

**MINUTES OF MEETING
SAMPSON CREEK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Sampson Creek Community Development District was held on Thursday, **December 19, 2024** 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:

Mike Yuro	Chairman
Graham Leary	Vice Chairman
Mike Davis	Assistant Secretary
Lori Weitzel	Assistant Secretary

Also present were:

Daniel Laughlin	GMS
Wes Haber <i>by phone</i>	Kutak Rock, LLP
John Westcott	Matthews Design Group
Haley Hadd	Vesta Property Services
Jim Masters	Vesta Property Services
Jason Davidson	Vesta Property Services
Kris Reinert	St. Johns Golf & Country Club
April O'Donnell	St Johns Middle School Athletic Association
Ian Demarre	Soft Crete
Residents	

The following is a summary of the actions taken at the December 19, 2024 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*)

Resident Mike McCormick of 604 Remington Court was in favor of the Amenity Center upgrade and encouraged the Board to proceed with it and do it right. Option 2 looked good, in

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his opinion, but requested that the Board look into sound attenuation. Resident Mary Bush of 907 Eagle Point Drive submitted a request for tennis court usage, but it was not on the agenda. Mr. Laughlin stated that it would be discussed under the Amenity Booking Request. Resident Kim Loferski of 906 Eagle Point Drive hoped that the pickleball amenity project was not approved.

THIRD ORDER OF BUSINESS**Amenities Booking Requests**

Mr. Yuro reported that there were requests from Liberty Pines Academy (LPA), Beachside and USTA for usage of the tennis courts. Ms. Hadd reviewed their schedules, but they could only be slightly accommodating. The calendar was revised to include the afternoon usage that the Beaches would use, but they could change to the morning. Ms. Kim Loferski, on behalf of LPA, requested three courts, two Fridays per month at 6:30 p.m. from January to March. In the Fall, they used three courts and there were no issues, as anyone was available to use the courts, when their match was finished. Mr. Davis asked are players coming from outside the community. Ms. Loferski confirmed that all the players, with the exception of two, were residents. It was open to anyone who was eligible, men and women. Ms. April O'Donnell, on behalf of St Johns Middle School Athletic Association (SJMSAA), requested two courts one day per week and three courts on Thursday from 4:00 p.m. to 6:00 p.m., but one of three courts would be open fairly quickly. On Wednesday, starting on February 12th, they would be able to play earlier, from 3:00 p.m. to 4:00 p.m. or 3:00 p.m. to 5:00 p.m. Ms. Hadd had an issue approving the three courts on Thursday, as a ball clinic used two courts, from 4:00 p.m. to 5:15 p.m. Ms. Loferski was amenable to using two courts, but for a longer time, as there were five matches and only this year, as courts at Beachside were being rebuilt.

Ms. Weitzel questioned the number of residents to non-residents. Ms. O'Donnell indicated an even distribution of residents to non-residents. Two years ago, they placed at Mills Field and last year, they placed at Beach Walk. Mills Field was a county park and was now filled with other schools. Beach Walk would not return their phone calls. Mr. Yuro noted that Beachside requested two courts, twice per week. Ms. Loferski indicated that it was only for the first two weeks and once their matches started, it could be decreased to once a week. There was the flexibility to start at 7:00 a.m. Mr. Yuro did not have an issue with LPA, Beachside and USTA using their courts, if it could be fit into the schedule and his only concern was having the courts booked up to where residents could not play. Mr. Davis recalled that he and his family

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wanted to use the courts two times in the last month at 5:00 p.m., but the courts were full and did not know if this would create an, until they received feedback. Ms. Loferski pointed out during her usage time, the courts were empty. Mr. Davis had no issue with USTA using the courts, as their timeframe that was well scheduled and tested. Ms. Weitzel pointed out on Wednesday, two courts were used for clinics and two courts would be used by LPA and Beachside during an overlapping time. Ms. Hadd suggested that Beachside practice on Wednesday morning, since there were no matches or clinics. Ms. Loferski agreed. Ms. Weitzel asked if all LPA matches were played at Sampson Creek. Ms. O'Donnell confirmed that there would be 10 matches, but there was a possibility of not needing to use the courts on some Thursdays. A Resident recalled that only one court was used on Wednesdays for the clinics. Mr. Yuro did not want the courts to be empty, when residents could use them. Mr. Davis requested that the calendar be posted. Ms. Hadd would post it on the bulletin board.

On MOTION by Mr. Yuro seconded by Ms. Weitzel with all in favor the requests from Liberty Pines Academy, Beachside and USTA for use of the tennis courts, subject to working with Ms. Haley Hadd on the final schedule was approved.
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Mr. Davis hoped that this all worked out well, but if there were any conflicts, it should be handled calmly. Mr. Yuro requested re-evaluating after the season ended and that LPA, Beachside and USTA come back to the Board, so that the Board could consider an ongoing schedule. The new General Manager of the St. Johns Golf & Country Club, Mr. Kris Reinert, introduced himself to the Board. He started on Monday, after moving from Charlottesville, Virginia, working for a community golf course and managing a golf course in Wilmington, North Carolina. Mr. Yuro asked if there was a new Superintendent and Assistant Superintendent. Mr. Reinert reported that the Assistant Superintendent was just promoted. Their Superintendent worked at TPC Sawgrass and a country club that had 36 holes in Ponte Vedra. His dad and grandfather were also Superintendents. Mr. Yuro requested that Mr. Reinert coordinate with Mr. Masters on maintenance responsibilities, so there was not a lapse in service. Mr. Reinert pointed out that the soccer field was sprayed yesterday and Mr. Dan Zimmer was still involved. Mr. Davis asked if the May start date for the greens renovation, was still on schedule. Mr. Reinert reported that the final permits were received last Friday, but unfortunately their contractor for the

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top tracer, picked up other business and they hoped to start after the holidays. It should not take more than two weeks and then the greens would be sprayed on March 28th, to kill the greens. In May, the greens would be re-seeded, for hopefully an October re-opening. In Charlottesville, a new putting green, took two and a half months to install and was perfect when he left. This one should be even better, considering the time of year it was being completed. Mr. Yuro appreciated Mr. Reinert coming to speak to the Board.

FOURTH ORDER OF BUSINESS

Request from SJMSAA/Liberty Pines for Tennis Court Usage

This item was discussed.

FIFTH ORDER OF BUSINESS

Update on Splash Pad Surface

Mr. Laughlin provided minutes summarizing the construction of the splash pad by Crown Pools (Crown) and introduced Mr. Ian Demarre of Soft Crete, who was present to answer the Board's questions. Mr. Yuro wanted to hear from Soft Crete on what was causing the surface to peel away. Mr. Demarre reported that he looked at the splash pad with Ms. Hadd and tested the water. The pH was quite low, causing highly acidic water, which over a prolonged period, deteriorated the rubber on the splash pad, the pavers around the edge and paint under the rubber and believed that the chemicals in the water were not being taken care of by the District's pool vendor. Mr. Laughlin pointed out that the pool was inspected by the Health Department, the pH level was within code and passed. Mr. Davis questioned when the Board agreed to install the surface and Soft Crete installed it, did Soft Crete know it was a treated water. Mr. Demarre confirmed that they knew it was treated water. They constructed several splash pads with treated water and there were no issues. Mr. Masters pointed out that the pH reading was only from one day and the log from their pool vendor, did not show that the pH level was low. Mr. Demarre recalled on another job, where the surface was deteriorating and the pH level was very low, which their pool vendor disagreed with. However, when he tested it again four days later with the pool vendor present, the pH level was low again. Mr. Demarre pointed out that he attended this meeting, to provide a solution, to prevent this situation from reoccurring.

Mr. Leary questioned how many similar splash pads Soft Crete installed. Mr. Demarre confirmed that they installed 10 splash pads, mostly in Canada and two in Florida, including this one. Most of their business was resurfacing concrete sidewalks and pool decks with rubber and

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polyurethane. Mr. Yuro admitted that he suggested Soft Crete, after they resurfaced his pool deck and patio, which was holding up fine, but it was not being submerged in water. Mr. Leary questioned the options that Mr. Demarre was proposing. Mr. Demarre proposed redoing the surface for \$6,000, which was half of the cost for the material and providing the labor for free and in addition, proposed applying a non-permeable antimicrobial waterproofing sealer over top of it for \$4,000. Mr. Leary questioned the amount that Soft Crete was paying and what would happen to the original surface. Mr. Demarre indicated that they were funding \$7,000. They would apply a primer over the top of the surface, which would bind everything together, before applying the product. Ms. Weitzel was not comfortable using the same product, as they were informed by another vendor that the material Soft Crete used was an EPDM rubber, which was suited for low traffic pool decks and playgrounds and did not work on splash pads, because it was submerged. Mr. Leary requested that Mr. Demarre leave the room so that the Board could discuss this matter. Mr. Haber pointed out that this was a public meeting and Mr. Demarre could be present. Mr. Ralph Darling of 1929 Glenfield Crossing questioned the acceptable pH level. Mr. Demarre stated that the target range was 7.2 to 7.4. Mr. Laughlin confirmed that they never failed a health inspection, as the pH was between 7.2 and 7.8. Mr. Yuro asked if the sealer was recommended when the original product was applied in January of 2023. Mr. Demarre recalled that he did not recommend it, because they typically did not have this issue.

Mr. Yuro inquired whether there was a warranty. Mr. Demarre confirmed that there was a three-year warranty, which would cover any rips, cracks or tears. Deterioration was not a warranty issue. Mr. Leary had concerns with redoing the splash pad with the same material and proposed that there the District receive full reimbursement of the \$12,000 or an amount in between and looking for a different solution. Mr. Davis agreed, as the surface failed and there was no evidence that it should have succeeded. Ms. Weitzel further agreed, as this was not the right surface for their splash pad. Mr. Yuro voiced concern about redoing the surface, as the rubber beads caused a secondary issue with the filtration and the pumps and questioned whether he needed to recuse himself from voting, since he recommended Soft Crete. Mr. Haber confirmed that Mr. Yuro did not have to recuse himself, unless he gained in a financial way by his vote. Mr. Yuro questioned the other options. Ms. Weitzel recalled that Ms. Nikki Mejia of Specialty Services, presented a proposal and provided an analysis of their current splash pad. They completed over 1,000 splash pads, five of which were in Jacksonville area. Mr. Demarre

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offered to provide a sample of what the splash pad would look like with the sealer. Mr. Yuro requested an actual sample and not a picture, as well as all options and making a decision at the next meeting. *Mr. Demarre left the meeting.*

Mr. Laughlin asked if the Board wanted to discuss the construction of the splash pad by Crown. Mr. Yuro felt that there was not much oversight during construction, as Crown may not have prepared the underlying surface properly, which caused the issues. Mr. Davis pointed out that it would be a nice outcome for the community, if the Board could have a resolution by the spring and was in favor of considering the maintenance coating that Ms. Mejia presented at the last meeting. Mr. Davidson pointed conflicting information on Soft Crete's website, because when asking if it was waterproof, they stated that it was not a standalone product; however, it could be made waterproof when used in conjunction with the membrane. Mr. Laughlin believed that they were referring to the sealer that Mr. Demarre mentioned and wondered why it was not used before. Mr. Davidson indicated their website also mentioned that the surface did not need to be sealed, but it should and resealed every two years. Mr. Davis questioned the District's legal options on the deterioration of the splash pad. Mr. Haber felt that the strongest case that the District had against Soft Crete, given the warranty language and the proposal, was for the preparation of the surface, as two different professionals indicated that Soft Crete needed to do more than just cleaning the surface, in order for it to adhere appropriately. However, Mr. Demarre seemed more focused on the chemical issues. Therefore, the question was what recourse the District should take with Soft Crete. If the CDD was going to pursue legal action against Soft Creek, it would be for a breach of contract and not for warranty type actions. However, Mr. Haber did not recommend filing a lawsuit, as litigation was expensive for a \$12,000 contract, but the Board could send a demand letter to Soft Crete.

Regarding the discussions with Crown regarding the cracks that existed, Mr. Haber recalled that the Board was well of aware of them, discussed it in detail and withheld payment until there was a resolution, but the amount of time that occurred between Crown's performance and now, was problematic from a Statute of Limitation standpoint. Mr. Laughlin reported that he spoke with Crown and they were willing to help in any way to resolve the issue with the Soft Crete surface. Mr. Yuro agreed that no action should be taken against Crown, due to the actions of the prior Board and was in favor of obtaining proposals for the next meeting, making a decision at the January meeting and sending a demand letter to Soft Crete. Mr. Davis did not

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want to send the letter, until the Board made a decision. Mr. Leary wanted to consider the AquaFlex material and visiting splash pads where it was installed such as Lonnie C. Miller Park and Hanna Park in Jacksonville. Mr. Masters would request a list of facilities from Ms. Mejia and obtain further references at Mr. Leary's request. Mr. Davis requested a complete proposal from Ms. Mejia for the next meeting. Mr. Laughlin recalled that it was \$24,000 for the product and \$6,000 to \$7,000 to remove the old surface. Mr. Leary requested information on Specialty Services maintenance program. Ms. Weitzel requested that the Board make their decision with the best possible future in mind for the splash pad. *There was Board consensus for staff to obtain proposals for the next meeting and making a decision at the January meeting.* Mr. Davis thanked staff for inviting Mr. Demarre to the meeting.

SIXTH ORDER OF BUSINESS

BrightView Landscape Update

A. Annual Operations Calendar

An annual calendar of tasks was included in the agenda package.

B. Quality Site Assessment

Mr. Masters presented BrightView's report, which was included in the agenda package. Representatives of BrightView would attend when necessary. Mr. Daniel Bauman was onsite last week to address several areas. Repairs were currently being made. After Mr. Davis complained about the price for the mainline repair, it was cut in half. For the most part, things are looking better. At this time, there was a great deal of cleanup work that BrightView was completing, such as cutting back cord grasses in many areas. In January, they would start on the common areas, as a chipper was needed to cut back the wood-line, to haul the material away. Once the work started in January, they would have a priority list of areas to be addressed. Mr. Leary asked if the Kudzu would be cut back, if it was a problem in certain areas of the community, such as along Leo Maguire Parkway. Mr. Masters indicated that they would go up 10 feet, unless a tree was in decline, as it was more of a visual issue and recommended choosing the worst areas and hiring a tree company to clean it up. Mr. Davidson pointed out in other communities, they look for where the Kudzu was evasive and pull them back and suggested segmenting the work out throughout the years, based on the amount. Mr. Laughlin recalled several Districts looking into it and it was expensive, as anything along the preserve area, needed to be hand trimmed. Mr. Davis voiced concern that once it was cut, it would come back. Mr. Masters explained if it was at the

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base of a tree, the vines would die in the tree, eventually falling out of the tree. Mr. Davis noted in the second week in January, BrightView would be cutting back the wood-line in Hampton Crossing. Mr. Masters would use this as a test area, as well as one area on Eagle Point Drive and would be out there when they started the work, to ensure that it was the correct area or if they needed to go further.

Mr. Leary reported that the pond bank at Leo Maguire Parkway and St. Johns Golf Drive, was dying, especially towards Leo Maguire Parkway, which may be due to a chemical or gas leak from the mower. In addition, there were dead patterns in the sod in between the road and the sidewalk, which continued down the pond bank. Mr. Yuro pointed out that it was an area that he mentioned to Mr. Masters on their drive through, which was by the 18th tee box. Mr. Masters would work with BrightView on re-seeding this area. Mr. Leary pointed out that the flower beds looked horrible. Mr. Yuro agreed, as over the years, they were shrinking and different colors were used. The flowers at the 210 entrance were yellow and purple, versus red and white at other entrances and wanted to ensure that BrightView was not reducing or scaling back on the flowers. Mr. Masters indicated that when asked, BrightView provided the flower count, which was the same as prior years, but this was the worst looking area and suggested informing BrightView what they wanted to increase this area and negotiate the cost. Mr. Leary questioned the large amount of irrigation breaks. Mr. Masters did not know why, but other properties that were the same age, had similar issues, as pipes were failing and did not think that BrightView was creating the issues. Mr. Davidson believed that it had to do with the age of the community and the length of time that it was in the ground. Mr. Davis noted that the grass in front of St. Johns Golf Drive looked good.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber recalled discussion at the last meeting regarding electric bikes and whether they could be prohibited from using golf cart paths, if the community was made into a golf cart community. Based on his research, an electric bike was within the definition of a bike in the St. John's County Code and there was no prohibition on riding a bike, electric or otherwise, on golf cart paths. Therefore, the Board was in a similar position as golf carts and not having the authority to regulate who was using the golf cart paths or CDD roads, as long as they were using them in accordance with St. Johns County laws. However, the CDD had the ability to regulate

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the types of golf carts or bikes used on recreation property and at the last meeting, the Board took action to prohibit electric bikes on CDD recreation property. Mr. Leary recalled that this item was first discussed under the Security Update, when Mr. Davis noted a number of recent incidents with gas powered motorcycles and the Board asked Mr. Haber, at the last meeting, to look at what other communities were doing regarding. Mr. Leary agreed that gas powered motorcycles and golf carts were a problem in the community, questioned whether there was a safety issue and what options they had. Mr. Yuro felt that this issue was outside of the CDD's control, as they were on public roadways and suggested having the St. Johns County Sheriff's Office (SJSO) monitor it or change the times that they were in the community. Mr. Laughlin would inform the Sheriff's Department that there was an issue and to monitor it better but heard that someone was caught.

Mr. Leary voiced concern about golf carts that were not registered with the office, which was a requirement set by the Board. There was also discussion at the last meeting about sending communication out to residents regarding motorized vehicles. Mr. Davis suggested sending out a generic message to residents, encouraging them to follow State regulations and not ride on the grass and be aware of the safety of others. Ms. Weitzel was more concerned with golf carts and e-bikes, as it increased their chances of accidents occurring near the soccer field and around the playground. Mr. Davis did not see any value in registering golf carts. Mr. Laughlin recalled that the issue was with kids that were driving golf carts too fast and requiring golf carts to be registered was discussed in 2018, but no action was taken. Mr. Yuro requested that the security guard walk around the property and stop anyone driving too fast and informing them that this was not acceptable on CDD property. Ms. Weitzel suggested installing a fence around the playground area, where they had the greatest chance of accidents. Mr. Davis suggested obtaining proposals. Mr. Davidson would send out the email to residents and include links for rules on e-bikes and golf carts to educate residents.

B. Engineer

Mr. Westcott reported that he tried to obtain a digital copy of the Gym layout and was waiting for a response.

C. Manager

There being no comments, the next item followed.

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D. General Manager**1. Report**

Ms. Hadd presented the General Manager's Report, which was included in the agenda package. A Santa's workshop event was held last Saturday, which the kids enjoyed. It was different than what was held in the past and was well received with many positive comments. Mr. Yuro questioned the number of kids that attended. Ms. Hadd confirmed that 100 people attended. They had a "*Create-a-Creature*" activity, which was like Build-A-Bear. Ms. Weitzel attended with her family and felt that it was one of the best events that they had for the kids. Ms. Hadd heard from the Fire Inspector today and they recommended that panic hardware be installed on all gates, to override the push to exit button, specifically on the exit gate at this facility. They also recommended that the occupancy load of the deck must be visible and that the lock on the rear gate close to the splash pad be replaced with panic hardware, so people could exit in an emergency. Mr. Yuro asked if it could be completed without running electricity to it. Mr. Masters indicated that a fence company came out last week, to provide a price on a panic bar with sound and install fencing on the gate, so that someone could not stick their hand through and push the bar, which was \$9,000. Mr. Yuro was surprised that they had to do this after 23 years and requested that staff confirm whether they were grandfathered in, as he assumed that this was for new construction requirements. Ms. Hadd believed that it was not notated as locked on the plans, but now that the Fire Marshall inspected the locks on the gates, they requested it. Mr. Davis agreed with having a panic bar on the front gate, because in the event of a power failure, there was no easy exit. Mr. Masters offered to review the Fire Department's Report, to see what they were requiring, obtain additional proposals and report back to the Board.

2. Gym Equipment Renovation

Ms. Hadd reported that she met with Mr. Leary and Stacy on December 6th, to discuss the possibility of replacing the equipment and recommended that the cardio equipment remain, since it was replaced recently. However, the fitness and strength equipment should be updated, as all but three pieces of the strength equipment, were purchased in 2012 and there was significant wear. Most of the equipment should have instructions on how to use it, but it was peeled off. She requested quotes from Technogym and Commercial Fitness for the strength equipment, as it had significant use. The dumbbells could be replaced by staff, but the racks had wear and tear,

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because weights up to 50 pounds were being placed on it. There were holes at the bottom of the wall, in between the base of the floor and the metal mesh under the mirror, as people were slamming heavy dumbbells into the wall. In addition to speaking to Technogym and Commercial Fitness, Ms. Hadd spoke to Rivertown and Julington Creek, who most recently acquired new equipment and were informed that they both used Techno Gym. Commercial Fitness used Matrix equipment, which was used in Baileys Gyms and LA Fitness. At the next meeting, she would provide more of a concrete proposal as well as ideas. Mr. Masters asked if there was a recommended area to spend money on and the cost to do so. Ms. Hadd felt that the dumbbell area was the worst and recommended replacing the racks and dumbbells. A new rack and weights would be between \$10,000 and \$15,000.

Mr. Davis asked if they needed more weights. Ms. Hadd felt that this Fitness Center was fine the way it was, as there were doubles of 5 through 50-pound dumbbells and single dumbbells of 6 through 90 pounds. No one was using above 90 pounds but recommended purchasing two new saddle racks. Mr. Yuro requested that Mr. Laughlin determine where this expenditure would be paid from. Mr. Laughlin reported that it would be a capital expense. Mr. Davis asked if it was in the Reserve Study. Mr. Laughlin would see if it included the Gym equipment. Mr. Leary requested more than one quote, as this was a large expense, as well as a warranty and maintenance program and any leasing options. Ms. Hadd confirmed that Techno Gym and Commercial Fitness offered lease to own options. Ms. Hadd reported that the problem with the jack sound camera was found. Mr. Laughlin cautioned about discussing the security system at a public meeting. Ms. Hadd pointed out that a lock box must be installed at the bottom of the pole, in order to install the equipment. The original quote that was approved by the Board, was for a single lens camera, not a 360-camera. If the Board wanted to have a 360-camera installed, the quote must be adjusted. Mr. Yuro asked if staff had the camera, the difference in price to upgrade it and what the recommendation was. Ms. Hadd reported that they had the camera, but they did not yet provide a price and recommended the 360-camera, in order to see the parking lot, basketball court and soccer field. Mr. Yuro requested a price for the camera and box for the next meeting.

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E. Field Operations Manager**1. Report****2. Lake Doctors Report**

Mr. Masters presented the General Manager's Report, which was included in the agenda package. They were continuing to work with BrightView every week, to ensure that the District received what they were paying for. He met with the Chairman last week, to discuss areas that BrightView did not believe was their responsibility, as Mr. Yuro wanted mulch and pine straw in some of these areas. Mr. Masters planned to purchase and install the pine straw for \$300 to \$400, since BrightView wanted to charge \$800. He asked BrightView to trim bushes and cord grasses off of the sidewalks. However, there may be expenses from him, which he would obtain approval from Mr. Davis for, but these would be for small amounts. Mr. Yuro was in favor of doing what they could to keep the community looking good, but at the same time, did not want to absolve BrightView for something that they should be doing. Mr. Leary agreed. Mr. Masters would provide prices for pressure washing at the next meeting, as curbs, islands and sidewalks needed to be pressure washed at the entrance, from Leo Maguire Parkway to St. Johns Golf Drive, as well as the Eagle Point and Stonehenge entrances. Mr. Davis understood that a resident wanted curbs to be pressure washed throughout the community. Mr. Masters recalled that the HOA required homeowners to pressure wash in front of their house. Mr. Davis would find out.

In response to Ms. Weitzel's question about whether there could be a fence to enclose the playground, Mr. Masters indicated that to enclose the playground 308 feet, three gates would be required; one on the tennis court side, one on the court path side and one in front of the soccer field but asked if there needed to be access control. Ms. Weitzel preferred only a fence to keep the kids in and non-residents from using it. Mr. Masters recommended a chain link or 4-foot fence, like the pool area, which would be in the \$9,000 range and posting signs to discourage non-residents. Mr. Yuro preferred a 4-foot-high aluminum fence, due to the concerns with golf carts. *There was Board consensus for Mr. Masters to obtain proposals and provide at the next meeting.* Mr. Masters pointed out that Vesta staff was utilized to complete many tasks and a maintenance person was working 20 hours per week, doing a large amount of work, including electrical work, due to their experience, which saved the District a great deal of money. Yesterday, the maintenance person spent two hours blowing leaves off of the tennis courts, in preparation for a tournament.

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EIGHTH ORDER OF BUSINESS**Discussion of 420 St. Johns Golf Drive
Control Structure Washout**

Mr. Laughlin recalled that the Board approved the proposal from Atlantic Pipe Services (APS) at the last meeting, but there was a misunderstanding, as \$5,280 proposed, to clear and camera the pipes leading to the control structure at 420 St. Johns Golf Drive, did not include the installation of a camera. It was only to jet it out. The amount to include a camera and clean it out, was \$9,070. The other proposal from Duck Duck Rooter, was to jet it without the camera. The Board selected APS, because the camera was important. Mr. Yuro was in favor of having a camera, as they did not know what the issue was. Mr. Westcott pointed out that installing a camera was the only way to be sure that nothing was in the pipe running to the pond. In addition, APS was vacuuming the material out, versus Duck Duck Rooter jetting it out, meaning less issues down the line. Mr. Davis was in favor of proceeding with the proposal from APS, as there had been a problem for five years. Mr. Laughlin pointed out in the proposal, there was an area marked where the blockage was.

On MOTION by Mr. Yuro seconded by Mr. Davis with all in favor the revised proposal with Atlantic Pipe Services to install a camera in the amount of \$9,070, replacing the proposal approved at the last meeting was approved.

NINTH ORDER OF BUSINESS**Future Amenity Capital Improvements**

Mr. Laughlin presented a list of future capital projects, which was included in the agenda package and included the amenity room enhancement, pool area enhancement, pickleball courts, tennis court enhancement, playground enhancement, fence around playground and upgrade to fitness equipment. Mr. Davis requested that content be added to this list as discussed, such as the Amenity Center upgrade that Resident Mike McCormick of 604 Remington Court discussed at the beginning of the meeting and the pickleball courts, which Resident Kim Loferski of 906 Eagle Point Drive mentioned. Mr. Leary recommended discussing with residents, the next steps, prioritizing projects, removing and adding items and where it would be funded. Ms. Weitzel felt that the Board was moving forward, as they upgraded the fitness equipment at this meeting. Mr. Laughlin would include a column for estimated costs and revise it after discussion on the amenity room.

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TENTH ORDER OF BUSINESS**Discussion of Sidewalk Repair**

Mr. Masters reported that Precision Sidewalk Safety (Precision) completed their next set of grinding and were currently at the end of St. Johns Golf Drive. They were asked to provide a list of specifications for the remainder of sidewalks in the community, which were an inch and above and estimated to cost \$40,000 to \$60,000, not including the work that was an inch and under. Precision could not provide a definite number, but would provide a ballpark; however, they asked what to do when they reached a resident's driveway. Mr. Masters requested that Precision provide the address where a driveway was a problem, as the CDD would not make repairs to driveways, but this would be a Board decision. Mr. Laughlin recalled one CDD where a corner of a driveway was bad and the HOA sent a letter to the resident and the resident repaired it. Mr. Leary requested that Mr. Masters look at a cement driveway that was high, at the intersection of St. Johns Golf Drive and Eagle Point Drive, 50 yards to the right of the tee. Mr. Masters reported that 2 Men Concrete would start work on six or seven areas tomorrow. Mr. Davis asked if he reached out to HOA management, to see if they were sending out a communication to residents about the edges of driveways. Mr. Masters confirmed that he did not do so. Ms. Hadd was trying to contact the HOA regarding a homeowner on Eagle Point Drive, but no one was responding. Ms. Weitzel recalled that Mr. Mike McCormick was the HOA President. Mr. Davis would contact an HOA Board Member who he had contact information for, but requested that there be communication with residents.

Mr. Masters reported that he spoke to 2 Men Concrete about the installation of the pavers on the soccer field and spoke to the Chairman about the house on Stonebridge Path Court, where pavers were uneven due to tree roots. Mr. Yuro questioned whether the pavers needed to be there and requested that staff speak to the resident, which they did yesterday. The resident preferred removal of the pavers, as people walked on them, to cut through his yard, instead of crossing the road, to get to the sidewalk on the other side. The pavers would be removed, tree roots would be cut and soil and sod would be added, but the resident requested a portion from his driveway to his front doorstep, remain, which was more than reasonable. Mr. Yuro recalled that the pavers were installed by the developer, as model homes were in this cul-de-sac, but it did not go anywhere. Mr. Leary suggested speaking to other residents in this cul-de-sac, which Mr. Yuro did not object to. Mr. Davis requested that this item be included on each future agenda, so residents had a chance to respond.

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ELEVENTH ORDER OF BUSINESS**Discussion of Pool Renovation**

Mr. Davidson reported that two different contractors were onsite, evaluating the pool deck and River Stonework provided a bid for \$79,405, but it only included demolition of the entire area and installing new pavers and walls. It did not include the ramp, landscaping, irrigation or drainage, but he contacted additional landscape companies to see if they would be interested in this work and was waiting to hear back. Mr. Leary recalled that five contractors were interested. Mr. Davidson pointed out that he contacted 11 contractors; one was not interested, four went to voicemail and did not return his call and four were sent plans, but he had not heard back from them. Mr. Yuro questioned why River Stonework did not include the ramp, if they were doing all of the hardscape. Mr. Davidson was informed that they only installed pavers and demolished the area. Ms. Weitzel asked if they were hoping to find a contractor that did everything or if it was normal to find contractors that piecemealed the work. Mr. Davidson indicated that it was easier to have one contractor, instead of two, as things could go wrong, but if they only had one responsive bidder, they needed to find somebody else. Mr. Davis recalled receiving a proposal from Urban Edge. Mr. Laughlin stated that they would provide the plans.

TWELFTH ORDER OF BUSINESS**Discussion of Amenity Meeting Room Upgrade**

Mr. Laughlin reported at the Board's request, he provided photos of Option 3 for the amenity room and an estimated cost from an architecture firm that Matthews found, between \$300,000 and \$400,000, which would include the structure, interior finishes, mechanical and electrical components and plumbing fixtures. Resident style equipment, any furnishings, civil and landscape work, were not included. There would also be \$30,000 to \$35,000 in fees for the architectural, mechanical, electrical, plumbing and structural work. This option was just to knock the wall back and install windows. Ms. Weitzel recalled discussing combining the pool amenity room upgrade with the pool landscaping. Mr. Yuro explained that Option 3 widened the room, but recommended placing the kitchen off to the side, such as at Murabella, South Hampton and South Durbin, to make the room more functional, including windows overlooking the pool and raising the ceiling. Mr. Davis was in favor of raising the ceiling, installing wooden beams, putting the kitchen against the wall and having a separate counter, so that people could converse and liked the idea of having windows overlooking the pool.

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Mr. Yuro proposed looking into options that would not cost \$350,000 and not entail any major structural widening, such as raising the ceiling, adding windows or a separate counter. Mr. Davis was in favor of exploring all options, not using the walls for storage and including sitting areas near the windows. Mr. Yuro suggested including a storage area. Mr. Leary thanked Mr. Laughlin for providing this information, as he was in favor of it and would be a great enhancement for this community, but once they decide on whether they wanted further details for Option 3 or looking at other options, asked if the next investment was \$30,000 to \$35,000 for the design plans. Mr. Davidson clarified that the \$30,000 to \$35,000 was for the architectural plans. Mr. Leary requested that this item be included on the next agenda for discussion. Mr. Davis felt that this project and the pool deck project were appealing and they just needed to figure out the best way to do it. At an event that his wife attended last night, many people mentioned how much they wanted to see the upper pool deck renovated, so that it would be used.

THIRTEENTH ORDER OF BUSINESS**Contracts Reviews/RFPs**

Mr. Laughlin presented an agreement tracker, which was included in the agenda package. A column was added for the first contract date, which was requested at the last meeting. Mr. Leary questioned the status of Request for Qualifications (RFQ) for engineering. Mr. Laughlin indicated that this item would be on the January agenda. Mr. Yuro explained with an RFQ, they were not going to receive prices. Mr. Leary recalled this being mentioned two meeting ago and when he requested the RFQ, it was not due to the price.

FOURTEENTH ORDER OF BUSINESS**Supervisors' Requests**

Mr. Yuro asked if there was an open Board position, which needed to be advertised. Mr. Laughlin confirmed that it was advertised and resumes would be considered at the January meeting. There was discussion to present the two that were received, at this meeting, but with the holidays, it was pushed to the January meeting. Mr. Davis requested another communication to residents between now and the next meeting regarding the open Board seat, felt that the Board had come a long way in the last year and thanked staff and the Board for all of their hard work, as there was great progress.

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FIFTEENTH ORDER OF BUSINESS**Public Comments**

Mr. Ralph Darling of 1929 Glenfield Crossing suggested that staff evaluate the filtration system for the pumps at the pool and splash pad. Mr. Laughlin confirmed that the pumps were maintained and filters were changed when needed. However, the splash pad had a UV filtration system, but it was functioning well. Mr. Darling pointed out that the purpose of the UV was to treat the water but not filter it and if the filter needed to be changed, this was the time to do it. Mr. Masters confirmed that the equipment was working well, but as the rubber continued to break down, the beads would clog all of the equipment. However, the pool vendor had an attachment to catch the beads and the problem with the splash pad, was with the breakdown of the surface. Mr. Leary recalled that Ms. Mejia recommended installing a sock into the filtration system to catch the beads. Mr. Darling requested not using Soft Crete and walking away from them. Mr. Davis asked if there were updates on the wall. Mr. Laughlin reported that the vendor received the agreement and were reviewing it. They looked at the area yesterday, to assess the best way to access it. Mr. Davidson was waiting to hear from the excavator.

SIXTEENTH ORDER OF BUSINESS**Approval of Consent Agenda**

- A. Approval of Minutes of the November 21, 2024 Meeting**
- B. Balance Sheet as of November 30, 2024 and Statement of Revenues & Expenditures for the Period Ending November 30, 2024**
- C. Check Register**

Mr. Laughlin presented the Minutes of the November 21, 2024 Meeting, Balance Sheet and Statement of Revenues and Expenditures for the Period Ending November 30, 2024 and Check Register for December 19, 2024 in the amount of \$89,187.08. The District was currently under budget.

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

SEVENTEENTH ORDER OF BUSINESS

**Next Scheduled Meeting – January 16,
2025 @ 6:00 p.m. @ St. Johns Golf &
Country Club Meeting Room**

Mr. Laughlin stated that the next meeting was scheduled for January 16, 2025 at 6:00 p.m. at this location.

December 19, 2024

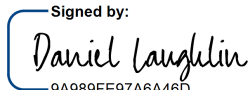
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EIGHTEENTH ORDER OF BUSINESS

Adjournment

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

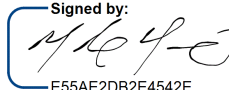
Signed by:

A blue ink signature of Daniel Laughlin, written in a cursive style.

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Secretary/Assistant Secretary

Signed by:

A blue ink signature, likely of the Chairman or Vice Chairman, written in a cursive style.

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Chairman/Vice Chairman