

**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, April 21, 2021 at 6:00 p.m. at St. Johns Golf & Country Club, Meeting Room, 219 St. Johns Golf Drive, St. Augustine, Florida and via Zoom video conferencing.

Present and constituting a quorum were:

Robert Sevestre	Chairman
Kyle Williams	Vice Chairman
Brad Weger	Supervisor
Robert Patterson	Supervisor
Laura Webb	Supervisor

Also present were:

Ernesto Torres	District Manager
Wes Haber ( <i>via Zoom</i> )	District Counsel
Alex Acree ( <i>via Zoom</i> )	District Engineer
Kate Trivelpiece	Amenities & Recreation Manager
Brian Stephens	Riverside Management
Marilee Giles ( <i>via Zoom</i> )	GMS, LLC
Eddie O'Halloran	Miller Electric
Micah Mohanna ( <i>via Zoom</i> )	Duval Landscaping
Jesse Harrigan	Central Security Agency
Residents	

*The following is a summary of the actions taken at the April 21, 2021 meeting. A copy of the proceedings can be obtained by contacting the District Manager.*

**FIRST ORDER OF BUSINESS**

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

**Roll Call**

**SECOND ORDER OF BUSINESS**

There were no public comments.

**Public Comment**

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**THIRD ORDER OF BUSINESS****Consideration of Proposal and Scope of  
Parking Lot/Basketball Court Lighting  
from Architectural Sales & Illumination**  
*(Presenter: Laura Webb)*

Ms. Webb recalled residents requested lighting for the basketball court and presented a proposal from Resident Mr. Shawn Fentress, owner of Architectural Sales & Illumination as well as initial designs and recommendations. A proposal was also requested from Miller Electric to install the lighting. Resident Mr. Shawn Tentress (Highland View Drive) stated his company provides design, engineering and layouts for Electrical Engineers and Architects for commercial lighting. He walked where existing lights had gone out with Mr. Eddie O'Halloran of Miller Electric and took readings with a meter that takes foot candle readings to confirm there was not adequate lighting. Mr. Tentress recommended traditional round tapered aluminum poles, direct burial and flat LED heads, leaving the existing decorative lighting for highlights and adding a second layer of lights, removing existing fixtures and using as replacements, installing foot candle levels meeting the minimum code under the Illuminating Engineering Society (IES) and controls for the basketball court lights.

Mr. O'Halloran recommended replacing the broken lights on the tennis court with LEDs. His motto was a brighter community is a safer community. Some areas were dark, due to the growth of trees. In two or three years, there will be more light distribution. The prices were guestimates, assuming they can run pipe. If they do not have to, the price will be significantly lower. Mr. Tentress noted replacement parts for the ballasts and lamps were discontinued or expensive and it was better to have new fixtures. Discussion ensued and the following was addressed by Mr. Williams:

- The golf course was responsible for the parking lot. Mr. Haber stated there was an agreement between the CDD and the golf course for the parking lot. The CDD would need the cooperation of the golf course to replace the lighting and pay their proportionate share of 40% of the maintenance cost. Mr. Williams did not see the golf course paying as the new fixtures would not be considered maintenance. Ms. Webb asked if there were any lights at the basketball courts. Mr. Tentress stated a couple of bollards were retrofitted to an LEDs.
- Liked the idea of modernizing it to requiring less maintenance over time and requested samples and other design options. He was against having lighting for

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the parking lot and suggested ambient lighting down the left side of the field closer to the street and at the pavilion. Mr. Tentress will provide a proposal for lighting up front along the sidewalk to the Clubhouse and down to the basketball court.

- Questioned how they would redirect light from residents' homes. Mr. Tentress stated they would not be using floodlight fixtures as backlighting. There were bushes, but residents would still be able to see the lights, not have a direct glare. Mr. Williams asked about timers. Mr. Tentress could install timers or have them controlled by the guard.

## **FOURTH ORDER OF BUSINESS**

## **Discussion/Consideration**

**Landscape Architect Plans CR 210 Leo Maguire** (*Presenter: Duval Architect*)

Mr. Micah Mohanna, a Landscape Architect at Duval Landscape, presented proposals to draft Landscape Architect Plans for Leo Maguire Parkway, St. Johns Golf Drive and the lake monument. Ms. Webb questioned what was included in Mr. Mohanna's agreement and whether it was outside of their scope. Mr. Mohanna confirmed it was outside of the scope. Ms. Webb voiced concern about annual flowers. Mr. Mohanna stated the flowers were changed quarterly and included in the maintenance agreement. He tried to stay within the flower rotation by looking at the square footage of seasonal flowers for annuals and made it consistent with the design. Mr. Williams addressed the following:

- Eagle Point Drive and Stonehedge Trail Lane entrances were not listed. Mr. Torres understood the Board wanted to obtain landscape plans for the Leo Maguire Parkway entrance, but it could be expanded to the other entrances. If the Board approved the plans, Mr. Mohanna recommended replicating it to all entrances for continuity.
  - The Board's biggest concern was the front entrance off of Old County Road (CR) 210, Leo Maguire Parkway and the lake monument. Given the short amount of time, Mr. Mohanna wanted some initial impressions, thoughts or questions from the Board.

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- If the bright green areas were grass. Mr. Mohanna would add new turf and reducing the mulch beds to turf beds to make the design consistent in the bright green areas. They would be saving \$2,300 per year by not having mulch.
- If the proposal included removing Magnolia trees around the monument. Mr. Mohanna stated the Magnolias would remain and recommended removing the Ligustrums.
- Whether the Oak trees would be removed on the right side of Leo Maguire Parkway. Mr. Mohanna replied no. He offered to share one link that would go directly to a website, so Board Members could view the design. Mr. Williams approved the overall layout and simplifying it, especially cleaning out the overgrown medians and requested proposals for all entrances. Mr. Mohanna explained that they would change the flowers four times a year. The current layout was symmetric.
- If they needed to hire a lighting company to provide landscape lighting. Mr. Mohanna confirmed landscape lighting was included. Mr. Williams requested a proposal for lighting on the front monuments and different style monuments.

Mr. Weger wanted more hardscapes. Mr. Williams liked the design and outlining the beds with shrubs to act as a barrier and requested an option for annual plantings and a large planter to simplify the bed. The planter would be changed out annually. Mr. Mohanna provided different ideas for planters. Mr. Williams preferred to see a rendering to bring the monuments into 2021. Mr. Mohanna recommended laser cut metal signs, which would be the least expensive. The next item would be to revisit the capstone situation. It was fairly dark and should be bright white.

Ms. Webb stated at the main entrance off of Leg Maguire Parkway, a bush with long yellow and green leaves was replaced with knockout roses. Mr. Williams recalled the Board asked Mr. Mohanna to remove them. Ms. Webb preferred something flush all year long than seasonal. Mr. Mohanna would put in the proper soil and nutrients for the knockout roses. After Valentine's Day, they would be cut back. A soil analysis proved the ground had alkaline and the pH level needed to be adjusted. That was included in the price. Another option was Loropetalum or variegated ginger. Mr. Williams suggested hanging baskets from light poles. Mr. Mohanna would have to run a drip line up the side of the pole. Mr. Sevestre was not in favor of drilling

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lines into light poles. Mr. Mohanna proposed hanging one basket at a time to see how it performed. Two beds on the right and left of the entrance were deleted because it was distracting. Mr. Williams noted it looked nice and clean and the Board was going in the right direction.

Mr. Mohanna questioned the timeline on when he would report back to the Board and when a decision would be made. Mr. Williams expected to hear from Mr. Mohanna at the next meeting. Once he has the proposals and renderings for Stonehedge Trail Lane and Eagle Point Drive monuments, lighting, different style monuments, flowers and planters, he would provide it to Mr. Torres to forward to the Board for feedback.

## **FIFTH ORDER OF BUSINESS**

### **Consideration of Resolution 2021-03, Declaring Surplus Property (Presenter: Wes Haber)**

Mr. Haber stated to the extent that the Board wanted to dispose of the exercise equipment properly, it needs to be declared as surplus and go through a process to dispose of the property. Resolution 2021-03 follows Florida Law relating to declaring property as surplus. Because the property was expected to exceed \$5,000, the District was required to publish a notice in the newspaper to sell the property to the highest bidder. Included with the resolution was the newspaper notice. The party that submitted a proposal to purchase the property for \$7,000, can participate. The District will then sell the property to the highest bidder.

On MOTION by Mr. Williams seconded by Mr. Sevestre with all in favor Resolution 2021-03 Declaring Surplus Property was adopted.

## **SIXTH ORDER OF BUSINESS**

### **Consideration of Proposals for Strength Equipment (Presenter: Kate Trivelpiece)**

Ms. Trivelpiece provided proposals for Life Fitness, the current supplier and SOFITCO, a local company that sells Nautilus. The following equipment would be replaced:

1. Leg Press: Never worked correctly and parts were no longer available.
2. Glute: Highly requested. Would replace torso twist, which was not utilized much.
3. Pull Down: Highly requested. Would replace row machine.
4. Assisted Pull Out: Would replace existing machine.

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Ms. Trivelpiece stated Life Fitness proposed \$18,12878 and SOFITCO proposed \$11,583.24. SOFITCO was recommended as Life Fitness could not provide a discount, they were local and a one-stop shop. They could only get \$200 for each piece of existing equipment. Mr. Williams questioned which brand would last longer. Ms. Webb felt Nautilus was a good brand. Discussion ensued.

On MOTION by Mr. Williams seconded by Ms. Webb with all in favor approving the proposal with SOFITCO for fitness equipment in the amount of \$11,583.24 was approved.

**SEVENTH ORDER OF BUSINESS**

**Update Stonehedge Trail Sidewalk**  
*(Presenter: Alex Acree)*

Mr. Acree reported a low spot in the Stonehedge Trail sidewalk, which was by a cable box. There was some design work, but he was unsure whether it was provided to the Board. Regrading was recommended 10 feet into front yards and down to the back of curb. The sidewalk could be raised about 3 to 4 inches to provide sheet flow over the curb and into the road. Mr. Acree recommended a site contractor look at it and a utility company assist so service was not affected. After further discussion, there was Board consensus to direct Mr. Torres and Mr. Acree to obtain proposals.

**EIGHTH ORDER OF BUSINESS**

**Discussion Meeting with Golf Course GM**  
*(Presenter: Robert Sevestre)*

Mr. Sevestre and Mr. Torres met with golf course representatives, Mr. Dan Zimmer, Vice President of Operations and Mr. Ben Pasquith, General Manager to discuss an easement to install a fence to tie into the existing fence on the maintenance access road to the golf course maintenance facility. Billy Casper Golf (BCG) no longer owned the golf course. The damaged cart path was also discussed. The CDD Board felt that the golf course was partially responsible, requesting they contribute \$10,000 towards the repair and replacement (R&R) of the entire cart path because they used it during their construction process. Mr. Sevestre was told they would speak to the new owners and get back to staff.

Mr. Williams asked about the parking lot. Mr. Acree recalled it was supposed to be sealed. Ms. Webb indicated her husband was on the job and the work was scheduled for next week. The CDD agreed to pay over \$9,000. According to Ms. Webb's husband, a 20-year-old

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pavement should not be seal coated. It should be replaced. Mr. Haber discussed this issue with Mr. Hudson and Mr. Torres and the agreement obligated the golf course to maintain the parking lot, but if the Board feels they were not adequately maintaining it, the Board could repair it and charge the golf course their proportionate share. Ms. Webb stated sealcoating was meant to extend the longevity of fresh asphalt. Mr. Haber recommended sending a letter to the new owner stating they were obligated to maintain the parking lot, providing an opinion from a professional engineer that sealcoating would be ineffective and if they did not make any repairs or maintenance efforts, the District did not intend on paying their share. Mr. Williams agreed.

A resident clarified that six or eight months ago BCG rebranded themselves to Indigo Golf and two or three months ago Indigo Golf sold to Troon. Mr. Zimmer still reports to Indigo Golf. Mr. Haber stated since they were dealing with the same people, having another conversation would not be effective and asked if they were supposed to make repairs. Ms. Webb noted they were supposed to make asphalt repairs amounting to \$1,200 on May 3<sup>rd</sup> and would ask her husband to provide a quote to Mr. Torres. It was something the District must do every six months as it was not a long-term solution. After further discussion, there was Board consensus for District Counsel to send a letter to Troon to notify them of the District's concern of the parking lot repairs and Mr. Torres would follow up on the maintenance path contribution and easement.

- **Discussion of Central Security Scope Amendment (*Item 13*)**

Mr. Torres presented a request from Central Security Agency (CSA) to amend their scope. Mr. Harrigan requested the Board approve \$500 for additional services; covering calls for trespassing on the golf course, fishing in ponds and parking issues. Mr. Torres agreed it was fair. Ms. Webb admitted she called CSA for a suspicious car. Mr. Harrison stated they were contracted for 40 hours per week and were working up to 56 hours. Mr. Patterson recalled the HOA agreed to pay \$500 to help with parking enforcement and would speak with them again. Mr. Williams suggested including security responsibilities and who to call in the newsletter. Mr. Torres stated once there was commitment from the HOA, he would ask Mr. Haber to prepare a Memorandum of Understanding between the CDD and HOA, invoice the HOA at the beginning of the year and budget \$500 per month or \$6,000 per year. Mr. Williams requested the security report be listed at the top of the future agendas. After further discussion, there was Board

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consensus for Mr. Patterson and Mr. Torres to contact the HOA and coordinate the annual share contribution.

**NINTH ORDER OF BUSINESS**

**Update Amenity Maintenance Sidewalk**  
*(Presenter: Alex Acree)*

Mr. Torres reported since the last meeting, staff met with the golf course and were agreeable to the \$10,000, but needed to verify this with management. Mr. Acree estimated \$35,000 to re-concrete the sidewalk. Mr. Torres would send an email to the golf course, asking if the \$10,000 was approved and if they would accept the easement for the fence. Mr. Haber would verify if there was an easement agreement with the HOA.

**TENTH ORDER OF BUSINESS**

**Ratification/Consideration of Requisitions (127-129)**

On MOTION by Mr. Williams seconded by Ms. Webb with all in favor Requisitions 121 through 129 were approved.

**ELEVENTH ORDER OF BUSINESS**

**Discussion of Trimming of Street Trees**

Mr. Stephens would obtain proposals and provide at the next meeting.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Fiscal Year 2022 Staffing Level**

Mr. Torres provided a scope for additional amenity full-time staff. Along with Mr. Stephens and Ms. Trivelpiece's positions, the District currently pays for a maintenance person two or three times a week. Many Districts, for example Murabella, use Riverside Management Services (RMS) for a full-time Amenity Manager, part-time staff, seasonal staff and full-time Operations Manager. A budget for Murabella and Durbin Crossing with full-time Amenity and Operations Managers was provided. If the Board was willing to increase the budget for staffing, he would request a proposal from RMS for the Board to consider at the next meeting. *There was Board consensus.*

**THIRTEENTH ORDER OF BUSINESS**

**Discussion of Central Security Scope Amendment**

This item was discussed.

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**FOURTEENTH ORDER OF BUSINESS****Staff Reports****A. Attorney**

Mr. Haber provided updates on the Legislative Session. There were two bills that may impact the day-to-day operations of the CDD. One Bill would allow units of government, including CDDs to notice their public meetings through a website verses a newspaper. The other Bill requires Board Members of Special Districts to undergo specific training. Mr. Haber will continue to monitor both Bills and inform the Board if they passed.

**B. Engineer**

Mr. Acree was coordinating with the St. Johns River Water Management District (SJRWMD) on the conservation easement clearing and self-reporting. They requested updated photos of the area so they could evaluate the re-growth from October until now. Mr. Acree thanked Mr. Stephens for taking the pictures and sending to the Water Management District on Monday. Mr. Williams voiced concern about significant clearing at 852 Eagle Point Drive and suggested a mailing to the neighborhood about clearing in the preserve. Mr. Torres would resend and have Mr. Stephens take pictures. If there was clearing, a violation letter would be sent to the owner.

**C. Manager**

Mr. Torres will provide a draft budget at the next meeting.

**D. Amenities & Recreation Manager**

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

**1. Proposals for Dive Block Covers**

Ms. Trivelpiece presented proposals from Poolweb and EB Aquatics for dive block safety covers. In response to Mr. Williams question, Ms. Trivelpiece stated the dive blocks could not be removed.

On MOTION by Mr. Williams seconded by Ms. Webb with all in favor the proposal from Poolweb for six dive block covers in the amount of \$1,940.22 was approved.

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**2. Proposal for Sound System**

Ms. Trivelpiece obtained a proposal to upgrade their sound system. The proposal from JSC Systems was \$48,923 to put speakers around the perimeter of the pool, an audio system in the back cabana area to use as a stage area for live music, new speakers in the Fitness Center, new speakers in this room and a touch screen. Ms. Webb asked if the touch screen would be in the Amenity Manager's office. Ms. Trivelpiece would leave the system on, but music could be pre-programmed through Bluetooth. Mr. Williams preferred a surround sound system utilizing the existing system, suggested tailoring the proposal for what they needed and obtain additional quotes.

Ms. Trivelpiece received a request from Bartram Trail to use their field for a football scrimmage.

On MOTION by Ms. Webb seconded by Mr. Patterson with all in favor the request from Bartram Trail for use of their field for a football scrimmage on May 14, 2021 from 4:30 p.m. until 7:30 p.m. was approved.

Ms. Trivelpiece stated since the new flooring in the meeting room was installed, they should repaint the meeting room. Mr. Williams suggested the company that painted the Clubhouse.

**E. Operations Manager****1. Report**

Mr. Stephens presented the Operations Manager Report, which was included in the agenda package. Three new hoops were ordered for the basketball court. Duval Landscaping started their summer mowing schedule on April 1<sup>st</sup> and would mow on a weekly basis. Mulch was scheduled for March. St. Johns County Code Enforcement notified him about two trees in the Brookhaven cul-de-sac that did not meet code. They must be removed because if they fall, they could block the road. Mr. Patterson asked if there was water at the sign. Mr. Stephens noted a spicket on the main side of the bridge behind the landscaping. It was pressure washed five months ago, but it did not clean the sign, so it will be pressured washed again. If that did not work, they could discuss painting it in May.

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**FIFTEENTH ORDER OF BUSINESS****Supervisors' Request**

Mr. Sevestre voiced concern about Supervisors obtaining quotes without the approval of the Board. Board Members should come before the Board and the Board can discuss it. If the Board agreed, they could get competitive bids. Ms. Webb recalled at the last meeting she wanted to look into lights, so she contacted someone. Mr. Sevestre stated Ms. Webb could havd gotten an idea of what they can do, instead of submitting a proposal with costs. Mr. Williams preferred Ms. Webb make a recommendation and the Board request a quote. Mr. Torres agreed that was the best way. When it was discussed at the last meeting, staff should have directed Ms. Webb to represent the District and bring back some estimates. In the future, when a Board Member had an item to add to the agenda, they provide it timely to the Board in their agenda package a week before the meeting. Mr. Williams proposed the Board authorize a Board Member to bid the project, if an idea was proposed under Supervisors' requests. Mr. Torres stated if a Board Member wanted to discuss an item with the Board, they must contact Mr. Torres and he would discuss with the Chair and District Counsel. Mr. Sevestre suggested discussing during Supervisors' Requests. Mr. Williams liked Duval's ideas and doing it as a special project.

Mr. Sevestre (Should this be Patterson?) met with three contractors and presented proposals to the Board. The bids from Scapes of North Florida and Alpha were not as comprehensive as Pratt Brothers. They were professional and provided high dollar items. Mr. Williams wanted time to review the bids Mr. Sevestre (Patterson?) presented designs for an amphitheater to provide a tiered place for people to sit. Mr. Williams preferred a covered pavilion that mimicked the architecture of this building and included fountains and a fire pit. Mr. Sevestre (Patterson?) explained the highest bid was from Pratt Brothers for a 42x17 pavilion with three sections, lights with poles, floating granite countertop at one end, stools and a two-sided fireplace. The other quotes did not include lighting and plumbing. Mr. Williams visualized a roof covering with some lighting and stationary picnic tables and asked if there was a deadline to spend the money. Mr. Torres stated it was three years, but there could be extensions. Mr. Weger felt a fireplace would cause maintenance nightmares and a pavilion for food truck or special events, would be more functional and cost effective. Mr. Williams stated the next step was appointing a Board Member to bring pictures to the Board of the pavilion and amphitheater and then shop quotes. Mr. Williams was authorized to work with Mr. Torres and the Architect, Mr. Mike Lucas of Basham & Lucas.

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Ms. Webb noted trees that were cut on Meadow View Lane and tree clippings remained on the right side of the road. Mr. Stephens notified the county; however, it appears a homeowner cut them. They county did not pick up the debris because the lot did not have an address. Mr. Patterson spoke to the golf course about construction debris. They said they would pick it all up.

**SIXTEENTH ORDER OF BUSINESS**

**Public Comments**

There being none, the next item followed.

**SEVENTEENTH ORDER OF BUSINESS**

**Approval of Consent Agenda**

- A. **Approval of Minutes of the February 17, 2021 Meeting and the March 10, 2021 Meeting**
- B. **Balance Sheet as of March 31, 2021 and Statement of Revenues & Expenditures for the Period Ending March 31, 2021**
- C. **Check Register**
- D. **Ratification of Agreement with Life Fitness, LLC Regarding the Provision and Installation of Fitness Equipment**
- E. **Ratification of Memorandum of Understanding with St. Johns County Property Appraiser**

On MOTION by Mr. Sevestre seconded by Mr. Williams with all in favor the consent agenda items as stated above were approved as presented.

**EIGHTEENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – 05/19/21 @ 6:00 p.m. @ St. Johns Golf & Country Club Meeting Room**

Mr. Torres stated the next meeting was on Wednesday, May 19, 2021 at 6:00 p.m. at this location.

**NINETEENTH ORDER OF BUSINESS**

**Adjournment**

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

DocuSigned by:

*Ernesto Torres*

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Secretary/Assistant Secretary

DocuSigned by:

*Robert Sevestre*

9724814CA626440

Chairman/Vice Chairman

## **RESOLUTION 2021-04**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2021/2022 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Sampson Creek Community Development District (“**District**”) prior to June 15, 2021, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT:**

**1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2021/2022 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

**2. SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: August 18, 2021

HOUR: 6:00 p.m.

LOCATION: St. Johns Golf & Country Club Meeting Room  
219 St. Johns Golf Drive  
St. Augustine, Florida 32092

**3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to St. Johns County at least 60 days prior to the hearing set above.

**4. POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 19th DAY OF MAY, 2021.**

ATTEST:

DocuSigned by:

*Ernesto Torres*

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Secretary

**SAMPSON CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

DocuSigned by:

*Robert Sevestre*

By: 9724814CA626440...

Chairman

Its: \_\_\_\_\_