

**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, **June 19, 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:

Mike Yuro	Chairman
Graham Leary	Vice Chairman
Mike Davis	Assistant Secretary
Kyle Geary	Assistant Secretary

Also present were:

Daniel Laughlin	GMS
Wes Haber <i>by phone</i>	Kutak Rock, LLP
Tyler Smith	Matthews
Jason Davidson	Vesta Property Services
Stephanie Taylor	Vesta Property Services
Residents	

The following is a summary of the actions taken at the June 19, 2025 Board of Supervisors meeting of the Sampson Creek Community Development District.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the meeting to order at 6:05 p.m. A quorum was present.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Public Comment *(regarding agenda items listed below)*

Resident Jerry Brannon of 918 Eagle Point Drive lived in the community for 22 years and his property backs up to water. Lake maintenance had been good and there were only a few

June 19, 2025

Sampson Creek CDD

issues, but this past Spring, water grass started growing along there and was not dissipating. They did spray, but in the last couple of months, it attracted muck, which keeps growing each week. Pictures were provided to the Board. The concern was that it would continue to grow and would attract water moccasins and hoped that Lake Doctors could remedy the situation. Mr. Laughlin reported that Mr. Davidson met with Lake Doctors onsite. They had treated the ponds as much as they could, but the solution was to remove the water grass from the ponds manually. Mr. Davis asked if they surveyed other ponds to see if the same condition existed. Mr. Davidson indicated that there were some issues with algae in several ponds, which he was working on with Lake Doctors. They were treating it two weeks at a time, but they could not overtreat it. He was monitoring those ponds. Mr. Yuro recalled that this was the pond that they had complaints about from other residents, as material was accumulating in the corner of this pond and requested that Lake Doctors to provide a picture of each pond that they were inspecting in their report. He also suggested stocking some fish in this pond to eat the algae and requested that Mr. Davidson speak to Lake Doctors about this matter, to ensure that they were doing all that they could. Mr. Davidson obtain proposals to stock the ponds. Mr. Yuro concurred. Resident Ralph Darling of 1929 Glenfield Crossing Court noted that the banks needed to be resprayed on Pond 25A, to kill growth along the bulkhead.

FOURTH ORDER OF BUSINESS

Amenities Booking Request

Mr. Laughlin received a request from the Supervisor of Elections to hold a primary election on August 18, 2026 and a general election on November 3, 2026 from 7:00 a.m. to 7:00 p.m., like in past years.

On MOTION by Mr. Yuro seconded by Mr. Leary with all in favor the amenity booking request for the Supervisor of Elections to hold a primary election on August 18, 2026 and a general election on November 3, 2026 was approved.

FIFTH ORDER OF BUSINESS

Consideration of Request for Partial Easement Release (808 Eagle Point Drive)

Mr. Laughlin received a request for a partial easement release at 808 Eagle Point Drive, which was included in the agenda package. He originally sent the survey but resent the actual drawings of where the proposed screen enclosure would go. Since this was a permanent screen

June 19, 2025

Sampson Creek CDD

enclosure, as opposed to a fence or pavers, it would be an actual easement release, as opposed to allowing something in the easement that could be removed. It was provided to the District Engineer. Of the 15-foot easement, 10 feet would be used by the screen enclosure, leaving 5 feet, but it appeared that a pipe was running underground. Mr. Smith pointed out that a catch basin was listed on the survey but did not on the as-builts and recommended approving the request, if there was no pipe, as he did not see a problem with it, but suggested getting confirmation first, due to the catch basin at the top left of the survey. Mr. Yuro pointed out that it was buffer easement, not a drainage easement. Mr. Smith confirmed that it was listed as a wetland buffer easement and surmised that the homeowner added a catch basin at one time, as it was not on the CDD's drainage plans. Mr. Laughlin reported if this was approved, an agreement would be drafted for the release of the easement and would be recorded with the property. Mr. Yuro reported that they had small backyards and received many of these requests. The last one took almost two years to resolve with the county, as the county required a plat change, requiring a surveyor to review the plats. He was fine with approving it but recommended reaching out to the county to see what they would require. Ms. Taylor would follow up. Mr. Davis felt that this request was reasonable but questioned the purpose of having an easement. Mr. Smith explained that it was to protect the wetlands but did not see anything of concern in the as-builts, but the drainage easement on the southern side of the property, was a different story.

On MOTION by Mr. Davis seconded by Mr. Geary with all in favor the Request for Partial Easement Release for 808 Eagle Point Drive was approved subject to an agreement.

SIXTH ORDER OF BUSINESS

BrightView Landscape Update

- A. Annual Operations Calendar**
- B. Quality Site Assessment**
- C. Dirt Washout by Basketball Court**

Mr. Laughlin stated that an annual calendar of tasks was included in the agenda package, along with BrightView's Quality Site Assessment (QSA). Mr. Davidson reported that the new planted holly ferns on Leo Maguire Parkway were not doing well and would be switched out to Liriope. He was waiting to schedule it. The latest installment of sod going down St. John's Golf Drive, was taking well at the beginning of the entry. There was some brown on the top, which he had concerns with and would be discussing with Brightview, along with a brown section behind

June 19, 2025

Sampson Creek CDD

the basketball court, which was holding water and was too wet. However, when he looked at it, it felt the same as the other area where it was green. He would keep pressing with BrightView to get better results. The irrigation on the north side of St. John's Golf Drive, Hole #17, was operable. It was currently running three days a week. He was working to address a plan for the sod repairs. With the help of Mr. Leary, they identified some additional areas that would need top dressing or sodding. The additional sod between Holes #4 and #5, have now been completed. On Hole #6, they were supposed to remove the stump and grind two dead trees but did not know anything about it and would get with BrightView for further clarification. They approved two dead trees going down Leo Maguire Parkway, heading toward Eagle Point on the left-hand side, which were removed. New flowers were scheduled to be installed on July 4th.

Mr. Leary recalled Mr. Davidson informing him that someone had turned off an irrigation valve in the last couple of weeks. Mr. Davidson confirmed that it was a gate valve. Mr. Leary noted instances of irrigation timers being turned off, which could be resolved by locking the timers. Mr. Davidson did not have any insight as to why a valve would shut off and would speak to Mr. Chris Reinert of St. Johns Golf & Country Club about it, as it may be part of their renovation. Mr. Leary pointed out if someone was sabotaging their irrigation by turning off the timer, they may decide to turn off the valve. Mr. Laughlin indicated that there was a picture of a dirt washout by the basketball court. Mr. Leary wanted the Board to see it, as it occurred due to a massive storm after the last meeting. Mr. Yuro asked if there was other ground cover that they could use, as sod would not work. Mr. Laughlin wondered if they could use Florida Native plants. Mr. Leary was meeting with BrightView and discussing some ideas. Mr. Davis recommended thinning out the trees, to allow sunlight to come in and for the grass to grow. Mr. Yuro agreed with putting grass back there but did not want to keep spending money to put something in that would not work and requested input from the experts. Mr. Davis noted the area between Holes #4 and #5, between the sidewalk and the street, looked bad, but was under the control of the golf course. Since they had trucks of sod coming in every morning, they should figure out how to spread some sod into that area. If sod could not grow there, the CDD could work with the golf course to find a ground cover that worked.

June 19, 2025

Sampson Creek CDD

SEVENTH ORDER OF BUSINESS**Discussion of Field Maintenance**

Mr. Davidson recalled at the last meeting, there were some follow-up questions about the proposals and went back to each vendor with those questions, which they answered and updated their proposals, which were provided to the Board. They were able to get those proposals as close to apples to apples as far as the scope. Agrow Pro provided a cost of \$24,600 annually for athletic field maintenance and Troon provided a cost of \$29,500. There were questions that had to do with the inclusiveness of the irrigation and if a mainline break were to occur, whether they would include it. Troon specified that the proposal was reduced to specifically what was on that soccer field, such as the three-quarter inch pipe. They wanted to just be responsible for the irrigation on the field and be able to control it, so if there was a break, it was included in the proposal, but if it was outside of that area, BrightView would be responsible for it. Agrow Pro did not include any irrigation repairs. Mr. Davis pointed out that the golf course included a 3% annual increase, but Agrow Pro did not include any increase. In the comment section, Mr. Yuro noted that Agrow Pro indicated that they would bring two different mowers out to get the different heights. Mr. Leary pointed out that the Agrow Pro proposal was lower by \$3,700, but they must bring in people and vehicles, whereas Troon had all of their staff and vehicles onsite and questioned why the Troon proposal was not lower. Mr. Laughlin indicated that it was higher due to the irrigation repairs. Mr. Leary stated this was not a dealbreaker.

Mr. Leary felt that Troon was massively overcharging the CDD, which staff discussed with them, but Troon said if the CDD wanted the field to look better, they should pay Troon more, which was crazy, but thanks to Vesta and their recommendation to use Agrow Pro, there was proof that the CDD was being overcharged. Therefore, he had no issue switching to Agrow Pro, if Vesta had no issue using them as an alternative supplier. Furthermore, Mr. Leary wanted the Board to make a decision, as they were burning cash. However, to help balance the scales, he wanted Troon to maintain the field on their dime for the rest of the year and provide a new contract to commence on January 1st, because if the Board did not approve it tonight, they would have to wait until the August meeting. Mr. Laughlin pointed out that there must be a 30-day termination, but questioned if BrightView would still do the irrigation, if Agrow Pro took over. Mr. Davis indicated that Agrow Pro would ensure that there was enough water on the field. Mr. Laughlin pointed out that Bartram Springs used Agrow Pro. Mr. Yuro must recuse himself from

June 19, 2025

Sampson Creek CDD

voting, as he was working with the golf course. Mr. Haber advised that Mr. Yuro could participate in the discussion and abstain from the vote.

Mr. Yuro understood the issues in the past with Troon and the cost, but he was leaning more towards engaging Troon, due to their proximity and being able to respond quickly to irrigation breaks or lack of irrigation, as the irrigation element could easily make the contract with Agrow Pro more expensive. The main thing was that they wanted the soccer field to look good, as it was the highlight of their amenity area. At this time, it was looking good and he did not want to see it change. Mr. Davis was more impressed with Agrow Pro but could go with either one. Mr. Geary was leaning towards Troon continuing to maintain the soccer field, considering that they would be paying for the irrigation system and overseeding. The cost was more, but Troon was onsite and pay into this community. He felt that it was not constructive to discuss their overcharging. Mr. Leary questioned the effective date. Mr. Laughlin anticipated a July 1st start date, if it was approved at this meeting, the agreement was drafted, reviewed and signed by both parties. Mr. Leary asked if the CDD paid for June. Mr. Laughlin must check. Mr. Davidson reported that they generally paid in advance. Mr. Haber believed that Troon would work with the CDD, since they were staying with the same company.

On MOTION by Mr. Leary seconded by Mr. Davis with Mr. Geary, Mr. Davis, and Mr. Leary in favor and Mr. Yuro abstaining, approving the Troon proposal for athletic field maintenance effective July 1st was approved 3-0.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no comments, the next item followed.

B. Engineer

Mr. Smith reported that Mr. Silverstein was obtaining proposals for the liner at 420 St. John's Golf Drive. It would be summarized in a table that would be provided to the Board at the next meeting. He just needed to collect a few more that did not arrive in time. Mr. Yuro recalled that they were waiting for a proposal to repair the erosion around the structure. Mr. Smith indicated that he spoke to three different vendors and two visited the site, but due to how small the project was and the access points, no one would provide a proposal. Mr. Laughlin received

June 19, 2025

Sampson Creek CDD

confirmation from the resident and his neighbor that it had not been discharging since it had been cleaned. Mr. Smith asked if the Board wanted to leave it alone. Mr. Laughlin pointed out that there was still a washout around the structure, but the pipe was fine. Mr. Yuro noted that the washout was technically on the homeowner's property, because it extended into the lake, but preferred to leave it alone, as it was not impeding the function of the lake. However, if the resident complained and wanted the bank to be repaired, they needed to take down their fence, in order for a contractor to go back there and fix it. Otherwise, they did not have access to it. Mr. Davis was in favor of staff informing the homeowner that they could not get a contractor to come out because of the conditions, but the Board would work with them if they provided access to the fence. *There was Board consensus.*

Mr. Smith reported that there was an exploratory dig last week, on the Hole #7 storm pipe repair. On June 24th, they will plug the miter end sections, excavate the area and make the repair, weather pending. Mr. Yuro requested that either Mr. Silverstein or Mr. Smith be onsite, as Mr. Silverstein warned the Board about the contractor, Armstrong, who had the lowest price, as they tended to raise their prices. According to the contract, they were supposed to plug both ends, dig down, install the pump, pump the water out and make the repair, but the contractor dug down without plugging the pipe at either end. The pipe ended up being submerged under 2 to 3 feet of water. They then tried to claim that there was high ground water and they would have to dewater the area, resulting in the CDD paying more money. Thankfully, Mr. Silverstein informed them that they did not do it properly. Mr. Smith pointed out that all of this was documented in an email. In addition, Mr. Yuro noted that there was a two-week delay from when they started and their window for access was starting to shrink, as the golf course would reopen in mid to late July. Mr. Yuro requested that Mr. Smith or Mr. Silverstein also inform them that it needed to be done properly this time. Mr. Smith would mention it. Mr. Yuro thanked Mr. Smith and Mr. Silverstein for being on top of this.

C. District Manager

Mr. Laughlin reported that he and Mr. Staley found a location for the second speed radar sign exiting the community. They spoke to some residents who lived in the area. One resident was totally fine with installing it in the right-of-way by his home. The sign would be just before the crosswalks, exiting the community. He was supposed to receive the proposal on Friday, but

June 19, 2025

Sampson Creek CDD

the contractor was sick and he would not receive it until Monday. The Board previously approved a not-to-exceed amount of \$16,000 and if the proposed amount was within this amount, they would proceed with it. Mr. Smith confirmed that the one for the exit gate was submitted to the county. Mr. Davis questioned where on St. Johns Golf Drive the sign would go. Mr. Leary indicated that it would be 50 yards before the sidewalk. Mr. Laughlin clarified that it would be between the road and the sidewalk, as close to the road as they could get it.

D. General Manager

1. Amenities and Operations Report

2. Lake Doctors Reports

Mr. Davidson presented the Amenities and Operations and Lake Doctors Reports, which were included in the agenda package. He introduced Ms. Stephanie Taylor, the new General Manager and pointed out that working with the Board had been a good learning curve for him. A fountain was not functioning on Hole #13. Lake Doctors were able to find the issue and the fountain was now back up and running. The sod replacements were completed and there was an overview of the declining plant material that would need to be replaced along Leo Maguire Parkway. Golf course coordination had been completed. They were working on the overspray for the splash pad. The Soccer Field Maintenance Agreement was completed. They were able to get Hardwick to come out and get everything functioning the way that it should, for the fire inspection. The only thing that they were waiting on from Hardwick, was to install a stop bar where the mag lock was removed, to keep it from coming through the strike. Hopefully, it would be done soon. Without the stop bar, it would swing through the strike and would not allow the strike to activate. He also asked Hardwick to order new hinges for the gate, as the hinges were beyond repair. The hinge would slow it down, keep it from slamming and allow for it to lock accordingly. The Fire Marshall would be back out on Tuesday. There was no further feedback from LPA on the soccer field usage. He was going to work with Mr. Robert Sevestre, a resident and former Board Member, on identifying areas that were potentially holding water. Mr. Yuro pointed out that the main concern was to try to resolve the water flow issue first.

Mr. Smith indicated that there was a backflow that was leaking. Bob's Backflow was able to come out and replace it. It was not even on the same side of the road. Water was present there, but they could not figure out where it was coming from. Mr. Davis noted that this was on Drury and suggested conducting a survey after a rainstorm, to see where the water was coming from,

June 19, 2025

Sampson Creek CDD

with the hope of getting the drains to move and spending as little money as possible. There were other areas such as Pond 25, where the park bench was situated and further down Eagle Point, between the entrance that collects water. Mr. Smith felt there were two issues, areas that were collecting water and areas where roots could be potentially pushing on the curb or underneath the roadway. He cleaned out the drains through the main boulevards and they were holding up well. This was something that they would continue to do monthly. The splash pad filtration repair was completed, which was just in time, as the Health Department was onsite today. There were no infractions, thanks to Mr. Clayton Smith and CBuss for keeping the pools nice and clean.

3. Sidewalk Repair Update

Mr. Davidson reported that 2 Men Concrete were working on two areas. They would continue to make repairs. He would go through with Ms. Taylor, to acclimate her with the grounds. There would be another audit, which he would stay on top of. Additional areas were found that were above 1 inch, which would potentially need to be grinded. Mr. Yuro recalled a resident driveway that backed up to the sidewalk at 832 Eagle Point Drive, that had a large drop down. It was not on the list, as well as 828 Eagle Point Drive, which also had a gap. Mr. Davis noted one at 413 St. Johns Golf Drive that had a gap, next to the one where the child fell and broke his arm. The gap between the driveway and sidewalk, was significant. Mr. Davidson was able to contact Southern Recreation regarding the playground enhancement project. Pictures were provided to Ms. Weitzel. He was still obtaining prices, but it looked like it would cost between \$100,000 and \$150,000, to completely replace the wooden structure. Mr. Smith informed him that this particular structure was renovated 15 years ago by Southern Recreation and at this point in time, they would not be able to do anything other than replacing it. He was waiting for another quote, as well as a quote to replace slats on the picnic tables. Mr. Davis pointed out that there were several broken slats. Mr. Davidson wanted to do the work in-house but did not want his maintenance guy trying to get the bolts off with a grinder. When they come out to provide a proposal for the work and materials, they could identify other picnic tables that had this issue. Mr. Davis asked if it was between \$100,000 and \$150,000, to replace the wooden structure from the ground up. Mr. Davidson indicated that there were other similar sized options and this was just the baseline. If it was feasible, he would obtain a full quote.

June 19, 2025

Sampson Creek CDD

Mr. Davis pointed out that the purpose of having a list of projects, was to have an idea of how much it could cost to replace certain items. At this time, they had four vendors for the pool deck and they were working their way through the plans for the amenities room. Mr. Davidson would provide proposals at the July meeting. Mr. Davis pointed out if the playground was \$150,000 to replace, the pool deck was \$160,000 and the amenities room was \$250,000, they would not be able to do all three projects, with the \$560,000 that they had in reserves. Mr. Geary was surprised that the playground would only cost \$150,000, as he was expecting it to cost \$500,000. Mr. Yuro asked if there were any issues with the YMCA. Mr. Davidson noted no issues. Mr. Geary pointed out that it was nothing like it was last year, as they were only allowing the kids to be in the meeting room and not outside, could not use the splash pad and had a short amount of pool time. Mr. Yuro suggested polling the parents that had their kids in the camp for one week, to get some feedback. Mr. Davidson stated that they should be allowed to use the slide and splash pad and requested that the parents that were unhappy contact him, as he had not heard anything. Mr. Yuro noted that there was a waitlist in the weekly totals for residents, but non-residents were being allowed to participate, as he did not want non-residents to take a spot from a resident. Mr. Davidson confirmed that was not supposed to happen and would speak to the YMCA about Mr. Geary's concerns. Mr. Yuro would draft the survey and provide to the Board for review. Ms. Taylor was familiar with camps and offered to meet with the YMCA. Mr. Laughlin reported that the lease for the gym equipment was signed and sent to the company and they were reviewing it. Mr. Davidson heard from the company that it would be installed in mid-September.

NINTH ORDER OF BUSINESS**Discussion of Speed Table Crosswalk**

Mr. Laughlin indicated that this item was placed on the agenda, as there was some interest at the last meeting to discuss it. They were potentially looking at having a crosswalk at the speed table and questioned whether the Board was still interested. Mr. Geary was in favor of having a speed table, as it was well received by the residents. Mr. Leary preferred to have one, in addition to the radar sign. Mr. Laughlin recalled that there was a manhole at this location. Mr. Davidson confirmed that there was a sanitary manhole in the crosswalk and there would be an additional cost to move it to the top of the speed table. In addition to the speed table, there would be ramps approaching it, which needed to be a certain amount of feet. There were two inlets

June 19, 2025

Sampson Creek CDD

close to the crosswalk that they needed to pay attention to, as drainage might be an issue. Mr. Yuro voiced concern about buses going over the speed table. Mr. Davidson stated it depends on how it was designed, but with ones that he installed, he never had any complaints. Mr. Yuro questioned why they were putting all of their efforts into this one crosswalk, as they never had an accident in 24 years. Mr. Laughlin confirmed that it was to slow the traffic coming to the Amenity Center. Mr. Davidson suggested seeing what the radar sign does first. Mr. Leary agreed, as the radar signs were successful slowing inbound traffic and assumed that it would be successful slowing outbound traffic. In addition, residents approached him about having speed bumps/tables in other parts of the community and suggested considering those. Mr. Davis was more comfortable following the incremental approach and getting feedback. Mr. Laughlin pointed out that the average cost for a speed bump was \$8,000. One District in Duval, was quoted \$4,500 by the county for a normal speed bump, versus \$10,000 to \$15,000 for a speed table. In order to approve one, a map must be sent to the county for consideration and if it was viable, they would do a traffic study. If speed bumps were needed, they would proceed, but they must survey the community, as at least 75% of the community must approve them. Mr. Yuro requested samples that the Board could look at. Mr. Davidson would provide them. After further discussion, this item was tabled.

TENTH ORDER OF BUSINESS**Consideration of Request for Proposals
for Landscape and Irrigation
Maintenance Services**

Mr. Laughlin presented a Request for Proposals (RFP) for landscape and irrigation maintenance services, which were included in the agenda package. Currently, the amount was under the formal threshold amount, because if the contract averaged over \$195,000 for the three years, the CDD must go through the formal process of bids being submitted, have a public bid opening, etc. If it was under the threshold amount, they could just receive proposals and select a company. The CDD could go through a non-formal process, as the current amount was \$165,000 or go through the formal process. Under the scope, currently St. Augustine would be cut up to 52 times per year. Currently, there were 34 cuts per year, twice per month in the slow season and weekly during the Summer. With consensus of the Board, Mr. Laughlin would change the scope to 34 times per year. Mr. Yuro was in favor of changing it, to keep it all consistent. Mr. Leary questioned the potential bidders. Mr. Laughlin indicated that BrightView, Yellowstone, Vertigo

June 19, 2025

Sampson Creek CDD

and Bland were the main ones. Mr. Yuro anticipated that it would be more expensive than what they were currently paying. Mr. Laughlin asked if the contract with BrightView could be extended if there was an agreeable amount, as Durban agreed to years four and five with Yellowstone. The contract with BrightView ended on October 1st. Mr. Haber confirmed that this was an option. Mr. Leary questioned the current timeline for putting it out for bids. Mr. Laughlin had seen them go through as fast as a month. The pine straw amount was good, but there was discussion about whether to increase the annuals from 1,715, as well as breaking out the mulch, pine straw and annuals, so it would not be included in the monthly invoice.

Mr. Leary was in favor of proceeding with the RFP process. Mr. Yuro agreed but asked if it was typical to expect a specific number or if it was typical to say that they wanted an area filled in with flowers. Most of the neighborhoods that looked better at the entrance, the flowers went to the curb, but they had a sod ring around the flowers, which looked “Whimpy.” Mr. Davidson stated typically there was a flower count. Mr. Yuro asked if 1,750 was the total amount times three changes. Mr. Davidson confirmed that it was per change. There was also the question of whether they could take annuals from another location, like by the Gym and putting them in another place to fill that area. Most communities had flowers to the curb and it could be shrinking, because as soon as the grass grows, they were losing the visualization on those flowers. Mr. Leary asked if they could bid the current spec and an improved re-design, like a bid alternate for the two entranceways. Mr. Laughlin could word it this way, as the annuals would be charged separately. Mr. Yuro suggested keeping it like it is, seeing the per plant price and after they selected someone, they could expand it. Mr. Laughlin would include, “*filling the beds,*” in the language, since it was on a per flower basis. When it comes time to do the annuals, the company would provide a proposal, as well as renderings. Mr. Yuro agreed, as they would have some flexibility. Mr. Leary requested that they provide suggestions for a re-design to modernize the entranceways.

As part of this RFP and the scheduling process, Mr. Laughlin suggested having all companies participate in a ride through of the community and then submit an RFP, so they have a clear understanding. Mr. Yuro wanted the RFP to have the total cost and then a monthly cost for mulch, pine straw and flowers. Mr. Laughlin confirmed that they would provide a monthly and annual cost, as well as a breakdown for irrigation, flowers, mulch and pine straw. Mr. Yuro believed that the current mulch was divided out by 12 and wanted to ensure that the companies

June 19, 2025

Sampson Creek CDD

understand it. Mr. Laughlin would revise the language and provide a revised RFP to the Board. Mr. Leary was in favor of sending out the RFP before the next meeting. Mr. Davis agreed and liked that it was fully speced out. Mr. Laughlin indicated that there was a pre-proposal meeting, such as having a ride along, that could be mandatory, to where if they did not attend, the CDD would not accept their bid. The pre-proposal meeting helped to answer any questions. *There was Board consensus to have one.* Mr. Laughlin pointed out that the site would be available for inspection, which was right before the RFP was available, as well as the due date for proposals and public bid opening, which was at his office at a date certain at 11:00 a.m. Finally, there would be Board meeting, to evaluate the proposals. July would be tight to expect proposals and recommended the August meeting. *There was Board consensus.*

Mr. Haber advised that the law was strict about communicating with one proposer and not another. Therefore, if questions arose at a pre-proposal meeting or someone submitted a question, the District must send responses to all proposers. In addition, Board Members should not be communicating with any of the proposers, as it could open up the District to a bid-protest. Mr. Laughlin stated there was evaluation criteria in the RFP, which could be changed by the Board. It was typically used with other Districts. The Board could award 20 points for personnel and equipment, 20 points for experience, 15 points for understanding the scope, 5 points for financial capacity, 25 points for price and 15 points for reasonableness of all numbers, for a total of 100 points. *There was Board consensus to proceed with the evaluation criteria.* Mr. Laughlin presented maps that Mr. Davidson prepared. It included a turf map, a map of the mulch and pine straw, an annual map and wood line map. Mr. Leary requested a modernized map, as it was provided by the developer, was 25 years old and did not include the Gym or irrigation. Mr. Laughlin would include the Gym area to the annual map. Mr. Davis was happy to receive maps but wanted it to be included with the Lake Doctors data. Mr. Davidson would include the wood lined area across from the playground, on the wood line map. Mr. Davis felt it would be great if there were people in the neighborhood that were experienced in landscaping to form a committee. Mr. Laughlin indicated that it could be a fact-finding group.

ELEVENTH ORDER OF BUSINESS**Discussion of Fiscal Year 2026 Budget**

Mr. Laughlin reported that this item was a placeholder on the agenda, as they were not adopting the budget until August. Mr. Yuro questioned why telephone, internet and cable TV

June 19, 2025

Sampson Creek CDD

doubled this year. Mr. Leary recalled that it was reduced last year, because they thought there were going to be some savings, but there were no savings.

TWELFTH ORDER OF BUSINESS

Discussion of Future Amenity Capital Improvements

A. Pool Deck Renovations

There were no changes.

B. Amenity Meeting Room Upgrade

C. Playground Enhancement

Mr. Laughlin reported updated plans were included in the agenda package. Mr. Leary pointed out that they were at the 60% level. He and Mr. Laughlin met with Architect, Bhide & Hall a couple of days ago, to get an update. They were proposing an option to have decorative columns, which would match the Gym. The decision was whether to proceed with the final construction documents and go to bid. It would cost another \$6,300 for the final construction documents, \$1,800 for the permit plans and some administrative services, for a total of \$10,100. If they proceeded with the bid, the question was how to do so and whether to have Matthews oversee it, in partnership with Bhide & Hall. Mr. Laughlin felt that Bhide & Hall and Matthews would be the most qualified. Mr. Leary was informed by Bhide & Hall that the final construction documents would take two weeks to finalize. Mr. Smith pointed out that they were able to utilize 60% of the plans. There was a contingency, but it was not unreasonable. Mr. Yuro liked the idea of getting some pricing back to see if they were in the ballpark. If bids were in the \$600,000 range, then they know not to go any further, but if they were in the \$150,000 to \$250,000 range, then they could finalize it. Mr. Smith believed that they should be in this range. Mr. Laughlin asked if the Board wanted to include the columns. Mr. Davis wanted it to look like the rest of the building. Mr. Yuro preferred to include the columns and asked if there needed to be a formal RFP to obtain proposals. Mr. Haber indicated that the threshold amount to go out for RFP was \$400,000. Mr. Yuro suggested reaching out informally, to contractors. Mr. Leary asked who would administer the construction bids. Mr. Smith offered to do so and to work with Bhide & Hall.

June 19, 2025

Sampson Creek CDD

On MOTION by Mr. Leary seconded by Mr. Yuro with all in favor authorizing Matthews to work with Bhide & Hall to solicit proposals for the amenity meeting room upgrade was approved.

THIRTEENTH ORDER OF BUSINESS

Discussion of RFP for Security Services

Mr. Laughlin asked if the Board wanted to go out for an RFP for security services, as the District had used the current company for a long time. By going out for RFP, staff would contact security companies and they would submit a proposal. There were charges for armed security guards and having a car outside. Mr. Davis asked if the contract was coming to an end. Mr. Laughlin recalled that Mr. Leary requested this item for discussion at the last meeting. Mr. Leary felt that it did not hurt to go out for bids, but would like to see a scope of work, which included hours, locations and non-locations. Mr. Davis felt that they needed to pace incrementally through their vendors and refresh them from time to time. In addition, they had large amenity projects that they were considering. Therefore, they should leave security well enough alone at this time and come back to it next year. Mr. Yuro questioned whether Mr. Leary was unhappy with the security. Mr. Leary felt that there were ample discussions at recent meetings where there were questions and issues. Mr. Geary pointed out that the security guards were not walking around enough and were spending a great deal of time in the office. Mr. Leary recalled that Mr. Davidson was going to review them. Mr. Davidson planned to meet with Superior to address Board expectations and concerns. Mr. Yuro felt that security was visible, but when they get comfortable, they spend most of their time sitting in their car on their phone and felt this was a great first step, to ensure that they stayed diligent. If not, they should go out for bids. *There was Board consensus to monitor the guards, manage them and not go out for bids.*

FOURTEENTH ORDER OF BUSINESS

Contracts Review

Mr. Laughlin presented the Contract List, which was included in the agenda package. Mr. Davis noted two that said there was a rate change and rate increase and requested clarification. Mr. Laughlin explained that Central Security just received an increase for 2025.

FIFTEENTH ORDER OF BUSINESS

Supervisors' Request

Mr. Leary recalled that the Board agreed at the last meeting to review a draft policy on motorcycles and e-bikes but heard before the meeting that it was not included, because of

June 19, 2025

Sampson Creek CDD

potential discussion about new laws. Mr. Laughlin reported that the Board decided, at the last meeting, that this was a parenting problem and would send e-blast communications, but at the same time, St. Johns County and the State were working on legislation for e-bikes and scooters. Mr. Geary asked about the No Fishing. Mr. Laughlin indicated there was no change and would remain No Fishing. If residents were having trespassing issues, it was a civil issue. Mr. Leary recalled asking Mr. Laughlin to prepare some information on e-bikes and motorcycles. Mr. Laughlin stated he was not able to get to it; however, if the Board wanted to add it into the policies, they could add no e-bikes and no scooters. Mr. Leary just wanted information. Mr. Leary noticed that there was no report from the off-duty police officer. Mr. Laughlin had every single report and would provide it. Mr. Leary indicated that they were only on-site for four hours in an entire month, which seemed light and questioned how many hours they typically get. Mr. Laughlin reported on June 6th, the off-duty officer was onsite for four hours, on May 24th, four hours, on May 17th, and four hours on May 14th, but there were a couple of months when they were onsite two times in a month. Mr. Leary appreciated this report.

Mr. Davidson had some suggestive language relating to e-bikes and motorized bikes which stated, *"Gas and/or battery powered mini-motorcycles and e-bikes were prohibited at the Amenity Center. Please note, any motorized cycles without pedals was not an e-bike and were prohibited,"* he would circulate to the Board following this meeting. Mr. Leary sent an email to Mr. Laughlin with the following questions: What are the different classes of the vehicles, both gas and non-gas powered? What are the existing laws under these classes? What potential changes are being floated and what are the status of those? What area of the community are covered by Central Law, current laws, roads, sidewalks and what areas are covered by the CDD? What policies do we have today? Are there any immediate gaps that we should consider filling? Should we wait for further clarification from the State? Mr. Leary pointed out if they get this information, they could have a good discussion. Mr. Laughlin would provide it in the next week or two. Mr. Leary requested it for the next agenda. Mr. Geary asked if it was referring to any sidewalk running by the playground and past the field. Mr. Davidson indicated it would be around the Amenity Center, similar to what they had with golf carts. Mr. Laughlin confirmed it was for anything within the amenity property, but not the roads, which the CDD did not have any authority over.

June 19, 2025

Sampson Creek CDD

SIXTEENTH ORDER OF BUSINESS**Public Comments**

Resident Ralph Darling of 1929 Glenfield Crossing Court asked if Lake Doctors performance would be included in the agenda package. Mr. Laughlin indicated it was a running item under Staff Reports. Resident Rachel Leffers of 967 Eagle Point Drive asked if they could have a committee, like for the plants and flowers, in order to bring folks together. Mr. Geary was in favor of anything having to do with gardening. Ms. Leffers thanked Vesta for their communications, as it has been fantastic and a positive change from a resident perspective. A Resident asked if the CDD maintained the trees behind residents property lines, as they need to be trimmed. Mr. Laughlin explained that residents were responsible for trimming to their property line. However, the trees in the preserve were under a conservation easement and could not be cut down. Mr. Davis pointed out that anything crossing their property line, the resident could cut, but they could not go into the preserve and cut it down. However, he questioned what they could do about a tree in the preserve that was dead. Mr. Laughlin stated the resident could contact him or Mr. Davidson and they would get in touch with the Water Management District. If they approved of it, the tree would be dropped and left in the preserve.

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

- A. Minutes of May 15, 2025 Meeting**
- B. Financial Statements as of May 31, 2025**
- C. Check Register**

Mr. Laughlin presented the minutes of the May 15, 2025 Board of Supervisors meeting, Financial Statements as of May 31st and Check Register for June 19, 2025, for the General Fund in the amount of \$97,018.92 and Capital Reserve Fund in the amount of \$32,776.56, which were included in the agenda package.

On MOTION by Mr. Davis seconded by Mr. Yuro with all in favor the Consent Agenda was approved.

EIGHTEENTH ORDER OF BUSINESS

**Next Scheduled Meeting – July 17, 2025
@ 6:00 p.m. @ St. Johns Golf & Country
Club Meeting Room**

Mr. Laughlin stated that the next meeting as scheduled for July 17, 2025 at 6:00 p.m. at this location.

June 19, 2025

Sampson Creek CDD

NINETEENTH ORDER OF BUSINESS

Adjournment

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

Signed by:

Daniel Langelin

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Secretary/Assistant Secretary

Signed by:

Mike Yuro

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Chairman/Vice Chairman