

MINUTES OF MEETING
SAMPSON CREEK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Sampson Creek Community Development District was held on Wednesday, July 17, 2019 at 6:00 p.m. at the St. Johns Golf & Country Club, Swim Club Meeting Room, 219 St. Johns Golf Drive, St. Augustine, Florida.

Present and constituting a quorum were:

Tom Hudson	Chairman
Kim Kalke	Vice Chairperson
Tracy Hayes	Supervisor
Kyle Williams	Supervisor
Robert Sevestre	Supervisor

Also present were:

Ernesto Torres	District Manager
Jason Walters <i>(by phone)</i>	District Counsel
Kate Trivelpiece	Amenities & Recreation Manager
Brian Stephens	Riverside Management
Kyle Nelson	Vesta Property Services
Rhonda Mossing <i>(by phone)</i>	MBS Capital Markets
Deputy Casey Romein	St. Johns County Sheriff's Office
Residents	

The following is a summary of the actions taken at the July 17, 2019 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Torres called the meeting to order at 6:00 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited by all who attended the meeting.

Mr. Hudson hoped they had a meaningful, short meeting.

THIRD ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of Minutes of the June 19, 2019 Meeting

Mr. Hudson reviewed the minutes and had no comments.

On MOTION by Ms. Kalke seconded by Mr. Williams with all in favor the Minutes of the June 19, 2019 Meeting were approved as presented.

B. Balance Sheet as of May 31, 2019 and Statement of Revenues & Expenditures for the Period Ending May 31, 2019

Mr. Hudson reviewed Balance Sheet and Statement of Revenues & Expenditures as of May 31, 2019 and noted no issues.

On MOTION by Mr. Williams seconded by Ms. Kalke with all in favor the Balance Sheet as of May 31, 2019 and Statement of Revenues & Expenditures for the Period Ending May 31, 2019 were approved.

C. Special Assessment Receipts

Mr. Hudson reported assessments were 100% collected.

On MOTION by Ms. Kalke seconded by Mr. Williams with all in favor the Special Assessment Receipts were approved.

D. Check Register

Mr. Hudson reviewed the July Check Register and noted no issues.

On MOTION by Mr. Williams seconded by Ms. Kalke with all in favor the July Check Run Summary was approved.

• Operations Manager (Item 12E)

Deputy Casey Romein of the St. Johns Sheriff's Office (SJSO) provided the following update:

- There were 44 traffic stops, including 35 parking issues.

- 11 citations and 39 warnings were issued for parking issues. Parking was their main concern. People receiving warnings were educated on the parking ordinance and that citations were issued after the second or third contact. So far, there were no repeat offenders.

Mr. Hudson asked if street parking on one side of the street was permissible as emergency vehicles had difficulty navigating cars blocked on both sides of the street. Deputy Casey Romein explained street parking was first come/first serve and the car parked last must be moved. It was rare for cars to be parked next to each other. Fire Rescue would push cars out of the way and break windows of car parked in front of a fire hydrant. A public records request must be made to identify the cited cars.

- Speeding on Leo Maguire Parkway was continuing.

Mr. Hudson requested SJSO presence at the intersection of Stonehedge Trail Lane and Leo Maguire Parkway, due to the speeding. Deputy Casey Romein allocated 30 to 45 minutes to monitor the intersection. One driver was clocked at 56 miles-per-hour (mph). Trees were trimmed at the intersection to provide more visibility. A stop sign was not warranted, due to the results of a Traffic Study.

Deputy Casey Romein left the meeting.

FIFTH ORDER OF BUSINESS

Discussion of Basketball Court Drainage

Mr. Stephens presented a proposal from Duval Asphalt for drainage work. A subcontractor would be performing the work. Mr. Hayes asked if there would be piping under the berm. Mr. Stephens replied affirmatively. Mr. Hayes felt it was a good deal.

On MOTION by Ms. Kalke seconded by Mr. Williams with all in favor the proposal from Duval Asphalt for the basketball court drainage work in the amount of \$2,050 was approved.

SIXTH ORDER OF BUSINESS

Golf Course Renovation Update

Mr. Hudson reported permits were not yet received.

SEVENTH ORDER OF BUSINESS

Road Resurface Update

Mr. Torres reported the survey was completed on June 28th and an invoice was sent to the District for payment. The Geotechnical Report was pending. Discussion ensued.

EIGHTH ORDER OF BUSINESS**Discussion of Bond Funded Projects and Estimated Costs**

Mr. Torres distributed a handout from MBS Capital Markets, noting Ms. Mossing would provide an overview of the financing scenarios. Mr. Hudson questioned the cost per unit, based on 15 to 20 years and \$2 million to \$3 million in bonds and if approved, whether the entire process would take 90 days. Ms. Mossing stated it would take 90 from the date of the approval of the draft Engineer's and Special Assessment Methodology Reports identifying the improvements. Ms. Mossing would wait for Mr. Torres to forward the cost identified for the project and future steps.

Ms. Mossing left the meeting.

Mr. Hudson requested discussion of the wishlist items and the budget for engineering costs. Anticipated costs were \$1.6 million or \$2 million for the roads. Discussion ensued and the following wishlist items were proposed by the Board and residents:

- Remodeling the Amenity Director's office and St. Johns Golf & Country Club (SJGCC) meeting room. *Requested by Mr. Hudson.*
 - Completing the pavers on the upper deck. *Requested by Mr. Hayes.*
 - Including a lounge area on the upper deck with patio furniture, pergola for shade, a fire pit with Adirondack chairs and a sound system. *Requested by Mr. Williams.*
- Mr. Torres suggested having an adult area like Bartram Springs.
- Conversion of tennis court to pickleball. *Requested by resident Larry Moorman.*

Discussion ensued regarding the pickleball court. Mr. Hudson suggested converting the volleyball court to a pickleball court. *There was Board consensus.*

- New security cameras and access cards. *Requested by Ms. Kalke.*
- Bike lane on Leo Maguire Parkway. *Requested by a resident.*

Discussion ensued regarding the bike lane. Mr. Hudson suggested a bike lane on Leo Maguire Parkway from Eagle Point Drive to St. Johns Golf Drive. Mr. Hayes recommended residents emailing Jeb Smith, County Commissioner as Leo Maguire Parkway was a county road. A resident questioned where the money would come from to pay for wishlist items. Mr. Hudson noted \$400,000 in reserves, but there were the following options:

1. Issuing \$2 million in bonds with a 15 year maturity, which would increase assessments by \$208.

2. Issuing \$3 million in bonds with a 15 year maturity, which would increase assessments by \$353.
3. Issuing \$2 million in bonds with a 20 year maturity on the belief the roads would last 20 years, which would increase assessments by \$118.
4. Issuing \$3 million in bonds with a 20 year maturity, which would increase assessments by \$177.

Mr. Hudson believed the only way to increase reserves from \$400,000 to \$1.5 million without any further expenditures, was to increase assessments. This was the first year the Board approved an assessment to go back into the capital reserve. A resident suggested issuing a bond for roads only. After further discussion, Mr. Torres would meet with the District to draft an Engineer’s Report including the road resurfacing, the amenities improvement renovations (meeting room and Amenity Manager’s office), upper pool deck enhancement (pavers, fire pit and pergola, sound system and security system), conversion of volleyball court to pickleball and a bike lane on Leo Maguire Parkway.

NINTH ORDER OF BUSINESS

Discussion of Fiscal Year 2020 Approved Budget (budget hearing to be held August 21)

Mr. Torres note the budget hearing would be advertised for August 21st and that there were no changes to the budget approved in May. Mr. Hudson recalled the budget transferring \$49,000 into the capital reserve as a reimbursement. Mr. Torres clarified there would be a contribution from the General Fund to the capital reserve.

TENTH ORDER OF BUSINESS

Consideration of Proposals from Duval Asphalt Regarding Sinkhole Issues

Mr. Torres presented a proposal from Duval Asphalt to repair a sinkhole on Red Hawk Court. Mr. Stephens stated the repair would have minimal impact on the road as the sinkhole was on grass side of the storm drain gutter. The remaining sinkholes were both on St. Johns Golf Drive; however, they were more money and caused major impacts to the road. So, they would be done during the resurfacing.

On MOTION by Mr. Hayes seconded by Ms. Kalke with all in favor the proposal from Duval Asphalt to repair the sinkhole on Red Hawk Court in the amount of \$3,250 was approved.

ELEVENTH ORDER OF BUSINESS

Consideration/Ratification of Series 2016 Requisitions

There were no requisitions.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

There being none, the next item followed.

C. Manager

Mr. Torres worked with District Counsel on the notice that was sent to Tuff Coat regarding the splash pad defects. Mr. Hudson wanted to ensure the District received what it was entitled to under the warranty and/or agreements.

D. Amenities & Recreation Manager

Ms. Trivelpiece presented the Amenities and Recreation Manager Report, which was included in the agenda package.

Mr. Hudson complimented staff on the look of the property; although some places still needed sod. He appreciated the bollards around the basketball court, which blocked golf carts from driving onto it.

E. Operations Manager - Report

Mr. Stephens presented the Operations Manager Report, which was included in the agenda package. He met this week with Southern Recreation for the shade structure over the splash pad pumps. They were inexpensive versus other companies as they were local and would be able to match the current structures. Since the owner was going on vacation, Mr. Stephens may not get the actual numbers until next week.

Mr. Hayes asked how staff was handling the potholes in the golf course parking lot. Mr. Stephens repaired potholes in the parking lot off of the main drive. Mr. Hayes noticed a large pothole at the turn going into the golf course parking lot. Mr. Stephens noted this area was not owned by the CDD, but staff could repair it. Mr. Hayes proposed repairing it and sending a bill to the golf course.

On MOTION by Mr. Hayes seconded by Mr. Hudson with all in favor repairing the golf course parking lot in-house and billing the golf course was approved.

Mr. Hudson suggested installing bollards every 10 feet off of the golf cart sidewalk with a detachable chain to prohibit golf carts from driving onto the field, but allowing maintenance staff to access it. Mr. Hayes disagreed as school was starting soon and there would not be many golf carts and bollards were a safety hazard. Mr. Stephens would evaluate the area.

F. Security

This item was discussed.

THIRTEENTH ORDER OF BUSINESS

Supervisors' Request

There being none, the next item followed.

FOURTEENTH ORDER OF BUSINESS

Audience Comments

A resident asked if the survey was online and if the roads were measured. Mr. Torres stated the survey was complete, but he had not seen it. The purpose of the survey was for the Request for Proposals (RFQ) for the road resurface project. Mr. Hudson noted the biggest discussion was whether to complete the entire project at one time or in phases and how it would be financed. SJGCC was an approved neighborhood for golf carts, but whether they were operated properly and safely was up for debate. Recently, there was a serious accident that generated a lot of press in Durbin Crossing. On the Fourth of July, firecrackers went off in a golf cart and the driver was airlifted to the trauma center. Durbin Crossing was not an approved golf cart community. It was happening everywhere and the CDD Board was aware of the safety issues; although it was hard to control.

July 17, 2019

Sampson Creek CDD

FIFTEENTH ORDER OF BUSINESS

**Next Scheduled Meeting – 08/21/19 @
6:00 p.m.**

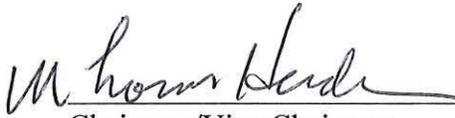
Mr. Hudson stated the next regular meeting was scheduled for August 21, 2019 at 6:00 p.m. This is the public hearing on the budget.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Kalke seconded by Mr. Williams with all in favor the meeting was adjourned.


Secretary/Assistant Secretary


Chairman/Vice Chairman