

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, December 15, 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
Laura Webb	Vice Chairperson
Mike Yuro	Supervisor
Graham Leary	Supervisor

Also present were:

Daniel Laughlin	District Manager
Wes Haber <i>(via phone)</i>	District Counsel
Alex Acree	District Engineer
Marc Rousseau	Riverside Management Services
Leah Tinture	Riverside Management Services
Alison Mossing	Riverside Management Services
Jerry Lambert	Riverside Management Services
Daniel Bauman	Brightview
Mark Seymour	Lake Doctors
Residents	

The following is a summary of the actions taken at the December 15, 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.

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SECOND ORDER OF BUSINESS

Public Comment *(regarding agenda items listed below)*

Mr. Laughlin opened the public comment period. Resident Mike McCormick of 604 Remington Court felt that the requirement for turn signals was an unnecessary expense as people used hand signals.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Oath of Office to Newly Elected Supervisors

Mr. Laughlin, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Robert Sevestre and Mr. Mike Yuro. Mr. Graham Leary received the Oath of Office earlier this week.

B. Election of Officers, Resolution 2023-01

Mr. Laughlin stated after each election, the Board was required to elect a Chairman, Vice Chairman and the remaining Board Members as Assistant Secretaries and currently, Mr. Sevestre was Chairman and Mr. Williams was Vice Chairman. He requested that the Board approve Mr. Daniel Laughlin as Secretary and Treasurer; Mr. James Oliver, Ms. Marilee Giles, Mr. Darrin Mossing, Mr. Howard McGaffney and Mr. Rich Hans as Assistant Secretaries and Assistant Treasurers and Ms. Patti Powers as Assistant Treasurer for check signing purposes. Mr. Sevestre volunteered to continue serving as Chairman. Mr. Yuro and Ms. Webb were in favor. Mr. Sevestre elected Ms. Webb as Vice Chair.

On MOTION by Ms. Webb seconded by Mr. Yuro with all in favor the election of Mr. Robert Sevestre as Chairman was approved.

On MOTION by Mr. Sevestre seconded by Mr. Yuro with all in favor the election of Ms. Laura Webb as Vice Chair was approved.

On MOTION by Mr. Sevestre seconded by Mr. Yuro with all in favor the election of Mr. Robert Sevestre as Chairman, Ms. Laura Webb as Vice Chair, Mr. Michael Yuro, Mr. Graham Leary and Mr. Kyle Williams as Assistant Secretaries and the officers as stated above and as evidenced by Resolution 2023-01 was adopted.

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FOURTH ORDER OF BUSINESS**Landscape Staff Report**

Mr. Bauman recommended the following landscape enhancement projects:

1. *Replacing a turf section in an island that was declining at the front/main entrance. The Board would receive proposals at the next meeting.*
2. *Replacing the roses.*
3. *Replacing dark mulch with pine bark mulch.*
4. *Tying the downspouts outside of the St. Johns Golf & Country Club (SJGCC) underneath the ground to a storm drain as the downspouts were creating some drainage issues and erosion.*
5. *Removing one section of hedge that was planted too close to the fence and not aesthetically pleasing, mulching and cap off the irrigation.*
6. *Replacing the playground mulch as certain depths were required to be compliant.*
7. *Placing pine straw in the natural area on the south end of the soccer field to clean up the area. Mulch should be replaced twice/every six months to keep it aesthetically pleasing.*
8. *Replacing a large section of turf outside of the SJGCC with St. Augustine turf.*

Mr. Bauman reported that they were replacing the flower beds at no cost to get it to the level that it needed to be, but to get it above the border of Blue Daze, they must add an additional 10 yards of topsoil. Mr. Sevestre asked if it would make more sense to remove or relocate the Blue Daze. Mr. Bauman felt that it was cheaper to remove the Blue Daze and put in new plant material than relocating them. The ant hills were being baited for one week. If it worked, they would knock the ant hill down, but if not, they would repeat the process. Mr. Sevestre questioned the chemical that was used. Mr. Bauman stated that Top Choice was used on the ballfields and provided a nine-month residual, which could be purchased at Home Depot. The irrigation team performed a complete audit. Two proposals would be provided at the next meeting; one with what was needed and a wish list.

Mr. Sevestre asked if Mr. Bauman recommended removing the hedge around the tennis courts or all four hedges. Mr. Bauman recommended removing the one section by the cart barn. Mr. Sevestre agreed so that water could run off of the tennis courts. Mr. Leary questioned whether they should have a professional landscape design firm look at what they had to date as some of the foliage was from the original design that was 20 years old. Ms. Webb recalled that a

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Board Member recommended redoing all of the islands. Mr. Leary questioned the issue with the roses as they were a year old. Mr. Bauman explained that they caught a fungus and were not the color that they wanted. Mr. Sevestre recalled that Duval made a presentation to the Board and provided pictures, but the Board did not have the expertise. Mr. Bauman felt that some of the plant material was good. The Podocarpus was hearty and could last through the winter and were easy to manage. Ms. Webb appreciated the update from Mr. Bauman.

- **Discussion of Fountain Replacement & Stocking of Carp (*Item 7*)**

Mr. Mark Seymour of Lake Doctors presented a proposal to stock weed eating sterile grass carp to control the algae versus Sonar, which cost \$1,600 per gallon. They would stock 10 fish per maximum acre for 75 to 80 acres of water or \$500 per acre. Mr. Yuro questioned whether they would stock all of the lakes and the total amount. Mr. Seymour stated that Tim Howard, the Field Biologist, had a list of all the lakes to be stocked and the total amount was \$4,100. Mr. Sevestre noted that according to the Lake Doctors report, all of the lakes were in good shape except for Pond 4. Mr. Seymour stated that there was an ongoing issue on Pond 4. Mr. Yuro questioned the need for the carp since only one pond had an issue. Mr. Sevestre received some complaints and noted that during certain times of the year, it was difficult to control the algae. Mr. Seymour reported that there was a progression of weed growth and the ponds had not been stocked for three years. Mr. Yuro assumed that there was money in the budget to cover the \$4,100. Mr. Laughlin confirmed that there were sufficient funds.

On MOTION by Mr. Yuro seconded by Mr. Leary with all in favor the proposal with Lake Doctors for stocking sterile grass carp in all of the CDD ponds in the amount of \$4,100 was approved.

Mr. Seymour reported that the fountain was repaired several times, with the last repair lasting less than two years, but it was not worth having another repair. A new 7.5 horsepower (HP) motor/pump would cost \$6,000 to \$7,000 and there was a proposal for a 5 HP motor and to run a new cable in the water. Mr. Leary questioned the need for a new cable. Mr. Seymour pointed out that it was possible to use the existing underwater cable, but they must take it out of the water to see if it was still functioning. Mr. Yuro questioned when the prior fountain was installed. Mr. Seymour recalled that it was installed five years ago and had a four-year warranty.

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Mr. Yuro voiced concern that Lake Doctors installed a motor that was too big for the cable. Mr. Tom Hudson of 624 Remington Court recalled when he was the Chairman of the Board, they were told that a 7.5 HP motor was needed to run it and the developer installed it to abate the noise from the interstate in order to sell homes. The Board had a lengthy debate about whether to replace it, but ultimately voted to replace it with the 7.5 HP motor. Ms. Webb questioned how long the pump was not working. Mr. Seymour believed it was not operating for a month or two. Mr. Leary requested that Lake Doctors tighten up what was needed and provide a clear understanding of the warranty and an additional quote. Mr. Yuro would feel more comfortable making a decision, if additional companies provided an assessment on the horsepower and wire. Mr. Sevestre agreed that the Board needed additional information. Mr. Yuro suggested asking the golf course if they wanted to participate. There was Board consensus.

FIFTH ORDER OF BUSINESS**Approval of Golf Cart Registration Policy**

Mr. Laughlin questioned whether turn signals were required. Mr. Haber advised that the revised Ordinance from St. Johns County relating to the operation of golf carts, required turn signals for the operation of golf carts at night and requested that the Board approve the Golf Cart Registration Policy subject to verification of the county law. Mr. Yuro suggested that it be simplified, as the purpose was to identify violators and was not comfortable asking a resident to fill out insurance and driver's license information and provide liability coverage of \$300,000. If a resident wanted to park their golf cart at the facility, the resident needed to provide their name and address and their agreement to adhere to the laws in place to get a sticker. Mr. Sevestre agreed as the District had no means of enforcing the rules and regulations. Mr. Haber advised that the District had no obligation to enforce the rules but had the right to put the onus on golf cart owners by saying, "*Golf carts must be operated in strict accordance with local and State law.*" If the Board wanted residents to register their golf carts to get a sticker, the Board could make a legislative determination to ensure that golf cart owners were responsible for complying with local and State laws. Mr. Sevestre agreed.

Ms. Webb pointed out that her 14-year-old drove a golf cart but did not have a driver's license and was not in favor of giving out her insurance information. Mr. Yuro stated that driver's license, address and insurance information were subject to public records requests. Mr. Sevestre indicated that some information was confidential. Ms. Tinture recalled that Jacksonville

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Golf and Country Club required golf cart owners to provide their name, address, phone number, email and list the children in the household. Mr. Yuro preferred requiring owners to provide the color and model of their golf cart and address and requested that District Counsel provide a slimmed down version of the Golf Cart Registration Policy. Mr. Sevestre stated that according to the policy, golf carts could only be operated by ages 14-years and older that had a photo ID. According to Mr. Haber, the County Ordinance only required someone to have a photo ID to operate a golf cart on a designated county road or multi-use path. Ms. Webb suggested handing out the County Policy to people when distributing the stickers. After further discussion, there was Board consensus for District Counsel to refine the policy to have the owner comply with local and State law and include in the agenda package for the next meeting.

SIXTH ORDER OF BUSINESS

Discussion of FPL Easement Request

Mr. Sevestre received a phone call from a Florida, Power & Light (FPL) contractor and they discussed other ways to run the line. He referred them to Mr. Fixel, who was representing the District. Discussion ensued.

SEVENTH ORDER OF BUSINESS

Discussion of Fountain Replacement & Stocking of Carp

This item was discussed.

EIGHTH ORDER OF BUSINESS

Ratification of Amenity Center Policies
(Gym to Open at 4:00 a.m.)

Mr. Laughlin recalled that at the last meeting, the Board changed the Gym opening hours from 4:30 a.m. to 4:00 a.m., which was now reflected in the Amenity Center Policies.

On MOTION by Ms. Webb seconded by Mr. Leary with all in favor amending the Amenity Center Policies to change the time of the Gym opening from 4:30 a.m. to 4:00 a.m. was ratified.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

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B. Engineer

1. Sinking Sidewalk Near 460 St. Johns Golf Drive

Mr. Acree looked at a 200-foot section of sidewalk on St. Johns Golf Drive and Eagle Point Drive that was reported by Mr. Sevestre as having settlement issues and recommended that it be removed, re-leveled and re-poured as it was not in ADA compliance. Mr. Sevestre requested that Mr. Acree obtain quotes and provide to the Board at the next meeting. Mr. Yuro requested that the quote included compacted soil. Mr. Laughlin asked if Mr. Rousseau spoke to concrete vendors. Mr. Rousseau had one proposal from Thornton Brothers in the amount of \$11,737 for 1,125 square feet of concrete and removing tree roots and had additional contractors looking at it but was waiting to hear back from them.

2. Erosion Issue at 849 Eagle Point Drive

Mr. Acree inspected the erosion in back of 849 Eagle Point Drive in between 849 and 841 Eagle Point Drive and a larger erosion issue in between 849 and 853 Eagle Point Drive, which was discussed at the last meeting. The homeowner believed that the roadway runoff was causing some of the erosion, but based on Mr. Acree's inspection, there was no roadway runoff in between the homes and the erosion was primarily due to drainage from the roof flowing into a downspout that drained to the middle of a landscaped bed that was not connected to the underground system. There was a grate outside of the fence on the pond bank, which was connected to the pond, but it was not connected to the two grates in between the homes. If the CDD wanted to repair it, Mr. Acree had a proposal from Premiere American for \$6,500 to exploratory dig, repair the erosion and re-sod. Mr. Sevestre did not feel that it was the District's responsibility as the CDD did not install the drains and there was no documentation. Mr. Yuro believed that fence installation contributed to the water channeling between the homes and the CDD was not responsible. Ms. Webb and Mr. Leary felt that it was the homeowner's responsibility since they did not maintain it. Mr. Laughlin would notify the homeowner of the Board's decision not to maintain it. If they had documentation, he would present it to the Board at the January meeting.

C. Manager

Mr. Laughlin read the following email from Mr. Darrin Mossing, which would be included in the record of this meeting:

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Mr. Darrin Mossing representing Riverside Management Services (RMS) is unable to attend tonight and is requesting that the Board of Supervisors remove any perceived oversight responsibilities that Supervisor Yuro has or believes he has on managing the day-to-day operations of RMS staff by motion or consensus. Since the prior meeting, attempts to establish a cooperative professional working relationship have failed based upon statements, requests and implications that RMS personnel were defrauding the District by filling time to pad the hours, RMS believes that Supervisor Yuro has created a hostile work environment that creates liability for RMS as an employer, which will likely result in personal resignation that prevents RMS from fulfilling contractual responsibilities. Chapter 190 states, 'The Board shall employ and fix the compensation of a District Manager. The District Manager shall have charge and supervision of the works of the District and shall be responsible for preserving and maintaining any improvement or facility constructed or erected pursuant to the provisions of this act, for maintaining and operating the equipment owned by the District and for performing such other duties as may be prescribed by the Board.' Question or issues regarding services provided by RMS personnel should be communicated through the District Manager and addressed at the Board of Supervisors meeting. If the Board of Supervisors feels this is an unreasonable position for RMS to take, we will work with the District to determine the final day of our service."

Mr. Yuro questioned whether the Board was not allowed to provide oversight of the vendors per Florida Statute. Mr. Haber advised that the Board had oversight of the vendors but did not know if a distinction was being made between the entire Board versus individual Board Members. In his opinion, issues should be brought to the District Manager who would then bring them to the Board for oversight. Mr. Yuro acknowledged that he was challenging RMS' contract to see what the District was paying for. At the last meeting, the Board approved a revised contract with accountability and wanted the minutes to reflect his request for Board oversight and volunteering to provide the oversight. Mr. Yuro addressed his concerns with RMS:

- The Board agreed to start the oversight in January, but he wanted to start it sooner and asked Ms. Tinture for access to the cameras; however, she said it was a Board decision, which he understood, but Mr. Mossing threatened to resign if Mr. Yuro demanded access. Mr. Yuro questioned what Mr. Mossing was trying to hide as the only view from the camera was someone coming and going in the office, which was not an issue as the District was paying for this service and should receive what it was paying for.
- Between August and November, when he went to the office three or four times on a Thursday or Friday at 1:30 p.m., no one was there, but the District was paying

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for two full-time 40-hour positions. In his opinion, staff was finding things to fill an eight-hour day and padding their hours.

- The work orders in the agenda package were not getting completed and wanted a second opinion from someone he worked with to verify the actual amount of time needed to complete the work. Over the last couple of weeks, an employee was applying ant killer up and down Leo Maguire Boulevard; however, this was in the landscaping contract. On December 2nd, holes were supposed to be patched in the wall where a dispenser was removed from, but the holes were not patched.
- Mr. Mossing accused him of creating a hostile work environment, but Mr. Yuro was doing what Mr. Mossing asked him to do, which was to provide any questions or issues.
- The District was overpaying with Ms. Tinture and Mr. Rousseau's full-time positions plus another 16 hours for operation and maintenance and was concerned about the budget for next year. The cost of a part time position tripled in cost in one year and complaints were received about the facility.

Mr. Yuro recalled that Mr. Mossing contacted him via phone and agreed to install a time clock and forward work orders. Mr. Yuro felt that the District was being taken advantage of and strongly disagreed that he was creating a hostile work environment, being disrespectful and overly aggressive when he was being professional and polite and only questioning whether the District was getting what it was paying for with the full-time employees that were not in the office and locking the door. Ms. Tinture confirmed that the door was never locked and staff applied ant killer in all of their communities. Mr. Rousseau would find out if the wall was patched and discipline employees if work was not completed. Mr. Sevestre addressed the following:

- Felt that Mr. Yuro having access to the video surveillance system was unnecessary and would compromise the effectiveness of the system.
- Had no issue with Mr. Yuro providing oversight but did not want him telling staff what to do. Unless it was an emergency, items should be brought before the Board to discuss.
- Having a time clock in the office was an insult to staff who were professionals and shown to be trustworthy and proactive, as the District was getting the

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coverage it needed. In the past, staff was not in the office, but it was addressed and since Ms. Tinture and Mr. Rousseau were on staff, there were no issues.

- He did not see the wall but was shown a picture of a wall with holes.
- Preferred that Mr. Yuro bring any issues to the Board versus going to Mr. Mossing.

Mr. Yuro explained that he went to Mr. Mossing to provide feedback and comments and requested that Mr. Sevestre not accuse him of making decisions outside of the Board. Ms. Tinture trusted her managers, voiced concern that the Board Members lack of respect and trust would cause them to resign and did not recommend a time clock but would make it work if the Board wanted one. Ms. Webb appreciated Mr. Yuro's questioning of the work orders and billing but felt that Ms. Tinture and Mr. Rousseau were trustworthy and experienced professionals that did not need a time clock. Mr. Leary requested a copy of the RMS contract and that the Board think about what was needed to effectively manage the community. Mr. Laughlin pointed out that a new contract was being drafted on January 1st and would send it to Mr. Leary tomorrow. Mr. Sevestre appreciated Mr. Yuro bringing his concerns to the Board and understood them, requested that moving forward, the Board address any concerns at a meeting and that all five Board Members should assume responsibility for oversight instead of Mr. Yuro being exclusively responsible, as he did not want animosity between him and Mr. Yuro and create feelings of uncertainty with the employees. Mr. Yuro agreed.

D. Amenities & Recreation Manager

Ms. Tinture presented the Amenities & Recreation Manager Report, which was included in the agenda package, as well as some examples of decals that her son created that would be placed on each side of the golf cart. Ms. Webb preferred the decal with the bridge logo and the number.

Ms. Tinture reported that mothers from the Mom's Facebook group were upset that she was enforcing the rules by asking their kids to leave the basketball and soccer fields and asked if it was possible for Central Security to work Monday and Tuesday nights until the time change to enforce the rules. If the Board approved, security had someone available to work two eight-hour shifts. Mr. Sevestre previously asked staff to send letters to the two communities abutting Sampson Creek that did not have basketball courts and requested that the policy be enforced. Mr.

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Leary thanked Ms. Tinture for enforcing the policy and reported that several weeks ago, kids drove golf carts into the middle of the soccer field shining bright lights into his house. Mr. Laughlin suggested hiring an off-duty officer from the St. Johns Sheriff's Office (SJSO) for a minimum of three hours to trespass the kids. Ms. Tinture would look into it. Mr. Leary felt that this was a safety issue as they had limited control over who came into the community and suggested billing non-residents \$3,500 to use their facilities. After further discussion, there was Board consensus for Ms. Tincher to research what an eight-hour shift would cost the District and if they could hire an off-duty officer from the SJSO.

Ms. Tincher was informed by Ms. Webb about a resident who was a landscaper and asked her to provide suggestions for the old kiddie pool. The landscaper proposed a gazebo and a fire pit as well as removing the fence in between the tennis courts and installing the extra pavers from the swimming pool to have a nice sitting area for the lady's tennis players to entertain during tennis matches. Mr. Sevestre recalled that there was a drain and suggested that the engineer ensure that there was no impact to the drain. Ms. Webb requested that Ms. Tincher bring renderings to the next meeting. Ms. Tincher reported that the Fire Marshall inspected the golf club and required the District to install a lock box at the golf course maintenance gate that was owned by the District. After Mr. Laughlin noted that they were not expensive, Ms. Tincher offer to purchase one. Mr. Sevestre asked if the torn canvas roof over the top of the sitting area would be replaced. Mr. Rousseau recalled that the Board tabled it to next year because it cost \$14,000.

E. Operations Manager

1. Report

2. Lake Doctors Report

Mr. Rousseau presented the Operations Manager Report, which was included in the agenda package. Pictures of completed projects were provided. The stumps were finally removed. Brightview installed two irrigation heads in front because flowers were not being watered. Sidewalks that were tripping hazards and had severe lifting were marked. Prices from three companies were provided. There was a cracked sidewalk at 349 St. Johns Golf Drive, which was owned by the District, but the resident who lived next to it, caused the crack by their vehicle scaping onto it. Mr. Sevestre pointed out if they repaired the sidewalk, they must repair the driveway so it would match up. Mr. Rousseau obtained three concrete proposals and clarified

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that the price from 2 Men Concrete was \$11,800, not \$12,800, which was the lowest. Mr. Sevestre asked if Premiere American Construction submitted a price. Mr. Rousseau received a price today of \$12,655. Mr. Leary questioned the cost for replacing all sidewalks in the community. Mr. Rousseau replied that 2 Men Concrete broke their proposal down street by street and suggested that the District do one street this year and another next year depending on the budget. On Wednesday, All Weather was supposed to provide a proposal and Thornton Brothers Construction proposed \$177,000. Ms. Webb asked if Mr. Rousseau wanted to wait until he received all of the proposals before proceeding. Mr. Rousseau preferred to proceed with the sidewalks that were trip hazards. Mr. Sevestre agreed.

On MOTION by Ms. Webb seconded by Mr. Yuro with all in favor the proposal with 2 Men Concrete to replace concrete on the most severe sidewalks in the community in the amount of \$11,800 was approved.

Mr. Rousseau reported that the Comcast contract was renegotiated for the Fitness Center and office area with a new modem that would provide a faster speed and savings for the Fitness Center of \$6. However, the cost for the office area would increase by \$20 per month. There would also be a tax exemption, which was not in the prior contract. Four Fitness Center windows will be replaced this week. They were the original windows. A year-and-a-half ago, gutters were installed around the Amenity Center, but due to rain water splashing beneath it from heavy rains, all of the wood rotted. Since it would cost too much to reproduce the windows, they were having fiberglass doors installed, like around the Gym, by Ace Window & Company in the amount of \$10,685. They would be painted white. Duval Construction provided a proposal for \$12,191. Mr. Laughlin pointed out that bond money could be used as it was an improvement to the Amenity Center. Mr. Rousseau reported that maintenance replaced three sets of lights with 150 Watt LEDs, which were brighter and would save money. They were supposed to last 25 years. Mr. Leary asked if the golf course overseeded the soccer field. Mr. Rousseau replied affirmatively. Mr. Leary did not feel that fixing the patches on the field, particularly at the southern end, were a priority. Mr. Rousseau stated that the gentleman who ran the Pro Shop confirmed that it was under control. Ms. Tincher would speak to him. Mr. Leary questioned whether the Gym equipment was repaired. Ms. Tincher confirmed that the last piece of equipment, the step

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machine was repaired. Mr. Rousseau noted that a new shipment of equipment was coming in on Monday. When he was working on the TVs, he noticed that the pull-down ropes on the triceps machine was frayed and some equipment was thrown away.

Mr. Yuro questioned the status of the splash pad surface. Mr. Rousseau confirmed it was hard to get people to come out. Ms. Webb recalled that Mr. Travis Jacques contacted Shark Coatings who could apply an epoxy. Mr. Laughlin pointed out that all options that were presented were not feasible. Mr. Sevestre questioned how they would stop it from cracking. Mr. Yuro was having his pool surface redone with a rubberized polymer to cover the cracks and would have his contractor look at the splash pad. Mr. Laughlin would provide the splash pad plans to the Board.

F. Landscape

This item was discussed.

TENTH ORDER OF BUSINESS

Supervisors' Request

Mr. Leary suggested that the Board look at installing Speed Monitoring Radar in several areas on a trial basis to address speeding in the community, especially on St. Johns Golf Drive. It was a 25-mph zone and people were going 40 to 50 mph. Mr. Laughlin stated that the Board could either have the county install them or the District could hire off-duty officers. Mr. Yuro questioned a Verizon bill for Mr. Ryan Barnett. Mr. Laughlin explained that it was for the license plate reader. Mr. Yuro questioned why the District was being charged 3 hours per week for an Amenity Assistant so that the current Amenity Assistant could be off on Saturdays. Ms. Tincher explained that she worked more than three hours on Saturday due to rentals and when she accepted the job, she requested a day off during the week to care for her sick mother. Mr. Yuro felt that RMS should cover her benefits. Mr. Laughlin confirmed that it was covered in the contract and would not occur in the future.

ELEVENTH ORDER OF BUSINESS

Public Comments

Resident Alicia Weger of 1585 Drury Court explained that her husband was involved in safety security emergency management and felt that Board Members having access to their security cameras was inappropriate but was in favor of having oversight on what the community was getting billed for. Mr. Tom Hudson of 624 Remington Court encouraged the Board to make

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a concerted effort to speak to Shark Coatings as they provided a 15-year guarantee and to read the minutes from 2018 to 2019 regarding the kiddie pool. They discussed putting in a fire pit and canopies. Mr. Sevestre spoke to Ms. Tinchler about parents giving her a hard time about enforcing the rules. If a parent wanted to meet with her, he would attend, as a member of the Board should be present. Ms. Tinchler thanked Mr. Sevestre. Mr. Lambert encouraged the Board to walk around the facility on Friday nights to address any security concerns. Mr. Sevestre agreed, especially when the food trucks shut down. Mr. Leary requested a copy of the current security hours. Mr. Yuro questioned how often an off-duty officer was in the community. In the past, they were scheduled when security was not present. Mr. Laughlin would make this request to the officer who was frequently here.

TWELFTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of Minutes of the November 17, 2022 Meeting

Mr. Yuro recalled the Board discussing oversight on the top of Page 4 and that the previous manager brought it up to the Board at the bottom of Page 3. Mr. Laughlin would listen to the recording and have it added.

B. Balance Sheet as of November 30, 2022 and Statement of Revenues & Expenditures for the Period Ending November 30, 2022

Mr. Laughlin stated that this was the first month of Fiscal Year 2023 and the District was currently under budget by \$60,000.

C. Check Register

On MOTION by Ms. Webb seconded by Mr. Sevestre with all in favor the consent agenda items as stated above with the revisions to the minutes were approved.

THIRTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – January 19, 2023 @ 6:00 p.m. @ St. Johns Golf & Country Club Meeting Room

Mr. Laughlin stated that the next meeting was scheduled for January 19, 2023 at 6:00 p.m. at this location.

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FOURTEENTH ORDER OF BUSINESS

Adjournment

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

DocuSigned by:

Daniel Laughlin

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Secretary/Assistant Secretary

DocuSigned by:

Robert Sevestre

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Chairman/Vice Chairman