

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, May 19, 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
Micah Mohanna <i>(via Zoom)</i>	Duval Landscaping
Shawn Fentress	Architectural Sales & Illumination
Residents	

The following is a summary of the actions taken at the May 19, 2021 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

Public Comment

There were no public comments.

THIRD ORDER OF BUSINESS

Consideration of Tree Trimming Proposal *(Presenter: Brian Stephens)*

Mr. Stephens contacted three tree trimming companies and received proposals from Taylor Tree Specialties (Taylor Tree) in the amount of \$24,900 and Bold City Tree Service (Bold City) in the amount of \$22,800. One company declined to submit a proposal due to a backlog in work. Bold City trimmed District trees in the past and Mr. Stephens recommended

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them. Ms. Webb asked how often the trees were trimmed. Mr. Stephens stated tree trimmings were performed each year, but last year they only trimmed trees that needed it more than others. This year all trees would be trimmed. Mr. Patterson noted Bold City's proposal was for 408 trees and Taylor Tree's proposal was for 489 trees. Mr. Stephens explained Taylor Tree included the new trees that were replaced due to the road project and Bold City counted trees that truly needed trimming.

On MOTION by Ms. Webb seconded by Mr. Patterson with all in favor approving the proposal with Bold City Tree Service for tree trimming in the amount of \$22,800 was approved.

FOURTH ORDER OF BUSINESS

Consideration of Proposal from Riverside Management Services for Fiscal Year 2022 (Presenter: Brian Stephens)

Mr. Torres recalled at the last meeting, the Board discussed increasing staffing levels to have two full-time employees, which would be budgeted and paid out of Unassigned Funds. A proposal from Riverside Management Services (RMS) for Fiscal Year 2022 was included in the agenda package for an Amenities & Recreation Director, Assistant Manager and Field Operations Manager. He questioned whether the Board wanted to pursue the staffing increase or continue operating the way it has been operating for the past 10 years. If the Board did not approve it, there would be \$75,000 to redistribute.

Mr. Williams was in favor of having a full-time maintenance person, but preferred someone with specialized knowledge and skills to handle situations like the playground equipment. They would need constant supervision and direction. Mr. Weger wanted someone who could perform light maintenance and landscaping. Mr. Torres stated the benefit of having a full-time maintenance person was that they could report to the landscaping account manager and in between meetings, instead of contacting Ms. Trivelpiece, Mr. Torres or Mr. Stephens for assistance, the full-time maintenance person would assist them. Mr. Patterson hoped to hire someone for more than one year. Mr. Sevestre was in favor if it did not impact the budget and felt a year was sufficient to see if they had any impact. Mr. Williams questioned the following:

- *Would additional equipment be purchased for the full-time maintenance person to mow the grass and cut weeds?* Mr. Stephens stated that additional equipment was needed as well as a chemical license.

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- *Would there be better upkeep in the community?* Mr. Stephens stated there would be quicker response times as the full-time maintenance person would be onsite 40 hours per week. Current maintenance staff was onsite Monday, Wednesday and Friday and the full-time maintenance person could be onsite on Tuesday and Thursday.
- *What is the turnaround time for a maintenance issue?* Mr. Stephens stated it depends on the type of issue, technicality, whether guidance was needed from an outside company or a contractor issue. Liability issues would be handled immediately.
- *What experience do the communities that follow this model have versus having a part-time person?* Mr. Torres stated there have been positive experiences and encouraged communities to use this model, especially ones the age of this community.
- *Could we try this out for a year?* Mr. Torres stated if RMS was willing, they could try it for a year. Mr. Williams felt there were areas in the community that could use additional attention such as running sprinklers in landscaping beds.

Mr. Torres presented two options; Option A was for the status quo and Option B was to have full-time maintenance operations for Fiscal Year 2022. Ms. Webb asked if the full-time maintenance person would report to Mr. Stephens. *Mr. Torres stated they would report to Ms. Trivelpiece, but Mr. Stephens will assist.*

On MOTION by Mr. Williams seconded by Ms. Webb with all in favor the proposal with Riverside Management Services for a full-time Field Operations Manager for Fiscal Year 2022 in the amount of \$21,054 was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2021-04, Approving the Proposed Budget for Fiscal Year 2022 and Setting a Public Hearing to Adopt (Presenter: Ernesto Torres)

Mr. Torres presented the Proposed Budget for Fiscal Year 2022 and highlighted the following:

- There was no increase in assessments.

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- Under the adjusted line items, instead of adding to the assessment, *Unassigned Funds* would be used.
- There were *Total Revenues* of \$1,100,399.
- Last year, \$154,059 was budgeted for *Total Administrative* versus \$151,695 for Fiscal Year 2022. The largest reduction was in *Printing* from \$4,000 to \$1,500.
- Last year, \$821,643 was budgeted for *Total Field*, versus \$878,544 for Fiscal Year 2022. The largest increase was in *Field Operation Manager*. *Total Expenditures* for Fiscal Year 2022 were \$1,030,238.
- While assessments remained the same, there was a good amount to carry forward in Fiscal Year 2022 under *Capital Reserves Contribution*.

Mr. Torres stated the first part of the budget process was to approve the budget by June 15th. The budget would be on the agenda for the next few meetings for the Board to make adjustments. Once the budget was approved tonight, the assessment amount cannot increase. In August, the Board would consider the Final Budget for adoption and once adopted, the assessments would be placed on the Tax Bill for St. Johns County. Mr. Wager asked if lake maintenance would decrease. Mr. Torres did not expect the amount to change as it was the contracted amount.

On MOTION by Mr. Sevestre seconded by Mr. Patterson with all in favor Resolution 2021-04 Approving the Proposed Budget for Fiscal Year 2022 and Setting the Public Hearing for August 18, 2021 at 6:00 p.m. at this location was adopted.

SIXTH ORDER OF BUSINESS

Discussion of Basham & Lucas Pavilion Design Plan

Mr. Williams met with Basham & Lucas. They designed the Amenity Center. The Board wanted a permanent structure for a covered eating area, potential rentals and close to the parking lot in the corner of the field by the basketball court. Basham & Lucas looked at the current building and recommended the same detail, but with pillars, stacked stone, shingled roof and cupola and built-in seating. St. Johns County has a restrictive policy on the number of fixed structures and bathrooms. A built-in bench system or landscaping could create another bathroom so temporary furniture was recommended along with paver pads and Adirondack chairs along the field. For \$1,800, Basham & Lucas will prepare the site, elevation and floor plans.

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Ms. Webb was not in favor of this project as teenage behavior has been atrocious. She was reluctant to provide another space where there was congregating and vandalism and wanted a green field with open space and plenty of seating for food truck events. Mr. Sevestre agreed. Mr. Williams suggested policing it through their security team or find a location out of the way like the playground. Mr. Sevestre stated if they approved \$1,800 for a conceptual plan, they could evaluate it further. Mr. Patterson was undecided about the pavilion due to recent events. *After further discussion, there was Board consensus to table this item.*

SEVENTH ORDER OF BUSINESS**Consideration of Stonehedge Sidewalk Repairs** *(Presenter: Alex Acree & Ernesto Torres)*

Mr. Acree received a proposal from Duval Asphalt for Stonehedge sidewalk repairs. He was supposed to receive another quote last week, but never received it, so this was the only quote. The repair was for low spot in the Stonehedge Trail sidewalk by a cable box. The sidewalk must be replaced and regraded in front of two homes. Mr. Acree felt that the quote was reasonable for the work being performed, but the Board could approve a not-to-exceed amount. Mr. Williams asked if the sidewalk was damaged by equipment. Mr. Acree explained the sidewalk has been an issue for many years. There was an area that did not drain properly. Mr. Williams brought to Mr. Acree's attention, two areas of sidewalk on Stonehedge that forced kids and pedestrians to go into the street.

On MOTION by Mr. Williams seconded by Ms. Webb with all in favor repairing the sidewalk on Stonehedge Trail in a not-to-exceed amount of \$6,606 was approved.

EIGHTH ORDER OF BUSINESS**Update HOA Central Security Contribution** *(Presenter: Supervisor Patterson)*

Mr. Patterson spoke to the management company about what they were proposing. They agreed and requested a formal proposal. This item will be placed on the next agenda.

NINTH ORDER OF BUSINESS**Discussion of Violations on District Property (852 Eagle Point Drive)** *(Presenter: Wes Haber)*

Mr. Torres presented a violation letter that was sent to the owner of 852 Eagle Point Drive as well as pictures of the violation. The District was informed that the owner cleared

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plants and trees on District property adjacent to their lot to install a fire pit. The difficulty was determining where the property line was to see if it violated the preserve area. Mr. Haber addressed the following issues:

1. *Determining whether or not the activity was in wetlands or on conservation property.* The CDD could be fined by the St. Johns River Water Management District (SJRWMD). The CDD needs to allow the plants to regrow in the area and send a letter to the owner to remove any improvements.
2. *Determining whether the activity was on CDD property as opposed to the resident's property.* That property acts as a buffer to conservation property, not property residents should be putting their own personal improvements on. If it was not on conservation property and there was no issue with the SJRWMD, the District may want to say to the owner, *"Remove the improvements and include on your own lot."*

Mr. Torres stated the owner was given 10 days to identify their boundaries and asked Mr. Stephens to take photos. If the owner did not remove the improvement and ignored the letter, the District would survey the area. If the resident committed the violation, the District would seek reimbursement for any expenses. Mr. Williams agreed, as it was a gray area according to the Property Appraiser. Mr. Acree would obtain a proposal for the survey and bring to the next meeting. Ms. Webb questioned a previous violation. Mr. Torres stated pictures were taken and a survey determined the violation occurred on District property in wetlands. A letter will be sent to the owner and they would have 10 days to remove it. If not, the District would remove it through a contractor and send a bill to the owner. Ms. Trivelpiece sent an eblast reminding owners to be mindful of their property lines.

TENTH ORDER OF BUSINESS

Update Regarding Landscape Modifications to Entrances/Island by Duval Landscaping

Based on Board direction at the last meeting, Mr. Micah Mohanna, Landscape Architect for Duval Landscaping, presented renderings for the Stonehedge and Eagle Point entry medians. The only difference from this meeting to the prior meeting was that flowers were removed from the rendering, but remained in the Maintenance Agreement. The Stonehedge and Eagle Point

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entry median designs had the same variation as the Leo Maguire Parkway and St. Johns Golf Drive entry medians. Discussion ensued and the following was addressed by the Board:

- Mr. Williams noted that the Stonehedge bed had several large Ligustrums and one Magnolia versus multiple Magnolias. His preference was to be consistent with how each bed was designed. At the last meeting, more hardscapes and large planters to simplify the bed were requested. *Mr. Mohanna already had planters in the areas where there were globes, but they could be switched around. If they had more planters, there would be a lot of pots. Therefore, he did not recommend it.*
- Mr. Weger evaluated the beds at all entrances and they were not being maintained. He did not want to spend \$85,000 on new plants if they were not being maintained. Mr. Williams agreed and hoped the new Operations Manager could ensure it was being maintained. Ms. Webb stated it was the responsibility of Duval Landscaping to maintain the beds.
- Mr. Sevestre asked why the center islands were mounded. Mr. Stephens stated over the years, organic matter made it higher and higher, especially the Oak trees. Organic matter was falling on top on what was there and roots became part of the mound. Mr. Williams asked if this could be addressed during the landscaping project. *Mr. Mohanna stated it could be graded down. Mr. Stephens noted it would never get completely flat.*
- Mr. Weger recalled saying at the last meeting that the flowers look nice, but some could be removed and a fixed structure could be added so there would be less maintenance. *Mr. Mohanna suggested changing from annual flowers to perennials. There could be an orange flower such as an Ixora Maui with a blue flower such as a Blue Daze in front of it at the base of the monument.*
- Mr. Williams understood that the District was already paying for flowers under the Maintenance Agreement and Mr. Mohanna was re-designing how it was shaped. Each median had more grass and less perennials. The baskets were a nice addition. It was a nice look, but the Board had concerns with Duval Landscaping and their ability to maintain it. He wanted to work with Duval Landscaping to ensure it looked like the plans.

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Mr. Mohanna made the following points:

1. Installation: No deposit was required. Once the entire project was 100% completed and the Board was 100% happy with the installation, irrigation and everything that was done, payment in full would be required.
2. Warranty: As long as Duval Landscaping was maintaining the property under the current Maintenance Agreement, everything in the design, with the exception of the Magnolia trees was warrantied 110%, no questions asked.
3. Communication: If there was an issue with any of the material, that was not being addressed, Duval Landscaping would be able to keep it the way that it is.
4. The plan was simplistic, organized and subjective in terms of what it needed to look like and what it should look like going forward.

Mr. Torres wanted a guarantee from Duval Landscaping that the beds would be held to the same standard as the design. Mr. Mohanna offered to attend CDD meetings monthly or quarterly after the work was completed and take full responsibility for the ongoing maintenance.

Discussion ensued and Mr. Williams questioned Mr. Mohanna's thoughts on adding landscape lighting for each monument. Mr. Mohanna stated some lights were included, but they were covered up by plants. In his opinion, lights made a huge difference and he could perform a lighting study. Mr. Smith could install additional lights after the landscaping was installed. Ms. Webb asked if other landscaping companies should provide proposals. Mr. Torres recommended staying with Duval Landscaping, due to their warranty, upkeep and guarantees. Mr. Williams was in favor of the proposal as the community needed a refresh, liked the guarantee, having Duval Landscaping responsible for it and being present at CDD meetings. Mr. Mohanna believed that all of the work or most of it would be completed by the next meeting and will provide an update at the next meeting.

Mr. Torres explained after the proposal was approved by the Board, District Counsel would prepare an agreement outlining the warranty, payment and any provisions to protect the interest of the District and the Board would approve the agreement at the next meeting. Mr. Sevestre did not want to discount Mr. Williams ideas, but just because they do this did not mean they could not do more. Mr. Mohanna requested the lake monument proposal be a separate project. Mr. Torres stated \$4,316.32 would be deducted from the proposal

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On MOTION by Mr. Williams seconded by Mr. Sevestre with Mr. Patterson, Mr. Williams and Mr. Sevestre in favor and Mr. Weger and Ms. Webb dissenting, the renderings for the Stonehedge and Eagle Point entry medians from Duval Landscaping, removing the lake monument, sign and landscape lighting were approved. (Motion Passed 3-2)

Mr. Mohanna thanked the Board for approving their plan and offered to look at the pavilion at the Board's request. Mr. Torres stated the agreement would be provided to the Board at the next meeting.

ELEVENTH ORDER OF BUSINESS

Discussion of Updated Design from ASL Lighting

Mr. Torres stated at the last meeting, the Board recommended adjusting some of the lighting or removing some. Mr. Stephens recalled the comments made at the last meeting were based on the fact that the parking lot lighting was owned by the golf course. The Board suggested lighting: 1) along the walkway in front of the basketball court up to the front of the workout area, 2) basketball area and 3) sports field. The parking lot lighting was removed from the design.

Mr. Shawn Fentress, owner of Architectural Sales & Illumination (ASI) presented the lighting plan. They were able to find the exact manufacturer that was used 21 years ago, which was Visco. The heads were discontinued, but the fixture was purchased by Visco. It would be upgraded to LEDs. There would be 12 heads with 14 feet tall fixtures lining the walkway from the basketball area to the workout area. The basketball lights were directional, pointing away from houses and towards the parking lot. Two heads were specifically to illuminate the area for the food trucks. Three poles would be on the sports field. It was up to the Board to decide how they want to control the lights. Additional structures could be included in the plan or the food trucks could be relocated, such as to the volleyball court. The existing light poles cost \$4,800 and the additional lights would cost \$110,000 in material costs; \$60,000 for the 12 poles lining the walkway, \$25,000 for the basketball lights and \$26,000 for the sports lights. The electric could be bid out.

Ms. Webb asked if the decorative lights were double the cost. Mr. Fentress replied yes. What they originally proposed for the parking lot area was a twin head standard fixture that cost \$2,500. In addition, a concrete base was required. Mr. Torres asked if Mr. Fentress provided a

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design plan and inventory list of what would be bid out. Mr. Fentress stated the quantities of each fixture, inventory list with a description and notes on the existing power was provided. Mr. Torres stated there was no cost to explore this option, as Mr. Fentress was providing the plan at no cost. Mr. Sevestre asked if changing the light fixtures would change the base. Mr. Fentress confirmed the base must change, due to Florida wind load requirements. Ms. Webb was in favor of exploring the cost for the installation and saving \$22,000 by having non-decorative poles. Mr. Fentress stated if the Board wanted to save money, they may not need 12 lights with the alternative round tapered lumen with an LED head. Mr. Williams asked if their amp load was sufficient to include the additional lighting. Mr. Fentress stated the panel by golf carts had sufficient power.

After further discussion, there was Board consensus for Mr. Fentress to provide a revised plan with decorative and non-decorative poles, for Mr. Stephens to obtain electric proposals and provide the plan and proposals at the July meeting.

- **Operations Manager - Report (Item 12E1)**

Mr. Stephens presented the Operations Manager Report, which was included in the agenda package. Pressure washing the furniture and pavers around the Amenity Complex was ongoing as needed. Duval Landscaping started the pine straw yesterday and on the mulch today at the entrance and Amenity Complex. The pine straw was probably completed and the mulch will be completed next week. The bridge and sign at 210 were pressure washed. It is cleaner, but not completely clean. A pavilion on the pool deck was peeling. He was working with Benjamin Moore's paint specialist to match the color. They recommend pressure washing, scraping the paint off and repainting with a primer and epoxy paint.

Mr. Sevestre asked if the 210 sign had mold. Mr. Stephens believed it was dirt collected over the years and the fact that the sign was not pure white. Mr. Williams asked if there was a warranty on the pavilion. Mr. Stephens recalled the warranty was for a year and it was well over a year. Mr. Patterson was asked about the Gym door and the last time the Gym was painted. Mr. Stephens stated the inside of the Gym was painted last year and he contacted A1 Window and Door about replacing the front and back doors. Mr. Sevestre believed there was a leak in a gutter. Mr. Stephens would look at it. It probably needed to be sealed where the two joints come together.

Mr. Stephens left the meeting.

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

As directed by the Board at the last meeting, Mr. Haber sent the letter to the golf course for the parking lot improvements along with a copy of the proposal. The letter advised that the improvements described in the proposal were an inadequate fix for their required maintenance and if that was all they were going to do, the CDD did not intend to pay their share. In response to the letter, Mr. Dan Zimmer emailed Mr. Haber and Mr. Torres asking to schedule a meeting to discuss a solution that would be agreeable to both the District and the golf course. The meeting was set for Friday. Mr. Haber recommended the Board pay their proportionate share of 40% of the maintenance cost. Mr. Torres recalled Mr. Haber refer to an owner that was sent a letter for violating private property in the preserve. They would be sent a follow up letter with a timeline.

B. Engineer

There being none, the next item followed.

C. Manager - Report on the Number of Registered Voters – (1,981)

Mr. Torres reported 1,981 registered voters according to the St. Johns County Supervisor of Elections as of April 15, 2021.

Mr. Torres received an email late today from Mr. Mike Veazey, a resident. At 293 St. Johns Golf Drive, a contractor hired by the HOA to remove three Palm trees damaged the road. The HOA did not require the contractor to pay a deposit for damages because they were only removing trees. Mr. Torres will have staff evaluate it and if there was damage, he would work with legal.

D. Amenities & Recreation Manager**1. Proposal for Sound System**

Ms. Trivelpiece presented a quote from Florida Sound Engineering Company in the amount of \$48,499.

2. Proposals for Security & Sound System

Ms. Trivelpiece presented quotes from JSC Systems for a sound system. Mr. Daniel Hunt of JSC requested the Board contact him regarding any questions. The cost of \$41,408 included speakers around the perimeter of the pool, box by the pavilion to connect audio to all speakers, upgraded speakers in this room and Fitness Center, touch screen to allow for different

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music in different rooms and a microphone. With Wi-Fi around the backside of the pool, the cost increased from \$41,408 to \$48,000.

Ms. Trivelpiece presented proposals for a camera system from Hanwha Techwin. The current camera system was outdated with 16 cameras that were used on a rotating basis. They were limited on where they could have cameras. There were no cameras on the backsplash, on the playground areas or tennis courts. The total amount of \$74,000 was based on the different types of cameras, sound system, Wi-Fi and upgrading the camera system.

Ms. Webb questioned the cost for Wi-Fi only. Ms. Trivelpiece stated the Wi-Fi was \$3,000. The sound system alone was \$41,000. The total cost was \$63,000 plus an additional amount for a separate company to complete the wiring. Mr. Patterson asked if this was a capital improvement. Mr. Torres replied yes. It was added to the Engineering Study during the bond refinancing. Mr. Sevestre was in favor of installing the new cameras in light of the harassment situation. Mr. Williams asked how long the video would be stored. Ms. Trivelpiece stated they could store up to a week and a half on the current system; however, there the clarity of the video was bad. Mr. Williams asked if the cameras record at night. Ms. Trivelpiece replied affirmatively. Mr. Weber asked for a site survey on what the cameras would cover. Ms. Trivelpiece stated some cameras could turn 360 degrees. That was why there was a \$3,000 difference between the proposals.

Mr. Torres suggested keeping the agenda for next meeting light and inviting the vendor to discuss the coverage and the location of cameras at a shade session. Mr. Haber explained that a discussion regarding security should be confidential and that members of the public and no one directly participating in the decision on security matters would be asked to leave the room. No special notice was required. *There was Board consensus.*

3. Proposals for Lap Lanes

Ms. Trivelpiece presented proposals from Kiefer and Recreonics for \$3,219.65 and \$3,265.29 respectively, for seven new lap lanes. This was a request from the Swim Team as the current ones were in disrepair from wear and tear. Ms. Trivelpiece recommended the proposal from Kiefer.

On MOTION by Mr. Williams seconded by Mr. Weger with all in favor the proposal from Kiefer for seven lap lanes in the amount of \$3,219.65 was approved.
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4. Proposal for Painting

Ms. Trivelpiece presented proposals from Very Important Paintings and RP's Painting for \$1,200 and \$1,100 respectively, for the repainting of this room. The painting would be completed in a day or two. She recommended the proposal from RP's Painting.

On MOTION by Mr. Williams seconded by Mr. Patterson with all in favor the proposal from RP's Painting for the repainting of the meeting room in St. Johns Golf & Country Club in the amount of \$1,100 was approved.

E. Operations Manager

1. Report

This item was discussed.

- **Public Comments** (*Item 14*)

Ms. Sharon Hanes, a resident, hoped the Board considers the lights. No one was asking for the lights to stay until 10:00 p.m. or Midnight, just until 9:00 p.m. Ms. Hanes asked if Roberts Rules of Order were used at the meetings and why public comments were only at the beginning and end of the meeting. The public should have a chance to make comments after an item was voted on.

Mr. Sevestre appreciated input from the public, but if they take public comments after each item, meetings would run until 2:00 a.m. They were trying to make the best decision that would impact the most residents and use logic to make those decisions. He agreed that lighting was needed, but the people across the street will be upset and they must take their position into account. In Ms. Hanes opinion, the survey was not done well. Mr. Sevestre noted not enough people participated in the survey. Mr. Williams stated there was an agenda and at the beginning of the meeting, there was an open public comment section on any agenda item. Only two residents were at this meeting, which was the highest attendance in a long time. The Board encouraged residents to attend. Ms. Hanes suspected many residents stopped attending because of the way the meetings ran. Mr. Torres offered to change the meeting time to during the day to accommodate more people and encouraged residents to email Board Members prior to meetings.

Ms. Hanes asked if there was a rule for public comments prior to the Board voting. Mr. Haber explained the law requires public input on items the Board was going to vote on prior to the vote. That was the purpose of the public comment period at the beginning of the meeting.

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The public comment period at the end of the meeting was optional for any items that the public wanted to comment on that was not on the agenda. Any public comments in between were at the Board's discretion. The CDD did not follow Roberts Rules of Order. Ms. Webb felt residents should have input on the lighting, sound system or landscaping prior to the Board voting. Ms. Hanes had several questions on the landscaping. Mr. Williams apologized that the Board did not hear her comments and encouraged her to email the Board with any questions or comments to read into the record under public comments. If they allowed one resident to speak, they must allow everyone to speak.

A resident on Meadowview Lane was happy to hear the Board defer the pavilion. The location and proximity to the parking lot would not deter non-residents. She suggested picnic tables or Adirondack chairs in the grassy area. In her opinion, they were lacking a sound system at the pool. Since there was no music at the pool, people bring their own music. She would like the Board to consider something for the concrete area that was once the splash pad. Mr. Paterson suggested creating an upper deck for the pool.

THIRTEENTH ORDER OF BUSINESS

Supervisors' Request

Ms. Webb recalled the Board approving a fence where people were coming through by the maintenance shed past The Gables. Mr. Torres stated the fence was not installed yet because they were waiting for approval from the golf course on a fence easement. Ms. Webb recalled there was going to be a two-phase approach for the pool refurbishment. They only did the first phase. The second phase should be to match the pavers, redo the kiddie pool and add lights for night swimming. Mr. Torres stated there were presentations for an outdoor kitchen and gazebo when Mr. Hudson was on the Board, but no action was taken as the Board wanted to wait until the road project was completed. To have lights at the pool, Mr. Torres said requirements and permitting must be met to have night swimming. Mr. Williams suggested having a fire pit in the dead zone at the pool and a company come out to provide recommendations for the pool. Now that there was money left over from the roadway project, they could revisit it. Mr. Torres suggested placing this item on the July agenda since security would be discussed at the June meeting.

Mr. Weger asked if there was any update on the damaged golf cart path by the volleyball court. Mr. Torres explained the Board was acceptable to receive \$10,000 from the golf course towards repair and replacement because they used it during construction and were partially

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responsible. He will bring it up at Friday's meeting. Mr. Weger asked whether a camera could be placed on a TV so they could see who was talking to them when they met via Zoom. Mr. Torres stated the Board could always have Zoom meetings for audience participation, but not for quorum purposes unless there were three Board Members present at the location. Continuing with Zoom was fine, but they needed to work on the technology. He will work on the logistics with Ms. Trivelpiece.

Mr. Sevestre advised if the Supervisors wanted to bring quotes, numbers and estimates to the Board, it was considered a public record because if they went out for bids, anyone had access to the data and it could be a disadvantage to the District. Ms. Webb appreciated the explanation. Mr. Weger encouraged the Board Members to read the Sampson Creek CDD Policies and Procedures because it provided a good explanation. Mr. Sevestre suggested that every golf cart be registered and have a number so they would have a record of the owner. Ms. Webb suggested passing out decals. This item will be discussed at the next meeting.

FOURTEENTH ORDER OF BUSINESS**Public Comments**

This item was discussed.

FIFTEENTH ORDER OF BUSINESS**Approval of Consent Agenda**

- A. Approval of Minutes of the April 21, 2021 Meeting**
- B. Balance Sheet as of April 30, 2021 and Statement of Revenues & Expenditures for the Period Ending April 30, 2021**
- C. Check Register**

Mr. Torres stated according to Page 2, \$582,000 was prorated and \$456,000 was spent, for a difference of \$125,000 in the positive. There was an ending balance of \$404,000 in capital reserves and a balance of \$847,000 in capital projects; however, there were some commitments with the golf repair. The Check Register was \$87,289.40

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

SIXTEENTH ORDER OF BUSINESS

**Next Scheduled Meeting – 06/16/21 @
6:00 p.m. @ St. Johns Golf & Country
Club Meeting Room**

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Mr. Torres stated the next meeting was on Wednesday, June 16, 2021 at 6:00 p.m. at this location.

SEVENTEENTH ORDER OF BUSINESS Adjournment

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman