

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, October 19, 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:

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| Robert Sevestre | Chairman |
| Laura Webb | Vice Chairperson |
| Mike Yuro | Supervisor |
| Brad Weger | Supervisor |
| Graham Leary | Supervisor |

Also present were:

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| Daniel Laughlin | District Manager |
| Wes Haber <i>(via phone)</i> | District Counsel |
| Daniel Bauman | Brightview |
| Rodney Hicks | Brightview |
| Douglas Macke | Vesta Property Services |
| Dan Fagen | Vesta Property Services |
| Jennifer Meadows | Vesta Property Services |
| Jim Masters | Vesta Property Services |
| Residents | |

The following is a summary of the actions taken at the October 19, 2023 Board of Supervisors of the Sampson Creek Community Development District meeting.

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 no comments, the next item followed.

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THIRD ORDER OF BUSINESS**Brightview Landscape Update****A. Quality Site Assessment**

Mr. Daniel Bauman of Brightview reported the following:

1. Recommended removing any sparse grass, especially by the tennis and basketball courts and the perimeter between the hedge and basketball courts and installing mulch.
2. Recommended adding small 1' size creek rounds of river rocks around storm drains to help prevent debris from going down the drain.
3. Recommended updating plants around the tennis courts as the viburnum was in poor shape.
4. They were working on alternative ideas other than replacing turf to enhance the berm between the basketball court and St. Johns Golf Drive such as shaded plant material versus sod.
5. The new Fall flower rotation was recently completed.
6. The crew was manicuring the hedge to keep it one continuous height and keeping weed pressure to a minimum in high visibility areas.
7. They would start scheduling the second round of pine straw application before Thanksgiving.
8. The irrigation team continues to complete their inspections and make repairs when necessary.

Mr. Leary noted when it storms, mud flows down over the path of the soccer field and onto the road and requested some solutions. In addition, when the pine straw mulch was applied earlier this year, it blew into the drains and questioned whether there were other options. Mr. Bauman did not see the mulch moving around and believed that it interlocked itself. Mr. Leary pointed out there was mulch down Leo McGuire Parkway and in Eagle Point, all of the drains were blocked with mulch and there was no longer any mulch on the playground. Mr. Bauman proposed using a heavier mulch. Mr. Laughlin pointed out that historically, they used pine straw mulch. Mr. Leary recalled that they mulched twice a year, including the Spring and asked if that was the best time to mulch. Mr. Bauman stated they mulched in the Spring to provide a fresh new look and mulched again before the holidays. They could find the areas where they were losing the pine straw and provide other solutions. Ms. Webb questioned whether the Viburnum along the tennis court was diseased as the one along her fence looked great after seven years. Mr.

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Bauman confirmed that it was a Suspension Viburnum, which was prone to getting Downy Mildew Disease, causing it to defoliate. The disease was in the leaves and when the leaves dropped, it regenerated back into the soil. He recommended replacing it with a Podocarpus that would not grow as wide. Ms. Webb asked if they could relocate material from the existing islands. Mr. Bauman stated that some of the plant material was easy to relocate, but some was not. Mr. Hicks pointed out if they transplanted them and they die, they must replace with a new plant, which was not cost effective, but if they wanted to fill in some areas, they could try it; however, they could not guarantee that transplanted plants would survive.

Mr. Sevestre stated it would be an ideal time to move them as they were part of the problem with the flooding on the tennis courts. Mr. Hicks stated they could re-grade prior to installing them. Ms. Webb did not want to spend any more money on plants. Mr. Leary questioned why there were plants there. Mr. Bauman stated they were providing privacy for the tennis courts and breaking the fence line. Mr. Leary asked if there could be grass. Mr. Bauman stated there could be grass in some areas, but not on the entire tennis court. Any shrub placed there would raise the grade and cause the same issues and suggested not putting anything back there. Mr. Sevestre agreed with removing them and installing rocks. Mr. Leary questioned what other facilities did. Mr. Bauman stated that Marsh Creek had the same issue and ended up re-grading it and putting the landscaping back. Mr. Sevestre suggested looking at other tennis courts to see what they did and provide options. Ms. Webb requested pictures. Mr. Bauman would provide the pictures and three or four options.

B. Proposals for Tree Removal and Sod at Tennis Courts

Mr. Laughlin recalled that two proposals were provided at the last meeting to remove a declining Holly tree and install sod in front of the tennis courts. Mr. Yuro wanted to wait until they had all of the options for the tennis courts and do the work at one time. Mr. Leary asked if the tree was dying. Mr. Bauman indicated that it was thin and underneath an Oak tree. Mr. Hicks discussed the irrigation on the soccer field with their team and they decided to split the cost with the District as a thank you for allowing them to be there, as they did nothing wrong and did their best to find a solution to resolve the issue. Mr. Sevestre agreed as there were ongoing problems with that area and felt that their efforts were well intended. Mr. Yuro believed that they were in good shape now with the pressure as the valve was addressed but questioned the cause of the

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mainline issues. Mr. Hicks explained there were two mainline issues this month and the valve would need to be changed as it was not big enough to supply the pressure that they needed. Mr. Hicks indicated that the valve that screwed into the mainline was cracked, but there were no stress cracks and they would monitor it. Mr. Leary questioned the amount of the credit. Mr. Hicks believed that it would be \$3,000.

FOURTH ORDER OF BUSINESS**Acceptance of Fiscal Year 2022 Audit Report**

Mr. Laughlin presented the Fiscal Year 2022 Audit Report, which was a clean audit as it presented fairly in all material respects, the financial position of the governmental activities in each major fund of the District as of September 30, 2022, no deficiencies were identified that they consider to be material weaknesses and the District complied in all material respects with all requirements.

On MOTION by Mr. Yuro seconded by Mr. Sevestre with all in favor the Fiscal Year 2022 Audit Report was accepted.

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

Mr. Laughlin reported that they contacted a sound expert and the Sound Study was expected to be completed in a week and would be presented at the next meeting. Mr. Yuro spoke this past week with the General Manager, Mr. Ben Pasquith and was informed about a series of wells down the road, which pumped water into the ponds for irrigation, in the general vicinity of where the pickleball courts were being proposed. The District Engineer was going to find where they were located in the hopes that they were not in the way. Mr. Laughlin heard there was one deep well and a few shallow wells, but they were limited in what they could pull from the deep well and would make sure it was on Mr. Acree's list. Mr. Sevestre noticed on the Engineering Report that the county did not require a bathroom but felt it would create a public health issue and needed to be addressed as there was no bathroom in that area. Mr. Yuro pointed out they could use the bathroom in the Amenity Center. Mr. Laughlin stated they could create a connecting path through the berm from the Amenity Center to the pickleball courts. Mr. Yuro noted there were existing paths that go into the cul-de-sac and it would be a matter of getting from the cul-de-sac to the path. The District Engineer was already looking into it. Mr. Haber

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asked if it was a path that was open to the general public. Mr. Yuro believed that it was open to the public as the golf course owned a part of it and the CDD owned a part of it, but there may need to be an Easement Agreement with the golf course, which he did not anticipate being an issue as the golf course was anticipating doing some improvements and coordinating with the CDD. As part of the due diligence, Mr. Laughlin would have the District Engineer look into this.

SIXTH ORDER OF BUSINESS**Consideration of Hold Harmless and License Agreement with United Parcel Service**

Mr. Laughlin reported that the District was contacted by United Parcel Service (UPS) to request a container be placed onsite in order to deliver mail within the community. It was stopped during COVID and they were re-starting it. In the past, they paid the District \$1,000, but suggested negotiating it as Mr. Laughlin understood that they were paying more in other communities. Mr. Yuro did not have a problem with it as it served the residents of the community and was acceptable to any fee they paid. Mr. Laughlin believed that it was specifically for the holiday season and suggested asking for \$1,500. Mr. Leary preferred receiving \$5,000. Mr. Laughlin would see what other Districts agreed to, but if UPS came back with \$1,000, he questioned if the Board would want the service. The Board concurred. Mr. Weger asked if Mr. Haber had any issues with it. Mr. Haber had no issues as it was straightforward and there was no obligation on the District other than to allow the use of the property as they were indemnifying the CDD and providing insurance. However, he recommended including a date by which they would remove the container and if they did not remove it by that date, they must pay liquidated damages. Mr. Laughlin stated it was for the period beginning on or after 10/15/23 and ending on or before 1/15/24. Mr. Haber would provide the language.

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| On MOTION by Mr. Sevestre seconded by Mr. Leary with all in favor the Hold and Harmless License Agreement with United Parcel Service, subject to the inclusion of verbiage for the removal of the container was approved. |
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SEVENTH ORDER OF BUSINESS

Ratification of Requisition No. 144 with Duval Asphalt

Mr. Laughlin presented Requisition #144 with Duval Asphalt for work performed on 1720 Highland View Drive to saw cut, remove and replace the pipe in the amount of \$7,028.38. This item would be paid out of the construction funds. Mr. Yuro asked if someone confirmed that the work was completed. Mr. Laughlin stated that the work was completed before Mr. Rousseau left.

On MOTION by Mr. Yuro seconded by Mr. Leary with Mr. Sevestre, Mr. Weger, Mr. Yuro and Mr. Leary in favor and Ms. Webb abstaining, Requisition #144 as stated above was approved. (Motion Passed 4-1)

Mr. Laughlin would provide Form 8B to Ms. Webb, for abstaining, since Ms. Webb had a relationship with Duval Asphalt.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

Mr. Laughlin reported that the engineers had conflicts and could not attend the meeting but were working on the due diligence items. Mr. Yuro requested that they look for the well locations.

C. Manager

Mr. Laughlin presented a proposal from Flock Safety for a license plate reader (LPR) that was stolen. It would be a lease. There was a one-time installation fee of \$650 and \$2,500 per year for the LPR. They had a pole that they would use as it was higher, so that it could not be removed. He spoke with the insurance company and since a Police Report was filed and it was a stolen item, the District could be reimbursed the full amount paid for the previous LPR, which was \$34,000. Ms. Webb questioned where the money would be applied. Mr. Laughlin suggested transmitting the funds to the capital and the Board using it as general revenue. Mr. Sevestre recalled that the Board discussed putting an LPR at all three entrances; however, because of the

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cost associated with it, the LPR would be placed where it was originally located. Ms. Webb felt there was no sense in having three LPRs. Mr. Sevestre pointed out that the LPR had greater capacity as they could now take a picture of the vehicle and the tag versus just picking up the tag. Mr. Yuro stated the LPRs were only useful if there was a stolen car, at which time the police would be dispatched. Mr. Laughlin suggested looking into purchasing one versus leasing and noted that Flock was recommended by the St. Johns County Sheriff's Office (SJSO). Ms. Webb felt it was a good price and provided added security. A Resident questioned how long video was held by the security company. Mr. Sevestre pointed out it held a great deal of data. Ms. Webb was in favor of proceeding but was curious if Glen St. Johns would split the cost in good faith as it benefited them as well.

Ms. Webb MOVED to approve the \$5,650 quote from Flock Safety for a license plat reader at the entrance of Leo Maguire and Mr. Leary seconded the motion.

Mr. Weger asked if the \$35,000 credit was an issue with the budget. Mr. Laughlin would include it as miscellaneous revenue. Mr. Yuro asked if the contract total was \$5,600 and they were getting the LPR for two years. Mr. Laughlin confirmed that the term was 24 months and the subtotal for the first year was \$3,150 and the annual recurring cost was an additional \$2,500, for a total of \$5,650.

On VOICE VOTE with all in favor the \$5,650 quote from Flock Safety for a license plat reader at the entrance of Leo Maguire was approved.

Mr. Haber requested that Mr. Laughlin confirm that Flock would be able to hold the data for at least 30 days, which was required by Florida Law.

D. General Manager

Mr. Macke, the new General Manager (GM) introduced himself to the Board. He has been the GM for two weeks. They received a list of 10 items when they arrived such as broken concrete on a cart path, which they repaired and full gutters, which they cleaned out. In addition, approximately 18 light bulbs needed to be replaced, most of which were photo cells that did not

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turn off until it was dark. They continued to keep ahead of that and had half a dozen to a dozen left to replace. They also had a couple of irrigation breaks, which they took care of. A few days ago, there were three irrigation breaks on the mainline down Leo Maguire Parkway, which were repaired by Brightview. There could be pressure issues as there were repairs but felt that Brightview had a handle on it. Projects were underway, such as sidewalk repairs, with adjustments being made for anything different than what was previously mapped out by the prior management company. Tree trimming was undergoing for the past three weeks and some piles were noted, which Mr. Macke informed Brightview of, but they assured him that they were picking up tree limbs. Because of the weather, the contractor for the tennis courts pushed the project back one week; however, no tennis matches or leagues were affected as none were scheduled for the entire month of November. The contractor would start mid-November.

Mr. Macke requested a vehicle that staff could use to clean the gutters. Ms. Webb stated when she to Mr. Pasquith last Friday, he offered to provide an extra maintenance vehicle. Mr. Yuro asked if RMS had their own cart. Mr. Laughlin stated that RMS purchased their own gas-powered cart, which they stored at the golf course, but when they left, they took it with them. Mr. Leary questioned whether the golf course would allow them to use one or sell one. Ms. Webb stated they would lend a one when needed, but their newer golf carts that had GPS, could not leave the golf course. Ms. Webb pointed out that Mr. Pasquith could not guarantee one but was confident that there was something he could do. Mr. Yuro stated if they could not provide one, it would be discussed at the next meeting. Mr. Sevestre pointed out they had nowhere to store it. Mr. Laughlin did not see an issue with the golf course allowing it to stay there as RMS stored their vehicle there.

Mr. Fagen introduced Ms. Jennifer Meadows, their Lifestyle Director, appreciated the Board's vote of confidence with them and looked forward to serving the community and the District. Ms. Meadows worked with Vesta for a number of years, with Durban Crossing and Johns Creek and was currently working with Mr. Ross Rubin, their Regional Lifestyle Director. The food trucks returned on October 11th and would be onsite once a month on Wednesdays for the remainder of the year. Promotion was a big opportunity through e-blasts and their website; however, they needed some support for having food trucks because if they did not generate enough revenue, they would not return. Vesta would do their part by booking some great trucks that residents would like, promote it and see what happens. Ms. Webb asked if the food trucks

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could come once a month on Friday, as kids did not have after school activities. Ms. Meadows would try to arrange it, but the one held on October 11th was last minute and did not have the greatest start. The food truck vendor they originally contracted with was ill and they had to find a different truck. Families attended and no teenagers misbehaved. Ms. Webb liked the promotional signs. Mr. Fagen stated two garbage cans were placed onsite, which helped out considerably, but if the garbage needed to be managed, Vesta would provide event staffing and would charge the District an hourly rate.

Mr. Fagen reported that the District had a new website, SampsonCreekAmenities.com, which would cater specifically to lifestyle and would have anything being promoted, policies and procedures and forms. In the future, residents would have the ability to make room reservations. Tomorrow, a draft of the website would be provided to the Board to provide any concerns or requests before the website was live, which would hopefully be next Friday. The website would also be a mobile friendly for residents to submit concerns. If they were walking their dog at 5:00 a.m. and noticed a broken irrigation head, they could take a picture, send an email or report it on the website and it would go directly to Mr. Macke, who would report it to Brightview. By utilizing this tool, Vesta could report back to the Board how many concerns were reported over 30 to 60 days. Ms. Meadows planned to have Board Members chat with her once a month about events and assisting her with rentals of the field, as she received feedback that people did not use it correctly or belonged there. She wanted to provide accurate information so that everyone was using the field to the benefit of the community, but not prevent anyone from using the field. The field was currently being used Monday through Friday and rentals were on Monday, Tuesday and Thursday. Since they could not be there all the time, they planned to partner with security as they had a book of who should be on the field. Mr. Fagen proposed that a Board Member work with Ms. Meadows as far as events and management of the field. Ms. Webb volunteered but felt that Mr. Leary would work better on the field management as he lived near it. Mr. Leary was happy to work with staff on the management of the field and felt that the issue was with teams as the policy was clear that it must be comprised of 51% residents. He agreed with having security monitor it and suggested sending out an e-blast reminding people about the field policy and having a booking system.

Ms. Meadows stated that the next event was the Fall Festival, which was changed this year to add items that fit the theme. There would be an incentive to try to get more golf cart

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registrations such as being entered in a drawing to win personal fitness training for each registration. A meet and greet with staff was scheduled for November. Mr. Yuro questioned why the Halloween event was cancelled. Ms. Meadows explained that it conflicted with two other Halloween events that were being scheduled along with the Fall Festival and did not seem to be a good use of the funds, due to the expense and the events occurring at the same time. Mr. Weger believed that the HOA event was the safety event. Mr. Fagen stated they wanted to spread events out rather than having back-to-back large events to provide for cost efficiencies. Mr. Leary suggested having events on the soccer field. Ms. Webb noted that in the 13 years that she lived there, they had events with bounce houses and rock walls on the soccer field and there were never any issues. Mr. Laughlin recalled damaged sod after one event from a bounce house being longer than it was supposed to. Ms. Webb felt if they did not pick it up, they should be responsible for damages. Mr. Fagen pointed out they partner with some longtime vendors and were confident in their abilities.

Mr. Sevestre pointed out an ongoing issue with non-residents using their facilities and questioned if they had a festival how they would control non-residents coming in. They sent letters to the surrounding communities informing them that they were not welcome, but they still had an influx of non-residents. A realtor posted that the facilities at the end of Leo Maguire Parkway were open to all residents of that community. After they were contacted by him and Mr. Laughlin, they immediately removed the post, but it was something that needed to be taken into consideration. Ms. Webb recalled that wristbands were used in the past, which Ms. Meadows would look into. Mr. Yuro liked the idea of having an off-duty officer from the SJSO onsite. Mr. Laughlin would provide their contact information to Vesta. Mr. Yuro thanked Vesta for jumping in and getting things done as he already heard positive feedback from residents.

NINTH ORDER OF BUSINESS

Supervisors' Requests

Ms. Webb noticed when she was in the community on Wednesday at 1:00 p.m., Central Security's car was parked and asked if they were actually there. Mr. Yuro believed that their vehicle stayed onsite. Mr. Laughlin recalled they moved it to the roundabout when they were onsite. Ms. Webb received a phone call from a parent who stated that Central Security pulled over a 14-year-old on a golf cart and informed them that the law changed and if they caught them again, they would arrest them. Mr. Sevestre pointed out they could not arrest anyone or pull their

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weapon unless someone was threatening their life. Ms. Webb requested that an email be sent to residents informing them of the new golf cart law, which went into effect on October 1st. Mr. Laughlin would coordinate with Mr. Haber to confirm that the policy was changed and Mr. Fagen would include in the next newsletter. Mr. Leary reported that the speed radar would be installed at the entrance to the golf course tomorrow morning and he was going to meet with Mr. Tyler Smith, Stripe Zone and Mr. Macke to take another look at the second location and get feedback from the Board to see if it was a viable location.

Mr. Leary inquired about the status of the golf course paying \$35,000 to upgrade the landscaping in the parking lot. Mr. Laughlin forwarded the invoice to Mr. Pasquith and asked if they had any renderings, but he did not respond. Ms. Webb noted she was able to see renderings when she met with the golf course last week, which were prepared by Duval, but the golf course selected Prestige Landscaping, which they worked with in the past. The District's portion would be \$34,000. Mr. Leary asked if they obtained multiple quotes. Ms. Webb believed they only obtained one quote and the work was scheduled to be completed on November 2nd. Mr. Yuro voiced concern that the District was not involved in any discussion as they did not have the money to do it. Mr. Laughlin pointed out the District did not have any other option. Mr. Haber confirmed there was not much detail in the agreement with the golf course as the golf course owned the parking lot and the CDD was entitled to use it. The golf course would be responsible for the maintenance and the CDD would be responsible to pay 40%, but it did not specify that the golf course needed to get the consent of the CDD related to the maintenance. Ultimately, if the CDD felt that the golf course was not adequately performing the maintenance, the CDD had the right to perform the maintenance and charge the golf course, but if they objected, the CDD would have to prove that the maintenance was inadequate and the step taken was the appropriate step.

Mr. Yuro recalled a line item in the cost estimate dealing with pavers in the middle island leading to the Clubhouse and asked if the CDD would be obligated to pay 40% of the cost. Mr. Haber believed it was worth looking at the language in the document as an argument could be made that if it was outside the scope of the document, the CDD should not be paying 40%. Mr. Laughlin would follow up with Mr. Pasquith as the renderings would show where the pavers were going; however, there was a paver border with an estimate of \$3,200. Ms. Webb agreed that the CDD should not have to pay for the maintenance as they had not been asked to provide any

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input. Mr. Leary wanted to see an upgrade because it was long overdue, but the District went through months of budgeting, only to be told that they had two weeks to pay \$30,000, when they had items to pay for that were not budgeted, a new management company that they were paying more for and upgrade to the irrigation. Mr. Leary recalled that Brightview quoted \$39,000 to maintain the soccer field and \$65,000 was budgeted, for a difference of \$26,000 and questioned whether they could ask the golf course what they could maintain on the soccer field for \$39,000 and use the \$25,000 to pay the bill. Mr. Laughlin agreed it was worth looking into. Mr. Leary questioned the last report. As a Golf Course Superintendent for nine years, an assistant for 25 years and owner of his own golf course for five years and having had experience in the soccer field irrigation situation, Mr. Macke felt what they were reporting was extensive, but their timing on when the fungicides, herbicides and fertilizer were performed was correct; however, there were issues with the sodding, sanding and maintenance inside of the pool area.

Mr. Sevestre agreed with presenting the golf course with an amount the CDD would pay but suggested that the same company provide the irrigation and maintenance of the soccer field. Mr. Laughlin would provide the quote of \$39,000 from Brightview to mow the soccer field twice per week with reel mowers and the roadside Bermuda once per week with hydro rotary mowers, maintain cut height at ½ inch to .65, provide an ergonomics plan and a monthly application plan including aeration, overseeding, fertilization, IPM and weed control. Mr. Sevestre requested further detail on the quote as he felt it was basic information as well as additional information on what the golf course was providing for \$39,000. Mr. Macke felt that the \$67,000 was high and they needed to ask what they would be getting the same for \$39,000, but they needed it at the same level because the grass would suffer, although the Bermuda would recover and was probably the best grass for that situation. The District was in a great position because they had the experience and the machines next door and if they tried to get someone else, only three companies could handle it. Mr. Fagen would continue to work with Mr. Leary on this and bring something back to the Board. Mr. Laughlin recommended that he and Mr. Macke meet with Brightview to delve into the \$39,000.

Mr. Weger questioned the status of the security system due to some cameras being out. Mr. Macke confirmed that a camera was on order that would be placed near the soccer field. Beacon Electric was supposed to run the electricity. Mr. Laughlin indicated an issue with the proprietary software and no one being trained at the time; however, someone was now trained

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and everything was up and running. Ms. Webb questioned how to access footage in the event of an incident. Mr. Macke would reach out to the contractor, Jax Sound to obtain more information. Mr. Weger recalled there was an incident, but it happened in an area where there was no coverage and requested that Mr. Macke have them review the cameras for dead spots. Mr. Sevestre announced that he was resigning from his seat effective immediately, due to a family matter and recommended that Mr. Leary serve as Chairman. Mr. Laughlin would have the resignation effective the end of this meeting and they would solicit candidates between now and the next meeting through e-blast and consider an appointment at the next meeting. Mr. Haber was sad to hear that Mr. Sevestre was leaving and the term of the resignation was up to Mr. Sevestre as the Board could not force him to resign or to stay. Mr. Leary did not know if he could serve as Chairman, due to his schedule. Mr. Laughlin would provide a resolution at the next meeting electing officers. Mr. Sevestre would continue serving as Chairman through the end of this meeting and upon his resignation, pursuant to the District's Rules of Procedure, the Vice Chairman would serve as Chair between the end of the meeting and until the next one.

TENTH ORDER OF BUSINESS**Public Comments**

Resident Alice Broadbent of Cross Pointe Way questioned who checked the lights as a light on Cross Pointe Way was lit 24/7 and a tree branch blocked the light. Mr. Sevestre requested that Ms. Broadbent take the number off of the pole and report it to Florida Power & Light (FPL) online, but they would not trim the tree. Ms. Broadbent requested that the CDD and HOA websites be combined as she wanted a website where everything was under one umbrella. Mr. Laughlin explained that the CDD was required to have a website by law to hold certain documents, but some communities had websites allowing for reservations and could have a tab linking the new website directly to the CDD website. Ms. Webb asked if they could have SMS blasts. Ms. Meadows stated they did not have one currently, but could do one, if there was interest. Ms. Broadbent questioned how they keep up with changing properties. Mr. Macke stated in most communities, they check the rolls and if someone moved out of the community, their access card was deactivated and when new residents picked up their access card, they received a welcome packet with pertinent information. In addition, the website address was posted on a marquis. Resident Hank Rosen of Cross Pointe Way noticed running sprinklers while driving down Leo Maguire Parkway at 4:30 p.m. and asked if they were on a timer. Mr. Macke

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confirmed that they had timers and would get with Brightview. A Resident thanked Mr. Sevestre for his service and requested a backboard on the tennis courts for people who wanted to practice. Mr. Laughlin would obtain proposals for one that connected directly to the fence.

ELEVENTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of Minutes of the September 21, 2023 Meeting**
- B. Balance Sheet as of September 30, 2023 and Statement of Revenues & Expenditures for the Period Ending September 30, 2023**
- C. Check Register**

Mr. Laughlin presented the minutes of the September 21, 2023 meeting, Balance Sheet and Statement of Revenues and Expenditures for the Period Ending as of September 30, 2023 and Check Register for October 19, 2023 for the General Fund in the amount of \$142,819.13 and for the Capital Reserve Fund in the amount of \$22,600.

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

TWELFTH ORDER OF BUSINESS


Next Scheduled Meeting – November 16, 2023 @ 6:00 p.m. @ St. Johns Golf & Country Club Meeting Room

Mr. Laughlin stated the next meeting was scheduled for November 16, 2023 at 6:00 p.m. at this location.

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

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 Secretary/Assistant Secretary

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 Chairman/Vice Chairman