

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, October 21, 2020 at 6:00 p.m. via Zoom video conferencing, pursuant to Executive Orders issued by Governor DeSantis and Section 120.54(5)(b)2., *Florida Statutes*.

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
Wes Haber	District Counsel
Alex Acree	District Engineer
Kate Trivelpiece	Amenities & Recreation Manager
Brian Stephens	Riverside Management
Residents	

The following is a summary of the actions taken at the October 21, 2020 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 6:12 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comment

Mr. Torres requested leniency on public comments. There were no public comments.

- **Supervisor Hayes Award Recognition (Item 4)**

Mr. Hudson recognized Mr. Hayes on behalf of the CDD Board and the Sampson Creek residents for his commitment and dedication to the community for nine years. Mr. Hayes was

appreciative and felt there was a solid Board with a common goal in providing the quality of life every homeowner expected.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of Minutes of the September 16, 2020 Meeting**
- B. Balance Sheet as of September 30, 2020 and Statement of Revenues & Expenditures for the Period Ending September 30, 2020**
- C. Check Register**
- D. Approval of Requisitions (114 & 119)**

This item was discussed later in the meeting.

FOURTH ORDER OF BUSINESS

Supervisor Hayes Award Recognition

This item was discussed under the public comment period.

FIFTH ORDER OF BUSINESS

Discussion of St. Johns Golf Course Lawn Maintenance Agreement

Ms. Kalke reported Bermuda grass on the golf course, which was not the same as the neighborhood St. Augustine grass. Staff did not have the equipment that the golf course had to maintain it. Mr. Hudson researched similar golf courses nearby, talking with people who were knowledgeable and informing them that the District contracted with St. Johns Golf or Billy Casper Golf (BCG). In their opinion, the price of the contract was reasonable. If the District wanted Bermuda grass, they must have reel mowers versus rotary mowers. Mr. Hudson recommended the Board instruct the Field Operator to monitor the contract, as he did not want to change vendors; however, there was concern by the Board on the condition of the field.

Mr. Sevestre wanted Mr. Stephens to address the issues, improve areas and maintain the soccer field as necessary. The HOA should handle this and the CDD Board should meet with them to resolve this matter. If they refuse, the CDD Board should take corrective action to ensure they were following the contract. Mr. Williams agreed. Resident Jeff Mauser (St. Johns Golf Drive) proposed clearing the area outside of the gym to the pool entrance and put in Floratam, which was low maintenance. Mr. Williams agreed with keeping the same vendor and requested Mr. Stephens appraise him of any meetings with the golf course. Mr. Hayes recalled this was not the first time the golf course let the District down. Mr. Sevestre volunteered to meet with the golf course. Mr. Williams requested a report from a golf course representative.

After further discussion, there was Board consensus to invite a golf course representative to attend regular meetings to update on field conditions.

SIXTH ORDER OF BUSINESS

Road Resurface Update and Punch List Results

Ms. Kalke noted the only remaining item on the road resurfacing punch list was the hump in the road on Highland View Drive. Since they could not find the area, it was insignificant. All other items on the punch list were completed. Ms. Kalke questioned whether the entrance to Drury Court was still holding water. Mr. Acree explained the vendor did what they could to get the water to run. Yesterday there was minimal puddling. The Forest Glen cul-de-sac was cleaned out after yesterday’s rain, but it was still holding water from leaves piling up again. Mr. Acree will meet with Mr. Webb at Duval to re-evaluate the Forest Glen cul de sac. Mr. Hayes reported patches at the entrance to Drury Court.

SEVENTH ORDER OF BUSINESS

Discussion of Upper Pool Deck

This item would be discussed under Item 10.

EIGHTH ORDER OF BUSINESS

Discussion of Tennis and Pickleball Courts

Mr. Hudson stated the purpose of this item was to discuss potential options. Mr. Acree provided the following options:

1. Build a fifth tennis court in line with the existing four courts.
2. Bring in the GIS lines for homes in the back, providing 17 feet of clearance from the rear property line to the fence of the new tennis courts.
3. Include a pickleball court in line with the existing four courts.
4. Build a pickleball court next to the tennis court, to avoid having to stripe the tennis court, since a pickleball court was significantly smaller than a tennis court.
5. Build a tennis court within the playground that would not impact the newly installed cart parking. Mr. Acree stated this item was less desirable.

Discussion ensued and the following was addressed by the Board:

- Ms. Kalke stated it was not standard for the US Tennis Association to play on a double marked court.
- Mr. Hayes recalled although 17 feet was generous, residents did not want the courts close to their homes. To build a pickleball court, trees that provided shade and buffer between homes must be removed. Mr. Acree confirmed there would be significant tree removal.
- Mr. Hayes believed having a court at the playground would entice St. Johns residents to use Sampson Creek facilities. Mr. Acree had a proposal for fencing and a gate system that could be used with a key card. Ms. Kalke agreed.
- Mr. Sevestre suggested removing the volleyball court and replace with a pickleball court, in the area where the playground was. Mr. Acree recalled at the last meeting, someone mentioning that the volleyball court was getting a lot of use.
- Mr. Williams asked if there was an option for two courts. Mr. Acree confirmed they were looking at a fifth tennis court with a pickleball court. Ms. Kalke stated there was enough space, but too many trees would need to come down.
- Mr. Hayes suggested filling in the area behind the soccer goal for two elongated pickleball or tennis courts and angle the access path closer to the houses. Mr. Acree confirmed this area was owned by the golf course. Mr. Hayes suggested removing the area between courts 3 and 4, moving courts 3 and 4 and adding a fifth court on the end. Mr. Williams agreed.
- Mr. Williams favored replacing the playground structure with one that required less maintenance and moving it for the tennis court.
- Ms. Kalke favored having the fifth tennis court next to court 4.
- Mr. Hudson requested a cost estimate and using \$750,000 from the bond issue for a fifth tennis court, one pickleball court, and playground equipment, selling the gym equipment and leasing new gym equipment. Mr. Hayes pointed out the only gym equipment to replace were treadmills and rowing machines.

Discussion ensued and the following was addressed by residents:

- Resident Jennifer Bachman supported all of the suggestions, as a fifth tennis court made the most sense and suggested adding bushes as a buffer.
- Resident Rob Patterson, an HOA Board Member, agreed that tennis courts next to each other made the most sense, but moving the playground would cause controversy with residents.
- Resident Graham Leary lived next to the soccer field for 13 years. They never knew who was using it, it needed maintenance and there was trash. He suggested surveying residents about pickleball.
- Resident Silvia Wildermuth lived behind the soccer goal and voiced concern about the noise from the pickleball and tennis courts, moving the service road right against her property line, which serves as their buffer from soccer balls, was against moving the playground and suggested putting the fifth tennis court near the putting green. Mr. Hayes noted this was golf course property.
- Resident Kurt Radecki lived next to Ms. Wildermuth, agreed with her concerns and voiced concern about impact to home values. The volleyball courts were being used. If the sidewalk was moved closer to homes, they would hear maintenance carts at 6:00 a.m., which should be rerouted.
- Resident John Thompson suggested putting the pickleball courts near the parking lot, if there was a strong preference to leave the playground at its current location and agreed with Mr. Leary about surveying residents about pickleball, but suggested talking with other communities where pickleball was popular, such as Nocatee.
- Resident Jeffrey Ashatori suggested expanding the neighborhood watch and having a security guard on the weekends from 8:00 a.m. until sunset on the soccer field to monitor the tennis and basketball courts, soccer field and playground.
- Resident Dave Wexler did not know why they were installing another tennis court when the players wanted it more than residents and whether one tennis court or pickleball court would satisfy the players when there was not much interest.

Mr. Hudson requested additional cost estimates for a fifth tennis court at the locations discussed, not moving the playground at the next meeting or in January, favored spending funds to secure the basketball courts with a fence and a gate that opens with a pass and eliminating food trucks to cut down on the amount of trash. Mr. Torres advised it would take time for staff to provide cost estimates and asked if the area in between the two courts would be compressed to add the fifth court. Mr. Hayes stated if the fifth tennis court was placed at the end it would be too close to residents' homes, but if a reasonable amount of money was spent to reconfigure the irrigation, it would be a win/win for the residents living there and the tennis players. After further discussion, there was Board consensus for staff to provide cost estimates to add a fifth tennis court and one pickleball court and for a Supervisor to work with Mr. Torres on a survey to residents, which will be brought back to the Board.

NINTH ORDER OF BUSINESS

Discussion of Service Sidewalk Path

Mr. Hudson briefly left the meeting.

Mr. Acree provided an estimate of \$37,000 to demolish the existing 8-foot sidewalk, remove it, construct a new 10-foot-wide sidewalk and 10% contingency. This was due to the age of the sidewalk, which was 20 years old and pool trucks driving over it.

Mr. Hudson returned to the meeting.

Mr. Hudson thanked Mr. Acree for providing a cost estimate and requested tabling this item. There was Board consensus.

TENTH ORDER OF BUSINESS

Discussion of Outdoor Recreation Improvements

Ms. Kalke noted the fire pit was a great idea, but suggested a smaller version of the fire pit and not an outdoor kitchen, due to increased costs for having an outdoor kitchen with pergola, cost for refrigeration, grills and running a gas line and surveying residents to find out what level of fire pit was anticipated. Mr. Hayes suggested staff speak to Jill Flores regarding Shearwater's outdoor grill, because they allow homeowners to use it at certain time with restrictions. Mr. Williams felt a simple fire pit would make more sense and maintenance of an outdoor kitchen was an ongoing expense. After further discussion there was Board consensus to have a simple fire pit.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber reported the Governor's Executive Order was currently through October 31st and the District was not able to hold in person meetings in November. He would keep the Board appraised.

B. Engineer

Mr. Acree reported staff was working on soliciting for surveyors for the sidewalk issue on Stonehedge Trail. A drainage issue was there for a long time. He did not know what needed to be fixed until there was a survey, but it was supposed to drain to the wetlands and/or a portion to the street. Mr. Acree was getting topographical elevations in between the lots, to the driveways to the street to determine the elevation difference.

C. Manager

There being none, the next item followed.

D. Amenities & Recreation Manager

Ms. Trivelpiece presented the Amenities & Recreation Manager Report, which was included in the agenda package. Mr. Hayes spoke with Ms. Trivelpiece on Saturday about activity on the field. Mr. Trivelpiece reported more use of the soccer field than normal, due to COVID-19. Soccer teams were utilizing the field. Several trainers had their liability insurance on file. A group of adult men were using the field for pickup football on Saturday mornings. Some residents brought their friends.

E. Amenities & Recreation Manager

1. Report

Mr. Stephens presented the Operations Manager Report, which was included in the agenda package. He was working with a couple of vendors for pricing for replacement of the basketball backboard; however, no one wanted to install a 48-inch backboard. The field would be overseeded on Monday, November 12th. Ms. Trivelpiece will send out an e-blast notifying residents that the irrigation will be on periodically throughout the day and the field will be closed for five days to establish germination of the overseeding.

2. Discussion of 812 Eagle Point Dr. to Seize Clearing of CDD Property

Mr. Stephens was informed a few days ago by a resident, that the owner of 812 Eagle Point Drive was going back behind their property into the woods to clear trees, which were on CDD property. Mr. Haber advised the resident was trespassing onto CDD property and was asked to stop immediately or they were subject to any penalties. Ms. Kalke hoped the District did not incur any fines from the Water Management District. Mr. Torres noted the Board had the following options:

1. Restore area back to its original condition.
2. Issue a notice of trespassing to the resident and suspend the privileges of the resident.
3. Ask the District Engineer to inspect the property and advise the District on steps to address the impact of the property.

Mr. Hayes asked if law enforcement was asked to document it. Mr. Torres replied no. Mr. Haber advised this would be viewed as a civil trespass and the CDD as a property owner had the right to take certain actions, and suggested CDD staff inform the St. Johns River Water Management District (SJRWMD). Ms. Kalke favored restitution so the Board did not set a precedent, proposed the District Engineer survey the area for environmental impacts and ask the Sheriff's Office to come out and file a report. Mr. Williams proposed staff send a reminder to residents not to clear trees past their property line. Mr. Torres would contact the resident about the Board's decision. After further discussion ensued, there was Board consensus for staff to send a reminder to residents about not clearing trees and for the District Engineer to contact SJRWMD and conduct an environmental impact assessment of the area.

- **Approval of Consent Agenda (*Item 3*)**
 - A. **Approval of Minutes of the September 16, 2020 Meeting**
 - B. **Balance Sheet as of September 30, 2020 and Statement of Revenues & Expenditures for the Period Ending September 30, 2020**
 - C. **Check Register**
 - D. **Approval of Requisitions (114 & 119)**

On MOTION by Ms. Kalke seconded by Mr. Williams with all in favor the Minutes of the September 16, 2020 Meeting, Balance Sheet as of September 30, 2020 and Statement of Revenues & Expenditures for the Period Ending September 30, 2020, the September 16, 2020 Check Run Summary and Requisitions 114 and 119 were approved as presented.

TWELFTH ORDER OF BUSINESS

Supervisors' Request

Mr. Hayes reminded the Board to not assume just because the drainage on the tennis courts was discussed, the issue was resolved. In his 11 years on the Board, the most significant discussion was security. The license plate reader and Central Security had the largest impact and he hoped the Board continued to utilize Central Security. They were good at what they do. He was proud of Sampson Creek being the first community to use a license plate reader and interact with the sheriff to make security an issue without having to put up gates and install cameras. The survey was a great idea and hopefully by Spring, the Board could meet and finalize the items discussed tonight, particularly the tennis courts. Mr. Williams thanked everyone that participated in tonight's meeting.

Mr. Hudson addressed the following:

- Suggested as a solution to non-residents using their basketball courts, to install tennis court type fencing with a gate that had a lock that could not be opened without a pass. Mr. Hayes suggested hiding the fence with a hedge-line so it did not become an eyesore.
- Proposed discontinuing food truck nights, due to the amount of trash on the field after the event and 70% non-residents attending. Mr. Hayes suggested adding this item to the survey.
- Was grateful for serving as Chair, but wanted the Board to reconsider officers at the next meeting. Mr. Hayes proposed Mr. Sevestre serve as Chairman.

THIRTEENTH ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

FOURTEENTH ORDER OF BUSINESS

**Next Scheduled Meeting – 11/18/20 @
6:00 p.m.**

Mr. Hudson announced the next meeting was on Wednesday, November 18, 2020 at 6:00 p.m. at this location and hoped to meet in person.

FIFTEENTH ORDER OF BUSINESS

Adjournment

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



Secretary/Assistant Secretary



Chairman/Vice Chairman