

**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, **February 20, 2025** 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:

Graham Leary
Mike Davis
Lori Weitzel
Kyle Geary

Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Daniel Laughlin
Wes Haber *by phone*
John Westcott
Haley Wyckoff
Jason Davidson
Daniel Bauman
Residents

GMS
Kutak Rock, LLP
Matthews Design Group
Vesta Property Services
Vesta Property Services
Brightview

The following is a summary of the actions taken at the February 20, 2025 regular meeting of the Board of Supervisors of the Sampson Creek Community Development District.

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

Pledge of Allegiance

The Pledge of Allegiance was recited.

SECOND ORDER OF BUSINESS

Public Comment *(regarding agenda items listed below)*

The following residents addressed the Board:

February 20, 2025

Sampson Creek CDD

- Mr. Tom Ballas of 761 Eagle Point Drive requested that the Board have an understanding of the types of people that lived in the community, before the bond funds were spent. Mr. Leary pointed out that they did not have this information, but it was something that they could look into. Mr. Laughlin directed Mr. Ballas to the website, where there were minutes of prior discussions, but noted there was \$500,000 left over from 2020 bond issuance for the road resurfacing; however, it could not only be spent on specific items.
- Ms. Mandy Riceman of 1033 Meadow View Lane questioned who made the decision on the amenities and if there would be a survey on how residents wanted the money to be spent. Mr. Davis indicated that the Board would make this decision and this item would be addressed later in the agenda. The idea of the future amenity project list was to see what residents wanted to spend the \$500,000 on. The Board was discussing each item, narrowing them down and presenting to the community for input. Mr. Leary recalled that a survey was sent out to the community, but there were only 30 responses.
- Mr. Dan Lawlor of 864 Eagle Point Drive asked if there was a time limit to spend the bond funds. Mr. Haber explained that the bonds were issued to complete the roadway projects and the enhancement of some amenities. Representations were made that the funds would be spent within a five-year period from the date of the bonds, but it was not required to be spent within the five years, as long as the Board was actively exploring how to spend the funds. However, the bonds were not intended to be a reserve account. Mr. Leary recalled that the Board also had the option to return the money and pay down debt.
- Mr. Charles Gardner of 1888 Cross Pointe Way appreciated the Board looking at different ways of keeping the community amenity rich and be competitive with the new communities.
- Ms. Erika Folterman of 340 St. Johns Golf Drive asked if the \$500,000 in leftover bond funds, could be used to pay off the bond for residents who purchased their homes 22 years ago. Mr. Davis indicated that if the Board decided not to spend the money and to return it, a formula could be worked out by management and legal staff, to distribute the funds appropriately.

February 20, 2025

Sampson Creek CDD

- Ms. Heather Lister of 1781 Highland View Drive was a realtor and agreed with Mr. Gardner, that they needed to keep the community amenity rich, to retain the value of their homes and be competitive with other communities. Buyers were not just looking at the home, but at the entire package and encouraged the Board to determine the best use of the funds.

FOURTH ORDER OF BUSINESS

Organizational Matters

A. Consideration of Appointing a New Supervisor to Seat 2 (11/2028)

Mr. Laughlin reported that two resumes were received for Seat 2, which expired in November of 2028: one from Ms. Erika Folterman and the other from Mr. Kyle Geary. Ms. Folterman introduced herself to the Board. She was a mom to a four-year-old who was just starting Kindergarten at Liberty Pines Academy and felt that she would be a good fit to the Board with her financing experience. Mr. Geary introduced himself to the Board. He moved into the community in 2021, had 10- and 6-year-old sons and wanted to contribute to the character of the community. Mr. Leary questioned the two things that both candidates liked about the community and what they would like to change or improve. Ms. Folterman liked the tree lined streets, as it was unique to the community and how residents maintained their property, but wanted to prevent speeding in the community, whether it was installing speed bumps or setting a 15 to 25 miles-per-hour (mph) zone. Mr. Leary agreed, as the radar sign posted at the entrance showed that drivers were going 50 mph heading out of the community. Mr. Geary loved the size of the neighborhood and trees, which beautified the community, but wanted to remove the hedges at the walkway near the field, as it created a blind spot for kids playing at the playground, with the motorized scooters.

Ms. Weitzel was hesitant about appointing Ms. Folterman to the Board, as she lived on her street and there were issues with where the bus stop was located, as it was in front of Ms. Folterman's house at the end of the block. Ms. Folterman wrote letters to the county about her grass being ruined from kids running all over her lawn, resulting in kids who lived on the street, including her own, to walk into the street to get to the bus stop, after she turned on her sprinklers at 7:30 a.m. If Ms. Folterman was sorry to hear that Ms. Weitzel felt that way. She turned on her irrigation three years ago, when there were irrigation issues on her property. When the timer was set, it caused the irrigation to turn on during school times for two weeks and was not intentional. It was subsequently changed. Ms. Folterman never wrote a letter to the county, but did write one

February 20, 2025

Sampson Creek CDD

to the HOA about kids running on her lawn when her roof was being repaired, as there were nails in the grass. She never meant to be confrontational and apologized to the mothers of the kids. Mr. Davis asked if the candidates had prior experience sitting on a CDD or HOA Board. Ms. Folterman indicated that she never served on a CDD or HOA Board. Mr. Geary pointed out that he was a member of an HOA Board in Houston, for a 2000 home community and currently served on the Silverleaf Master HOA Board. Mr. Davis felt that Mr. Geary would be an asset to the Board, due to his experience.

On MOTION by Mr. Davis seconded by Mr. Leary with all in favor appointing Mr. Kyle Geary to fill Seat 2 was approved.

B. Oath of Office for Newly Appointed Supervisor

Mr. Laughlin, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Kyle Geary.

C. Consideration of Resolution 2025-03, Designating Officers

Mr. Laughlin reported that after each election, the Board was required to elect officers. Mr. Mike Yuro currently served as Chairman, Mr. Graham Leary as Vice Chairman and the remaining Board Members as Assistant Secretaries, Mr. Daniel Laughlin served as Secretary and Treasurer, Mr. James Oliver, Ms. Marilee Giles, Mr. Darrin Mossing, Ms. Patti Powers and Mr. Matt Biagetti as Assistant Treasurer and Ms. Marilee Giles, Mr. James Oliver, Mr. Darrin Mossing and Mr. Matt Biagetti as Assistant Secretary. He requested that the Board add Mr. Geary as Assistant Secretary.

On MOTION by Mr. Davis seconded by Ms. Weitzel with all in favor retaining the same officers and adding Mr. Kyle Geary as Assistant Secretary as evidenced by the adoption of Resolution 2025-03 was approved.

FIFTH ORDER OF BUSINESS

Amenities Booking Request

Mr. Chris O'Connor, President of the Stingrays Swim Team, requested permission to use the Sampson Creek pool for the Stingrays Summer swim season, which runs from April 29th through July 14th. There were expected to be 35 non-residents on the team this year, due to

February 20, 2025

Sampson Creek CDD

residents aging out and moving on to other sports and requests from residents of St. Johns Forest, joining the swim team. Due to situations that occurred last year, Mr. O'Connor asked if parents could bring tents down to the pool deck and store them underneath the slide and for some climate-controlled storage to store concession supplies. If there were funds available, they would be happy to contribute. Mr. Leary directed Mr. O'Connor to work with Ms. Wyckoff. Ms. Wyckoff pointed out that as far as storage, there were three closets in the Gym, but they were being used for security, housekeeping and another swim team. The only other available space, was the closet next to her office, but it stored the Summer Camp and event supplies. However, she was amenable with tents being stored under the slide. Mr. Davis questioned the number of non-residents last year and the number of participants on the swim team. Mr. O'Connor stated there were 119 total participants. Ms. Weitzel was amenable to having 35 non-residents. Mr. Geary felt that it was great that kids from other neighborhoods filled the open spots, in order to keep the team, the same size.

On MOTION by Mr. Davis seconded by Mr. Leary with all in favor the request for the St. Johns Stingrays Swim Team to use the Sampson Creek pool for the 2025 Season was approved.
--

Ms. Wyckoff presented a request from the Liberty Pines Academy (LPA) football team, for approval to use the Sampson Creek field for their Spring and Fall practices on Monday, Tuesday, Thursday and Friday from 5:30 p.m. to 7:30 p.m. Their Spring season was from March 31st to May 9th and their Fall season was from July 14th to October 31st. The total participants would be 60, including 30 to 40 residents. Mr. Davis pointed out that July to October was a long stretch of time. Ms. Weitzel asked if 5:30 p.m. would interfere with Summer Camp. Ms. Wyckoff confirmed that it would not interfere with it, but it could coincide with their fun Friday events on the field. Mr. Davis assumed that LPA would not need the entire field. Ms. Wyckoff indicated that LPA asked for the entire field, but if they did not have all 60 kids, they could switch over to another field. Mr. Davis recalled that LPA made this request, due to the lack of fields and were not only going to use this field. Ms. Wyckoff pointed out that in August, the request was for three days, but the Board only approved two days. Mr. Davis liked that the field was being utilized; however, allowing LPA to use it for four days, was too much, as there was a tremendous amount of kids on the field, a conflict that occurred and wear and tear on the use of

February 20, 2025

Sampson Creek CDD

the field as a football field when it was intended to be a soccer field. Mr. Leary did not want to approve this request at this meeting, since it was received as this meeting started, versus in advance and it was outside of their policy for the field, which was for it to be used once a week for two hours on Mondays, Tuesdays and Thursdays only. Ms. Weitzel requested that LPA attend the next meeting. *There was Board consensus to table this request to the next 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. Daniel Bauman of BrightView provided the following report:

1. The crew has continuously been working on Winter cutbacks. All that remained was some tender plant material that they recommend leaving alone, until there was warmer weather.
2. Recommend looking into replenishing the certified playground mulch.
3. The flower bed at the tip of the island on St Johns Golf Drive, would be extended at no cost to the District. It was planned for completion during the upcoming Spring flower rotation at the end of March.
4. Plant material was damaged by the last freezing temperatures. They recommend not cutting the plant material back until warmer weather was expected. Some frost damage was observed on the fronds of the Pindo Palm located in the pool area. It may take up to a year for the Palm to exhibit additional signs of stress due to the cold.
5. Brightview was currently responsible for the upkeep of the Bermuda grass area located just beyond the hedges of the soccer field.
6. As Spring approaches, it was a good time to discuss forthcoming landscape projects.
7. The wood-line cutback was currently in progress, with the aim of completing it by the end of Winter.
8. Hedges around the tennis court area was scheduled to be trimmed on January 13th.

February 20, 2025

Sampson Creek CDD

Mr. Leary pointed out that there were weeds in the Bermuda grass just beyond the hedges of the soccer field and asked if there was a fertilizer and weed treatment program to eradicate the weeds. Mr. Bauman confirmed that there was an agronomics program and would include this area. Ms. Weitzel hoped that the flowers would start to look bigger and fuller in the Spring. Mr. Bauman confirmed that this was their hope. Ms. Weitzel was happy to see that the playground mulch was being replenished.

C. Proposal for Sod Replacement Near Cart Barn

Mr. Laughlin presented a proposal from BrightView, to replace sod near the cart barn, in the amount of \$1,045.95. Mr. Bauman indicated that an aerial view and a picture of the area, was provided. Mr. Leary did not think that everything needed to be replaced, as the Clubhouse side, was starting to pick up and recommended fertilizing it. Mr. Davis felt that they should wait for the area to improve. Mr. Leary pointed out that the only area needing to be replaced was the dead spot by the concrete, as well as some areas on the left side of the tennis court that looked barren, but questioned whether the cause of the dead spots was due to lack of irrigation. Mr. Bauman indicated that that this area was bare since they took over and believed that it was due to golf cart use. Ms. Weitzel recalled that the barriers were not there in the past and people used to drive golf carts up that path. Mr. Leary noticed that irrigation was included in the proposal and asked if they needed to pay for it. Mr. Bauman indicated that monthly checks were included, to ensure that the area was irrigated properly.

Mr. Leary recalled bringing up at prior meetings about having bulk bids, for other areas that needed to be sodded, such as the entrance to St. Johns Golf Drive and Leo Maguire Parkway and requested the sod requirements, as well as the most effective way to install the sod. Mr. Davis noted that 2.5 pounds of sod was installed on Eagle Point Drive, between Holes 4 and 5 and asked if they were responsible for the grass on the other side of the sidewalk. Ms. Weitzel believed that the other side was the responsibility of the golf course. Mr. Leary requested that BrightView provide a bid and a recommendation. Mr. Davidson felt that the logical approach, was going through the areas that needed to be sodded and working with BrightView, as well as waiting for the area near the cart barn to improve and see if there were options for top dressing, which would enrich the soil and provide cost savings. However, if it did not come back, they would sod it. They would also look at the other areas, to determine which ones needed to be

February 20, 2025

Sampson Creek CDD

sodded or top dressed, in order to make bulk purchases and would come back to the Board. There was Board consensus to table this item until the next meeting.

D. Eagle Point Enhancements

Mr. Laughlin presented proposals from BrightView to enhance Eagle Point Drive. Mr. Davis pointed out that the areas were at the corner of Eagle Point Drive and Leo Maguire Parkway, which they discussed three months ago. Mr. Laughlin indicated that three options were provided. Mr. Leary voiced concern that anything low would get covered with leaves, but preferred Option #1, as it was simple and would spruce up the area. Ms. Weitzel agreed, as Option #2 looked busy. Residents at the meeting felt that the area needed to be spruced up, as there was dead plant material and although the Magnolia was beautiful, it needed to be trimmed back. Mr. Bauman would have it trimmed and pointed out that the plant material being proposed, was low light tolerant and recommended Option #1, due to its simplicity, but they would look into providing a canopy for the Magnolia. Ms. Weitzel felt that anything more than Option #1 was a waste.

On MOTION by Mr. Leary seconded by Ms. Weitzel with all in favor Option #1 of the BrightView proposal to enhance Eagle Point Drive in the amount of \$4,556.90 was approved.

E. Proposal for Upgrading Landscape Beds on Leo Maguire

Mr. Laughlin presented a proposal from BrightView to upgrade landscape beds along the exit side of Leo Maguire Parkway. Mr. Davis recalled the Board receiving this proposal several months ago and requested that it be revisiting again for the Spring. Mr. Leary pointed out that there were three beds between the sidewalk and curb on County Road (CR) 210 and St. Johns Golf Drive on the exit side. Ms. Weitzel questioned the light coverage. Mr. Bauman indicated that what they were proposing was shade tolerant. Mr. Leary asked if there were currently flowers in those beds. Mr. Bauman stated there was Society Garlic, which had the potential to bloom, depending on the amount of sunlight. Mr. Leary recalled that two beds had flowers and the one closer to the traffic light, had a perimeter of Podocarpus hedge around it. Mr. Davidson felt this was a likely solution; however, Society Garlic was inconsistent in its performance, but what was being proposed, would do well in this area, as it would complement what was at the

February 20, 2025

Sampson Creek CDD

front entrance, which was what they were looking for. Out of the three options, Mr. Leary felt that Options #2 and #3 looked busy and preferred Option #1, which was clean. Mr. Bauman noted that all of the proposed plants were deer resistant, especially the Society Garlic. Option #1 was for Shell Ginger and Liriope, Option #2 was for Shell Ginger, Tractor Seat plants and Holly ferns and Option #3 was for Philodendron, Pringle Podos and Arboricola. Mr. Davidson preferred Option #2, but having less plants. *The Board agreed.*

On MOTION by Ms. Weitzel seconded by Mr. Davis with all in favor Option #2 of the BrightView proposal to upgrade landscape beds on Leo Maguire Parkway in the amount of \$3,807.68 was approved.

Mr. Leary wanted to keep the basketball court erosion and Oak trees from the St. Johns Golf Drive entrance to the golf course, on his list. Mr. Davis requested that Mr. Davidson and Ms. Wyckoff communicate with the golf course regarding the area from the street side of the green from Hole #4, which was better now, since the space between the sidewalk and the street had sod, but it could still be improved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber reported as directed by the Board, he sent a letter to Soft Crete to demand payment of \$7,000 for the original splash pad installation, but there was no response. Federal Express was able to confirm that it was delivered earlier this week or late last week but were unable to get a signature. He would continue to monitor it.

B. Engineer

Mr. Westcott obtained three proposals to repair the 60-inch equalizer pipe. Two of them were approximately \$12,000 and one was \$18,000; however, the two \$12,000 proposals were for a basic repair, which could cause issues as far as change orders, versus the \$18,000 proposal, which was more detailed and was exactly what they needed. Mr. Davis asked if this was for the sinkhole on Hole #7. Mr. Westcott replied affirmatively. Mr. Laughlin recalled that the Board discussed this repair being made, once the greens work by the golf course, was completed. Mr. Davis requested that the proposals be included in the next agenda package for consideration.

February 20, 2025

Sampson Creek CDD

C. Manager

There being no comments, the next item followed.

D. General Manager**1. Amenities and Operations Report****2. Lake Doctors Report**

Ms. Wyckoff presented the General Manager and Lake Doctors Reports, which were included in the agenda package. She was working with a vendor that was used previously for the tennis court cracks, which were discussed at the last meeting and should have a report at the next meeting. The new dumbbells were installed, which the Board and residents appreciated. The old ones were donated. The junction box for the camera at the basketball court parking lot, was installed. Jax Sound quoted a price difference of \$637, to upgrade to a 360° camera. Mr. Leary reported that he and Ms. Wyckoff met with the golf course, as a result of the last meeting, to discuss the cost of the soccer field and obtain a revised specification. They expected to receive their response shortly. There was another quote, but as expected, it was a lot less.

3. Proposals for Pool Area Gate Exit Bars, Playground Fencing and Main Entrance Security Gate

Ms. Wyckoff recalled that the Board had questions on the main egress and how it would work with their system. The exit button would go away and an electrical strike would be installed. When someone tapped their card, the electrical strike would allow the gate to open. The same with the crash bar, like the current door handle. Mr. Davis asked if this was planned for two gates. Ms. Wyckoff confirmed that the quote from Hardwick Fence Co. (Hardwick), was for two gates, this gate and the one to the splash pad, but then the vendor offered to cut this price in half, because the back gate would not have any electrical component to it. This gate would have a crash bar and the electrical component, because it was the main entrance to the area. The third proposal was for the front gate. Mr. Davidson pointed out that there would be an additional charge of \$1,500 for access control, the waterproof rim door strike, labor for the installation and testing. As Hardwick was installing the gate, the access control vendor would be onsite to install the strike and low voltage, so that everything was active. Mr. Davis recalled that the proposal for the gates was \$4,522 to install the crash bar on the gate behind the splash pad and \$4,877.87 to

February 20, 2025

Sampson Creek CDD

convert the front gate to a panic bar exit. Ms. Wyckoff noted that there would be mesh on both gates, so people could not stick their hand through to push the bar.

On MOTION by Mr. Davis seconded by Ms. Weitzel with all in favor the proposal with Hardwick Fence Co. for the access gate at the splash pad in the amount of \$4,522, for the security gate at the main entrance in the amount of \$4,877.87 and for the electrical work in the amount of \$1,500 was approved.

4. Proposal for Lifeguard Services

Mr. Davidson presented a proposal for lifeguard services for the Fiscal Year 2025 season and the following schedule:

- March 14th through March 23rd for Spring Break, Monday through Sunday from 12:00 p.m. through 6:00 p.m.
- March 24th through May 29th for Pre-Summer Break, Saturday and Sunday, holidays included, from 12:00 p.m. through 6:00 p.m.
- May 30th through August 10th for Summer Break, Monday through Sunday, holidays included, from 10:00 a.m. through 7:00 p.m.
- August 11th through September 1st for Post-Summer Break, Saturday and Sunday, holidays included, from 12:00 p.m. through 6:00 p.m.

Mr. Davidson explained that the difference from last year to this year, was changing the opening time of the slide from 12:00 p.m. to 10:00 a.m., which was a request from patrons using the pool. The proposed amount was \$60,888.33. Ms. Weitzel questioned why they did not start until 12:00 p.m. in the prior year. Ms. Wyckoff recalled that the swim team practices were over before then. Mr. Laughlin pointed out that the budget for this line item was \$46,000, which was based on prior years. Mr. Geary asked if additional lifeguards were required. Ms. Wyckoff confirmed that there would be three guards: one for the top of the slide, one at the bottom of the slide and one at the gate. Mr. Davidson indicated that everything would be the same, except for two additional hours during the Summer and the rate increasing from \$21.40 to \$23.09. This was due to the increase in minimum wage, which was consistent with other facilities and for one to two Supervisors. Mr. Leary questioned the difference between the \$46,000 that was budgeted and the \$60,888.33 proposed amount and how much was based on the rate and hours. Mr. Davidson estimated a 60/40% split on rates versus hours.

February 20, 2025

Sampson Creek CDD

Ms. Weitzel asked if residents wanted the pool to open earlier. Ms. Wyckoff indicated that especially on weekends, many parents would come into the office, because the office opened at 10:00 a.m. on Saturday and requested lifeguards. In addition, many kids were waiting for the slide to open around 10:00 a.m. Mr. Leary was not in favor of opening the slide earlier, due to the increase from \$46,000 to \$60,888.33. Mr. Geary questioned the cost if the pool was open at 11:00 a.m. Mr. Davidson stated if they had the same hours as last year, the cost would be \$54,723.30. Mr. Geary felt that was reasonable. Mr. Leary suggested starting with this, reviewing it over the Summer and adjusting accordingly. Mr. Laughlin pointed out that the District would not be charged for rainy days, when the lifeguards were sent home. Mr. Davidson indicated that there would be a savings, if they had a season like last year, as he did not expect the lifeguards to sit around doing nothing when it was raining. Resident Ralph Darling of 1929 Glenfield Crossing Court recalled difficulty with the supervision of lifeguards in the past and requested that the General Manager supervise them, since Mr. Davidson confirmed that the lifeguards were Vesta employees.

On MOTION by Mr. Leary seconded by Ms. Weitzel with all in favor the proposal with Vesta for lifeguard services for Fiscal Year 2025 in the amount of \$54,723.30, maintaining the existing hours was approved.

- **Proposals for Pool Area Gate Exit Bars, Playground Fencing and Main Entrance Security Gate (Cont.)**

Mr. Davis recalled that when the fencing was discussed, they skipped over the playground fencing. Mr. Laughlin asked if there was any feedback on the colored flags showing where the fence would be installed. Ms. Wyckoff indicated that she kept moving the flags and tried to replace them often, but they started to disappear. Some residents were in favor of it, to keep the kids in the playground, but some were against it, as it would make it less inviting. Mr. Davis pointed out that the only feedback that he received, was through the email that Ms. Wyckoff distributed and requested that there be a single subject email regarding the fence be sent, between this meeting and next, as it was a visible change in the neighborhood and consider it at the March meeting. Mr. Laughlin suggested having a yes or no survey. Mr. Davis preferred to provide the diagram and quote to residents with the email, in order to solicit input. Mr. Leary did not see any harm in doing so but liked having surveys. Ms. Weitzel had seen responses on

February 20, 2025

Sampson Creek CDD

social media, for or against it and looked at playgrounds at other neighborhoods, which were fenced in. It was a safety issue, especially with the increase in golf cart traffic and electric scooters. The fence may not be aesthetically pleasing, but they needed to look out for the young children in the neighborhood. However, if the Board Members wanted to send out a survey, they would receive the same responses as the prior survey. Mr. Geary was in favor of having a fence, as there were many toddlers and many electric scooters. Ms. Weitzel understood when the playground was built 20 years ago, there was no heavy golf cart traffic and e-scooters and e-bikes, were not a problem, but it has increasingly become a problem and the community must adapt to what was occurring.

Resident Mandy Riceman of 1033 Meadow View Lane felt if they installed the fence, it would take it away from the other amenities. Mr. Leary pointed out that it was a small cost. Mr. Laughlin indicated that it could be paid out of the capital and was not a large expense. Resident Cindy Stevens of 2024 Glenfield Crossing Court asked if there was an option to install speed humps, to stop the golf carts and electric scooters. Mr. Leary recalled that he raised this option at the last meeting, but Mr. Yuro reminded the Board that golf court maintenance staff used the road. Resident Shane Harrell of 1872 Cross Pointe Way felt that they needed to adapt to ever changing technology, such as e-bikes and having the fence would protect the safety of residents. However, there were things that they could do to make it more aesthetically pleasing. Mr. Laughlin pointed out that it would match the existing architecture and tie into the back fence. Resident Heather Lister of 1781 Highland View Drive asked if the gate would have security access. Ms. Weitzel confirmed that it would not have this access, as running electrical, would significantly increase the cost, but having a gate would deter people from coming in. Ms. Lister pointed out that the playground would eventually need to be updated and suggested installing the fence and gate at the same time. Ms. Weitzel recalled that replacing the playground equipment was on the future amenity project list. Resident Joel Wood of 933 Brookhaven Drive felt that upgrading the playground was a great option, if it made parents happy, but the fence should be installed now and then they could discuss upgrading the playground.

Resident Charles Gardner of 1888 Cross Pointe Way was in favor of putting in a fence for the 800 homes in the community, as folks coming off of CR 210, utilize their facilities, without paying to use them. Mr. Leary pointed out that it was a challenge to control it, since they were not a gated community, but they had security. Mr. Gardner did not see any patrols like they

February 20, 2025

Sampson Creek CDD

once did and security requesting IDs and requested that the Board consider options, to ensure that residents enjoyed what they paid for and to keep their children safe. Mr. Davis recalled that they had the same level of security and felt that they had adequate coverage, as he noticed the security guard on a regular basis around their amenities and checking IDs in the Gym. Resident Sabrina Rathjen of 813 Hampton Crossing Way pointed out that the tennis team used the benches and picnic tables. Ms. Wyckoff stated that it was outside of the fence line. Ms. Weitzel agreed that the playground equipment was not in good shape and it made sense to obtain quotes on different options. Mr. Leary preferred to have a better understanding of the current issues with the playground, the original cost to install the playground equipment and what other communities had for the playgrounds. Ms. Weitzel pointed out that maintenance walks the playground at least once a week, trying to fix all the pieces of wood that were loose, fallen off or decaying and re-tightens the rock wall handles. There was Board consensus to table the playground fencing at this time.

EIGHTH ORDER OF BUSINESS

Appointment of Audit Committee

Mr. Laughlin reported that the District's audit was up for renewal and under the Florida Statutes, a separate Audit Committee was required to be established to issue a Request for Proposal (RFP) and requested that the Board appointed themselves as the Audit Committee. Mr. Leary asked if it was for a specific time period. Mr. Laughlin indicated that proposals would be received and either at the March or April meeting, there would be an Audit Committee meeting to rank the proposers.

On MOTION by Mr. Leary seconded by Mr. Davis with all in favor the Board appointing themselves as an Audit Committee in order to issue a Request for Proposals for auditing services was approved.

NINTH ORDER OF BUSINESS

Future Amenity Capital Improvements

A. Pool Deck Renovations

Mr. Davidson obtained four proposals for the pool deck renovation. The first proposal was from River Stonework, for the demolition, hardscape, landscape fencing and irrigation, but was looking for more of a turnkey quote. The second proposal was from T.N. Lee Services, LLC., which did not provide a breakdown and was \$100,000 more than the other quotes. The

February 20, 2025

Sampson Creek CDD

third proposal was from Live Aloha Landscape, in the amount of \$179,706.79, which included everything except for sod. The last proposal was from Urban Edge, which was a full turnkey quote, like Live Aloha Landscape, in the amount of \$164,417.80. However, it did not include sod and a handrail, which would cost an additional \$2,000 to \$3,000 in sod and \$5,000 to \$6,000 for 115 feet of railing. Mr. Laughlin pointed out that taxes were included, which would be omitted. Mr. Davis asked if he contacted other contractors. Mr. Davidson indicated that he contacted vendors through email or phone, but some never provided a proposal. Kelly Martin and Coastal Landscapes were not interested in the project. With the upcoming pool season, Mr. Davidson did not expect to hear from any other vendors.

B. Amenity Meeting Room Upgrade

Mr. Leary recalled that the amenity meeting room upgrade was discussed six months ago, as it was not competitive to other communities in this area, to hold events, as it was originally a Gym and preferred having a room like South Hampton. An architect was consulted, to see what they could do with this room and three different options were provided, one of which was to leave the circumference of this room the same size. The other two options were to expand the room. At the last meeting, the Board discussed Option #1 and obtaining costs. He and Ms. Wyckoff met with Brighton Hall, an architect, three weeks ago. The Board also discussed at the last meeting, creating a space to put all of this furniture, to create more room, as well as expanding the ceiling, to open up the room more and demolishing a wall, to install windows. Brighton Hall provided a proposal of \$199,000, to create a 200 square foot space for the storage of furniture, including walls and new cabinetry. However, it did not include moving the wall, including a deck or patio or raising the ceiling, because there were 2-foot trusses, which made it challenging. However, they could install a skylight and changing the tiles to make it appealing. No appliances or more modern furniture were included; however, \$20,000 to \$30,000 of contingency was included.

Resident Heather Lister of 1781 Highland View Drive questioned the purpose of upgrading the meeting room, as it was utilized for Summer Camp and there would be kids in wet bathing suits. The main purpose of the room, was to have meetings and if they spent a great deal of money, questioned what would happen to the room. Mr. Davis explained when the Gym was moved, this space had minimal use, because it was crowded and discombobulated. The floors

February 20, 2025

Sampson Creek CDD

and ceilings needed to be re-done. Ms. Weitzel questioned how appealing the room was to future residents. Ms. Lister indicated that people looked at the Clubhouse as an amenity, even though it was independent of the CDD and HOA and did not feel that it was lacking. Mr. Davis felt that this was great feedback and by putting in windows, people could see the pool deck. Ms. Lister believed that it would be aesthetically pleasing, but not for \$400,000. Mr. Leary pointed out that the \$400,000 was one option and they were looking at other options to reduce the cost. Resident Chris O'Connor of 1920 Glenfield Crossing Court requested a scoreboard for the swim team. Mr. Davis directed him to work with Ms. Wyckoff on a solution, to bring back to the Board. Resident Mandy Riceman of 1033 Meadow View Lane felt that it needed to be a multi-use space for the kids, as the Summer Camp utilized the room, the majority of the time. Resident John Williams of Eagle Point questioned whether the price could be negotiated. Mr. Laughlin explained that there were multiple proposals from multiple companies, but sometimes there were issues with getting people to bid and they go with the lowest price. Mr. Williams offered to help negotiate every contract. Resident Rachel Leffers of 967 Eagle Point Drive recalled being charged \$100 when she wanted to rent this room a couple of weeks ago for a school group and inquired whether the cost would increase if they updated the room. Mr. Davis indicated that it would not change, but special exceptions were made for local groups, as they were not looking to make a profit. If the cost was too high, she could contact Ms. Wyckoff. Resident Dan Renda of 900 Brookhaven Drive recalled that Shearwater's meeting room, recorded their meetings and played it back on TVs in residents' homes. Mr. Leary offered to discuss it, but voiced concern if the meeting was long es.

On behalf of all residents that used the Gym, Resident Hank Rosen of 1912 Cross Point Way requested that the Gym equipment be replaced, as it was 12 years old. Ms. Wyckoff obtained past history from Mr. Laughlin and confirmed that the strength equipment was purchased from Sears 12 years ago, but the cardio equipment was new and did not need a great deal of maintenance. She obtained proposals from Techno Gym, Commercial Fitness and Life Fitness and would provide a comparison at the next meeting. Mr. Leary suggested looking into a lease option. Ms. Wyckoff pointed out that all three proposers provided options to pay outright for the equipment, which included a lease option. Resident Dan Renda of 900 Brookhaven Drive recommended that the security guard go around the most used amenity with a clipboard. Ms. Wyckoff believed it was the Gym, but Mr. Leary noted that the basketball court was highly used.

February 20, 2025

Sampson Creek CDD

Mr. Davis felt that the amenity that was the most important, was the one that was the most important to the user and the community was doing a good job of keeping the amenities balanced, as long as they were doing basic maintenance. Resident Sabrina Rathjen of 813 Hampton Crossing Way questioned the status of the pickleball court. Mr. Davis recalled that the Board discussed pickleball for 18 months and Mr. Yuro provided spec drawings for three or four different locations, such as the basketball court, next to the soccer field, where the fence was coming off the pool and the cemetery area. A firm was hired to perform a sound study and an engineering firm provided quotes. However, based on negative input from Brookhaven residents, the Board decided to shelve it, but it could be revisited at any time.

Resident Cindy Stevens of 2024 Glenfield Crossing Court questioned the process to reconsider pickleball. Mr. Davis recommended that Ms. Stevens review prior meeting minutes and if residents were in favor of it, she could bring back realistic suggestions and recommendations. Resident Dan Renda of 900 Brookhaven Drive questioned the cost. Mr. Davis recalled that the cost for two pickleball courts was \$250,000. Mr. John Dodi of 908 Brookhaven Drive pointed out that Brookhaven residents were not in favor of it, because they did not want the courts in their backyard. Resident Heather Lister of 1781 Highland View Drive recalled many emails when the pool deck was re-done six years ago and the tremendous amount of community input at that time and questioned why they had to go through this process again. Mr. Leary recalled a prior Board Member requesting this project and the other Board Members wanting to obtain costs, as all they had were drawings. Mr. Davis pointed out that the design of the pool deck had not changed and residents could form a committee to discuss it and provide input. The question was what residents wanted and how to get there. Mr. John Dodi of 908 Brookhaven Drive pointed out if they added another amenity, their insurance premium would increase, as well as the upkeep of the amenity. Mr. Leary pointed out that the challenge was finding a location for pickleball that was not near homes. There would Board consensus to keep the amenity meeting room upgrade and pool deck renovation on the agenda, include an item for playground enhancement and replacing old playground equipment and obtain prices for the playground equipment and for an architect to prepare the design plans.

TENTH ORDER OF BUSINESS**Contracts Reviews**

There being no comments, the next item followed.

February 20, 2025

Sampson Creek CDD

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS

Public Comments

Mr. John Dodi of 908 Brookhaven Drive appreciated everything that the Board was doing and requested that they do not take anything personally. Resident Rachel Leffers of 967 Eagle Point Drive suggested that the Board look at playground equipment for middle schoolers. Resident Mandy Riceman of 1033 Meadow View Lane requested that the Board look at plastic playground equipment.

THIRTEENTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of Minutes of the January 16, 2025 Meeting**
- B. Financial Statements as of January 31, 2025**
- C. Check Register**

Mr. Laughlin presented the Minutes of the January 16, 2025 meeting, Financial Statements as of January 31, 2025 and Check Register for February 20, 2025 for the General Fund in the amount of \$69,729.63 and Capital Reserve Fund in the amount of \$46,471.09. The District was currently under budget.

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

FOURTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – March 20, 2025 @ 6:00 p.m. @ St. Johns Golf & Country Club Meeting Room

Mr. Laughlin announced that the next meeting was scheduled for March 20, 2025 at 6:00 p.m. at this location.

FIFTEENTH ORDER OF BUSINESS

Adjournment

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

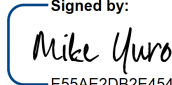
February 20, 2025

Sampson Creek CDD

Signed by:

9A989FE97A6A46D...

Secretary/Assistant Secretary

Signed by:

E55AE2DB2E4542E...

Chairman/Vice Chairman