

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, August 17, 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 Chair
Mike Yuro	Assistant Secretary

Also present were:

Daniel Laughlin	District Manager
Wes Haber	District Counsel
Alex Acree	District Engineer
Marc Rousseau	Riverside Management Services
Leah Tinchler	Riverside Management Services
Alison Mossing	Riverside Management Services
Daniel Bauman	Brightview
Residents	

The following is a summary of the actions taken at the August 17, 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 Mike McCormick of 604 Remington Court felt there was a reasonable increase in the budget but was disappointed in the cuts to security. The amount for next year was less than what was budgeted this year and they were well ahead of the budget. It was best to get ahead of any security needs, if they needed off-duty support. Secondly, the general feedback was

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favorable as far as management of the recreational amenities, but there was a need to re-define the full-time position and supported having a full-time position as well as an assistant.

THIRD ORDER OF BUSINESS

Brightview Landscape Update

A. Quality Site Assessment

B. Reports

Mr. Daniel Bauman of Brightview reported the following:

1. Their crew did a good job pruning grasses off of the walkway to keep it clear for pedestrians and keeping weed pressure to a minimum.
2. They were working on pruning Ligustrum trees around the patio. It was scheduled for Monday.
3. They asked their crew to spray weeds inside of the tennis courts, if no one was using them.
4. Removing an older Holly tree on the tennis courts was recommended.
5. The Summer flower rotation was performing well.
6. Regular monthly irrigation inspections were being met.
7. The pine strap application would be scheduled prior to the holiday season.

Mr. Yuro asked if an additional zone was being added to the soccer field. Mr. Bauman would find out. Mr. Yuro noted that the field looked good, but they had a great deal of rain.

FOURTH ORDER OF BUSINESS

Discussion and Ratification of Agreement with Riverside Management Services

Mr. Laughlin recalled at the last meeting, that the agreement with Riverside Management Services (RMS) was signed and Mr. Yuro requested it on the agenda for ratification. There were some comments regarding the agreement, which was included in the agenda package along with the signed agreement. Mr. Yuro appreciated it, but listed a number of discrepancies in the email that were in favor of RMS and not the CDD. A scope was provided to the Board along with a list of current contracts, showing that the RMS contract was signed on June 30th, but in November, the Board approved a change in scope to the Operations Manager from full-time to three days per week; however, the scope that was signed in June did not match. What was concerning was the Board did not review all of those changes, but Mr. Sevestre signed it electronically. In addition, Schedule B was not included, setting all rates for 2023 & 2024. It included the Amenity

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Assistant position of \$32,206, which was to be used as needed and not at RMS' discretion and raised the hourly rate from \$25 to \$26.50 per hour. It also raised the hourly rate for maintenance and repair services from \$35 to \$40 per hour. Previous language indicated that "*More than 86 hrs/month requires approval*", was removed to say, "*If it exceeded the budgeted amount, it needs to come back to the Board.*" Lastly, the Operations Manager was supposed to work three days per week and blow off the tennis courts, but this was removed from the new contract and transferred to the maintenance person at an hourly rate of \$40 per hour.

Mr. Yuro was not in favor of paying the contracted amount of \$76,387 for the Operations Manager and \$26.50 per hour for the Amenity Assistant when Ms. Tincher was absent, as it was not right that changes were made to the scope outside of what the Board approved. Mr. Laughlin pointed out there were different ways for RMS to operate, which were not clear in the agreement and they were providing a more detailed scope so there were no issues. Paid-time-off was not included in the scope, but if it was, RMS would be covering the cost. Ms. Webb asked if the contract amount was higher. Mr. Laughlin believed that RMS charged for when someone was out while others paid a high sum for the company to cover absences. Ms. Webb questioned if the District would be responsible for the cost if Ms. Tincher took short term disability. Ms. Mossing confirmed that they would not bill if Ms. Tincher was out for an extended amount of time. Mr. Yuro could not imagine other vendors being responsible for benefits such as time off and before he agreed to it, Mr. Yuro wanted to see how it was originally bid out. It was similar to hiring lifeguards and the vendor charging an additional cost to bring in lifeguards to cover six lifeguards that took vacation. Mr. Laughlin pointed out there may be a higher hourly rate for older lifeguards versus newer ones, but they would stay within the budgeted amount. Mr. Sevestre recalled that the Board had a discussion and voted to proceed without changing the contract. Ms. Webb recalled that RMS was asked to expand the scope of services to clarify it. Mr. Yuro felt that the contract was in RMS' favor at the expense of the community.

Mr. Haber pointed out that Mr. Yuro bought up these issues at every meeting, which was the reason for this agreement being placed before the Board for discussion. If after Mr. Yuro addressed his concerns and the Board understood them and wanted to enter into the agreement, a motion to ratify it would be in order. However, if the Board had issues with it, there could be direction to negotiate those issues with RMS or the Board could terminate the agreement with 30 days' notice. Mr. Haber felt that Mr. Yuro's concerns about paying for an Amenity Assistant

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when Ms. Tincher was absent and blowing off the tennis courts, were well taken and recommended that a Board Member be designated to work with him and Mr. Laughlin to negotiate the agreement with RMS. Mr. Sevestre wanted a full Board felt before any changes were made. Ms. Webb was in favor of designating Mr. Yuro to work with RMS and bringing back to the Board at the next meeting as she understood his position and asked for the Amenity Assistant's hours but received no response.

On behalf of RMS, Ms. Mossing exercised their option to terminate the agreement. Mr. Yuro agreed to accept RMS' resignation and recalled that this was the third time that they threatened to resign. Mr. Haber advised that RMS could terminate the agreement with 30 days' notice without a motion, but there would need to be a motion if the Board terminated it. Ms. Mossing pointed out that RMS would be onsite for 30 days to assist in the transition and that RMS had been dealing with this issue for the past year, lost two of their managers and were willing to resign due to the continued harassment of staff and a hostile work environment. Ms. Webb had no hard feelings as she loved Ms. Tincher. Resident Mike Davis of 250 Eagle Point Drive asked if the agreement would be negotiated between now and the next meeting. Mr. Yuro was willing to negotiate the agreement. Discussion ensued.

On MOTION by Ms. Webb seconded by Mr. Yuro with all in favor designating Supervisor Mike Yuro to negotiate the agreement with Riverside Management Services and bring back to the Board at the next meeting was approved.

FIFTH ORDER OF BUSINESS

Approval of Four Days per Week for Riverside Management Operations Manager

Mr. Laughlin recalled that this item was on the agenda due to past discussion and a request from Mr. Leary. Currently, Mr. Rousseau was onsite four days per week as three days was not sufficient and RMS was funding the additional day since January but could not continue to do so. Mr. Yuro favored Mr. Rousseau being onsite three days per week. Mr. Laughlin indicated that most Districts had a full-time Operations Manager with the exception of the Amelia Concourse CDD, which had a non-staffed Amenity Center and Heron Isles, which did not have an Amenity Center. This was a full-time operation due to the size of the projects, including the sidewalk project. Ms. Webb recalled that the budget was approved with Mr.

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Rousseau onsite three days per week and there would need to be an increase to the budget. Mr. Yuro pointed out when it was brought up several meetings ago, the cost was \$16,000 for the additional day and questioned what items were being performed on the extra day, but never received an answer. They needed the amenity position and an assistant for the summer, but there did not need to be a full-time position as Mr. Rousseau was not performing the tree trimming or repairing sidewalks, although he needed to follow up on them. If a toilet was clogged, Ms. Tincher would call a plumber. Ms. Webb questioned how they could approve this without an actual cost. Ms. Mossing would provide it. Mr. Laughlin stated it could be worked into the budget by moving around other line items.

Mr. Sevestre was in favor of approving the four days as there was a great deal of work due to the age of their facilities, which required closer supervision, as they needed someone to oversee the air conditioners and adding freon, which Ms. Tincher was not qualified for. Mr. Yuro heard from an employee that Mr. Rousseau was not as efficient as he could be. Mr. Laughlin disagreed as Mr. Rousseau was one of the best Operations Managers that he ever worked with. Mr. Sevestre felt that Mr. Rousseau was a benefit to the District due to his reports, alertness and capabilities. Ms. Webb felt that Mr. Rousseau was responsive, although she wanted to be conservative with the resident's money and wanted to know his hours as well as staff's hours, in order to know if they had coverage five days per week. Mr. Laughlin provided a comparison at last month's meeting, which showed that this community was in line with other communities. Mr. Yuro had an issue with the contract and not with Mr. Rousseau and struggled with the salary for this position increasing in three years from \$20,000 to \$75,000 and the scope not changing, but this could alleviate the need for paying for an hourly maintenance person. Ms. Webb agreed.

Ms. Webb MOVED to including having the Operations Manager onsite four days per week in the negotiations with Riverside Management Services and Mr. Yuro seconded the motion.
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Mr. Yuro felt this made sense as the prior motion included all of the positions. Ms. Mossing pointed out that they would serve the District for the next 30 days.

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On VOICE VOTE with all in favor including having the Operations Manager onsite four days per week in the negotiations with Riverside Management Services was approved.

Mr. Laughlin pointed out that the Operations Manager contact in 2016 was \$30,400 for the year and increased due to inflation. Mr. Haber recommended that the Board issue the Request for Proposals (RFP) for Amenity and Operations Management Services.

On MOTION by Mr. Yuro seconded by Ms. Webb with all in favor issuing a Request for Proposals for Amenity and Operations Management Services was approved.

SIXTH ORDER OF BUSINESS

Public Hearings to Adopt the Fiscal Year 2024 Budget

On MOTION by Mr. Sevestre seconded by Ms. Webb with all in favor the Public Hearing to Adopt the Fiscal Year 2024 Budget was opened.

Resident Hank Rosen of 1912 Cross Pointe Way questioned why there were expenditures for *Landscape Maintenance (Brightview Landscape)* of \$104,088, if Duval was the landscaper. Mr. Laughlin confirmed that Brightview was the current landscaper as Duval did a terrible job and were terminated. Brightview was selected through the (RFP process in the middle of the fiscal year and their contract amount was \$104,088. Mr. Rosen asked if Brightview was the lowest. Mr. Yuro indicated that Brightview was the most qualified and reasonable. Mr. Laughlin recalled that Brightview had the highest score based on scoring criteria. The largest increase in the budget was the deposit to the *Capital Reserve Fund*. Mr. Sevestre recalled that insurance increased significantly. Mr. Rosen asked if the projected *Carry Forward Surplus* at the end of this year was \$300,000 and \$145,000 for next year. Mr. Laughlin confirmed that it was \$145,000 last year and this year it was projected to be \$163,000, as they had to cover the first few months of the fiscal year until revenues arrived in November and December. Mr. Sevestre reiterated that the facilities were aging and major repairs would be necessary such as the roof replacement. Mr. Rosen agreed, which was why he did not have a problem with the increase. Resident Ralph Darling of 1929 Glenfield Crossing Court asked if future bulkhead maintenance was planned.

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Mr. Laughlin confirmed that large expenses such as this one would come out of the capital reserve. Mr. Yuro pointed out that many bulkheads in the community were not the responsibility of the CDD, but a few were the CDD's responsibility. Mr. Rosen questioned the status of the contract with Fixel Law Firm. Mr. Sevestre indicated that Florida Power & Light (FPL) placed this matter on hold; however, they already accepted money for individuals along CR 210.

On MOTION by Ms. Webb seconded by Mr. Sevestre with all in favor the Public Hearing to Adopt the Fiscal Year 2024 Budget was closed.

A. Consideration of Resolution 2023-04, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2024

Mr. Laughlin presented Resolution 2023-04, formally adopting the budget for Fiscal Year 2024. Ms. Webb asked if many items needed to be revisited if RMS was no longer their provider. Mr. Laughlin indicated that they were locked in. Mr. Yuro recommended decreasing *Amenities and Recreation Management - Assistant* from \$32,206 to \$16,000 and the difference of \$16,206 be placed into *Repairs & Maintenance*.

On MOTION by Mr. Yuro seconded by Ms. Webb with all in favor Resolution 2023-04 Adopting the Fiscal Year 2024 Budget and Relating to the Annual Appropriations was adopted as amended.

B. Consideration of Resolution 2023-05, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2024

Mr. Laughlin presented Resolution 2023-05, imposing special assessments for Fiscal Year 2024 and certifying the Assessment Roll in order to allow the county to assess the taxes. Since there was no increase in assessments, no notifications were required. This was the first increase since 2019 as assessments remained level and using *Carry Forward Surplus* in the past.

On MOTION by Mr. Yuro seconded by Mr. Sevestre with all in favor Resolution 2023-05 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2024 was adopted.

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Mr. Rosen questioned what the assessment would be and what they were receiving for the decrease. Mr. Laughlin confirmed that the increase was \$190 from \$1,267 to \$1,458, which would be placed into operation and maintenance (O&M). The increase was due to the deposit to the *Capital Reserve Fund* and increases to *Property Insurance, Repairs & Replacements (R&R)* and *Landscape Maintenance (Brightview Landscape)*.

SEVENTH ORDER OF BUSINESS

Discussion of Pickleball Courts

Mr. Acree looked at the Planned Unit Development (PUD) and the plat for the cemetery location that the Board selected and did not see anything that would prevent the installation of pickleball courts; however, the PUD was old, there was a large berm between the road and the golf course with quite a bit of dirt and there was the potential for golf ball strikes. Mr. Yuro expected that they would clear as many trees as possible on the golf course side, re-position the berm and install plantings to screen it. Mr. Acree felt that they could maintain many pines and recommended submittal to St. Johns County with the plans that Mr. Yuro prepared to see what they recommended. Mr. Yuro was in favor of proceeding, as they could always pull out if they required a bathroom. Mr. Sevestre was opposed to it as they would have no control over non-residents utilizing the courts and questioned where the money would come from. Mr. Laughlin indicated there were funds from the bond issuance. Mr. Yuro recalled there was \$600,000. Mr. Sevestre pointed out that they needed \$100,000 for the sidewalk repairs and the pool proposal. Mr. Yuro pointed out that one project was approved and there were sufficient funds for the remaining project and this one. *There was Board consensus to proceed.*

EIGHTH ORDER OF BUSINESS

Consideration of Proposals

A. The Lake Doctors for Fiscal Year 2024

Mr. Laughlin presented a proposal for The Lake Doctors for a rate increase in the amount of \$1,200 per year or \$2,360 per month.

On MOTION by Ms. Webb seconded by Mr. Yuro with all in favor the proposal with Jakes Concrete for a rate increase in the amount of \$1,200 per year or \$2,360 per month was approved.

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B. Tennis Court Resurfacing

Mr. Laughlin recalled at the last meeting, the proposal with Sports Surfaces to resurface the tennis courts was approved, but there was new information. Mr. Rousseau stated that Sports Surfaces took 50% deposits from other communities and did not show or perform substandard work. Mr. Yuro asked if they had good success with other companies, since their prices were close. Mr. Laughlin did not know anything about Pro Court Surfacing, but used Court Surfaces, which was higher, but they did a good job. Mr. Rousseau stated there was not much of a difference in price, but he spoke with the owner of Pro Court Surfaces and they provided referrals and photos of their work. Five of companies that they referred to him stated that they did a great job and were satisfied with their work. Therefore, Mr. Rousseau recommended Pro Court Surfacing. Mr. Yuro requested that Mr. Rousseau work with the tennis league's schedule as November could be problematic. Mr. Rousseau noted that their schedule was full in September, but there was an opening in November; however, the contractor was only available the first two weeks of November. Ms. Webb questioned how long the job would take to complete. Mr. Rousseau confirmed it would take two weeks. There was one match, but it could be rescheduled.

On MOTION by Mr. Yuro seconded by Ms. Webb with all in favor the proposal with Pro Court Surfaces to resurface the tennis courts the first/second week of November in the amount of \$30,000, fiberglass crack repair in the amount of \$6,000 and purchasing four sets of net posts in the amount of \$1,800 was approved.

C. Tree Trimming Contractors

Mr. Rousseau presented proposals from TREECO to trim and lift the canopies of low hanging Oak tree branches over roadways in the community in the amount of \$45,500 and Tree Tech for all of the work in the amount of \$62,500 and sections at a time in the amount of \$70,100. Tree Masters of Florida were not interested and Taylor Tree. Tree Squad and Northeast Florida Tree Experts were not receiving any contracts, due to the manpower. The contractors were provided a scope of work that was broken out by street. According to Mr. Bauman from Brightview, the price from TREECO was a good price and they did a great job in other communities. Mr. Yuro noted a line item in the budget for \$9,500 for the trimming of trees in the

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common area on Leo Maguire Parkway as it fell within Brightview's contract. Mr. Rousseau would remove it but planned to have Brightview cut low-hanging vines all the way down Leo Maguire Parkway. Mr. Yuro asked if the wood line would be cut. Mr. Rousseau confirmed that the wood line would be cut on both sides. Mr. Sevestre agreed that cleaning up the entrance was a good idea. Mr. Yuro wanted to make sure that it was not included in Brightview's contract. Ms. Webb asked if they were responsible for trees on Leo Maguire Parkway. Mr. Yuro pointed out it was a county road, but they assumed responsibility for maintenance of the grass, because the county would only mow it once every six months and it would look like CR 210. If there was a tree issue, they could call the county and request that they take care of it. Mr. Yuro was fine with it, if Mr. Rousseau checked with Brightview to ensure that they were not paying twice for Leo Maguire Parkway.

On MOTION by Mr. Yuro seconded by Ms. Webb with all in favor the proposal with TREECO to raise tree canopies over roads and sidewalks in a not-to-exceed amount of \$45,500 was approved, subject to confirmation that the work on Leo Maguire Parkway was Brightview's responsibility.

Resident Mike McCormick of 604 Remington Court noted that the tree issue was a concern of homeowners in terms of identifying which trees they were responsible for and questioned the number of trees in the proposal. Mr. Sevestre stated that the District was only responsible for trees along the roadway that were hanging low and causing issues, but they must maintain 14 feet within the roadway. Mr. McCormick requested that it be communicated that there be a 10-foot canopy over the sidewalk and a 14 feet canopy over the road. Ms. Webb noted that there was the language in the description. Mr. Yuro believed that the proposal included all of the street trees between the sidewalk and edge of pavement or on the other side of the road just behind the curb within the road right-of-way (ROW). Mr. Rousseau confirmed that the District was responsible for trees in the ROW.

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NINTH ORDER OF BUSINESS

**Consideration of Beachside High School
Swim Team Pool Usage**

Mr. Laughlin reported that a resident on the Beachside High School Swim Team opened the gate on August 8th for tryouts and requested use of the pool on either August 29th or August 31st for a Seniors Night. Ms. Webb noted that they found another location.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer – Proposal for Professional Engineering Services (Aquatics Phase 2 Project)

Mr. Acree presented a proposal to prepare the construction documents for the next phase of the Aquatics Center, which was included in the agenda package. It included the landscape design features associated with the project. Ms. Webb questioned the next step and how proposers bid on it. Mr. Acree indicated that they would prepare the construction documents and go through the RFP process. Mr. Haber advised that the threshold was \$400,000 to bid it out and if it was below that amount, they could get competitive bids. Mr. Laughlin requested that a typo be corrected before it was signed. Mr. Yuro felt that the price was reasonable.

On MOTION by Mr. Yuro seconded by Ms. Webb with all in favor the proposal with Matthews for Professional Engineering Services for the Aquatics Center for the Phase 2 Project in the amount of \$12,300 was approved.

C. Manager – Discussion of Fiscal Year 2024 Meeting Schedule

Mr. Laughlin presented the Fiscal Year 2024 meeting schedule, which was similar to the prior year, with meetings on the third Thursday of each month at 6:00 p.m. at this location.

On MOTION by Mr. Sevestre seconded by Ms. Yuro with all in favor the Fiscal Year 2024 meeting schedule as presented was approved.

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D. Amenities & Recreation Manager

Ms. Tincher presented the Amenities & Recreation Manager Report, which was included in the agenda package. Central Security contacted her after the agenda package was published to request a rate increase of \$1,412.80 per week for 40 hours, due to minimum wage increases. Mr. Yuro questioned whether there were any issues with Central Security. Ms. Tincher noted no issues and was very satisfied with them. Ms. Webb questioned how this would affect the budget. Mr. Yuro requested that the \$16,206 difference from the *Amenities and Recreation Management - Assistant* be moved into *Security* instead of *R&M*.

On MOTION by Mr. Yuro seconded by Mr. Sevestre with all in favor the Central Security rate increase to \$1,412.80 per week and the adjustment to the Security line item in the amount of \$16,206 was approved.

E. Operations Manager**1. Report & Updates on Approved Projects**

Mr. Rousseau presented the Operations Manager Report, which was included in the agenda package.

2. Lake Doctors Report

Mr. Rousseau presented the Lake Doctors Report, which was included in the agenda package. Mr. Sevestre reported that Mr. Rousseau found three lakes/ponds earlier this week that had pond scum, but The Lake Doctors were onsite the next day. Mr. Yuro complained to Mr. Rousseau about Pond #15 and they would be out there tomorrow. Mr. Rousseau would take a look around at the other ponds to stay on top of it but noted that much of the pond scum and algae was due to the excessive heat and grass clippings, which feed the algae. Mr. Laughlin pointed out there was a great deal of rain last month, which did not help. Mr. Rousseau stated that The Lake Doctors has been responsive. Mr. Yuro requested that Mr. Rousseau notify them about Pond #8 at the north end across from Remington that had pond scum. Mr. Sevestre noticed that people were blowing grass clippings into the street, which go into the drains and to the ponds.

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3. Soccer Field Maintenance

Mr. Rousseau presented the Soccer Field Maintenance report, which was included in the agenda package. Mr. Sevestre received a complaint about a dry area on the soccer field. Mr. Rousseau confirmed it was in Zone 25. Brightview would be out there tomorrow morning. An email was sent out regarding the crosswalk that was installed a few days ago, so that drivers would slow down or stop when the button was activated for people to cross. A 25 miles-per-hour speed limit sign to the right after the driveway, was going to be changed to a speed radar sign like the one at Leo Maguire Parkway. It was delayed four to five weeks due to supply issues. Mr. Yuro understood that it was going to be in one direction because of issues with the property owners. Mr. Rousseau was talking to Mr. Acree about installing it on the other side of the road, but he advised against it, so they would work with the residents.

ELEVENTH ORDER OF BUSINESS

Supervisors' Request

Mr. Yuro thanked Mr. Laughlin for including the Reserve Study on the website and asked if the agenda could be emailed to residents. Mr. Laughlin would handle it. Mr. Sevestre requested the Police Report for the tag readers, so it could be forwarded to the insurance company to cover the loss. Mr. Laughlin confirmed that it was covered under their insurance and there was a deductible of \$1,000 or \$2,500. Mr. Sevestre pointed out that \$37,000 was spent on it and they should be able to purchase new tag readers with that. New ones were cheaper and suggested purchasing three for all of the entrances. It had all new technology and would protect all areas. Not only did they take a picture of the tag, but they also took a picture of the car versus the old one, which only took a picture of the tag. Mr. Yuro stated they must coordinate with the Sheriff's Department to upload the information from it. Mr. Sevestre stated if someone stole a car and drove into the neighborhood, it would automatically alert the Sheriff's Department, if it was reported to them.

TWELFTH ORDER OF BUSINESS

Public Comments

Resident Lance Mitchell of 237 St. Johns Golf Drive requested that the Board approve the continued stocking of disposable paper cups in the Gym. Last week, a dispenser was installed for bottles to be filled, but there was no water fountain. The change was made without any input from homeowners and without understanding that it would cost the community more money to

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fill a 32-ounce water bottle. It would only cost two cents per cup versus one cent for an ounce of water. Mr. Yuro asked if there was a specific reason it was discontinued. Mr. Sevestre explained that it cost approximately \$3,000 to purchase cups and a large percentage of people were running in and out of the Gym continuously, getting water and taking the cups outside and throwing them around the facility, causing an additional expense to pick them up. Residents were informed about it. Mr. Mitchell felt that residents should not be penalized because of bad behavior. If the goal was to save money, water should not be provided in the Gym at all when residents could to bring their own bottles filled from home. Ms. Webb pointed out there was a water fountain outside of the Gym, but she was not informed about the decision to remove the cups. Mr. Yuro did not hear about it until he received Mr. Mitchell's email. Ms. Webb was in favor of not having water in the Gym at all as she was not in favor of having more waste. Mr. Rousseau explained that it was getting expensive to purchase the sleeve of cups and they could not get a water fountain because it could not be drained properly. Kids were running in and out of the Gym to fill the cups and dropped them on the property. Since they stopped using the cups, water consumption was down and there were savings. *Discussion ensued and there was Board consensus to not use cups and have residents bring their own water. Residents would be informed about this change via email.*

Resident Mike McCormick of 604 Remington Court reported that the HOA engaged a new community management company, Associa Community Management of Jacksonville and suggested that the Board consider them for management services. Mr. Laughlin would contact them. Resident (Tanya) of Eagle Point Drive felt that the amenity company was not providing as many events such as the food trucks. Mr. Sevestre pointed out that the food trucks were not making much money and there were complaints about how children were acting towards them. The Resident believed that a few children were disrespectful and not the majority and offered to contact the vendors. Ms. Tincher indicated that the food truck vendors were requesting a minimum amount of \$500 to come out and there was not enough resident participation. Ms. Lori Weitzel of 1560 Drury Court felt that this neighborhood was turning into a 55 and older community. Resident (Lisa) of Eagle Point Drive recalled that a group of residents worked with the Amenity Director on kids activities. Mr. Yuro suggested neighborhood committees at the last meeting, but Mr. Haber preferred that it be an appointed committee by the Board. Mr. Haber suggested an agenda item from a resident group regarding amenities. Resident Mike Davis of

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250 Eagle Point Drive requested that the Board consider the Reserve Study and the age of the community and provide a report to residents on what the CDD managed over four to five years as there were misconceptions. Mr. Sevestre noted there were misconceptions because residents did not come to meetings or read meeting minutes and relied on social media. Mr. Davis felt that it would provide an opportunity to help residents understand what they were paying for.

THIRTEENTH ORDER OF BUSINESS Approval of Consent Agenda

- A. Approval of Minutes of the July 20, 2023 Meeting**
- B. Balance Sheet as of July 31, 2023 and Statement of Revenues & Expenditures for the Period Ending July 31, 2023**
- C. Check Register**

Mr. Laughlin presented the minutes of the July 20, 2023 meeting, Balance Sheet and Statement of Revenues and Expenditures for the Period Ending as of July 31, 2023 and Check Register from August 17, 2023 in the amount of \$123,930.05.

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

FOURTEENTH ORDER OF BUSINESS Next Scheduled Meeting – September 21, 2023 @ 6:00 p.m. @ St. Johns Golf & Country Club Meeting Room

Mr. Sevestre stated that the next meeting was scheduled for September 21, 2023 at 6:00 p.m. at this location.

FIFTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Ms. Webb 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