

**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 18, 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
Lori Weitzel	Assistant Secretary

Also present were:

Daniel Laughlin	GMS
Wes Haber <i>by phone</i>	Kutak Rock, LLP
Branden Marcinell	Matthews
Stephanie Taylor <i>by phone</i>	Vesta Property Services
Jason Davidson	Vesta Property Services
Oscar Meranda	Ruppert Landscape
Residents	

The following is a summary of the actions taken at the December 18, 2025 Board of Supervisors meeting of the Sampson Creek Community Development District.

FIRST ORDER OF BUSINESS

Mr. Laughlin called the meeting to order at 6:00 p.m. Four Supervisors were present constituting a quorum.

Roll Call

SECOND ORDER OF BUSINESS

The Pledge of Allegiance was recited.

Pledge of Allegiance

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THIRD ORDER OF BUSINESS**Public Comment** (*regarding agenda items listed below*)

Mr. Laughlin opened the public comment period. The following residents addressed the Board:

- Ms. Joanne Ernst of 923 Eagle Point Drive questioned the cost of the renovations to the meeting room. They definitely needed upgrades and repairs in the flooring, but adding an extension was not the best use of community funds. At the last meeting, the Board encouraged the Board to look at other locations for pickleball. It was mentioned that Board Members joined the Board for pet projects, which was the wrong reason to get on the Board. Board Members should be unbiased and make decisions that were best for the entire community.

Ms. Weitzel pointed out that she did not join the Board for only the playground fence but felt that it was best for the community. Mr. Leary indicated that since he has been on the Board, he put in hundreds of hours looking at other pickleball locations, Mr. Yuro had an engineer review the basketball site, but it was deemed too close to homes and there was a push to go back to the cemetery site. Since the last meeting, Mr. Leary looked at the maps to find other locations, specifically ones not near homes, to see if they missed anything. He had a few ideas that he would share with the Board later in the meeting. Mr. Yuro clarified that he did not coordinate with the engineer to discuss the basketball site, but it was discussed and there was significant pushback against it from residents. The cemetery was more viable, because it was away from homes, which was when they had the sound study. Mr. Leary pointed out that he saw correspondence to the engineer, asking them to review the basketball site, which pushed the Board back to the cemetery. Mr. Laughlin recalled that five locations were discussed, not including the basketball court and the Board determined that the only one that seemed far enough, was the cemetery. Mr. Yuro wanted to revisit it, if Mr. Leary had a suggestion.

- Ms. Beth McMullen of 793 Eagle Point Drive wanted residents to voice their feedback regarding the pickleball courts, such as a survey, but did not understand why they could not utilize a tennis court. *Ms. Weitzel explained that they had tennis leagues that required four tennis courts.* Ms. McMullen did not believe that was true and requested that someone do the research.
- Mr. Kurt Radecki of 504 Stone Bridge Path Court wanted to acquire a 10-to-12-foot easement behind his house, so it could be maintained. *Mr. Yuro requested*

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that information be provided to the Board, so the Board could place it on the next agenda for consideration.

- Ms. Beth McMullen of 793 Eagle Point Drive was also concerned about the Amenity Center, so that funds were spent wisely and they did not do the bare minimum. *Mr. Laughlin confirmed that the total cost was \$225,000.*

Mr. Leary noted that the Board was good stewards of the District's money, as they negotiated with the golf course to pay \$30,000 to maintain the soccer field versus \$60,000, with the savings of \$30,000 being used to fund the gym equipment upgrade. Mr. Davis pointed out that he came up with the pet project comment, as a description of what inspired folks. It was not to say that a Board Member was on the Board for any particular issue. He felt that the residents should be commended for the energy that they put into pickleball. Furthermore, the room renovations, have been on the agenda for as long as pickleball and for two years, the Board has been working on the right way to allocate the money left over from the 2020 bond. He appreciated residents for participating in the conversations last month and at this meeting and encouraged them to continue to do so. Pickleball could always come up again, but the conditions, opportunities, ways to do it, were looked at and reviewed and with feedback from residents, the Board decided to put it aside and move forward to other projects.

- Mr. Kurt Radecki of 504 Stone Bridge Path Court thanked the Board for responding to his email, as he never expected four out of the five Board Members to respond. *Ms. Weitzel apologized for not responding, as she was not familiar with the topic.*

There being no further comments, Mr. Laughlin closed the public comment period.

FOURTH ORDER OF BUSINESS

Amenities Booking Requests

There being no comments, the next item followed

FIFTH ORDER OF BUSINESS

Discussion of Amenity Policy Updates

Mr. Davidson presented suggested changes to the amenity policies, which were highlighted in purple and included in the agenda package. There were lengthy changes and suggested that the Board authorize a liaison to work with staff. Mr. Yuro questioned what prompted this. Mr. Davidson indicated that usage on the soccer field, prompted staff to go back

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and look at the policies and in their review, they found several items to make adjustments to. Mr. Yuro requested a redlined version, which Mr. Davidson would provide. Mr. Davis volunteered to work with Mr. Davidson.

On MOTION by Ms. Weitzel seconded by Mr. Leary with all in favor authorization for Ms. Davis to work with staff on the amenity policies was approved.

Mr. Leary questioned whether provisions for e-bikes were included. Mr. Laughlin would ensure that it was included.

SIXTH ORDER OF BUSINESS**Staff Reports****A. Landscaping Team****1. Report**

Mr. Oscar Meranda of Ruppert Landscape presented a monthly report. Currently they started cutbacks on palmettos and wood line cutbacks down Leo Maguire Parkway and at all three entrances, which would be proceeding through January. They were also in leaf management mode and during visits, were blowing and collecting falling leaves, pine needles and pine cones as needed. Most of the leaves picked up this time of year, were typically from Pine, Sycamore, Magnolias and Elm trees. They had the most collection in common areas. Leaves from Oak trees, would begin to fall towards the end of January through February. At this time of the year, they were not mowing, but had a mower available, in case they needed to handle something that had grown. The weeks that they did not have the mower, they were strictly doing detailed work, cutbacks, pulling weeds and leaf pickup. He was having continuing discussions with Mr. Davidson and Ms. Taylor about doing a plot area to test new Citra Blue St. Augustine that the State of Florida presented. It only needed four to five hours of sunlight. One ideal area to test out was Area 13 on Eagle Point Drive, as the common area had a curb line that had hardly any turf. However, there were a great deal of tree roots and they would need to see what was safe to grind down, before doing any installations. Mr. Leary was in another community a couple of weeks ago that had a good quality of growth of St. Augustine grass under the Oaks. It was probably 80% effective. It worked well where there were shaded areas, as there was 2 to 3 inches of ground cover and suggested for this community, including it at the entrance

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ways on St. Johns Golf Drive and at basketball court. Mr. Meranda recommended Asiatic Jasmine, which was typically used in those types of environments.

Mr. Davis reported that a sprinkler head was sticking up in Area 7. Mr. Meranda believed that it was due to a bad spring and would need to be replaced. It would be added to their replacement list. Mr. Davis questioned whether they had the right volume of water for the sprinklers at the entrance of Leo Maguire Parkway and CR 210, as it was always flooding. Mr. Meranda noticed that the irrigation heads in the islands were spread out throughout the corner by the curb line, the Podocarpus was too high and the prior landscaper put extensions to the sprinklers, causing the water to bounce off the podocarpus and into the street. He met with the Irrigation Manager who was working on a proposal to move all of the irrigation to the front of the Podocarpus. Mr. Yuro recalled seeing something on Facebook that the irrigation was on. Mr. Meranda explained that there was a big washout today, because a valve was stuck in the on position. It was shut down today and a technician would be out on Monday to diagnose it and see if it could continue to be used. If not, the valve would need to be replaced. Mr. Leary pointed out that every year for four years, he reported that there were numerous areas in the community where they had sod that was dead or dying in common areas, such as on Leo Maguire Parkway and requested that Mr. Meranda put a list together, prioritize it and bring it to the Board for approval. Mr. Davidson indicated that he and Ms. Taylor were working on a list.

Mr. Meranda reported that they performed an irrigation inspection this month and found 20 broken rotors, due to wear and tear, which were replaced. There were also a few breaks, one of which was on Leo Maguire Parkway, three on St. Johns Golf Drive and one in Eagle Point. Mr. Leary asked if they were on top of the irrigation. Mr. Meranda confirmed that it was not a tough system, as everything was self-explanatory. It was easy to keep up with but was an older system. Now that it was up and running 100%, things that did not run well before, now needed to be replaced. However, overall, he felt confident in the system. In the turf program, there were no signs of brown patches this year, which he was impressed with. Typically, they did not find many insects in the Wintertime. Turf weeds were minimal and Winter weeds were starting to pop up, especially in the Bermuda on St. Johns Golf Drive. It was expected to be treated tomorrow or early next week, with fertilizer and herbicide. Regarding the annuals, the mixed Petunias were showing signs of struggle, due to irrigation running too much in those zones this time of year and temperatures fluctuating. However, it was looking much better, after they hand-picked every bud

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that was dead and turned down the irrigation. Ms. Weitzel requested that they look into the having more seasonal color of the annuals, versus Spring annuals in Fall. Mr. Meranda explained that there was supposed to be a rotation in September, but when they took over in October and received approval to replace the annuals, the only flowers that the grower had at the time were Winter annuals. The next rotation would be in the Spring. At the end of the contract, they would receive the Fall flowers. In the Spring rotation, they would be rotating the soil.

As far as enhancements, Mr. Meranda reported that none were proposed, but they were working on irrigation modifications. The approved proposal from the last meeting was the tree removal. The tree has been removed and a new 15-gallon Crepe Myrtle would be installed tomorrow, which would be smaller than all of the trees around it. Mr. Leary observed lack of visibility in the community and that there were areas that were not being serviced. At the entrance of Eagle Point Drive, there was pine straw from a storm back in October, the Bermuda grass around the Amenity Center, only had two services in over three months and at St. Johns Golf Drive, the grass was growing over the sidewalk and there were weeds in the storm drain. It took numerous emails to ask for the grass to be cut around the Gym. His understanding was that crews were coming in three days per week. Mr. Meranda confirmed that was only for the Summer, which ends in October. Mr. Leary was also concerned about the irrigation, as there were lengthy outages. Ms. Weitzel agreed with the lack of visibility, as she had only seen their truck once since the contract started and many areas were not mowed. Mr. Meranda indicated that they were onsite twice per week and weekly reports were sent to the Property Manager. If there were any complaints, he would follow up. Mr. Davis requested that the weekly reports be part of Ms. Taylor's report and that there be a plan for the areas that have struggled.

B. Attorney

Mr. Haber had nothing to report, but Mr. Yuro requested that he look into this potential land swap to see if it was viable. Mr. Haber would look into it and provide an answer for the next meeting.

C. Engineer

Mr. Marcinell reported that any inspections that they had or repair services, have all been closed and there were no active tasks. The root system impacts for the drainage for the curbs and roadways, were ongoing. Ms. Taylor did an inspection and provided a map of the area, with tiers

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of impacted areas that were the worst to the best. At the last meeting, an arborist spoke to the Board. They were still gathering information. Any repair would be drastically expensive and tree removal was not an option, but this remained on their list and conversation; however, he did not know what action the Board wanted to take. Mr. Yuro recalled that one resident from Drury complained about it, which was the worst one in the community. Mr. Marcinell indicated that he did an inspection on that one. It was in the gutter, but there was some impact in the roadway as far as roots and it was everywhere. In his opinion, the roadway impact was not as drastic as the gutter impacts. Ms. Weitzel lived on Drury Court and felt that the big piles of standing water were the biggest issue. Mr. Yuro reported that they spent \$800,000 on a mill and resurface, which included curb repairs, but if they were going to fix roadways, it needed to include removing severely damaged trees. Mr. Davis recalled the arborist saying that they could do the root treatment, but it only retards the growth, not stop it and the question was what direction to go in that would be acceptable and/or affordable, which they did not have an answer to. Mr. Leary walked the community and noted less than 1% of all the roads had an issue. Mr. Davis felt that Drury Court had the most impact. Mr. Marcinell confirmed that it was the most severe. Mr. Davis noted that the second most impacted section was on the Eagle Point Drive side towards the back entrance. Mr. Leary recalled that it was like that prior to and after the road resurfacing.

Mr. Yuro recommended looking at roads that were in a dangerous situation. Water sitting in a gutter was not a big deal, but water sitting on the asphalt may deteriorate the road faster; however, it was more of an aesthetic annoyance. On Meadowview Lane, two houses down from his home, there was a small cul-de-sac behind the number seven green. When it rains, water comes out 2 to 3 feet into the cul-de-sac, because roots have raised the gutter and the water has nowhere to go. It was supposed to be dry, but it was wet, but they did not need to spend tens of thousands of dollars on that area to fix it, as it would dry in a little while. They should not ignore it, but everyone needed to understand, when they finally do this, it would be a major undertaking that would cause the removal of many big mature trees, which would upset people. Therefore, Mr. Yuro preferred to wait until they had to do something but monitor it. Ms. Weitzel questioned how to tell when it becomes a problem. As the engineer for eight neighborhoods, Mr. Yuro pointed out there were rules of thumb for asphalt to last 20 years, but the reality was when it gets to be uncomfortable enough of a drive or becomes a hazard, then they needed to do something. Water staining did not raise it to that level, but it was good to keep an eye on it. However, he

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wanted everyone to understand that it was not an easy fix. Mr. Marcinell indicated that there was the research and they could re-investigate it again after a large storm event, to see how far the water comes out. Mr. Yuro requested that they put it on a schedule to look at it every six months, to see if anything bad was starting to happen.

D. District Manager – Reminder of Ethics Training Requirement

Mr. Laughlin reminded the Board of the requirement to complete the four hours of ethics training by the end of this month. The Board asked him to re-send out the email from the State with the free links.

E. General Manager

- 1. Amenities and Operations Report**
- 2. Lake Doctors**
- 3. Soccer Field Report**

Mr. Davidson presented the Amenities and Operations and Lake Doctors Reports, which were included in the agenda package. Mr. Yuro received a comment from a resident that the soccer field looks great, which was a good sign. Mr. Davidson agreed that it looked great, as he and Ms. Taylor walked the soccer field a couple of weeks ago with their maintenance person, looking for any hot spots. They identified a small area that was closest to the volleyball court that ended up being a line break, which the maintenance person took care of. Mr. Leary noticed a great deal of grass growing on lake banks and requested that Lake Doctors take care of it. Mr. Davidson was happy to mention it to them but noted that it was healthy to have grass growing, which aesthetically did not look good. Mr. Laughlin pointed out that many Districts were having grass grow on edges of their ponds, as it prevented algae. Mr. Davidson would find out from Lake Doctors if it was assisting the pond or if it could be trimmed back. Mr. Davis pointed out that there were a number of areas where vegetation was growing through cracks in the wall of Pond 24 and did not know whether or not it was Lake Doctors or the homeowner's responsibility. Mr. Davidson reported that they found an outdoor message board that would be ideal for the field location, which was weatherproof and graffiti resistant and requested that the Board approve a not-to-exceed amount of \$1,200, which included shipping.

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On MOTION by Mr. Davis seconded by Ms. Weitzel with all in favor the purchase of an outdoor message board to be installed on the soccer field in an amount not-to-exceed \$1,200 was approved.

Mr. Davidson reported that the playground renovations were nearly completed. The fence was completed on December 3rd. Some adjustments were needed for the gates, but Hardwick completed those on the 10th. The spring riders have now been installed. They intend to have the net swing installed within the upcoming business days. In the coming weeks, staff would go through and do some pressure washing around some of the smaller playground and plastic slide components, to better match the playground renovations. They noticed that a couple of interactive boards looked outdated, especially with the renovations that have been completed and asked if the Board would be interested in us acquiring some estimates for those replacements and bringing them back to the January meeting for review. Mr. Yuro felt requested some estimates the kid structure, as it looked dingy. Ms. Weitzel agreed that they should upgrade the interactive boards and pointed out that she sent Mr. Davidson and Ms. Taylor an email on Sunday, after she was at the playground with her family and noticed that the fence doors were not closing. Mr. Davidson would take care of it. Ms. Weitzel requested when staff was pressure washing, that they paint the wood on the swing set and look at the metal on the swings, as it creaked. A resident asked if there was a sign that said no pets. Ms. Weitzel recalled a small sign saying that no pets were allowed and proposed that there be a separate sign, as someone had their dog on the playground. Mr. Yuro suggested having a separate sign on the gate. Mr. Davidson would send a reminder to residents. Mr. Davis pointed out that renovating it looked much better than what they saw in catalogs. Ms. Weitzel agreed and noted that even the mulching looked great.

4. Proposals for Resurfacing the Slide and Annual Maintenance

Mr. Davidson reported that Slide Renew looked at the water slide, as a slide resurfacing was recommended and provided a cost of \$25,050. This item was in the Reserve Study for 2027/2028 for \$23,000. Following that, each year, it would cost \$5,400 to wax the interior of the slide, thoroughly inspect it and caulk the seams of the slide, which was in line with what other communities were paying. There was only one proposal, as limited companies provide this type of service. Mr. Yuro agreed with the proposal, as this was a limited field and money was reserved for this purpose. Mr. Davis questioned when this work was last performed. Mr.

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Laughlin reported that in 2023, the slide was waxed by Safe Slide. Mr. Leary asked if Mr. Davidson worked with this company before. Mr. Davidson confirmed that he used them in the past and they did a good job. Ms. Weitzel felt that it made sense to take the \$5,470 for the maintenance plan and put that money aside, until they had the \$25,000 to do the resurfacing. Mr. Yuro was in favor of doing the resurfacing but holding off on the maintenance plan. Mr. Davis was in favor of the maintenance plan, if it extends the length of time that it needed to be resurfaced and requested a quote from Safe Slide. Mr. Davidson would reach out to Safe Slide and provide additional quotes at the January meeting.

5. Estimates for Pool and Splash Pad Repairs

Mr. Davidson reported that Clayton from CBuss reviewed the pool equipment and discovered that the filter grids needed to be replaced. They would replace 120 grids for \$5,400. This was necessary as particles from deteriorating grids, could go into the system and inhibit the flow, causing further damage.

On MOTION by Mr. Yuro seconded by Ms. Weitzel with all in favor the replacement of pool filter grids in the amount of \$5,400 was approved.

Mr. Yuro questioned the status of the pumps. Mr. Davidson indicated that he obtained a quote of \$51,000 to replace the pumps and requested that the Board consider it, as there was currently a six-week turnaround time. His recommendation was to replace them prior to March, instead of having to shut down the main amenity during the busy season. Mr. Yuro requested the proposal in the next agenda package, so they could discuss where the money would come from. Mr. Laughlin confirmed that the money would come from capital but would check the Reserve Study. Mr. Davis suggested obtaining quotes for lifeguards as lifeguard season was approaching. Mr. Laughlin recommended quotes for the January meeting or February at the latest. Mr. Yuro pointed out if they were happy with the service that they were receiving, they should obtain a quote from that company, rather than waste the time of other vendors. Mr. Davidson would obtain quotes and this item would be placed on the January agenda. Mr. Davis voiced concern about the price increasing. Mr. Davidson did not anticipate an increase.

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6. Proposals for Access Control Upgrade

Mr. Davidson recalled that the access control proposals were presented at the last meeting and the only question was the cost for Aurora's reoccurring fees, as the other providers included an annual cost. Ms. Taylor pointed out that they discussed the incentive for Aurora to continue to update their software. The CDD would purchase the license that goes on the computer, but Aurora continued to update it through their website, like Alarm.com and ProdataKey; however, they did not charge a monthly installation cost. Therefore, she considered the update to be free, because they already paid the installation fee. Ms. Weitzel recalled that Alarm.com's installation price was \$8,000 less, but they charged monthly fees, which would eventually be more than what Aurora was charging. Mr. Leary pointed out that Ms. Taylor's recommendation at the last meeting was for ProdataKey. Ms. Taylor confirmed that she was the most involved with ProdataKey, but she heard a great deal about Aurora and that they bring the most value to communities. Therefore, she was comfortable with whatever the Board decided. Mr. Davis recalled that Mr. Leary expressed concern about the longevity of ProdataKey. Mr. Leary pointed out that they were a small company. However, they had great reviews and won awards for their product and therefore, he was in favor of proceeding with ProdataKey in the amount of \$15,944.68 for the installation fee and \$90 per month reoccurring fee. Mr. Davis asked if they had the contracts. Mr. Davidson would work with District Counsel.

On MOTION by Mr. Davis seconded by Mr. Leary with all in favor the proposal with ProdataKey for the software/hardware update for the access control in the amount of \$15,944.68 and reoccurring fee of \$90 per month was approved.

Mr. Davis could not wait until they had mobile access, as he had to turn around today to get his card.

7. Update on Roadways Project

Mr. Davidson reported that the roadway project was already discussed. They had some low hanging tree canopies throughout the neighborhood, on the roadways and the sidewalks, which needed to be addressed soon. The last time the tree canopies were serviced was in 2023, at a cost of \$38,000 for the majority of the neighborhood. Prior to that was 2020. It was best to cut them in the dormant season, anytime between November and February, but ideally closer to

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January/February. Due to the size of the community, they would use a phased approach. Mr. Yuro felt that it made sense to obtain proposals, because if not, they would start getting calls from the school transportation people. Mr. Davidson reported that the Amenity Center sign was in need of replacement and suggested having a larger, more noticeable sign and matching the sign by the marquee board. Mr. Leary fully supported this, as the Amenity Center sign was broken. Mr. Davis felt that it was a great idea and requested photos in the next report. Mr. Leary recalled an email from a resident requesting that the entranceway signs be power washed. Ms. Weitzel pointed out that the email also talked about trash along Cemetery Road near Brookhaven. The resident was nice enough to pick up what they could, but more trash remained and was not being picked up. Mr. Davidson indicated that this was a combined effort between the landscape company and their maintenance person. Mr. Davis reported trash along the forested areas and trails around the radio tower and requested that staff figure out the best way to remove it and put it on a schedule for maintenance. Mr. Leary asked if there was any signage pertaining to littering fines. Mr. Davis suggested reaching out to the property owner to request them to remove the trash.

8. Tennis Court Demo and Basketball Court Asphalt

Mr. Davidson reported that they were able to go back to Duval Asphalt and request that their proposal be modified but were waiting for price quotes on the resurfacing portion of the tennis courts. The vendors were hesitant to split the project. Once they receive those proposals, Mr. Davidson would provide them to the Board, hopefully by the next meeting. Mr. Yuro felt that Duval Asphalt was a great company but would be hesitant to split up the project; especially when there was specificity in the slope of the courts, as there would be a great deal of finger pointing. Ms. Weitzel recalled asking at the last meeting how much life they had left and the response was two years. The project was anticipated to cost \$400,000 to \$500,000 and questioned where this money would come from. Mr. Laughlin pointed out three options: 1) Put money away in the budget, perhaps over one to two years, 2) Issuing a bond, but there would be a large cost of issuance with the bonds and underwriting fees and 3) Taking out a private bank loan for five years. The benefit to issuing a bond, was that it had a much longer period of time, versus a loan, which would be over five years, but residents would pay more. Mr. Yuro noted a fourth option, which was to utilize the extra bond money of \$550,000. Mr. Laughlin offered to

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speak to MBS, who they used before, to discuss the bond option. Mr. Davis was in favor of gathering as much information as they could from MBS and also using the existing bond money to pay for this expenditure. Mr. Yuro preferred to use bond money to maintain the existing facilities and if there was extra, they could do something new.

Mr. Laughlin asked if the Board wanted to look into the option of issuing a new bond for the tennis courts, sidewalks and road repairs. Mr. Davis wanted to talk about it, but if they were to do a new bond issuance, they should be clear that they had projects utilize this money for, before they raise assessments. Mr. Laughlin recalled that the 2000 bonds were refinanced in 2006 and refinanced again in 2016, but did not recommend further refinancing, as the current interest rate was 3.1%. Mr. Davis pointed out when and if they redo the tennis courts, they should also be diligent about setting up the landscaping, to ensure that there was great water runoff, as the cracks were due to the landscaping areas being 1 foot from the fence, causing dirt to pile up around the roots and water to be trapped underneath the courts. Mr. Leary indicated that according to a league player, the courts have always been cracked and voiced concern about spending \$500,000 and still getting cracked courts and wanted to know who would lay down the asphalt in the other proposals or whether they would subcontract it out. Mr. Davis wanted to know if the courts were still playable, because if they had a water runoff problem, it was probably that way for a decade. Therefore, Mr. Davis wanted to focus on the drainage and do whatever they needed to do, so that future Boards continued to maintain it. Mr. Yuro pointed out that they must address the trees as well. Mr. Davis noted that the two trees in the middle must come out when doing this project, as well as the holly bushes.

Mr. Leary understood that there was two years of life left in the tennis courts. Ms. Weitzel heard that two years was when it becomes dangerous to play on them. Mr. Laughlin pointed out if they did some sort of bond issuance or loan, it would be a two-to-four-month process. Mr. Yuro was surprised at the amount of cracking, as they were resurfaced two years ago. Ms. Weitzel recalling being told that it was like putting a band-aid on it. Mr. Davis asked if it was reasonable for an engineer to look at the drainage. Mr. Marcinell was happy to look at it, but if there were only two years left, their inspection would not be much and any suggestions that they had, would be an investment in something that the Board was planning to overhaul to an extent. Mr. Davis wanted to know the right way to do it, to ensure that they did not end up with the same situation and whether the drainage issues led them to this issue. Mr. Yuro believed that

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they needed to look at the grading around it, to ensure that the tennis courts were 6 to 8 inches higher than the area around it. Mr. Marcinell was willing to look at the courts when he was onsite for a meeting. Mr. Laughlin pointed out in order for MBS to run any numbers, they would need solid ballpark numbers and suggested getting pricing before bringing them in. Mr. Yuro recalled that Mr. Leary requested a detailed breakdown from the current vendors to see if there were savings and suggested going that route first, before contacting MBS. Mr. Davis requested that Mr. Laughlin contact MBS to see how much bond validation was left.

Mr. Davidson reported that he was working with Beacon Electric on the street pole that was damaged by a vehicle and then he would be working with the insurance company for compensation. Mr. Leary reported that this intersection was very dark and requested that Mr. Davidson look at the lighting. Mr. Davidson had a few orange ribbons on some of the light poles and would have Beacon Electric look at those. However, staff would be doing a full audit on the light poles throughout the community. Regarding the holiday lighting, Mr. Yuro reported that the last snowflake coming in on the right, has not worked since the vendor installed it. Ms. Weitzel asked if they were only lighting the trees or the poles too, because looking at it from CR 210, there were a couple of trees on the right-hand side that were lit up, but on the left-hand side, nothing was lit up. Mr. Yuro indicated that he was told by Ms. Taylor that the poles were supposed to be lit, but the lights were different colors than the snowflakes and there was a contrast that did not look good. So, they decided to not light the poles. Ms. Weitzel suggested starting earlier next year and redesigning the lights, by doing something besides the giant snowflakes and hanging balls. Mr. Davidson recommended having these conversations in June or July.

Regarding the Summer season preparation, Mr. Davidson reported that he was working on hiring the counselors for Summer Camp and lifeguards. On December 6th, they had a fun cocktail making party, which 25 residents attended. A resident commented that she loved it and hoped that they did this quarterly. Today they had Golden Afternoons, where 10 residents came into the meeting room and played board games. There was also Letters to Santa on December 11th. On December 13th, they had their Countdown to Christmas event, with Mr. and Mrs. Claus, several crafts and some hot cocoa on the pool deck. On December 19th, there was a Jingle Jog, which 170 residents signed up for. Mr. Davis appreciated the weekly reports from Ms. Taylor. Mr. Yuro pointed out when he looked at the tennis courts tonight, the gates were not locking. Mr.

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Davidson confirmed that they were having an intermittent problem with the gates. Mr. Yuro also noticed that paint was peeling off of the frame of the awning over the dive blocks. Mr. Davidson would look into it and include it in his report.

SEVENTH ORDER OF BUSINESS**Discussion of Future Amenity Capital Improvements****A. Pool Deck Renovation**

Mr. Laughlin reported that he received two updated proposals from Urban Edge, which were included in the agenda package. The first proposal for \$169,000, was based exactly off of Matthew's plans that were included in the agenda package. There was also a proposal with some alterations that they added for \$188,000. The difference was that their plans would have a larger lower pool area on the pool deck for more chairs and more seating area. The price was in line with what they had proposed in the past. Mr. Davis requested that Item C be added for the tennis courts. Mr. Yuro understood from the last meeting, that many people attended and there was a petition, but struggled with going forward with any new enhancements and requested further information on the cost for the tennis courts. Mr. Davis explained that he wanted Item C, because he understood that the purpose of the future amenity capital improvement section, was to have conversations about the amenities, so residents could see what they were trying to do with the extra \$500,000 from the bonds. Therefore, he wanted the tennis court improvements to be included, until the Board made a decision and residents had an opportunity to provide input. Ms. Weitzel asked if they should include the basketball courts. Mr. Yuro believed that it was part of the same quote. Mr. Davis preferred that they be broken out separately, as the basketball courts were also in rough shape. Mr. Leary felt that the basketball courts were in worst shape than the tennis courts. Mr. Yuro pointed out that they looked similar to the tennis courts.

Mr. Leary preferred to look at all of the projects, try to get them all done and figure out the most economical way to do it. Mr. Davis wanted to add Item C and figure out the funding. Mr. Leary felt that the tennis courts were a year or two out, versus the other projects, which could get completed quickly. Mr. Davis agreed, but if they needed to go to residents for the funding, the Board needed to have all of the information and know what direction they were going in. Mr. Yuro concurred, but pointed out that residents, at the last meeting, provided input on the pickleball courts and wondered if they should look at another area to do sound abatement, as four or five residents were within the range of the cemetery location or mitigate the concerns.

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Mr. Leary was in agreement with this, due to Brookhaven residents living 250 yards away from the nearest boundary and having traffic concerns, because if these courts were near homes, it would devalue those homes significantly. Mr. Yuro sympathized with the residents on Brookhaven, with their concerns over traffic in an area where there was no amenity, versus including an amenity improvement to an amenity area. Mr. Davis recalled that the Board had an energetic conversation last month on this issue, but they did not have any new information. However, they were aware that a certain percentage of the neighborhood was energized whenever the conversation was brought up and a certain amount of the population was energized to not have pickleball. There has not been a change in that energy on either side. Having 200 signatures was great, but if they walked around the neighborhood and asked people to sign for never putting in pickleball, he wondered if they would also get 200 signatures.

Mr. Davis felt that the Board did a competent job of evaluating potential locations, decided not to invest in pickleball, put it aside and moved forward with other projects, but they were missing something more than just a renewal of the exact same enthusiasm and conversations that they already had. He preferred to have someone come in with a new piece of information saying there was nothing to worry about with sound, no negative price impact or no way that they would have a problem with traffic. Mr. Yuro did not disagree and wondered whether it made sense to spend a little money to find out what the noise impacts would be at the Amenity Center. Mr. Leary recalled receiving an email from Mr. Laughlin, whereby the engineer looked at the basketball courts and deemed that it was difficult to abate those courts, as there was no airflow. Therefore, it was a non-starter to put them at this location. Mr. Laughlin clarified that they did not look at sound mitigation. They put maps over the 300- and 600-foot parameter in different areas and found out that the cemetery was the only area where those parameters did not hit houses and therefore, this was where the sound study was done. Mr. Leary asked if Mr. Yuro was amenable to having multiple pickleball courts across the street from his home. Mr. Yuro indicated that he did not have enough information, but if he lived across from the Amenity Center, he would expect that there would be amenities. He heard comments about the noise being terrible, but they did not know this. Mr. Leary pointed out that the issue also was with the traffic. Mr. Yuro questioned how much traffic three courts could generate. Mr. Leary recalled asking the same question.

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Mr. Davis felt that they needed something new to re-energize the conversation and justify the Board in investing time and money to re-hash conversations that they already had. Mr. Yuro did not disagree, as he wanted a sound study looking at noise abatement opportunities, because he did not want to negatively impact people's homes and make it miserable for them. However, if there was a fence and windscreen and studies show that it reduced the noise, less than the impact of the basketball courts, he questioned whether this was new information. Mr. Davis felt that was a big if and challenged Mr. Yuro to find that potential answer and bring it back to the Board, but currently, they did not have that information and proposed that they spend money investigating whether it would be worthwhile. He would also be fine spending money on pickleball courts, if they could resolve the concerns. Ms. Weitzel was not okay with spending more money, as the Board already did their due diligence and they deemed that the neighborhood was not conducive to pickleball. Mr. Leary took time after the last meeting, trying to think out of the box on locations, using Google maps and the Property Appraiser's website. There were a number of locations in the community that were near homes and he fixated on locations that were not near homes, including golf course property. There was an area behind the 17th green that was owned by the golf course, that was a good distance from the nearest home. One option was to lease or acquire that piece of property from the golf course and put two or three courts. Another option was the corner of St. Johns Golf Drive and Leo Maguire Parkway. It would change the aesthetics of the entranceway to the community, but it was possible to fit two or three courts.

Mr. Leary evaluated the cemetery location and proposed putting the pickleball courts towards the tennis courts on golf course land. However, it was closer to homes, but it was away from the cemetery and there could be an entrance, from the tennis court. The last location that he proposed, was further up Leo Maguire Parkway, to the utilities area, where there was a clearing of land. It was not well serviceable and close to homes. Mr. Leary further proposed building an indoor pickleball facility, by expanding the Gym, to alleviate the noise concerns. However, this would be very expensive, but they would be able to have security, people could play all night and it would be air conditioned. Mr. Davis pointed out that this was what he referred to as new information and asked if Mr. Yuro would be willing to provide a diagram based on the white box option. Mr. Yuro believed that it was encumbered by a conservation easement. Mr. Laughlin recommended as a first step, talking to the golf course. Mr. Davis felt that the first step was

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ensuring that there was enough space to put a couple of parking spaces and that the idea of having an inside facility, was a brand-new idea, but if they were in a position to issue a new bond, there was a question of what residents think was reasonable to spend to get pickleball in place. They could consider whether to do a bond for \$1 million to pay for the tennis court enhancements, pool patio and build an extension onto the Gym. In order to justify continuing to have a conversation of what they wanted to do with pickleball, Mr. Davis felt that they needed to have new thoughts that they have not considered yet and to add Item C to future agendas. Ms. Weitzel requested that playground enhancements be removed. Mr. Davis did not want to include an item for pickleball. *There was Board consensus for Mr. Laughlin to include Item C: Tennis Enhancements to future agendas and remove Playground Enhancements.*

B. Amenity Meeting Room Upgrade – Proposal from Matthews for Construction Services

Mr. Laughlin received a response from one vendor, who planned to have a bid for the January meeting. He spoke with the architect, Bhide & Hall today and they were expecting two bids in mid-January. The proposal for Matthews for construction services, was not discussed last month. Mr. Yuro felt that the amount proposed was a high amount and reached out to the county. All they needed was an updated site plan, which Bradshaw offered to do for free. Therefore, he felt that no funds needed to be spent on engineering, but when the Board made a decision, they could do something quickly and the county would turn that around in one week. Mr. Davis appreciated Mr. Yuro's advice.

EIGHTH ORDER OF BUSINESS

Review of 2025 Budget Variances

Mr. Laughlin was informed that there was discussion about the budget amendment and was asked to look into items that were over \$5,000 on the budget, which he provided to the Board. Four items were over \$5,000. Engineering was significantly over, because there were many projects that were not planned, such as pipe repairs, sewer and bulkhead repairs. Pool maintenance was \$8,000 over, due to pool repairs that were outside of the normal scope of work. Repairs and replacements for the Amenity Center was \$6,000 over. Telephone was also over, because it was lowered in the Fiscal Year 2025 budget.

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NINTH ORDER OF BUSINESS**Contracts Review**

Mr. Biagetti presented the Contract List, which was included in the agenda package. Nothing has changed.

TENTH ORDER OF BUSINESS**Supervisors' Request**

Mr. Leary thanked staff for all of their hard work and support, especially the maintenance person, who was working hard around the community.

ELEVENTH ORDER OF BUSINESS**Public Comments**

Ms. Joanne Ernst of 923 Eagle Point Drive thanked the Board for their time and for Mr. Leary for taking the time to look at possible locations for pickleball, although Ms. Weitzel was anti-pickleball. Ms. Weitzel clarified that she was not anti-pickleball and understood the need for it but was worried about the existing amenities. Ms. Ernst also understood the need for enhancing the meeting room, but the more immediate need was the resurfacing of the tennis courts. Ms. Lori Muller of 1424 Crested Heron Court noted that the improvements were wonderful, as there were years when nothing was going on in the community and was happy that things were coming back, such as the Santa event, which was well done. Mr. Davis thanked Ms. Ernst and Ms. Muller for staying until the end of the meeting and for their comments, as the Board did a better job with feedback and suggested that they ask their fellow residents about whether or not they wanted to issue a new bond, to cover all of the improvements. Ms. Muller believed that residents would say yes, as it would be over 800 homes. When they do resurface the tennis courts, she suggested that the Board look into having one fence, versus separate fences and including hardscaping.

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

- A. Minutes of November 20, 2025 Meeting
- B. Financial Statements as of November 30, 2025
- C. Check Register

Mr. Laughlin presented the minutes of the November 20, 2025 Board of Supervisors meeting, Financial Statements as of November 30th and Check Register for December 18, 2025, for the General Fund in the amount of \$94,487.09 and Capital Reserve Fund in the amount of \$2,902.40, which were included in the agenda package.

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

THIRTEENTH ORDER OF BUSINESS

This item was tabled.

Proposals for Security Services

FOURTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – January 15, 2026 @ 6:00 p.m. @ St. Johns Golf & Country Club Meeting Room

Mr. Laughlin stated that the next meeting was scheduled for January 15, 2026 at 6:00 p.m. at this location.

FIFTEENTH ORDER OF BUSINESS

Adjournment

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

Signed by:

Daniel Laughlin

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Secretary/Assistant Secretary

Signed by:

Mike Yuro

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Chairman/Vice Chairman