

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 15, 2023 at 6:00 p.m. at the 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
Brad Weger	Supervisor
Graham Leary	Supervisor

Also present were:

Daniel Laughlin	District Manager
Wes Haber <i>(via phone)</i>	District Counsel
Tyler Smith	District Engineer
Marc Rousseau	Riverside Management Services
Leah Tincer	Riverside Management Services
Jerry Lambert	Riverside Management Services
Daniel Bauman	Brightview
Rodney Hicks	Brightview
Ben Pasquith	St. Johns Golf & Country Club
Mike O'Mally	St. Johns Golf & Country Club
Residents	

The following is a summary of the actions taken at the June 15, 2023 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)*

There being none, the next item followed.

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THIRD ORDER OF BUSINESS

Landscape Update

Mr. Daniel Bauman of Brightview reported the following:

1. The crew cut back grasses at the front entrance to expose the street light photocell.
2. Dead material at the end of the Loropetalum hedge by the soccer field, was cut back.
3. Removing and replacing the declining hedge around the pool and tennis court that was susceptible to disease, was recommended.
4. The tree in the cemetery from the wood line was cut into manageable pieces and displaced in the woods.
5. Dead Pine Trees at the end of the main road, were dropped into the preserve.
6. Turf throughout the property was responding well to the Agronomics Program. There was good color and no weeds.
7. Mulching was completed throughout the property and a proposal to install playground mulch was submitted.
8. Areas throughout the property received pine straw.
9. One lake bank at 2005 Glenfield Crossing, was not able to be accessed due to a washout.

Mr. Sevestre asked if they could use a hand mower. Mr. Bauman did not think so as it was a large area, 400 feet long and 15 feet wide. At one time the lake was lower, but recently it was saturated. Mr. Yuro asked if the fence area was the only area that they were having an issue. Mr. Bauman noted this was the only access point, which was as wide as the mower. Mr. Laughlin would pull the plat map to see what they had to work with.

10. Flowers would be replaced at the end of the month.

Mr. Leary questioned how often beds around the community were weeded. Mr. Bauman stated weather permitting, they try to get a three-week rotation. Mr. Yuro noted an area by the picnic tables that was dirt between the concrete golf cart parking and the playground border that needed mulch. Mr. Bauman would look at it.

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A. Sod Replacement**B. Plant Material Upgrades**

Mr. Laughlin presented proposals from Brightview to replace declining sod in the back right corner of the pool in the amount of \$2,828.49 and plant material upgrades in the amount of \$4,324.78. These areas were pointed out during the walk-through with the Board. Mr. Yuro asked if the area inside of the pool area was being treated every week as it looked poor. Mr. Bauman confirmed that it was on a weekly rotation. The irrigation was not running in these areas, but it was running now. Mr. Leary felt that it was a small area for a sod replacement. Mr. Bauman explained that the price included the materials and irrigation. Ms. Webb recalled that Mr. Bauman was supposed to provide some designs and options to replace the roses to save money. Mr. Bauman did not recommend cutting back all of the roses and putting in pine straw. He wanted to have different plant material of different sizes. Mr. Laughlin would include Mr. Bauman's recommendations in the next agenda. Ms. Webb asked if Mr. Bauman had a Landscape Architect on staff. Mr. Bauman had a Landscape Designer who could do renderings. Ms. Webb preferred having a plan showing spacing. Mr. Yuro felt that they should not be doing anything with the pool during the summer and requested that these items be tabled. Mr. Weger voiced concern that the Podocarpus would impact the air conditioning system. Mr. Bauman would leave a 4-foot gap at the air intake valve.

C. Soccer Field Maintenance Addendum

Mr. Laughlin presented an addendum to the Master Agreement between Brightview and the District for the soccer field maintenance, as the Board discussed putting the soccer field irrigation and maintenance under one umbrella. Mr. Yuro voiced concern that it was not an apples-to-apples comparison and preferred having details, not just a monthly plan for aeration and overseeding. Mr. Sevestre wanted to know what they were getting from the golf course such as overseeding, sanding, frequency of mowing, chemical applications and pest control. Mr. Laughlin pointed out that Brightview based this off of their current scope. Mr. Leary requested that the specification be updated with the current requirements for the soccer field. Mr. Yuro requested a map clearly defining the areas and what services were performed such as amount of mows. Mr. Bauman would provide additional details on the Agronomics Plan. Mr. Laughlin recalled that Brightview submitted a proposal in the last Request for Proposal (RFP) for irrigation valves. Mr. Pasquith pointed out that Mr. Hicks provided a letter to the Board, citing

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what staff was documenting for years and more aggressively since March 3rd, that areas on the field were declining due to the irrigation and recommended evaluating the contract to ensure that there was an apples-to-apples comparison and a clean understanding moving forward. Since 2014, the price had not changed. Year-to-date, they completed 13 applications on the field, created a new zone that increased coverage and Mr. Pasquith met with Mr. Rousseau to identify zones that were not working.

Mr. Sevestre asked if the modifications that they were suggesting would help solve the issues. Mr. Pasquith replied affirmatively. What they offered in their last proposal, would be at no additional cost to the District. They would scope it out, provide a competitive price, only bill for projects and monitor and maintain the irrigation at no extra cost in order to have it under one umbrella. Mr. Leary questioned the reason for this. Mr. Laughlin explained that the purpose was to provide irrigation options to the Board. Mr. Yuro recalled that the golf course was maintaining it because Bermuda was a challenge to maintain and needed specialized equipment, but if there was not adequate irrigation coverage, Mr. Yuro wanted to add valves sooner rather than later. Mr. Sevestre agreed. Mr. Pasquith confirmed that they replaced 10 irrigation heads and were now proposing to add separate valves and changing the nozzles on some of the rotors from 4 to 6-inches. Mr. Laughlin suggested that the Board approve a not-to-exceed amount of \$3,025. Mr. Yuro asked if the District would receive credit for the four heads that they paid for that were not installed. Mr. Pasquith indicated that all of the heads in the proposal were placed into the ground.

On MOTION by Mr. Yuro seconded by Mr. Weger with all in favor adding irrigation valves/zones to the athletic field in the amount of \$3,025 was approved.

FOURTH ORDER OF BUSINESS

Discussion of Fiscal Year 2024 Approved Budget

Mr. Laughlin recalled that the Board approved the Proposed Budget for Fiscal Year 2024 at the last meeting and this item would be included on each agenda until the August public hearing. There would be a slight increase in the golf course assessment from \$13,256 to \$15,245. Residents would receive a letter in the mail, increasing their assessment per unit to \$189. As far as the Carry Forward Surplus, if something unexpected happened, it could affect

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the budget for next year; although it was rare. Mr. Leary questioned how they could raise awareness that the increase was for saving money for the future versus borrowing money to pay large bond fees. Mr. Laughlin suggested including language in the mailed notice that would be sent to every resident notifying them of the increase. Mr. Haber recommended that the notice include only what was statutorily required, but there could be a separate reference sheet with a brief description on why the assessment was increasing. Mr. Sevestre felt that they needed to convey as much information as possible so there was no misinformation. Mr. Yuro questioned when the notices would be sent. Mr. Laughlin stated they were required to send out the notice 21 days prior to the public hearing, but were aiming for 30 days prior. Mr. Lambert requested that the Board consider increasing the *Field Operation Manager* from \$47,700 to \$66,150, so that Mr. Rousseau could be onsite four days per week to handle large projects coming up such as the sidewalks, tennis courts and windows in the Gym.

Mr. Sevestre did not have a problem paying for an additional day in order for Mr. Rousseau to coordinate the tree trimming as required by the county and repairing basketball hoops. Mr. Yuro felt that four days per week was excessive as many tasks were not getting completed such as the landscaping and was not in favor of paying Mr. Rousseau another \$15,000 to keep on top of the landscaper. Ms. Webb agreed. Mr. Leary asked if they should be evaluating Mr. Rousseau's job description to determine what the Board wanted Mr. Rousseau to do every day, as the community was getting older and required more maintenance. Mr. Yuro felt that Mr. Rousseau's salary of \$75,000 was more than fair. Mr. Weger was in favor of the increase, but wanted to look at Mr. Rousseau's duties. Ms. Webb suggested that Mr. Rousseau provide a reason for why the extra day was needed. Mr. Yuro pointed out that the Board already set the high watermark in the budget and could not increase a line item by \$15,000 without taking the money from another line item. Mr. Haber explained that the Proposed Budget approved at the prior meeting was not what set the ceiling and between the approval of the Proposed Budget and the adoption of the Final Budget, the Board could increase or decrease certain line items. Mr. Leary did not wish to increase the budget further and wanted to look at communities of similar size and age to understand what resources RMS had in terms of administrative and maintenance. Mr. Rousseau would provide a detailed job description and task list to Mr. Laughlin to present to the Board.

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FIFTH ORDER OF BUSINESS**Discussion of Pickleball Courts**

Mr. Laughlin researched the property owner of the cell tower land at the request of the Board, which was American Tower Corporation, but they were not interested in selling the land. Mr. Yuro recalled that the cul-de-sac stopped where it did because of its proximity to the tower. Mr. Sevestre pointed out that kids were jumping the fence and climbing on the tower. Mr. Leary questioned what side the tower was on. Mr. Laughlin explained that there was a cemetery. The District owned the road and everything on the other side. It was far away from the Amenity Center and would be difficult to get to it, especially after hours. Mr. Sevestre did not see it as a possibility as it must be permitted, the county would probably require a bathroom and they would have to provide electric, water and sewer and it must be controlled. Ms. Webb recalled that Mr. Rousseau provided a survey. Mr. Sevestre pointed out that when the Board researched a pickleball court before, the cost was \$400,000 to \$500,000, which included the land, permits, soil compaction, base, pavement, fencing and lighting and felt that the Board did their due diligence.

Resident Melissa Kurtz of Eagle Point Drive suggested having the pickleball court next to the Amenity Center golf cart parking. Mr. Sevestre felt that it was too close to houses. Mr. Yuro asked if the next step was having a survey. While the tower location was a great location as it was away from houses, Mr. Yuro felt that it was not a great location for access control and wanted to look at the amenity area and noise abatement measures. Ms. Webb noted that her husband paves and builds tennis courts and suggested putting one pickleball court in between the tennis courts. Ms. Kurtz believed that most tennis players would like this area for benches versus a pickleball court. Mr. Leary did not recommend having a survey until there was one viable location and a cost estimate to send out to residents as well as an Acoustical Study. Mr. Weger agreed.

Ms. Webb was in favor of having a broader community survey with demographics and input from residents. Mr. Sevestre felt that they must know the number of courts to build and the location in order to provide a cost factor. Mr. Yuro was in favor of surveying all homeowners to determine who was for or against pickleball before spending the money. The only other viable area, in his opinion, was the cul-de-sac behind the cemetery because they must factor in parking. Mr. Sevestre asked what they could put up to stop the noise that would not create a barrier. Mr. Yuro proposed fencing it with rubberized material that deflected noise as well as landscaping. Mr. Leary felt that the Board had no right to put pickleball courts near resident's homes. Mr.

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Yuro pointed out that it made sense to look at the options since they had interest. Mr. Weger suggested sketching the size of a court, to see where it might fit and narrow it down to two locations. Mr. Yuro offered to utilize CAD in different locations and provide to the Board at the next meeting. The Board could then discuss the locations and have an Acoustical Engineer provide an opinion on a potential location. *There was Board consensus.*

SIXTH ORDER OF BUSINESS**Consideration of Proposals****A. Curb Replacement (1021 Meadow View Lane)**

Mr. Laughlin presented proposals submitted by Thornton Brothers, Jakes Concrete and 2Men Concrete, which were included in the agenda package. Matthews Design Group provided a drawing of 40 feet of curb where tree roots were pushing up a curb at 1021 Meadow View Lane and holding water. It was not bad at this time, but over time as it held water, it would deteriorate. Mr. Rousseau pointed out that the proposal from 2Men Concrete was received today for \$2,300 to replace the curb and \$3,000 to replace the curb and asphalt. Thornton Brothers and Jakes Concrete did not want to replace the asphalt. Mr. Laughlin provided pictures from the resident of the water backing up after a storm event the night before last. Mr. Rousseau contacted Cloud 9, a storm drain vendor to provide proposals to clear out two storm drains that were filled with debris. Ms. Webb received a message from a resident on Tuesday night showing the flooding, but the storm drain was not clogged. Mr. Yuro questioned whether the proposals included tearing out the roots and replacing the curb at a proper grading. Ms. Webb would have her husband look at the curb. Mr. Yuro was not against doing the curb work if it was holding water, but they must address the asphalt. Mr. Rousseau agreed, but it would cost additional money as they must saw cut 2 feet width of asphalt. Mr. Sevestre pointed out that they must get more information on the pavement replacement before moving forward because they must remove the roots from the street and repave. Mr. Yuro preferred using someone who had roadway experience *After further discussion, there was Board consensus to table this matter.*

B. HVAC (Fitness Room)

Mr. Rousseau presented HVAC proposals from Creeks Air, Air Engineers, Hoffman Heating & Air (current contractor) and Chiller Medic. There were two drain pans under each unit, which were severely rusted and needed to be replaced. Hoffman was putting freon in the unit above the Fitness Center office because the evaporator coil had a small leak. Creeks Air

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charged \$800 to replace two drain pans and \$2,400 for an evaporator coil versus \$3,441.27 from Air Engineers and \$2,070 from Hoffman. Air Engineers would not provide a price for the drain pans. The current air conditioning units were 15-year-old 10 SEER. A new 5-ton unit from Creeks Air was \$8,362 for a 14.3 SEER and \$9,763 for a 15.2 SEER. Mr. Yuro asked if they were replacing both units. Mr. Rousseau indicated that they planned to replace the unit above the Fitness Center, which had the leak, leave the other one alone and continue to maintain it, but replace the drain pan. Mr. Yuro asked if Creeks Air could repair the leak. Mr. Rousseau felt if they did not replace it, it would get worse. Ms. Webb used Creeks Air several years ago and they provided the first year of maintenance for free. Mr. Rousseau confirmed that they would provide the first-year maintenance for free and a five-year warranty. Mr. Sevestre agreed that the air conditioner should be replaced. Mr. Yuro voiced concern that they were over budget on several items. Mr. Laughlin explained that this expenditure would come from reserves as it was in the Reserve Study.

On MOTION by Ms. Webb seconded by Mr. Leary with all in favor the proposal with Creeks Air for an HVAC system for the Fitness Room in the amount of \$8,362 and replacing the drain pan in another unit in the amount of \$400 was approved.

C. Playground Mulch

Mr. Rousseau presented proposals from Old City Scapes for 68 yards of natural cypress mulch in the amount of \$10,853.32, Mulch Masters for 110 yards of natural mulch in the amount of \$7,150 and Brightview for 80 yards of mulch. Mr. Laughlin explained that playground mulch was more expensive as it was different than regular mulch as it was ground down and did not have sharp edges. Ms. Webb asked if this item was in their maintenance budget. Mr. Laughlin confirmed that it was a capital item. Ms. Webb questioned the difference in quantities. Mr. Rousseau met with each vendor, showed them the areas and this was what they recommended. Ms. Webb preferred to use Mulch Masters. Mr. Rousseau noted that Mulch Masters supplied Brightview and other contractors with mulch. Ms. Webb requested that Mulch Masters reduce their quantity to 80 yards. Mr. Laughlin pointed out that 6 to 12 inches was recommended and requested that the Board approve the proposal from Mulch Masters in an amount not-to-exceed \$5,200, subject to confirming that 80 yards would provide the appropriate depth.

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Ms. Webb MOVED to approve the proposal with Mulch Masters for 80 cubic yards of playground mulch in a not-to-exceed amount of \$5,200, subject to Mulch Masters confirming that the quantity would meet the depth needed for mulch of 6 to 10 inches and Mr. Yuro seconded the motion.

Mr. Yuro questioned where this expenditure would be paid from. Mr. Laughlin pointed out it would either be paid from the capital or landscaping. Mr. Yuro preferred it be paid from the Landscape Contingency.

On VOICE VOTE with all in favor the proposal with Mulch Masters for 80 cubic yards of playground mulch in a not-to-exceed amount of \$5,200, subject to Mulch Masters confirming that the quantity would meet the depth needed for mulch of 6 to 10 inches was approved.

Mr. Rousseau would obtain a revised proposal. Mr. Haber would prepare an agreement.

D. Sidewalk Repairs

Mr. Laughlin recommended that this item be paid out of the excess bond funds as the proposals were more than what could be pulled from the General Fund budget. Mr. Rousseau presented proposals submitted by Thornton Brothers Concrete, AllWeather Contractors, 2Men Concrete and Jakes Concrete, which were included in the agenda package. All contractors walked the sidewalks that were marked. 2Men Concrete provided a price of \$69,000 for the entire community. When 2Men Concrete last did the sidewalks, a resident was concerned about the trees and an arborist recommended 6 inches of stone underneath the sidewalk. Mr. Yuro asked if 2Men Concrete would replace any sidewalks. Mr. Rousseau confirmed that 2Men Concrete offered grinding and replacement. 2Men Concrete had a list of sidewalks to be grinded and ones to be replaced. Mr. Laughlin recalled that Thornton tore up irrigation when they replaced a sidewalk that was slanted, which they restored, but it took months. Mr. Yuro requested that this item be tabled to the next meeting for 2Men Concrete to clarify their proposal on where they were grinding and replacing and including clean up and restoration as part of their

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scope. Ms. Webb requested the number of sidewalks on each street. *After further discussion, this item was tabled.*

E. Tennis Court Resurfacing

Mr. Rousseau presented proposals for tennis court resurfacing from Sport Surfaces in the amount of \$29,950, Pro Court Surfacing in the amount of \$30,000 and Court Surfaces in the amount of \$34,200. All prices included acrylic crack filler. Each company would do a fiberglass crack repair, which was guaranteed for a year. Court Surfaces used Riteway poly crack filler, which in their opinion was better. Other communities that used fiberglass stated that it worked fine. A community that Mr. Rousseau lived in used fiberglass across a crack and it could not be seen. However, they would go another half a foot longer than the crack. A price was included for pickleball lines to be painted on the courts and a set of posts, as posts on Courts 1 and 3 were bent. Sport Surfaces charged \$7,500 for the fiberglass crack repair, Pro Court Surfacing charged \$6,000 and Court Surfaces charged \$5,000. For the posts, Sport Surfaces charged \$500 and Pro Court Surfacing charged \$450. Mr. Yuro questioned when the tennis courts were last resurfaced. Mr. Rousseau recalled it was five or six years ago, but there were patches from players twisting their feet. Ms. Webb asked if this expenditure could be paid from the bond funds. Mr. Laughlin stated it was a maintenance item. Resident Melissa Kurtz of Eagle Point Drive asked if the proposal included repainting of the courts. Mr. Yuro confirmed it was an entire resurfacing with new lines. Ms. Kurtz questioned why there was an estimate for pickleball lines on the tennis courts. Mr. Laughlin explained that vendors were providing it with their proposals as an option. Mr. Yuro was not against resurfacing, but did not recommend proceeding with pickleball at this time. Mr. Yuro questioned how long it would take to do the work. Mr. Rousseau stated weather permitting, it would take about a month. Ms. Webb questioned who did the work last time. Mr. Laughlin would find out.

Resident Lori Weitzel or Drury Court pointed out not only adults were using the tennis courts. There were also tennis clinics that kids attended and there was the danger of kids falling on a crack. *There was Board consensus to table this matter until the pickleball issue was resolved.*

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

There being none, the next item followed.

B. Engineer

Mr. Smith reported the pool renderings were different from the actual construction drawings and there may need to be additional approval from St. Johns County for a permit modification. The first plan was already approved and would need to be updated. Ms. Webb explained that it was a more simplified drawing because a rendering would be more costly with the different elevations and requested a price. Mr. Smith recalled that there was an estimate that had quantities and they were sending the renderings to General Contractors to see if they were willing to bid it. Mr. Laughlin already provided it to Mr. Bauman and hoped to have prices by the next meeting.

C. Manager

There being none, the next item followed.

D. Amenities & Recreation Manager

Ms. Tincher presented the Amenities & Recreation Manager Report, which was included in the agenda package. Ms. Webb questioned the status of the sound system as they did not have music. Mr. Yuro recalled that the sound system cost \$100,000. Mr. Rousseau pointed out they had music a few months ago. He was able to get it to work in the Gym, but nowhere else and contacted Jacksonville Sound. Ms. Webb was frustrated that they paid for an amenity that was not being utilized and wanted to get it repaired before they were out of warranty. Mr. Rousseau stated it was hard to get Jacksonville Sound to come out as the company was under new management. Mr. Yuro suggested getting the attorney involved. Mr. Laughlin would have Mr. Haber review the agreement. Ms. Webb asked if the lifeguards were able to turn on the music on weekends. Ms. Tincher stated they could not get into the office. Ms. Webb asked if there could be a timer or leave it running all the time. Mr. Yuro suggested running a switch to the hallway so that the music could be turned on. Mr. Rousseau would extend the keypad into the hallway.

Ms. Webb heard about a misunderstanding regarding the swim team when expensive equipment was moved. Resident Stephen Bartlett of Drury Court and President of the Stingrays

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Swim Team, explained that they had an agreement to use the inside space for storage; however, equipment was recently moved without their knowledge or approval. He received an hour notice on Friday afternoon that their equipment would be moved into a non-climate control space. Ms. Tincher confirmed that the equipment was moved into an air-conditioned space. Mr. Bartlett clarified that there was no ventilation in the room. They were told that they did not have a choice and requested that any electronics remain in the space and not be moved. Ms. Tincher did not wish to argue about it and offered to move the camp items out and the swim team equipment back this weekend. She apologized that this was taken the wrong way and told Mr. Bartlett to attend this meeting because she was busy with camp. Ms. Webb requested that the American Flag be put back up as there was a home swim meet on Saturday. Ms. Tincher pointed out that the flag was on backorder for three or four weeks and was expected shortly.

Mr. Yuro asked if there were any Fourth of July events. Ms. Tincher indicated that there was a pool party. Mr. Yuro questioned whether this was accounted for in the budget. Mr. Laughlin confirmed that there was a special event line item of \$25,000. Mr. Leary recalled that the Board could decide what to do with residents that have not registered golf carts and questioned the status. Ms. Tincher confirmed that 186 golf carts were registered. When she walked around the community and encountered an unregistered golf cart, she placed a note on the steering wheel to remind the resident to go to the amenity office to get it registered. She ordered 200 stickers. Mr. Sevestre recalled if a resident failed to register their golf cart, their privileges could be suspended. Mr. Yuro asked if there were issues with unregistered golf carts. Ms. Tincher recalled there were issues with kids covering up the number of the golf cart, but lately they were behaving. Ms. Webb asked if most of the golf carts in the golf cart parking lot had stickers. Ms. Tincher put a few notes on steering wheels and they were registering one or two per day. Mr. Sevestre pointed out that they needed to identify who refused to do it and take corrective action. Mr. Laughlin asked if the Board wanted to give a grace period since they were past the deadline. Mr. Yuro did not want to be confrontational because Board Members were receiving emails that Ms. Tincher was not being nice to the kids in the neighborhood.

Mr. Weger felt that it was not fair to put Ms. Tincher on the spot regarding an email from an upset parent. Mr. Yuro felt that security needed to address the kids and not amenity staff. Mr. Laughlin pointed out that it was the Amenity Manager's responsibility to enforce District policies. Mr. Sevestre was present at the food truck event on Friday night when four kids almost

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assaulted Ms. Tincher and she had every right to question anyone coming into this facility. In his opinion, Ms. Tincher was taking the right steps to control this facility and the kids were being disrespectful. Mr. Sevestre agreed with Mr. Weger that Ms. Tincher should not be put on the spot for one incident. Ms. Webb agreed, but did not know where to draw the line. Ms. Tincher reported that on Thursday night, she disciplined kids who were playing football and using foul language in front of young cheerleaders. If the Board thought that was wrong, she was the wrong person for the job and would leave. Ms. Webb had no problem with Ms. Tincher addressing the kids. Mr. Laughlin recalled that there was a policy prohibiting loud profanity or abusive language. Mr. Yuro wanted Ms. Tincher to enforce the rules, but if security was present, they should handle it. Ms. Tincher thought she was doing what the Board wanted her to do. Mr. Sevestre supported Ms. Tincher 100%. Mr. Yuro requested that Ms. Tincher be mindful of her tone so it was not interpreted as an attack. Resident Ralph Darling of Glenfield Crossing Court attended several food truck nights and what occurred was not out of the ordinary and there needed to be discipline. Ms. Tincher was doing a good job under difficult situations. Mr. Yuro asked if the security guard was present. Mr. Darling indicated that the security guard was visible and interacted well with the kids. Ms. Webb felt that Ms. Tincher should not be responsible for questioning kids.

E. Operations Manager

1. Report

Mr. Rousseau presented the Operations Manager Report, which was included in the agenda package. Ms. Tincher was sending out an email that the yoga room was going to be closed on June 29th and 30th to replace the windows. The awning on the upper deck was supposed to be replaced at the end of this month. Mr. Yuro questioned the status of the fountain. Mr. Rousseau stated that SOLitude complained that they were not paid, but their invoice was received on May 18th and they were paid on May 19th. Mr. Rousseau emailed them today, but they did not have a date. They re-engineered the fountain so it would last longer and have less issues. Mr. Laughlin asked about the radar and crosswalk signs. Mr. Rousseau recalled that the Board approved a not-to-exceed amount of \$18,000, but he did not want to install them himself because they could be no more than 60 feet apart and should be placed in the ground tightly due to high winds. One radar and two crosswalk signs would be installed by a company that installed signs for the city for \$9,000. They guarantee and warranty the labor.

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Mr. Rousseau found a company that could provide water for the Fitness Center. Their current company, Ready Refresh, was expensive and he found Crystal Springs, which charged less for a bottle of water, which could save the District \$5,500 per year. They would come every two weeks and their water dispensers were easier to use as they were bottom fill dispensers. Ms. Webb thanked Mr. Rousseau for doing this. Mr. Weger recalled at the last meeting, Mr. Rousseau mentioned that he could get an assessment on the security cameras and asked if there were any areas they should add a camera. Mr. Laughlin requested that this not be discussed on the record and would schedule a Shade Session.

2. Lake Doctors Report

Mr. Rousseau presented the Lake Doctors Report, which was included in the agenda package.

3. Indigo Report - Soccer Field Maintenance

Mr. Rousseau received chemical and fertilizer application records from Indigo Golf, which were included in the agenda package.

EIGHTH ORDER OF BUSINESS

Supervisors' Request

Mr. Sevestre spoke to the Police Department regarding the stolen license tag reader (LTR). Mr. Rousseau stated the original tag reader was \$37,000. Once they received the Police Report, it would be provided to their insurance company for a claim. Ms. Webb asked if their LTR was used to solve crimes. Mr. Sevestre recalled that it read tags on Leo Maguire Boulevard. If a car was stolen anywhere in the State and it was reported that information would be inputted into the system and the police would search for the vehicle. Newer LTRs were less expensive. There were two of them on 210 that were solar powered and could read a tag and take a picture of the vehicle. If the Board decided to replace the LTRs, a new one would cost \$17,000, which Mr. Sevestre recommended at the entrance to Sampson Creek.

Mr. Sevestre received a letter from Mr. Fixel at Fixel Law informing him that Florida Power & Light (FPL) ordered an appraisal for Sampson Creek property in front of the development. They offered to pay \$44,000 to put a transmission distribution line in front of the Sampson Creek development, but the Board hired Fixel Law to handle the situation. At this time, Mr. Fixel was trying to get the best deal that he could for the District; however, when

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Sampson Creek was built, Arvida paid to have the distribution line placed underground, but on the other side of the pond, there were wires on a pole going underground. Mr. Sevestre wanted to know what FPL was going to do with that line and to start getting the trees trimmed around the neighborhood because delivery trucks were hitting them. Mr. Rousseau would obtain prices. Mr. Yuro recalled that the cost to put the lines underground was a lump sum and questioned what that amount was as FPL should at least consider it. Mr. Sevestre felt that was a good point. Mr. Haber agreed that it should be brought to Mr. Fixel's attention as there were numerous factors in determining the appraised value of the property. Mr. Laughlin would verify if there was a requisition to the bond funds.

Mr. Sevestre wanted to discuss the importance of a parking plan for the parking lot when there were swim team meets. He wanted the swim team to keep cars off of the grass and maintain a 20-foot corridor all the way around the outer road and the front of the Clubhouse to keep it clear for emergency vehicles. The last time there was a swim meet, a number of people complained about the traffic and there needed to be a definite plan to ensure there was control over the parking situation. Mr. Bartlett recalled that a Fire Marshall came by to assist with code enforcement as they were required to have a 20-foot roadway clearance. He obtained some temporary fire lane signage that they would post tomorrow night and during the Legends of the LPGA event next month. From a safety standpoint, they were requesting the Board's assistance to keep the entrance and roundabouts clear. Resident Melissa Kurtz of Eagle Point Drive asked if the parking spots reserved for winning golfers could be used during a swim meet. Mr. Leary pointed out those players earned those spots and should be able to park there. Ms. Webb suggested allowing parking by the cemetery and having people walk. Mr. Bartlett felt that the volume of traffic was going to be less for the next two swim meets, but asked if it was possible to use one side where the golf course stored their equipment for golf cart parking and run shuttles. Mr. Pasquith would get clarification.

Mr. Sevestre asked about the camera situation in the parking lot. Mr. Pasquith was exploring the opportunity of adding some onsite cameras in certain locations, but there was a challenge because all of the systems were on a wireless bridge and they may have to run line of sight to the building in order to have better monitoring capabilities in the future. Mr. Laughlin recommended discussing this at a closed session. Mr. Sevestre pointed out that people were parking cars in the parking lot overnight and it needed to be addressed. A Resident asked if they

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could have the Sheriff's Department go through the lot twice a night. Mr. Sevestre stated that the security company could pull up alongside the vehicle; however, if a car was parking there, the Sheriff's Department could not do anything because it was private property. However, the Board could prohibit overnight parking. A Resident asked if they could tow cars. Mr. Sevestre did not know. Mr. Laughlin pointed out if there was proper signage, they could tow and include overnight parking in the policy.

Mr. Leary questioned whether the Board could work with the golf course on a lightning warning system. Mr. Pasquith confirmed that the infrastructure was in place, but the Thorguard system at the Clubhouse broke down in 2018 and cost \$30,000 to replace. At the time, counsel advised not to replace it because of the assumption of risk in the event that the lightning detection went off.

NINTH ORDER OF BUSINESS

Public Comments

Mr. Pasquith provided an update regarding the parking lot. In their plan for this year, they were working with the CDD to have vegetation refurbished. It was in the preliminary stage to develop a concept and cost, but they were not ready to move on it in the next 30 to 45 days. Resident Melissa Kurtz of Eagle Point Drive suggested removing dead bushes and medians in the parking lot to gain 50 parking spots. Mr. Pasquith did not know if they would gain that amount of parking and the cost would be \$30,000, which would be shared with the CDD. Resident Ralph Darling of Glenfield Crossing Court requested a survey of a pond bulkheads to determine what shape they were in and provide an estimate. Mr. Yuro believed this information was in the Reserve Study. Resident Lori Weitzel of Drury Court felt that Ms. Tincher was doing an incredible job. When she moved into the community in 2017 and the weather was warmer, there were five food trucks on a Friday night and questioned why it stopped. Ms. Tincher explained that it was hard to get the food trucks to come out because there was not enough participation from residents, but was working on more teenage events.

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TENTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of Minutes of the May 18, 2023 Meeting**
- B. Balance Sheet as of May 31, 2023 and Statement of Revenues & Expenditures for the Period Ending May 31, 2023**
- C. Check Register**

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

ELEVENTH ORDER OF BUSINESS


**Next Scheduled Meeting – July 20, 2023
@ 6:00 p.m. @ St. Johns Golf & Country
Club Meeting Room**

Mr. Sevestre stated the next meeting was scheduled for July 20, 2023 at 6:00 p.m. at this location.

TWELFTH ORDER OF BUSINESS

Adjournment

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

DocuSigned by:

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 Secretary/Assistant Secretary

DocuSigned by:

34AF383A798445C...
 Chairman/Vice Chairman