approval to have the light installed. A motion was made to

approve up to \$1,500 per light to be installed at 33 Corona and one at Poinciana Way and Le Master. It was seconded and unanimously carried. We have been working with BES regarding a light at Maria and Le Master. They are going to replace the light bulb to see if that puts out more light and if that does not work, we are going to have to look at adding a light which is about 90 to 100 feet away from a transformer. Chairman Hollon asked why they do not move the bus stop. Trustee Callaghan reported that he talked with St. Johns County about moving the bus stop and they said they could possibly do that next year. Regarding the website, Crystal, who is the web master sent an e-mail that if we renew by November 24th, we will save \$150. Trustee Callaghan made a motion to approve the \$1,200 to pay the web master for 2024. The motion was seconded and unanimously carried. Trustee Callaghan asked the board about deleting some of the information on the website. One was the PUD for the club, it was decided to delete that. Second was the information on the sidewalk, it was decided to leave that up. Trustee Cellucci asked about a brand-new streetlight near the golf course (by 18), and it seems to be taller than the other poles. Trustee Cellucci asked about the painting of the poles. Matt Brooks reported that their goal is to replace every streetlight every five years. He reported that painting them is not as easy as it looks as you must sand them down to paint them. Secretary Jurenovich reported that we took the money to paint the poles out of the budget due to BES reported they were putting up new poles.

NEWSLETTER / FLAGS / INSURANCE - TRUSTEE CELLUCCI

Trustee Cellucci reported that the insurance is good, and he needs your articles by the first of December. He also asked if you have any photos, please provide them. Trustee Cellucci reported that Vice Chairman Switkes suggested adding a bio for our new Commissioner Joseph who represents our area. Trustee Cellucci reported that he will get in touch with her. The flags will be taken down tomorrow morning and will not go back up until Memorial Day. He reported that we now have a 4 x 6 flag at Corona and A1A.

BEACH AND SIDEWALK- TRUSTEE WESTER

Trustee Wester is absent tonight.

TRUSTEE WHITE – CTTF / ROAD AND BRIDGE

Trustee White reported that there is nothing new to report from the CTTF meeting today. Regarding road and drainage, in early October there was a heavy day of rain with a lot of flooding. The JEA vacuum system became inundated with all the water. In speaking with JEA about excess water, they reported that if this persists you are going to have sewage backups if the flooding is not fixed. Trustee White reported that this can only help our situation with the county to get the drainage fixed. In trying to address this with the county, they throw their hands up with easements/plats, etc. Trustee White would like to figure out how we attack the title rights and easement searches and to get these resolved we need the Inn and Club and the county to help so that we can move some of the engineering staff at the county to correct some of these easement rights. Chairman Hollon asked if there was a master plat showing all the storm water drains in the MSD. Trustee White reported that Rob Wright with Eisman & Russo is doing the feasibility study for the county, and they are letting me sit in these meetings. Once a proposal is completed, we could have Mr. Wright come to a meeting and present it to the Board. Chairman Hollon asked what it would entail to have someone do a survey of all the MSD drainage. Trustee White reported that our drainage is so confusing and every decade they switched methodology. Having someone doing a drainage study would be good as we can then direct the club and the county to start making improvements. Attorney Flowers reported that it would entail an RFP. Treasurer Brown asked if it should be a surveying firm and not a title firm. Attorney Flowers reported that there are companies out there that do both surveying and title. Trustee White reported that he will reach out to three engineering firms and have them from the county line to Corona identify private/public drainage rights and will bring those numbers back to the board.

ATTORNEY REPORT – ATTORNEY FLOWERS

Attorney Flowers reported that he is still working with the county attorney on the San Juan sidewalk.

UNFINISHED BUSINESS

JACK POPE POSITION – CHAIRMAN HOLLON

Chairman Hollon reported that he and Attorney Flowers have been in several meetings discussing this with county officials and Commissioner Joseph has been very supportive of this position. We have run into some push back with the county. Chairman Hollon made the following suggestions:

1. The county designates someone to make the inspections we will supplement them.
2. The MSD can hire someone and do a joint inspection with a county employee.
3. If we have an employee, we will indemnify them and indemnify the county up to our policy limits for litigation related to inspection.

Chairman Hollon reported that he thinks he and Attorney Flowers will need to continue to work with the county on this. Mr. Cooley, who recently retired with Road and Bridge, is interested in doing this, but we must have an agreement with the county first. Vice Chairman Switkes reported that Jack Pope would approve the plans first and this position will have a relationship with the homeowner. Jack Pope would bring it to the homeowner's attention things that are not allowed in the Ponte Vedra Zoning. There was a process and Jack Pope had to sign off before it even went to the county. Trustee White reported that Jack Pope was a county employee and not an employee of the MSD. Chairman Hollon reported that we paid half of his salary. Trustee White reported that he was first and foremost a county employee. Treasurer Brown reported that if the county is not on board this position has no legs. Vice Chairman Switkes asked who is giving us the most resistance. Chairman Hollon reported that he thinks it is the county staff. It would be anecdotal if some of you could share some of the situations that have slipped through the cracks. Ms. McKinley reported that she worked on this position for three years with former Trustee Kartsonis and she thinks that they pay the MSD was going to supplement was very high and she thinks that some of the people in the room were not making that amount of money. Anecdotally there have been houses knocked down near me and it does not seem there are a lot of structural components that are against code. It seems that most of the things are the things that are changing throughout the process. Trustee White wonders if the inspectors that are coming out have the final plans. We need to know the process of how these things are inspected.

CONSIDERATION OF NO PARKING ON SAN JUAN – CHAIRMAN HOLLON

Chairman Hollon asked if the board wanted to have a workshop regarding this. Trustee White reported that the residents that were at the sidewalk workshop were in favor of no parking. Chairman Hollon reported that the signs should be along the fence on San Juan by Miranda. Vice Chairman Switkes reported that she thought we were trying to get the parking off the road and not off the right of way (ROW) and the residents wanted to have an ordinance like the one on Ponte Vedra Blvd. Trustee White reported that a No Parking sign would eliminate parking on the road and the ROW. Vice Chairman Switkes would love to see something getting the cars off the road and the ROW, and it needs to go from Solana to Pablo Road north. Trustee White reported that he will contact the Fire Marshall to see about the road width of San Juan Drive. Chairman Hollon reported that Greg Caldwell said he would be supportive of No Parking. Trustee Cellucci asked if anyone has surveyed the residents. Vice Chairman Switkes reported that we can put it on the agenda and have it listed on the website. Chairman Hollon asked Trustee Callaghan to have it posted on the website consideration of No Parking from Solana Road to Pablo Road North (putting green). Vice Chairman Switkes asked when they are going to resurface San Juan and it was reported that it will probably be two years.

KEY DATES

County Commissioners Regular meetings November 21st and December 5th

Next MSD meeting will be December 11th at 5:30pm FOL room PVB Branch Library

ADJOURN

A motion was made to adjourn; it was seconded and unanimously carried.

Submitted, Ann Jurenovich, MSD Secretary