



Municipal Service District of Ponte Vedra Beach
P.O. Box 1323 Ponte Vedra Beach, Florida 32004-1323
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MEETING MINUTES

FEBRUARY 9, 2026

The Trustees of the Municipal Service District held their monthly meeting on Monday, February 9th at Our Lady Star of the Sea Catholic Church, The Browning Center, Room 3 at 5:30 PM.

TRUSTEES PRESENT

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

Wayne Flowers – Attorney

Chairman Switkes called the meeting to order at 5:30 p.m. We will begin with the Pledge of Allegiance to the Flag. She discussed the statement of public notice / civility.

APPROVAL OF MINUTES

The Board of Trustees' regular meeting minutes from January 12th were discussed. A motion was made to approve the minutes; it was seconded and unanimously carried.

PUBLIC COMMENT

Jim Schwartz – Florida Waterways, Inc. – Mr. Schwartz is here to talk about the aquatic midge flies and some possible solutions. Over the past 50 years all the nutrients from the ground have gone into the water. Dredging is very costly and a lot of older communities are looking to find what to do with the nutrient load. Aeration as a tool to control this is not very affective and exacerbates the problem. We have known this for a long-time regarding studies done in the past. There are different type of midge flies in Florida and different management styles you should take depending on what fly you have.

Trustee White asked what would you propose we do as he reported he has been looking into this as the oxygen in the water is very low and fish life is low. Mr. Schwartz reported that he does not think oxygen is a problem as oxygen comes from wind and you are very close to the ocean and it diffuses from the atmosphere. Other operations are BTI which is a pesticide you apply to the pond, and the midges eat it and die. Trustee White reported that he would like to speak with Mr. Schwartz and will

reach out to him.

Jim Shields – 3800 Sandy Shores Dr. – Mr. Shields is here to ask the MSD for their permission to hold the Big Bank 5K on June 24th at Christ Church. A motion was made to approve the Big Bang 5K, it was seconded and unanimously carried. Trustee Callaghan asked Mr. Shields to send information that we can put on the website.

Emmitte Griggs, HOA President of the Pointe 1 Association – Mr. Griggs is here on behalf of the association to talk about the pedestrian / bike bridge that goes over Lake Vedra. The bridge is primarily used by Pointe 1, Pointe 2, and the San Juan community. The bridge has been there since 1940 but in 2015 or 2016 one of the storms damaged the bridge and the county did not want to spend any money on the bridge that is used by a small population of St. Johns County. The former president had the bridge transferred from the county to the Pointe to maintain the bridge. The condition of the bridge has declined and needs a rebuild. The county back in 2016 Eisman and Russo had a survey done of the bridge and they said the life expectancy was 10-years. We had three dock builders give us bids, and they ranged from \$193k - \$231k. Given the substantial cost of the bridge we had to go back to the county to discuss some of the aspects of the agreement that even though they transferred the bridge to us there is a right of way (ROW) that the county maintains the ROW and the bridge sits on the ROW. We had a meeting with Commissioner Joseph and many people at the county and said we cannot ask our residents to contribute to reconstruction of the bridge when you can take the bridge down at any time as it sits on the ROW. There is another provision that either party of the agreement tries to sell or transfer their rights the agreement is null and void. The county filed November 5th and deleted those provisions, so Pointe 1 owns the bridge. Our plan is to rebuild the bridge, and the primary source of funding will be the 56 owners in Pointe 1 and hopefully 18 owners in Pointe 2. When the storm hit the bridge, the MSD and the County provided us with some funds to help with the repairs. We need to go back and get updated bids and have the county review the bids and ask the county to have a barrier on the bridge to stop e-bikes from speeding on the bridge and would alleviate a lot of safety concerns. He reported that he knows that we are not in your budget this fiscal year but would like you to consider having us in your next fiscal year. This is an abbreviated version, and he reported that he is willing to speak to anyone with additional questions. Trustee White asked him if he has an ask for a number. He reported that his wish list would be 20% of their total expenditure. Chairman Switkes would like this on the agenda for next month. They reported that the children that use the bridge do not live in the Pointe. Chairman Switkes reported that you must understand that it is about connectivity and it is the safest way for people to get from San Juan Dr. to Ponte Vedra Blvd.

William Jetter, Jr. – 91 San Juan Dr. Unit U-2 – Mr. Jetter reported he has owned a condo in Pointe 2 for 23 years and they use that bridge and love the bridge. The message he would like to give tonight is there is a misconception that the bridge is used for people to get to the Club. He handed out a history of the bridge, along with an easement and photo (attached). Chairman Switkes thanked him for coming.

Chairman Switkes reported that since Trustee Burch needs to leave early she is moving him up in the Trustee reports.

TRUSTEE REPORTS

BEACH AND SIDEWALK–VICE CHAIRMAN TRUSTEE BURCH

Vice Chairman Burch reported that we released our civil engineer Kimley-Horne to do work on the survey from Pablo S. to Solana. Spoke with Gate about the sidewalk segment from the last house on San Juan running north by the 7th fairway and concern for pedestrians. They support the sidewalk and will not take a side on the east or west side but will ask the MSD to possibly use coquina in that area of the sidewalk as it will soften the blow of a golf ball and will consider installing landscaping as a barrier. There was discussion about installing a sign at the t-box to notify golfers that there is a hazard with pedestrians and even the possibility of installing a bell. It was a very positive

conversation and told them they would hear back from me after our April meeting. Chairman Switkes asked if we have an update on the sidewalk to connect to Duval County. Trustee White reported that he will try to reach out to someone on the city council. Vice Chairman Burch reported that there is nothing new to report on the beaches, but he would like to have a youth beach clean-up.

JEA - LANDSCAPE – CHAIRMAN SWITKES

Chairman Switkes reported that none of our backflow preventors froze which is good news however our irrigation bill is a little high and we have pinpointed the area. Regarding landscaping, we will look at all the islands to see what can be saved. The two palms that did not make it at the Corona Bridge will be replaced after TPC. The Corona Bridge did get pressure washed and the others will get done in the spring. Past Trustee Jurenovich notified Chairman Switkes about the cross walk not being painted at Sunset and Morning Side and she contacted the county and they painted them and also painted a hyphenated line at Sunset as the line of site is not very good. She is following up on the people working in the ROW as they are up very high in the ROW. Trustee White reported that AT&T is working in the MSD adding fiber optic lines.

TREASURER’S REPORT / STREET SIGNS– TREASURER BROWN

The beginning balance in the Florida Prime money market account was 1.308M. After two deposits from St Johns County totaling \$241,378, plus \$4,599 interest earned, less three wire transfers to First Horizon checking totaling 74k, the ending balance was 1.48M. Current yield on the account is 3.88%. The beginning balance in the First Horizon checking account was \$39,818. After the three previously mentioned wire transfers, less \$91,582 for budgeted expenses, the ending balance was \$22,238. There were two large non-recurring checks paid to Constantine Constructors and Clary & Associates for \$40,936 and \$24,500, respectively. These were for the budgeted Sidewalks project. Chairman Switkes asked for a motion to approve the Treasurer’s report. A motion was made; it was seconded and unanimously carried.

Signs Report - The proposal for Stop sign repair at San Juan Circle and 79 San Juan Drive, in the amount of \$487.04, was approved and has been scheduled for completion as early as next week.

BEACHES ENERGY / WEBSITE – TRUSTEE CALLAGHAN

Trustee Callaghan reported that there are 16 streetlights that are not working properly. Nine are on the Boulevard, 1 each on Franklin, Le Master, Philips, Maria, Morning Side, Granada, and Pablo. We received an e-mail request from a resident that it is dark between 940-960 on the PVB. There are three streetlights down there with one covered by trees. He contacted Beaches Energy (BES) to see if someone can meet him down there to install some additional lights. He reported that he should have a report at next meeting. Trustee Cellucci asked about replacement poles and Trustee Callaghan does not have any new update.

NEWSLETTER / FLAGS / INSURANCE - TRUSTEE CELLUCCI

Trustee Cellucci reported that he had a final meeting with the graphic designer about the newsletter and it should go out in the next couple of weeks. He reported that he has a small company to help him with the flags and get brackets on the new poles before Memorial Day.

FCC ENVIRONMENTAL / SHERIFF PATROLS AND PAYMENTS – TRUSTEE HOLLON

Trustee Hollon reported that since last month they issued 108 citations, 198 warnings mostly speeding, running stop signs and parking. He reviewed some deputy citations.

Regarding FCC Chairman Switkes noted some homes that are putting out their cans and not using the side door pick up. We provided him with a list to verify these address.

TRUSTEE WHITE – CTTF / ROAD AND BRIDGE

Trustee White reported on all the projects he is keeping tabs on. The Miranda Bridge is supposed to be stripped and repaved this year. The Pablo Bridge is in default as the contractor has been

dismissed. It is a mess and the county is trying to rebid the project. The CTF, FDOT will be presenting solutions for intersection improvements in the spring or summer. The county is working on a drainage improvement project on the Blvd. focusing on the 300 block. The drainage on San Juan is in a holding pattern until we get more information on the sidewalk. He reported he will sit down with the midge fly guy who came tonight to get his solutions. There is a dip in the road on Philips by a storm drain and will reach out to the county to let them know. Chairman Switkes asked him if he got a notification that the county is not going to have a workshop about the PV drainage. He reported no and Chairman Switkes reported that she will forward him the notification.

ATTORNEY REPORT – ATTORNEY FLOWERS

Attorney Flowers reported that every election year Vicky Oakes the supervisor of elections asks the board to adopt a resolution for the seats on the board that are up for election. He reported that he prepared a resolution and asked everyone to make sure their information is correct. Trustee White reported that his name is John Michael. Trustee White made a motion to adopt Attorney Flowers resolution; it was seconded and unanimously carried.

At the request of Trustee Hollon he requested some communication changes (attached). Trustee Hollon reviewed that Rule 1.304 be changed highlighted on the attachment. He thinks that members of the board should not initiate or report anything unless it is brought to the board and approved by the board to take action. He asked if this be put on the agenda for next meeting and have someone from code enforcement to explain how they handle these complaints.

UNFINISHED BUSINESS

There is none.

NEW BUSINESS

TRUSTEE RESPONSIBILITIES – CHAIRMAN SWIKES

Chairman Switkes reported that she wants to leave everyone with the same responsibilities.

KEY DATES

County Commissioners Meetings – February 17th and March 3rd

Next MSD regular meeting will be, Monday, March 9th at Our Lady Star of the Sea Catholic Church – Browning Center, Room 3 @ 5:30pm

ADJOURN

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

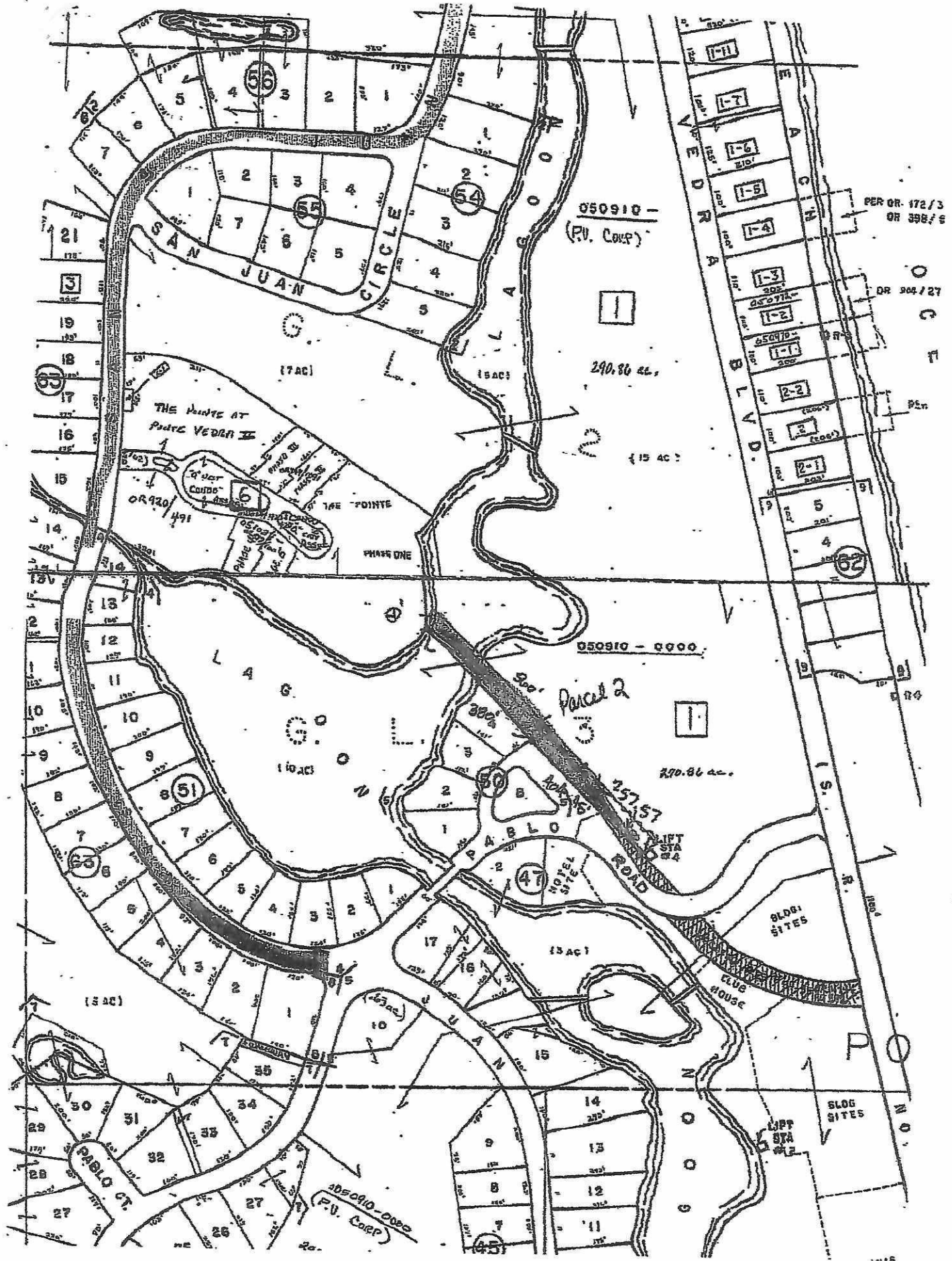
Submitted, Ann Jurenovich, MSD Secretary

PEDESTRIAN EASEMENT AND FOOTBRIDGE: SAN JUAN DRIVE TO PABLO ROAD

Some history:

- 1.) In 1948, over 75 years ago, Telfair Stockton & Company, Inc., who is Gate's predecessor owner, executed and recorded (in Deed Book 171, page 535) a "Right of Way Deed" to create an "Easement or Right of Way for Public Road and Public Use" over and across a 50 foot wide strip running from Pablo Road and across the Lagoon to the edge of property now known as Pointe I Condominium.
- 2.) In 1984, almost 40 years ago, Lagoon Apartments, Inc., owned the property now known as The Pointe Condominium. At the behest of the SJCBOCC, Lagoon Apartments, Inc., granted and recorded (at OR 637, page 134) a pedestrian and bicycle easement "to the residents, occupants and tenants of the Ponte Vedra Municipal Services District and their respective heirs, legal representatives, successors and assigns." *This* easement runs from San Juan Drive "to the footbridge adjoining the property and which footbridge crosses the lagoon and leads to the Ponte Vedra Golf Club."
- 3.) In 2017, that footbridge was in disrepair due to Hurricanes Matthew and Irma; PVIC, which had been maintaining the footbridge, discontinued that practice. Fair enough. We thank them for taking care of the footbridge for almost 70 years.
- 4.) As a result, the St Johns County BOCC and Pointe I Condominium Association entered into a written Agreement that provides the County waives all responsibility for the footbridge in favor of Pointe I Condominium Association, so long as Pointe I keeps the footbridge in good repair and for the use and benefit of the public. The footbridge was repaired in 2017 with donations from the County, JEA, Pointe Condominium Associations and numerous neighbors.
- 5.) The footbridge is used and enjoyed daily by walkers, joggers, cyclists and the public.

MSD



PER OR. 172/3
OR 398/6

OR 306/27

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15 ac

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Parcel 2

1

270.86 ac.

13 ac

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(P.V. CORP)

SLOB SITES

SLOB SITES

LIFT STA

CLUB HOUSE

LIFT STA

HOTEL SITE

THE POINTE AT
PUNTE VEDRA II

PHASE ONE

OR 920

6/2

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RULE 1.304 CORRESPONDENCE AND OTHER COMMUNICATIONS

A Trustee shall not purport to represent and shall affirmatively disclaim representation of the Municipal Service District or the official position of the Municipal Service District, except as expressly authorized by the Board. A Trustee shall not initiate, report, encourage or otherwise support the filing of a potential non-compliance with the St. Johns County Zoning Code (hereinafter "Zoning Code Advocacy") unless a majority of the Board approves such action. Only a Trustee assigned responsibility for a specific project or function may represent the MSD and its official position on matters pertaining to said project or function once such representation or official position has been approved by the Board of Trustees. Provided, however, the Chair of the Board may represent the Municipal Service District and its official position on matters which have been specifically approved by resolution of the Board, within the scope of such resolution. All correspondence by a Trustee in an official capacity, consistent with the foregoing, shall be prepared on official Board letterhead. All Trustees shall be provided with copies of any correspondence or memoranda appearing on Municipal Service District letterhead and signed by an individual Trustee. Any informational materials or memoranda provided by one Trustee to another shall contemporaneously also be provided to the other Trustees through the Municipal Service District office or via electronic communication. When a Trustee intends to appear before another appointed or elected public body as a representative or spokesperson for the Board of Trustees, that Trustee, whenever possible, will inform the other Trustees in advance of their intention to do so. When advance notice is not possible, the Trustee shall report any such appearances at the next meeting of the Board. With regard to meetings or communications of a Trustee that are intended to, or which could have the effect of creating a financial or legal obligation on behalf of the MSD, such meetings or communications shall not occur without prior authorization from the Board of Trustees. Listening, speaking or sharing information as an individual Trustee or expressing an individual opinion is allowed under this Rule. Also, this Policy does not prohibit Zoning Code Advocacy by a Trustee when done by the Trustee solely in the Trustee's individual, personal capacity, and provided no representation is made concerning support by the Board for such advocacy or position.