

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, July 20, 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
Mike Yuro	Supervisor
Brad Weger	Supervisor
Graham Leary	Supervisor

Also present were:

Daniel Laughlin	District Manager
Wes Haber	District Counsel
Tyler Smith	District Engineer
Marc Rousseau	Riverside Management Services
Leah Tincher	Riverside Management Services
Daniel Bauman	Brightview
Dan Fagen	Vesta Property Services
Sean Smith	Vesta Property Services
Residents	

*The following is a summary of the actions taken at the July 20, 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)

Resident Jill Wilde of 200 St. Johns Golf Drive voiced concern that the proposed pickleball courts would affect her property as she worked from home and it would intrude upon her productivity for work and personal lifestyle. Resident Chuck Hood of 216 St. Johns Golf

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Drive lived close to the soccer field and voiced concern that one of the options for the pickleball courts was 650 feet from homes except for the option close to the cemetery. Resident Mike McCormick of 604 Remington Court requested that the Board consider extending the off-duty police officer hours as security was a problem.

### **THIRD ORDER OF BUSINESS**

### **Landscape Update**

#### **A. Quality Site Assessment**

Mr. Daniel Bauman of Brightview reported the following:

1. Stems and seed pods were removed from Agapanthus plants.
2. A few low hanging Oak tree limbs were being removed. They would focus more on tree canopies in the Winter time. Newer plant materials on the side of the building were being pruned. Dead trees were being removed tomorrow.
3. A Viburnum Hedge on the perimeter of the pool area would not be trimmed to provide layers and consistency.
4. New Summer flowers were recently planted.
5. Mulch was added to area near the playground and tennis courts.
6. Blue Daze plants that were declining around the flower beds and would be replaced tomorrow.
7. Grasses would be cut back to expose the streetlight photocell.

Mr. Yuro appreciated the Mr. Bauman and his crew hitting all of the areas that they were supposed to and asked if the additional sprinkler heads on the soccer field resolved the issue. Mr. Bauman spoke with the Irrigation Manager, who was trying to find the time when nothing was running so there was the ultimate pressure. Mr. Yuro asked if the sod was installed. Mr. Bauman confirmed that it was installed.

#### **B. Soccer Field Maintenance**

Mr. Laughlin presented an addendum to the Master Agreement between Brightview and the District for the soccer field maintenance and the scope for the AgroPro Agronomics Program. Mr. Leary stated the scope of the work needed to be up to date and they needed revised proposals. Mr. Laughlin exchanged some emails with Mr. Pasquith and would be working with Mr. Haber. Mr. Yuro felt that the Board needed to set the scope and obtain proposals. This item was tabled.

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**C. Replacement of Plant Material**

Mr. Laughlin presented proposals from Brightview to replace declining sod at the entrances. Maps and renderings were also provided. Mr. Bauman explained this was where the roses were declining and met with their designer to discuss it. Some of it was in good shape and some was not. They wanted to have consistent plant material and sod some areas but tweak it down somewhat. Mr. Yuro noted that the landscape islands were completed not long ago. Mr. Sevestre recalled that the Board selected the material for based on pictures as staff did not have much knowledge about roses. Mr. Leary felt that it looked great, but the issue was the cost because it was not included in the budget for this year and questioned whether it was low maintenance material and if it would help offset any other costs. Mr. Bauman confirmed that they went with low maintenance plants such as the Viburnum hedge. Mr. Yuro suggested waiting until the new budget cycle in the Fall. Mr. Bauman did not recommend having this large of a project until the Fall due to the high temperatures. *There was Board consensus to table this matter.*

**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 every agenda until the public hearing next month. The majority of the increase was for the capital reserve and the increase for the new landscape maintenance contract. There were also increases in property insurance and repair and replacements (R&R). Mr. Yuro understood that they could not increase the budget, but they could lower it. Mr. Laughlin confirmed that the bottom expenditure line could not increase, but they could move money within line items and decrease the budget.

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

Mr. Yuro recalled at the last meeting, offering to provide some CAD drawings of proposed pickleball court locations, which were included in the agenda package. There was not much empty space that the CDD owned that could be built on as they could not build in a conservation area. The following locations were addressed:

- Basketball courts
- Golf cart parking area on the side of the Amenity Center

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- Fenced area by the pool
- Sand volleyball courts
- Tennis courts
- Along Cemetery Road

Mr. Yuro did not realize how much property the District owned on the golf course side of Cemetery Road, noting that all areas were not within 625 feet of homes. Information was provided by the District Engineer regarding noise abatement. One location that had no impact to homes was across from Cemetery Road, which could fit three pickleball courts. It involved site work and moving the berm. There were trees, but most were Pine trees and no mitigation would be needed. There would need to be access control, but there was a meter and power supply and there could be a wireless option. Funds were available from the last bond issue that could be used for this purpose. Mr. Rousseau pointed out that someone in Deer Creek lived further away than 625 feet from a pickleball court and could hear the pickleballs. Mr. Yuro recalled that Mr. Leary recommended 625 feet from homes, but from 420 feet to 625 feet, the decibel level was the sound of a normal conversation. Mr. Leary suggested having an Acoustical Engineer determine if there were any noise abatement issues at the Cemetery Road site. Mr. Yuro suggested having the District Engineer determine what was involved from a site development standpoint. Mr. Leary thanked Mr. Yuro for providing these options. Resident Melissa Kurtz of Eagle Point Drive provided the name of the contractor that built the Deer Creek pickleball courts. Resident Leann Duddario of 1504 Drury Court questioned the result of the survey for the pickleball courts. Mr. Leary recalled from out of 400 responses, 60% said no and 40% said yes. Resident Chuck Hood of 216 St. Johns Golf Drive pointed out that the main issue with pickleball was that it created a piercing noise. *Discussion ensued and the Board directed staff to work with the District Engineer on the details and costs associated with the cemetery location.*

## **SIXTH ORDER OF BUSINESS**

### **Consideration of Proposals**

- A. Curb Replacement (1021 Meadow View Lane)**
- B. Storm Drain Cleaning (1021 Meadow View Lane)**

Mr. Laughlin recalled that the Board received proposals at the last meeting for the curb replacement and at the request of the Board, Mr. Rousseau obtained a proposal from Duval Asphalt in the amount of \$1,337.59, to repair the asphalt. Many of the asphalt companies that he reached out to, were not no longer doing the curbing, in addition to Duval Asphalt. The

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proposals for the curb replacement were from Thornton Brothers, Jakes Concrete and 2Men Concrete, with Jakes Concrete being the least expensive in the amount of \$2,000. The drains were recently cleaned on Meadow View Lane; however, there was some restriction behind 1017 Meadow View Lane where the pipe takes a hard left to the pond. If there continued to be drainage issues, they may have to look at the tree roots, as the pipe was against the tree line for the preserve. Discussion ensued.

On MOTION by Mr. Yuro seconded by Mr. Weger with all in favor the proposals with Jakes Concrete for a curb replacement at 1021 Meadow View Lane in the amount of \$2,000 and Duval Asphalt for asphalt repair in the amount of \$1,337.59 were approved.

**C. Storm Drain Cleaning (1720 Highland View)**

Mr. Rousseau reported that the roadway at 1720 Highland View was being compromised by two leaking pipes, causing small sinkholes by the storm grate and presented proposals that he obtained from Metro Rooter in the amount of \$15,900, from Duval Asphalt in the amount of \$7,028.38 and from A-Team Site Works in the amount of \$7,500. Metro Rooter planned to install a camera to locate the leak and plug it from the side, which was less evasive. Duval Asphalt would explore around the pipes to ascertain the damage. They could repair it for \$7,000, but depending on how extensive the damage was, it could cost \$8,000 to \$10,00. A-Team Site Works believed that the leaking was compromising the road, causing it to sink because the road was not installed correctly and proposed \$7,500 for the same work. Mr. Yuro explained that the cement around it over time shrunk and cracked, causing voids and expected the contractor to cut it out, dig down to the pipe, pour a concrete tower around it and backfill it. Mr. Sevestre and Mr. Yuro preferred the proposal with Duval Asphalt. Mr. Smith agreed, since Duval Asphalt was cheaper.

On MOTION by Mr. Yuro seconded by Mr. Sevestre with all in favor the proposal with Duval Asphalt for storm drain cleaning at 1720 Highland View in the amount of \$7,028.38 was approved.

Mr. Laughlin recommended that the Board approve a not-to-exceed amount in case the damage was more extensive. Mr. Sevestre recommended not approving not more than \$10,000.

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On MOTION by Mr. Yuro seconded by Mr. Leary with all in favor amending the prior motion to approve a not-to-exceed amount of \$10,000 for storm drain cleaning at 1720 Highland View was approved.

Mr. Haber clarified that the agreement would be based on Duval Asphalt's proposal in the amount of \$7,028.38 and the Chair would have the authority to approve up to \$10,000. If it exceeded \$10,000, there must be further action from the Board. Mr. Yuro wanted Duval Asphalt to believe they were doing the work for \$7,028.38.

#### **D. Sidewalk Repairs**

Mr. Rousseau recalled that proposals were presented to the Board at the last meeting by Thornton Brothers Concrete, AllWeather Contractors, 2Men Concrete and Jakes Concrete. He was trying to get a breakdown from 2Men Concrete like the other proposers, but they did not provide one. Therefore, their price was still the same. In response to Mr. Leary's question, Mr. Rousseau confirmed that the proposals were for all sidewalks in the community, but some additional sidewalks may have lifted since then. All of the severe ones were taken care of. Mr. Yuro questioned whether Mr. Rousseau was comfortable that all proposers were bidding on the same scope of work and if gravel would be placed underneath the sidewalk. Mr. Rousseau provided each proposer with a list of every sidewalk that had lifted. If the lift was extremely high, it would be replaced, but if it was a small lift, it would be grinded. Gravel would be placed and tree roots would be removed. Mr. Laughlin recommended that bond funds be used. Mr. Yuro agreed with the work because if someone tripped over one, the District would have bigger issues. Mr. Rousseau recommended 2Men Concrete, due to their prior work on the severe sidewalks and the golf course cart path. Mr. Yuro asked if a stone base was recommended. Mr. Laughlin confirmed that a stone base would prevent this issue from re-occurring. Mr. Yuro agreed with the recommendation but requested that staff monitor their cleanup. Mr. Laughlin offered to include a clause in their agreement. Discussion ensued.

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On MOTION by Mr. Leary seconded by Mr. Yuro with all in favor the proposal with 2Men Concrete for sidewalk repairs throughout the community with a stone base in the amount of \$82,200 was approved.

**E. Tennis Court Resurfacing**

Mr. Leary recalled at the last meeting; the Board decided to place this item on temporary hold while the pickleball courts were discussed. Yesterday, he spoke with a coach, who believed that the courts were peeling because the surface was not level. Mr. Leary questioned if it was an ongoing problem, a temporary fix by resurfacing and whether leveling was recommended to fill the cracks. Mr. Rousseau was not familiar with the leveling process, but in his community, the cracks were filled in, but it looked horrible and only lasted five months and preferred to resurface. Mr. Sevestre questioned the runoff problem with the plant growth around the edges of the fence. Mr. Rousseau explained that water was not running off properly, causing standing water on the back court from leaves and debris. Mr. Yuro liked that Sports Surfaces filled cracks within a sixteenth of an inch before resurfacing versus Court Surfaces. Mr. Sevestre questioned whether they would level it with the same material that they cover it with. Mr. Yuro pointed out that they would use a material to fill the low spots and come back with a different material to place on top of it, but questioned how long the courts would need to be closed. Mr. Rousseau noted a three-to-four-week window before they could start. They would close two tennis courts, reopen them and then close the other two tennis courts. Mr. Sevestre asked about the posts. Mr. Rousseau stated it would cost an additional \$5,000 to install fence posts.

Resident Melissa Kurtz of Eagle Point Drive noted that the tennis schedule was set and could not be modified; however, they had a break in November for Thanksgiving and from December 22<sup>nd</sup> until January 5<sup>th</sup> for Christmas. Their season started on August 28<sup>th</sup>. Mr. Yuro suggested that the Board approve the proposal and instruct the contractor to schedule the work when there was a break in the Winter. Mr. Rousseau would coordinate with the tennis team. A Resident suggested replacing one tennis court with four pickleball courts, if the cemetery location did not work out. Mr. Yuro felt that putting pickleball on the tennis courts was not viable. Resident Brenda Byman of 436 St. Johns Golf Drive pointed out that a pickleball net was much lower than a tennis net. Mr. Yuro preferred the proposal from Sports Surfaces for the fiberglass crack repair and net posts. Resident Mike Davis of 250 Eagle Point Drive preferred

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doing the work in the Summer so it did not interfere with the tennis schedule and address the fence.

On MOTION by Mr. Yuro seconded by Mr. Leary with all in favor the proposal with Sports Surfaces to resurface the tennis courts in the amount of \$29,950, fiberglass crack repair in the amount of \$7,500 and purchasing four sets of net posts in the amount of \$2,000, subject to the contractor holding the price until later in the year and coordinating with the tennis league was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Easement Request for Fence Install (420 St. Johns Golf Drive)**

Mr. Laughlin received an email from Resident Mike Haag of 420 St. Johns Golf Drive requesting use of a CDD easement between his home for a fence. Mr. Rousseau confirmed that the landscape and lake contractors had no issues with the easement being blocked as they had another area for access. Mr. Yuro voiced concern about allowing a fence on their easement as they would receive additional requests and they would need access if something was blocked or every couple of years, they had to perform an inspection. Ms. Laughlin stated there was access from the golf cart path to the pond area. Mr. Haber recommended a License Agreement rather than a Release of Easement to allow the homeowner to use the licensed area for the easement purposes and agreeing to move everything at their own cost.

On MOTION by Mr. Yuro seconded by Mr. Leary with all in favor the proposal to install a fence in the CDD easement at 420 St. Johns Golf Drive, subject to an agreement was approved.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Haber stated starting next year, Board Members were required to have four hours of ethics training per year and his office was looking into the best options to accomplish it, such as their office providing the training or watching videos on the Commission on Ethics website. Closer to the Fall, Mr. Haber would provide recommendations.

**B. Engineer**

Mr. Smith reported that the pool renderings were almost completed.



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**C. Manager**

Mr. Laughlin was asked to provide a list of agreements. A couple needed updating. He was working with Mr. Rousseau to provide a cost breakout for Fiscal Year 2024. Mr. Laughlin also provided a comparison of different communities on how they staff their Amenity Centers, mainly communities of equal in size and demographics. The average community paid \$193 per home for the year. Sampson Creek paid \$195. Mr. Leary thanked Mr. Laughlin for providing this information.

**D. Amenities & Recreation Manager**

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

**E. Operations Manager**

**1. Report**

Mr. Rousseau presented the Operations Manager Report, which was included in the agenda package. They were in the process of obtaining proposals to repair and repaint four tennis courts. Playground mulch was being installed on July 28<sup>th</sup>. New windows were finally being installed in the Fitness Center. They were waiting for a covering to be installed over the windows. The rotted wood at the base of the windows was repaired, which was due to water damage. New rotors were installed on the soccer field by Brightview. The new pond fountain was installed and looks great. Pictures were provided of five different nozzles that they could use as well as filters that had different colored lights. They were still waiting for Shade America to install the double-shade awning, as they wanted to wait until after the Swim Team finished their season, which was last week. Jacksonville Sound removed the speakers and wires around the shade structure and would reinstall them as soon as the awning was replaced.

**2. Lake Doctors Report**

Mr. Rousseau presented the Lake Doctors Report, which was included in the agenda package. Mr. Yuro noted quite a bit of algae in Zones 2 and 5, particularly on Pond 7 behind homes on Eagle Point Drive and Meadow View Lane, which was bad. Mr. Rousseau emailed Lake Doctors about the algae blooms, but there was no response and would email them again. Mr. Yuro requested a map with all of the pond numbers. Mr. Rousseau would provide it. Mr.

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Laughlin would provide the map that was included in their agreement. A new resident requested that the lake behind Hampton Crossing Way be maintained, as there were grass cuttings and dead trees in the pond.

## **NINTH ORDER OF BUSINESS**

### **Supervisors' Request**

Mr. Sevestre received a complaint about kids driving through the neighborhood and throwing eggs on cars and a question about the stolen license tag reader (LTR). The Police Department did not know who stole it or where it was at. Before they could file with the District's insurance company for the loss, they must have the Police Report. The tag reader on Leo Maguire Parkway costs \$34,640. The District had a \$1,000 deductible. There were new LTRs that were available, which were less expensive. The two LTRs on 210 were solar powered, could take tag numbers as well as pictures of the vehicle and forward to the Police Department. Mr. Sevestre recommended purchasing three from Flock Safety for \$3,200 each, placing at all three entrances and having them make a presentation to the Board. Mr. Laughlin would obtain information from the insurance company. Mr. Yuro asked if they needed to replace the one on the street right outside of the neighborhood. Mr. Sevestre pointed out there were no tag readers on the west side.

Mr. Sevestre received a request from a homeowner who wanted the soccer field and basketball courts to be open from dawn to dusk. Mr. Laughlin pointed out that a couple of communities were changing their hours from sunrise to sunset. Mr. Rousseau noted that the Fitness Center was currently open from 4:30 a.m. to 11:00 p.m., the tennis courts were open from 6:00 a.m. to 10:00 p.m., the Amenity Center patio was open from 6:00 a.m. to 10:00 p.m. and the playground was open from 8:00 a.m. to dusk. Mr. Haber suggested setting the hours as sunrise to sunset as defined on the National Weather Service's website instead of dawn to dusk, which was more definitive. Mr. Laughlin confirmed that the soccer field hours was sunrise to sunset. Resident Ralph Darling of 1929 Glenfield Crossing Court noted that sunrise to sunset hours were fixed points in time versus dawn and dusk, which was based on visibility. Resident Michelle Schultz pointed out that it was still daylight for 31 minutes after sunset. Mr. Yuro stated if the idea was to close the soccer field when the sun goes down, the hours should be dawn to sunset. Mr. Laughlin would review the policy.

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Mr. Sevestre received a call from the new Captain of the Tennis League who noted that one of the teams had 75% residents/25% non-residents, but in the future, she wanted it to be consistent. Mr. Sevestre wanted 75% residents/25% non-residents per team across the board. Mr. Yuro understood that the challenge was the highest-level teams could not move down and if a team had 75% residents, residents could not play tennis because they had no other option. Mr. Sevestre questioned the total number of non-residents in relation to the total number of players. Ms. Kurtz confirmed that it was 25%, across the entire team and all Captains agreed with having 75% residents/25% non-residents. Resident Nancy Scranton noted there were two A1 teams last year, but now there was an A2 team along with the A1 team. However, residents on the A1 team would have nowhere to play as there were 95% resident players on the A2 team. Resident Kim Lahersky was on the A1 team for a number of years and in the past, the A1 team had to forfeit because members on the lower teams did not want to move up. Non-residents on a sub-list could be used in the event that there were not enough players. Mr. Yuro pointed out that they needed to be on the roster to be considered part of the 75% residents/25% non-residents. Resident Brenda Byman of 436 St. Johns Golf Drive was the Captain of the C1 team and did not want to give up the opportunity of having 75% residents/25% non-residents on her team. Resident Mike Davis of 250 Eagle Point Drive felt that it was reasonable for the Board to allow the teams to manage the rules appropriately. Mr. Haber recommended that the Board recognize a single team meeting the 75% resident/25% non-resident threshold or request an exemption.

On MOTION by Mr. Yuro seconded by Mr. Leary with all in favor updating the Tennis Team Policy to set a threshold of 75% resident and 25% non-resident players across the entire league was approved.

Mr. Leary requested that a maintenance crew clean out drains every two weeks. Mr. Yuro agreed as there was trash in the drains. Mr. Sevestre suggested that they perform an inspection and make a determination if a vacuum truck needed to clean it out. Mr. Leary wanted a formal request to be made to the golf course to re-install a lightning warning system. *There was Board consensus for Mr. Laughlin to make a formal request to the golf course.* Mr. Leary requested that the Board change the date of the next meeting. Mr. Laughlin could not change it because it was the public hearing on the budget adoption and had to be published 30 days in advance. Mr. Yuro

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requested that the Reserve Study be published on the website, that the agenda package be sent via an e-blast to residents prior to each meeting and that the Board encourage residents to participate in neighborhood committees, but not have direct contact with vendors. Mr. Haber preferred that it be an appointed committee by the Board that was subject to the Sunshine Law or residents organize committees and come before the Board with their recommendations. Mr. Yuro questioned the update to Riverside Management Services (RMS) contract, which was emailed to the Board, changing Mr. Rousseau's position from full-time to three days per week as the scope on other items changed. Mr. Yuro was upset about how the Amenity Assistant was used and how the District was being billed when the Amenity Manager was on vacation as the District should not be charged for the Amenity Assistant. According to the revised scope, if a Manager was out for illness or PTO, staff and the schedule would be adjusted based on the needs of the District, which the Board never discussed.

*Mr. Weger left the meeting.*

Mr. Haber believed that it was intentional because it was discussed at several meetings, but there was never any Board action. The Board now had every right to say that they did not like it and could modify or terminate it. The indemnification provisions were negotiated with RMS and the insurance company. Mr. Yuro expected the only change to the contract to be what was agreed upon and did not like the way this provision was written as he did not want to pay an Amenity Assistant \$26.50 per hour for 40 hours when the Amenity Manager was on vacation. Mr. Sevestre recalled that a motion was made to lower the budget for the Amenity Assistant to \$12,000, but it was not seconded. Mr. Yuro felt that it was RMS' job to fill the position if the Amenity Manager was ill or on vacation. Mr. Leary felt this was a valid position. Mr. Laughlin would place an item on the next agenda for ratification of the agreement and send to Mr. Leary to provide any comments, since he would not be at the next meeting.

## **TENTH ORDER OF BUSINESS**

### **Public Comments**

Resident Lauren Novak questioned who to speak to regarding an incident that occurred on the bus between Ms. Tincture and her son. Mr. Laughlin stated the Board made all of the decisions. Mr. Haber advised that the CDD had an independent contract with RMS for the summer camp and the CDD did not have the ability to hire or fire an RMS employee, but if the Board was dissatisfied with a service that they were providing, they could express those

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concerns. Mr. Laughlin worked with RMS, the counselor and the parent and all information was provided to the Board. Ms. Novak was upset that Ms. Tinture was disrespectful to her son. Mr. Sevestre felt that Ms. Tinture takes a great deal of abuse from the kids. Mr. Leary requested that RMS complete their review and report back to the Board. Mr. Sevestre requested that Ms. Tinture report when she was disrespected by kids. Mr. Laughlin would forward all emails to the Board. A Resident who was new to the community, agreed that Ms. Tinture should get the kids names as well as the parents and treat the kids in a certain manner. Resident Ralph Darling of 1929 Glenfield Crossing Court agreed with Mr. Sevestre that Ms. Tinture takes a great deal of abuse from the kids, especially ones that were not supervised by their parents.

A Resident requested that the CDD allow the Boy Scouts to use the Amenity Center room for their scout meetings. Mr. Laughlin recommended that the Board enter into an agreement with the Boy Scouts or rent the room for each event. Mr. Yuro asked if there would be conflicts, as they met for an hour-and-a-half once every couple of weeks. The Resident confirmed that they met every other week for an hour and if there was a conflict, they met outside. Resident Michelle Schultz used the room for girl scouts once a month. Mr. Yuro did not have an issue as long as it was scheduled.

On MOTION by Mr. Yuro seconded by Mr. Leary with all in favor allowing the Boy Scouts usage of the Amenity Center room for their meeting, subject to an agreement was approved.
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Resident Melissa Kurtz of Eagle Point Drive lived on the golf cart path between Holes 12 and 13 and had a 5-foot-tall hedge so that people in golf carts could not look into her yard, but the golf course cut a foot and a half off of the hedge. She complained to Mr. Pasquith, but he never returned her call. Mr. Yuro requested that Ms. Kurtz contact the golf course as it was not a CDD issue. Resident Michelle Schultz requested that the tennis court resurfacing be completed sooner as they have a match in August. Mr. Haber recalled that the motion was to approve the resurfacing and work with the Captains on the schedule. Resident Mike Davis of 250 Eagle Point Drive recommended a sketch of the amenities, including the pickleball courts to determine whether it made sense to expand the scope. Mr. Leary stated once they had a plan with the details, a survey would be sent to residents for input. Resident Lori Weitzel of Drury Court recalled that a survey was sent for pickleball, but the only survey that she received was for

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Comcast. Mr. Leary mentioned at the last meeting, that before a survey was sent, there should be something concrete that residents could see.

**ELEVENTH ORDER OF BUSINESS**

**Approval of Consent Agenda**

- A. Approval of Minutes of the June 15, 2023 Meeting**
- B. Balance Sheet as of June 30, 2023 and Statement of Revenues & Expenditures for the Period Ending June 30, 2023**
- C. Check Register**

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

**TWELFTH ORDER OF BUSINESS**

**Shade Session: Discussion of Security Matters**

Mr. Haber requested that the public leave the room for the shade session. Mr. Laughlin explained that the Board was entering into a closed session to discuss security issues and any action must be taken in the Sunshine.

Mr. Laughlin called the Attorney-Client Session to order at 8:40 p.m. After discussion, the Attorney-Client Session was adjourned and Mr. Laughlin requested that the Board approve the JSC proposals for the replacement camera and new camera, subject to the warranty review.

On MOTION by Mr. Yuro seconded by Mr. Sevestre with all in favor the proposals with JSC for a replacement camera and new camera, subject to warranty review for the replacement camera was approved.

**ELEVENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – August 17, 2023 @ 6:00 p.m. @ St. Johns Golf & Country Club Meeting Room**

Mr. Sevestre stated that the next meeting was scheduled for August 17, 2023 at 6:00 p.m. at this location.

- Amenities & Recreation Manager (Con't)**

Ms. Tinture reported on the issue that occurred on the bus. Ms. Novak's son accused the counselors of using foul language, but Ms. Tinture did not hear it. When Ms. Novak arrived to

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pick up her son, Ms. Tinture spoke with her about what occurred, which Ms. Novak got upset about because it sounded like Ms. Tinture accused her son of lying. Mr. Sevestre asked if Ms. Novak’s son was a problem in the past. Ms. Tinture stated that he was a problem every day. Ms. Novak did not sign up for the next three weeks of camp. Ms. Tinture admitted that she was not perfect, but did not traumatize Ms. Novak’s son. All she did was unbuckle his seat best, moved him to a seat across the aisle and said, “Now you have more room.” She did not grab his arm or touch him. The camp counselors all witnessed it.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Sevestre seconded by Mr. Yuro 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