

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 Thursday, June 16, 2022 at 6:00 p.m. at St. Johns Golf & Country Club, Meeting Room, 219 St. Johns Golf Drive, St. Augustine, Florida.

Present and constituting a quorum were:

Robert Sevestre	Chairman
Robert Patterson	Supervisor
Brad Weger (<i>via phone</i>)	Supervisor
Laura Webb	Supervisor

Also present were:

Daniel Laughlin	District Manager
Wes Haber (<i>via phone</i>)	District Counsel
Travis Jacques	Riverside Management Services
Golf Course Representative	
Residents	

The following is a summary of the actions taken at the June 16, 2022 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the meeting to order at 6:00 p.m. A quorum was present.

SECOND ORDER OF BUSINESS

Public Comment (*regarding agenda items listed below*)

Mr. Laughlin opened the public comment period and the following residents addressed the Board:

- Ms. Stephanie Holcomb read a letter from her daughter, Ms. Emma Holcomb, a Beachside High School (Beachside H.S.) swim team member, who was in favor of the Board allowing the Swim Team to use the pool.

June 16, 2022

Sampson Creek CDD

- Mr. Michael Yuro of 1001 Meadow View Lane was in favor of the Beachside H.S. swim team using their pool and suggested that the Board go out for proposals for landscaping as Duval Landscaping was not meeting the terms of their contract and reconsider the budget for the Field Operations Manager. Last year, the Board voted to increase the base salary from \$20,000 to \$75,000 and this year it was increased to \$79,000. There was also \$2,000 o \$3,000 per month in hourly charges.
- Ms. Alicia Weger's daughter swims competitively for Beachside H.S. They were good kids that had no intention of destroying their facility.
- Mr. Milford Rathjen of 813 Hampton Crossing Way noted that swim team members had the highest GPA of any athletic program and the most well behaved.
- Mr. Graham and Rosana Leary of 212 St. Johns Golf Drive provided photos of the impact of the amenity lights on their house and examples of amenity lighting at other facilities. They requested that the Board either add light shields or turn them off after the facility closed at dusk.
- Ms. Renee Driscoll of Forest Glen, an educator for the last 15 years and Mr. Christopher Gilbert of 321 St. Johns Golf Drive were in favor of the Beachside H.S. swim team using their pool.
- Mr. Ralph Darling of 1929 Glenfield Crossing Court voiced concern about crowd control during Swim Team practices, supervision, parking and fees.
- Mr. Michael McCormick of Remington Court was in favor of the Beachside H.S. swim team using their pool if there was capacity, but voiced concern about parking and having Florida, Power & Light (FPL) install underground wiring.
- Ms. Carol Rosen of 1912 Cross Pointe Way suggested that the District enter into a contract with the School Board on the hours, supervision and liability for damages.
- Mr. Marc Hines of 1000 Eagle Point Drive was in favor of the Beachside H.S. swim team using their pool. Parking was not an issue at Julington Creek where his son was on the swim team. Their practices were early in the morning.
- Mr. Jeffrey Asher of 208 St. Johns Golf Drive recalled that residents were promised light shields by the Board. The Amenity Center Rules were not being

June 16, 2022

Sampson Creek CDD

followed and non-residents were not permitted unless they paid \$3,509 per year. Most residents did not know about the bond.

- The Stingrays Coach praised Ms. Jennifer Harmon, the Athletic Director of Beachside H.S. There would be no more than 30 kids, which would reduce the parking.
- Mr. Robert Broadbent of 1990 Cross Pointe Way voiced concern about the golf course holding weddings on Saturday and having swim meets at the same time. It was noted that swim meets were only held during the week.
- Ms. Corrine Darling of 1929 Glenfield Crossing Court commented on the condition of the landscaping.
- Several residents were in favor of the light shields, looking for another landscaping company and the cleanliness of the pool.

There being no further comments, Mr. Laughlin closed the public comment period.

THIRD ORDER OF BUSINESS

Discussion of Fiscal Year 2023 Approved Budget

Mr. Laughlin recalled that the Proposed Budget for Fiscal Year 2023 was approved by the Board at the last meeting and the public hearing was scheduled for the August meeting. There was no increase in assessments. Ms. Webb requested clarity on the budget for the Field Operations Manager and noted that the District was paying the golf course \$65,000 to maintain the soccer field.

FOURTH ORDER OF BUSINESS

Discussion of Pool Use for Beachside High School Swim Team

Ms. Jennifer Harmon, the Athletic Director of Beachside H.S., presented her qualifications, introduced the coach for the swim team and proposed practices from the beginning of August until the end of October, Monday through Friday from 6:15 a.m. to 7:45 a.m. No swim meets were proposed in the first year. The CDD would receive \$3,000 for the season (\$1,000 per month for 3 months). It would be for a one-year trial period. Each student and their parent/guardian must sign a Student Responsibility Agreement prior to the start of the season.

June 16, 2022

Sampson Creek CDD

Discussion ensued. Mr. Sevestre was not concerned about the practices but urged the School Board to consider building a pool for swim meets. Ms. Webb was in total support of the proposal in order to meet the needs of the community, but suggested moving practices to the afternoon, due to the time of sunrise and their pool not being open until Noon. Mr. Jacques noted that sunrise was 7:14 a.m. in August and September and 8:00 a.m. in October. Ms. Harmon preferred to have their practices before sunrise. Mr. Jacques confirmed that the lighting at the pool was not sufficient for early morning or night swimming. Mr. Haber explained the Florida Statute requiring lighting. Mr. Weger had no issues with the proposal.

On MOTION by Ms. Webb seconded by Mr. Patterson with all in favor the request for Beachside High School to use the Sampson Creek pool for their swim team, subject to entering into an agreement was approved.

Mr. Haber requested that the Board delegate authority to the Chairman to finalize the terms of the agreement.

On MOTION by Ms. Webb seconded by Mr. Sevestre with all in favor amending the prior motion for Beachside High School to use the Sampson Creek pool for their swim team to authorize the Chairman to finalize and execute the agreement was approved.

FIFTH ORDER OF BUSINESS

Discussion of FPL Easement Request

Mr. Sevestre met with the District Engineer to discuss scenarios for the easement versus running a 1,500 kva transmission line in front of the development. He spoke to the Director of Energy for Beaches Engineering, since the transmission line across Leo Maguire Parkway belonged to Beaches Energy and not FPL. They were not aware that FPL was running the line. Mr. Sevestre informed FPL that their plan was unacceptable and they needed to revise it. He also spoke with District Counsel who referred him to an attorney specializing in eminent domain. Mr. Haber explained that to the extent Mr. Sevestre was not successful and FPL decided to pursue eminent domain proceedings against the CDD, it made sense to confer with an attorney specializing in eminent domain law. Mr. Patterson asked if they should approve retainer funds. Mr. Haber stated that the FPL would pay for the attorney if this matter went to court.

June 16, 2022

Sampson Creek CDD

On MOTION by Mr. Sevestre seconded by Ms. Webb with all in favor authorization for the Chairman to speak with an eminent domain attorney about FPL's easement request was approved.

Mr. Sevestre asked if a motion was necessary since he informed FPL's engineer that their plan was unacceptable. Mr. Haber advised if the Board was in agreement that the goal was to have no impact to CDD property, no motion was necessary; however, if the line was on CDD property, but not above ground or FPL had the easement, there must be Board approval. There was Board agreement for there to be no impact to CDD property.

SIXTH ORDER OF BUSINESS

Discussion Items

A. Soccer Field

Mr. Jacques reported that irrigation was now running on a seven day per week schedule. There was an issue with a timer being shut off during the weekend, but it was turned back on the following Monday. A lock would be placed on the box. There were still some irrigation issues along the cart path that Duval Landscaping was aware of. Mr. Jacques was working with golf course staff to ensure that the sod was healthy. The soccer field would be closed off until the sod was replaced. There was an area by the volleyball court with a nematode infestation. A soil test was being performed, which took 10 to 14 days, but once they received the results, they could treat. The Board was pleased that Mr. Jacques working with the golf course. Resident Alice Broadbent of 1880 Cross Pointe Way noted the residents pay \$65,000 per year for the golf course to maintain the soccer field because the landscaper did not have the mowers to maintain it and now they had to pay for new sod. Mr. Jacques explained that it was hard to keep up the sod with golf carts driving on it, drought situations and situations with landscapers.

B. Duval Landscaping & Irrigation system

Mr. Sevestre recalled that a delinquency letter was sent to Duval Landscaping listing items needing to be completed, replaced, and repaired. Most of the items were completed, with the exception of the mulching, which started, but then stopped. Mr. Sevestre felt that staff should not have to call attention to areas that were missed and recommended that the Board issue a Request for Proposal (RFP) for landscaping services. Ms. Webb suggested using the landscaper that MuraBella switched to. Mr. Jacques would provide the RFP to the same companies that RiverTown and Durbin Crossing received proposals from when they issued an RFP. Mr.

June 16, 2022

Sampson Creek CDD

Laughlin suggested that a Board Member work with staff on the RFP. Mr. Haber explained the RFP process. With the timeframe to publish the notice, proposals would be provided to the Board at the August meeting. Mr. Sevestre suggested using their current contract with Duval Landscaping and walking the property to develop the specifications.

**Mr. Weber left the meeting.*

On MOTION by Mr. Patterson seconded by Ms. Webb with all in favor authorization for staff to prepare the Request for Proposal for landscape and irrigation services and place on the July agenda and authorization for the Chairman to work with staff on the RFP was approved. (Motion Passed 3-0)

C. Golf Cart Path Repair

Mr. Sevestre met with the golf course and they agreed to repair the golf cart path with 4-inch concrete, but he questioned whether it should be thicker to support the weight of the chlorine truck making deliveries and requested that the District Engineer evaluate it. There was Board consensus for Mr. Sevestre to work with Mr. Acree on this matter.

D. Easement Request (Golf Course)

A representative of the golf course requested an easement to tap into an existing sanitation line on CDD property to build a golf course restroom and restaurant. Mr. Sevestre voiced concern about the noise and disruption to the ground. The representative confirmed that the area would be returned to the original condition.

On MOTION by Mr. Sevestre seconded by Ms. Webb with all in favor the easement request with the golf course, subject to Mr. Haber preparing an agreement was approved. (Motion Passed 3-0)

Mr. Sevestre spoke with the golf course about the landscaping.

E. Street Light Shades

Mr. Sevestre requested that the Board reconsider streetlight shades to assist residents who complained about lights shining into their homes. Mr. Jacques presented a proposal for \$4,480 to purchase and install light shades to cover 180 degrees of nine streetlight poles. Ms. Webb was

June 16, 2022

Sampson Creek CDD

against the light shields. Mr. Sevestre recalled when the lighting was installed, the vendor agreed to provide the shields. Ms. Webb did recall this agreement. Mr. Sevestre felt that Ms. Webb was being inconsiderate and the residents needed help. Mr. Jacques reviewed the contract and it did not specify that shields would be installed during the initial project but discussed with Mr. Laughlin that shields could be added at an additional cost. Resident Mike Davis of 250 Eagle Point Drive was in favor of the shields, but the Board making a decision on behalf of the community that would make other residents' property worse, did not make sense. A lengthy discussion ensued between the Board and residents.

On MOTION by Mr. Sevestre seconded by Mr. Patterson with Mr. Sevestre and Mr. Patterson in favor and Ms. Webb dissenting, the proposal to purchase and install light shades to cover 180 degrees of nine streetlight poles in the amount of \$4,480 was approved. (Motion Passed 2-1)

Residents thanked the Board for approving this expenditure.

SEVENTH ORDER OF BUSINESS

Consideration of Amendment to Project with Duval Asphalt

Mr. Jacques requested that the Board approve an amendment to the Duval Asphalt proposal in the amount of \$2,099 to repair a curb that was cracked underneath the driveway at 1913 Cross Pointe Way, which was approved at the March meeting. When Duval Asphalt performed the work, there was more erosion than what was initially identified and more material was needed to complete the project. Ms. Webb was abstaining, due to her relationship with Duval Asphalt.

On MOTION by Mr. Sevestre seconded by Mr. Patterson with Mr. Sevestre and Mr. Patterson in favor and Ms. Webb abstaining, the amendment to Duval Asphalt proposal to complete the curb repair at 193 Cross Pointe Way in the amount of \$2,000 was approved. (Motion Passed 2-0)

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

June 16, 2022

Sampson Creek CDD

B. Engineer

Mr. Sevestre would meet with Mr. Acree to walk the cart path.

C. Manager

Mr. Laughlin announced that the qualifying period for the expiring seats ended tomorrow at Noon. Mr. Sevestre, Mr. Williams and Mr. Patterson's seats were expiring in November.

D. Amenities & Recreation Manager

Mr. Jacques presented the Amenities & Recreation Manager Report, which was included in the agenda package. They were still waiting for the installation of the air conditioner. Ms. Webb noted that Ms. Trivelpiece obtained other quotes.

E. Operations Manager

1. Report

Mr. Jacques presented the Operations Manager Report, which was included in the agenda package. The Amenity Center landscaping should be completed in the next week or two. An entire fixture on the tennis court was going to be replaced as three of four LED panels were lit. Five or six companies were contacted regarding the slide tower, but Mr. Jacques only heard from one. Mr. Patterson questioned the problem with the slide tower. Mr. Jacques noted cracking in the pavement and chipping on the stairs.

Mr. Jacques was working with Mr. Acree on the washout at 849 and 853 Eagle Point Drive and obtained proposals from Premiere American Construction (Premiere) and Down to Earth. The proposal from Premiere was to regrade the yard so the water sloped at a decent rate. Down to Earth proposed installing two 18-inch drain boxes where the washout occurred. Mr. Sevestre questioned which proposal Mr. Acree recommended. Mr. Jacques stated that Mr. Acree recommended the proposal from Premiere. Mr. Sevestre asked whether it was the CDDs responsibility to repair the washout. Mr. Jacques believed that it was the CDD's responsibility as the CDD regraded the area previously and the District Engineer recommended that the work be completed. Mr. Patterson felt that the better option was the drain box and pipe. Mr. Laughlin suggested that the Board designate a Supervisor to approve a proposal after working with the District Engineer. Discussion ensued.

June 16, 2022

Sampson Creek CDD

On MOTION by Mr. Patterson seconded by Ms. Webb with all in favor authorization for the Chairman to work with the District Engineer on the washout at 849 and 853 Eagle Point Drive was approved. (Motion Passed 3-0)

Mr. Jacques received a call from a resident requesting that the streetlight in their yard be moved. He spoke to FPL and for \$2,000 they would relocate the pole. Mr. Jacques voiced concern that if the CDD paid for it, other residents would request the same. Mr. Sevestre would look at the pole with Mr. Jacques.

2. Sidewalk Project

Mr. Jacques received proposals from Premiere and All-Weather Contractors. Premiere walked the entire community and provided a quote for the eastern section of Eagle Point Drive, west side, Stonehedge and Leo Maguire while All Weather Contractors only provided a quote for St. Johns Golf Drive. Discussion ensued regarding the work to be performed, the method to perform the work and the mobilization costs. Mr. Jacques confirmed that only lifted and severely cracked sidewalks would be repaired and would verify with Premiere the equipment used to perform the work. The work was split into four phases due to the cost and offered to work with Premiere on the mobilization fee. Mr. Sevestre and Ms. Webb preferred to perform the work in phases. Mr. Sevestre requested an additional quote for comparison purposes. Mr. Laughlin would provide contact information for a company Amelia Walk hired for sidewalk repairs.

3. Splash Pad Project

Mr. Jacques contacted four companies to address cracking on the Splash Pad and two companies, Sharp Coating (Sharp) and AquaSeal Resurfacing (AquaSeal) responded. Sharp Coating could not provide prices due to material shortages. AquaSeal provided samples of what would be best for the Splash Pad; a flex material that would provide more traction and comfort and a foam rubber tile, allowing the water to drain through the tile. The flex material had a three-year warranty and the rubber tile had a five-year warranty. Mr. Jacques voiced concern with the breaking down of the flex material over time versus the rubber tile, which was longer lasting. Mr. Laughlin asked if bond funds could be used to pay for this project. Mr. Haber would verify. Mr. Sevestre asked Mr. Jacques to look for Splash Pads in the area with the Sharp and AquaSeal coatings.

June 16, 2022

Sampson Creek CDD

NINTH ORDER OF BUSINESS**Supervisors' Request**

Mr. Sevestre received several complaints about people driving golf carts from the golf course all the way to the parking lot instead of going around. He was almost hit by one and two girls on a golf cart were almost hit by a car coming around the corner and asked if the Board wanted to post a "*No Golf Carts Pass This Point*" sign. Mr. Jacques noted that there were two signs on each side of the tennis court, which people ignore. Ms. Webb preferred installing a bollard. Mr. Patterson announced that he would be resigning from the Board at the July meeting as he was moving out of state.

TENTH ORDER OF BUSINESS**Public Comments**

Resident Ralph Darling of 1929 Glenfield Crossing Court requested that the agreement with Beachside H.S. be published in the newsletter after it was drafted.

Resident Michael McCormick of Remington Court asked if Mr. Sevestre received feedback from the community on the swim team using their facility. Mr. Sevestre received both positive and negative comments, mostly concerning the expense and liability. Mr. McCormick suggesting having a lighting study on the pool to confirm that the lights were not adequate for night swimming and having the School Board fund it. Ms. Webb had specs on the code that she would forward to Mr. McCormick. Mr. Patterson proposed upgrading the lighting system. Ms. Webb recalled that it cost \$35,000 for Bartram Park to swim at night. Mr. Jacques stated that there needed to be a certain footcandle reading on the pool deck and water in order to have early morning or night swimming. Mr. Laughlin would speak to Mr. Trivelpiece about it.

A resident named Erin recalled that in the seven years she lived in the community, the golf course always maintained the soccer field and believed that there were water pressure issues. Mr. Jacques confirmed that the water was on, but heads were malfunctioning. The schedule was upgraded to pump out water every morning to ensure that there was sufficient water on the field. The resident voiced concern about the golf course building a golf course restroom and restaurant as golfers would be in their backyard at night using the restaurant and bathrooms. Mr. Jacques noted that there would only be prepared food and would not be open later than the golf course. Mr. Sevestre would speak to the golf course about it.

June 16, 2022

Sampson Creek CDD

ELEVENTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of Minutes of the May 19, 2022 Meeting**
- B. Balance Sheet as of May 31, 2022 and Statement of Revenues & Expenditures for the Period Ending May 31, 2022**
- C. Check Register**

Mr. Laughlin presented the minutes of the May 19, 2022 meeting, May 31, 2022 Balance Sheet and Statement of Expenditures and Check Register in the amount of \$81,152.29. There was \$81,009.66 in the Capital Reserve.

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

TWELFTH ORDER OF BUSINESS

**Next Scheduled Meeting – July 21, 2022
@ 6:00 p.m. @ St. Johns Golf & Country
Club Meeting Room**

Mr. Laughlin announced the next meeting date and time.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Patterson seconded by Mr. Sevestre with all in favor the meeting was adjourned.

DocuSigned by:

Daniel Laughlin

B48FC211DC1144D...
Secretary/Assistant Secretary

DocuSigned by:

Robert Sevestre

8724814CA026440...
Chairman/Vice Chairman