

**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, **April 16, 2026** 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
Mike Davis	Assistant Secretary
Lori Weitzel	Assistant Secretary
Kyle Geary	Assistant Secretary

Also present were:

Daniel Laughlin	GMS
Wes Haber <i>by phone</i>	Kutak Rock, LLP
Branden Marcinell	Matthews
Jason Davidson	Vesta Property Services
Oscar Meranda	Ruppert Landscape
Chris Cessera	Ruppert Landscape
Steve Brogden	Brogden Builders
Chris Boggess <i>by phone</i>	Bhide & Hall
Residents	

The following is a summary of the actions taken at the April 16, 2026 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 6:00 p.m. All Supervisors were present with the exception of Mr. Leary.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

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THIRD ORDER OF BUSINESS

Public Comment *(regarding agenda items listed below)*

There being no comments, the next item followed.

FOURTH ORDER OF BUSINESS

Amenities Booking Requests

There being no comments, the next item followed.

- **Discussion of Future Amenity Capital Improvements – Amenity Meeting Room Upgrade** *(Item 6B)*

Mr. Laughlin requested that the Board hear the presentation of the amenity meeting room upgrade from Mr. Steve Brogden of Brogden Builders, at this time. Mr. Yuro wanted to know more about Mr. Brogden’s company and his approach to this project. Mr. Steve Brogden, a co-owner of Brogden Builders reported that his company was a small family-owned business that was 10 years old and specialized in Amenity Center buildouts, renovations and additions. They were also specialized in entry monuments. Mr. Yuro questioned whether Mr. Brogden noticed any particular challenges. Mr. Brogden noted no challenges, but questioned when the Board wanted to start, as it needed to go through permitting with the county, which could take up to 45 days. During the permitting phase, they typically put in their submittals for approval. He also asked if Bhide & Hall was hired by the CDD. Mr. Yuro indicated that the Board had not approved this project. However, they have gone through the process of the design and obtaining bids, but once it was approved by the Board, an architect would be involved. Mr. Yuro did not want to do anything until after the Summer season, as camps utilize the room and preferred the second week in August as a start date.

Mr. Yuro questioned the construction timeframe. Mr. Brogden explained that even though this was a small project, he estimated a 90-to-120-day turnaround time. However, the trusses take two to 16 weeks to arrive, depending on the workload and the windows take four to six weeks. If there was a long lead time, they would not start until they had an idea of whether the lead time could fit into their schedule. Alternatives were provided in their bid for doors, as the original drawings were speced for aluminum ones, which were pricy, but they would last longer. An alternative vendor also provided a price for vinyl windows, which were significantly less expensive and UV resistant. Mr. Brogden encouraged vinyl if cost was a concern. Mr. Yuro questioned the space that they would need outside of this building. Mr. Brogden indicated that

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once they knock the doors out, they could seal them up with plywood and no one would be able to gain entry. Mr. Yuro pointed out that they would have use of this building to store materials but asked if they would need a dumpster in the parking lot. Mr. Brogden indicated when his crew come to work, they would be pulling in trailers, but it would be at the end of the day and be temporary. They would need an area for a dumpster, close to the job site as possible.

Mr. Laughlin pointed out that Mr. Leary had a question about the fixtures and fitting, such as the food warming oven, window treatments, tables and chairs, which were not part of the quote and asked if Mr. Brogden could work with Bhide & Hall to provide cost estimates. Mr. Brogden offered to do so and requested a list of the exact models, which he would provide to his supplier. He noted that the plans showed an LED light track, which was included in his quote as an exclusion, but he did obtain prices from his electrician. Mr. Laughlin explained that it would be a floating ceiling with a part that would be lower than the rest. Mr. Brogden recommended an LED tape light for \$3,900 or a neon blazed rope light for \$6,100. There were two color schemes and questioned which one the Board wanted. A \$1,500 allowance was included in the quote for pendant lights. There was an alternate on the plans for a stack stone on the exterior. If the Board decided not to have one, there would be a \$2,000 savings. The Board needed to keep in mind that this quote was from January and the pricing would not stay the same, as the windows increased by \$3,000. If the Board was interested, he would provide a requote. Mr. Yuro did not expect them to hold their bid for nine months and appreciated Mr. Brogden for coming.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Landscaping Team - Report

Mr. Oscar Meranda of Ruppert Landscape was happy to report since the last Board meeting, that they were able to complete the Palmetto and Arboricola cutbacks. Unfortunately, the Hawaiian Ti's in front of the pool area did not survive and were removed, but the Arboricolas were starting to push new growth. There was a section of Arboricolas at the entrance of the amenity that did not survive and were cut back. In the common areas, his team was able to complete a full cycle of mowing and would continue to do so. According to the Irrigation Report, which he provided to the Board, there was a broken value, which caused the sod to decline. They would replace the sod at no cost. The Bermuda areas received chemical treatments according to the turf program. A retreat was going to be completed this Monday into Wednesday. There was a mainline issue on Leo Maguire Parkway, causing the flowers to struggle, but they have bounced

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back with the help of the rain. They continue to pick out the dead blooms, allowing new growth to push through. There were two new enhancements that were presented to Vesta for St. Johns Golf Drive. Mr. Cessera indicated that the next report would include any changes.

Mr. Yuro appreciated Ruppert's effort since the last meeting, as their efforts were noticeable. Mr. Davis pointed out that one of the sprinkler heads in the second bed was broken at the base, in the two islands coming off of St. Johns Golf Drive. Ms. Weitzel questioned the last time that the sprinklers right off of CR 210 were adjusted, because when driving by the other day, she noticed a sprinkler that was directly hitting a pole. Mr. Cessera believed that it was caused by their crews hitting the sprinkler with their mower and would go back and adjust them. He has seen a great effort from Mr. Meranda and was happy with what they see. Ms. Weitzel pointed out that the flowers were beautiful. Mr. Cessera noted a difference in the Spring flush, as everything was green and blooming. Mr. Laughlin recalled that Mr. Leary questioned the status of the ground cover alternate between the basketball court and the sidewalk where the erosion was occurring. Mr. Meranda indicated that they priced it out and were applying a 50% discount. Mr. Cessera confirmed that Ruppert was going to pay for half of it and as soon as it was approved by the Board, it would be a priority. Mr. Laughlin reported that Mr. Leary also questioned the one to two pallets of Bermuda between the field and the sidewalk and a revised plan for the sod replacement at the south end of Leo Maguire Parkway. Mr. Meranda would provide one.

Mr. Geary asked if Ruppert was able to water normally after installing the new sod. Mr. Cessera indicated that the best practice for watering was to 100% follow the St. Johns River Water Management District (SJRWMD) guidance, but they provide a two-week grace period anytime new plantings or sod was installed. They could water five days per week until it was established. However, there was a drought and the sooner that they could get it into the ground and get it established, the better chance that it would survive. Mr. Yuro pointed out that they were irrigating most of the irrigation in the common areas out of the ponds. Mr. Cessera was dealing with this as Eagle Harbor, where the water levels in the ponds get so low that it was not enough to supply the system. Therefore, when they run it, the pressure and coverage would be low and it would take longer for the pond to recover after they use the water. They try to navigate around it as best they could. Mr. Cessera would provide the amount for the sod replacement at the south end of Leo Maguire Parkway but would like to set a threshold for the

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spending. Mr. Laughlin would have District Counsel draft a resolution to provide staff spending authority. Mr. Cessera planned to clean up some boundary lines with the golf course. Mr. Meranda and Mr. Cessera left the meeting.

B. Attorney

There being no comments, the next item followed.

C. Engineer – Consideration of Proposal for Preparation of a Public Facilities Report

Mr. Laughlin presented a proposal from Matthews for the preparation of a Public Facilities Report in the amount of \$4,600. The last report was completed in 2019 and it was required by the State every seven years. Other firms were charging a not-to-exceed of \$10,000 to \$15,000. This would be an update on the prior report. It provided an overview of all the District's facilities. Mr. Geary asked if it provided the expected life of the infrastructure. Mr. Marcinell confirmed that it provided the expected life given the age of the community against other communities. Mr. Yuro explained that it provided the life of the District owned infrastructure, such as the ponds and roads. They would not do an inspection of the Amenity Center, buildings and pool. The reason why the State wanted it every seven years was because they wanted to know if the District was planning anything new, to factor into their long-term planning for county-wide infrastructure. Every two years, the CDD was supposed to have an inspection of the permitted stormwater system, which includes inlets, ponds and outfall structures. Ms. Weitzel asked if \$4,500 was a typical price. Mr. Laughlin recalled that the lowest one he had seen was \$2,500 or \$3,000.

On MOTION by Mr. Yuro seconded by Ms. Weitzel with all in favor the proposal from Matthews for the preparation of a Public Facilities Report in the amount of \$4,600 was approved.

Mr. Marcinell reported that he provided to Ms. Taylor an example of a landscape trench drain for the tennis and basketball courts, as well as itemized separations for just the demolition of the tennis courts, drainage improvements, landscaping, the middle area, rebuild or resurface and new fence. It broke it down into multiple categories as far as pricing. There was also an estimate for a curb inspection for all of curbs in the neighborhood, which was \$4,500 for an

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inspector to be onsite for two days. Ms. Taylor provided a map of all the locations that she was able to identify, that had root damage.

On MOTION by Mr. Davis seconded by Mr. Geary with all in favor the proposal from Matthews for a Curb Inspection Report in the amount of \$4,500 was approved.

Mr. Marcinell reported that on his list was the 20-foot drainage easement at 504 Stonebridge Path and the retaining wall at 942 Eagle Point Drive. District Counsel was supposed to come up with some language, if the residents paid the attorney's fees. There was supposed to be an easement agreement for 504 Stonebridge Path. Mr. Laughlin confirmed that the agreement was sent to the owner, but he had not heard from the owner or received signed copies. District Counsel had not heard from the owner either. Mr. Davis asked if Mr. Laughlin received the signed agreement from the Radeckis. Mr. Laughlin had not heard from the Radeckis since March 19th, as they were out of town. They were supposed to contact him but did not yet do so and would follow up. Regarding the bulkhead and the owner paying the attorney fees, Mr. Laughlin was informed that they would come to a meeting but have not done so. They did not want to pay the attorney fees, as they felt that they were providing a benefit to the community by fixing the erosion problem.

D. District Manager

There being no comments, the next item followed.

E. General Manager

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

Mr. Davidson presented the Amenities and Operations, Lake Doctors and Soccer Field Reports. Mr. Geary asked if someone would provide more of a presence on Wednesday, Thursday, Friday and Saturday, whether management or security, as there was a semi-altercation with a soccer team taking up half of the field and kicking people off. Mr. Davidson would make sure that their presence was more known and may utilize some of the lifeguard staff. He would also make sure that security was aware of any situations. With the warmer weather, he noticed

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the soccer field become more active. Ms. Weitzel noticed that the football team was not utilizing the field much during the timeframe that the Board approved. Mr. Geary observed them on the east side.

4. Proposal for Crosswalk Striping

Mr. Davidson presented a proposal from Duval for crosswalk striping in the amount of \$4,091, including two additional crosswalks. This was for the restriping of six crosswalks and 27 stop bars. There was an additional proposal for four additional crosswalks in the amount of \$1,170, bringing the total amount to \$5,261. Mr. Marcinell pointed out that he helped Ms. Taylor identify all of the locations of depressed sidewalk that were not striped, as the goal was to have it as a speed calming method. These locations were across the main roadway without stop signs. Mr. Yuro asked if the crosswalks and stop bars were in such bad shape that they needed to be redone, as the roads were resurfaced five years ago. Mr. Marcinell assumed that they were being re-stripped for safety reasons. Mr. Davidson pointed out if the Board was not comfortable with this proposal, staff could go back, re-assess those areas and bring it back to the Board at the next meeting.

Mr. Geary asked if the crosswalks were new. Mr. Marcinell replied affirmatively; however, some areas were not getting crosswalks, because there was already a stop sign. Mr. Geary requested separate prices for the crosswalks and stop bars. Mr. Yuro would be surprised if all of the stop bars needed to be redone, but there would be five or six new crosswalks. Mr. Marcinell confirmed that there were 16 total crosswalks, with the exception of a depressed area on the main road, where there was no crosswalk paint. Mr. Yuro pointed out that if there was a stop bar, there was typically no crosswalk marking. Mr. Davis requested pictures with the quote. Mr. Marcinell reported that he had numbered all of the locations. Mr. Yuro requested further information, so that the Board could make an informed decision. This item was tabled.

5. Proposal for Streetlight Pole

Mr. Davidson presented a proposal from Beacon Electrical for a streetlight pole in the amount of \$7,740. The streetlight pole was hit in an accident and was covered by the insurance of the individual who hit it, which would mimic the one by the splash pad. Mr. Davis recalled that Ms. Taylor questioned whether the streetlight pole had two light fixtures on it. Mr. Davidson was not certain, but they received a quote for another streetlight pole that was lower in price, but

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it did not match the existing poles. Mr. Yuro pointed out that the streetlight pole in the proposal was the closest that they could find to what they currently had and was in favor of moving forward.

On MOTION by Mr. Yuro seconded by Mr. Geary with all in favor the proposal from Beacon Electrical for a streetlight pole in the amount of \$7,740 was approved.

6. Proposals for Painting Golf Cart Bridges

Mr. Davidson presented proposals from Tropical Pressure & Painting for the painting of Golf Cart Bridge 2 in the amount of \$4,200 and exterior repaint of the CR 210 bridge in the amount of \$6,400. The golf course was willing to absorb the cost to repaint the bridge on Hole 18; however, they wanted to do it during the Summer, as it was currently their busy season. The proposal for the CR 210 bridge included pressure washing, mildicide, removing all loose paint, re-attaching numerous loose boards, installing 18 solar light caps to each 6x6 post, priming with a high build primer, repainting with high quality exterior paint and installing one additional step at the beginning of the bridge, for safety purposes. Mr. Geary asked if people walked on the bridge. Ms. Weitzel indicated that people take pictures on the bridge. Mr. Davis asked if the CDD Board needed to approve the painting of the bridge on Hole 18. Mr. Davidson explained that the golf course would pay for it but questioned whether they should have both bridges done at the same time. Mr. Yuro did not think that it would matter to do them at the same time. Mr. Davis felt that there was no reason to wait to do the CR 210 bridge. Ms. Weitzel agreed.

On MOTION by Mr. Geary seconded by Mr. Davis with all in favor the proposal from Tropical Pressure & Painting for the exterior repainting of the golf cart bridge in the amount of \$6,400 was approved.

7. Proposals for Meeting Room Flooring

Mr. Davidson presented a proposal from Seamless Floors for the meeting room flooring in the amount of \$4,028.69, Fantastic Flooring in the amount of \$6,011.52 and Amazing Flooring in the amount of \$6,263.73, for LPV flooring. There was a tile option for \$7,921.52, which Mr. Davidson recommended to prevent slipping, drop jumping and chipping, versus LPV

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flooring, which was for much more substantial foot traffic. Mr. Davis asked if it was possible to maintain the areas that were damaged. Mr. Davidson indicated that they could use gray duct tape but did not know if it could be repaired. Ms. Weitzel appreciated the proposals but did not see the need to spend \$4,000 if they were going to renovate the meeting room. Mr. Laughlin wanted to ask Mr. Brogden whether they could work around the flooring, as they bid \$9,500 for flooring. Mr. Davis felt that if they did a renovation of the room, the flooring should remain the same. Ms. Weitzel agreed. Mr. Yuro did not want to do anything to the floors. *There was Board consensus to not do the flooring.*

8. Proposal for Additional Maintenance Hours

Mr. Davidson presented a proposal from Vesta Property Services for additional maintenance hours in the amount of \$6,011.52. For Fiscal Year (FY) 2026, the rate was \$192,686 and with the additional hours for having a maintenance person for 20 additional hours and an additional 2.2 percent increase, the amount for FY 2027 would be \$229,823 and \$236,717 for FY 2028. This was just for the additional maintenance person, but not the lifeguards. Unfortunately, there would be a 5% increase for lifeguards, due to the minimum wage increase. The additional maintenance hours would allow for the Maintenance Technician, Robert to do more projects in-house, such as pressure washing and painting.

Mr. Yuro questioned what they were expecting to receive out of this, other than just more hours and what Robert would be doing that he could not do now. Mr. Davidson indicated that Vesta would like for Robert to maintain the pools, so they would not have to pay CBuss, which would be a savings of \$22,000 per year. Robert could vacuum the pools and add chemicals, but they must purchase the chemicals from Hawkins. It would also help Ms. Taylor with some of the landscaping tasks and working with Ruppert, as well as going throughout the community and cleaning out drains and looking at outfall structures. Mr. Yuro asked if Robert had to have a certain license for maintaining the pool. Mr. Davidson indicated that Robert needed a CPO certification, which Vesta paid for. He would also go through significant training with senior leadership. Mr. Laughlin pointed out that they would still use CBuss for any pool pump replacements.

Mr. Yuro did not like that they would not use CBuss who has been maintaining the pool for 30 years and was very knowledgeable, as the CDD would be spending \$37,000 to save

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\$22,000. Mr. Davidson pointed out that Robert would maintain exterior buildings, including removal of debris, cleaning interior/exterior furniture, fixtures, table stands and maintain the general appearance of indoor spaces, including the Gym, provide interior painting, do minor plumbing, minor HVAC work, carpentry, minor electrical work, support big collection and project research, conduct routine inspections of the amenities and infrastructure, including all of the lighting, storm drains and hardscaped areas. He would also maintain recreational and common areas, pool facilities, tennis courts, playground equipment and assisting in preventative maintenance, as well as helping to identify potential capital or maintenance projects, including sidewalks and landscaping. If Robert did not get these hours, Vesta would lose him to another location and they must find someone to work 20 hours.

Ms. Weitzel was in favor of the proposal, as there was a great deal of trash near the cemetery, which Robert could remove. Mr. Davis wanted to see more efforts to remove trash from common areas. Mr. Laughlin indicated that this proposal did not need to be approved until the budget was adopted next month, but they should know the cost, so it could be included in the budget. Mr. Leary was supportive of it, as long as the labor expense was offset by reducing budgeted maintenance and repair expenses or reducing the current FY budget repair and maintenance (R&M) by 50% and they would be responsible for pressure washing and painting of the two bridges. Mr. Geary questioned the term of the contract. Mr. Davidson confirmed that it would not start until the new FY, which starts on October 1st. In the interim, Robert would receive training. Mr. Geary asked if they could eliminate the 20 hours, if the Board felt in six months that they were not receiving the value of the services. Mr. Davidson indicated that it could be re-negotiated at any point in time. Mr. Laughlin pointed out that once the proposal was approved, an addendum would be drafted to Vesta's agreement.

On MOTION by Mr. Davis seconded by Mr. Geary with all in favor the proposal from Vesta Property Services for additional maintenance hours in the amount of \$229,823 was approved.

SIXTH ORDER OF BUSINESS

Discussion of Future Amenity Capital Improvements

A. Pool Deck Renovation

Mr. Laughlin reported that he spoke with Mr. Chad Bishop with Urban Edge. He was supposed to attend the meeting but could not make it.

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B. Amenity Meeting Room Upgrade

This item was discussed.

C. Tennis Court Resurfacing and Basketball Court Rebuild**D. Tennis Court Landscape Demo****E. Tennis Court Relandscape****F. Tennis Court Median Renovation**

Mr. Laughlin hoped to have Chris with Nidy at the meeting, but he did not call in. It was discussed at the last meeting that they could potentially do the resurfacing with the complete membrane over it, which would provide a reduction in price. Chris was supposed to provide a cost for the fencing. Mr. Davidson requested tabling this matter, as staff had not received it. Mr. Marcinell recalled that during the discussion with Ms. Taylor on the tennis courts, Mr. Sean Froehling with Fast-Dry Courts stated that they could do the resurfacing and suggested having a conversation with both of them, before continuing the resurfacing discussion. Mr. Davidson was surprised that they recommended a resurfacing, as each vendor that they spoke with, were against resurfacing. Ms. Weitzel was interested in hearing from other vendors. Mr. Yuro was surprised to hear that they needed to reconstruct the tennis courts, as they were 20 years old and felt that what Mr. Froehling stated made sense, but was the only vendor that recommended it and understood the confusion.

Mr. Geary asked if they were just obtaining pricing on resurfacing and putting in the fencing or to connect the courts and redo the irrigation. Mr. Marcinell recalled that there was a quote for the demolition of the landscaping and lowering the edge around it, as well as the median renovation. Mr. Laughlin indicated that the amount of the proposal was \$10,700, for demolition of all plantings surrounding the tennis courts, tree removal and dumpster. It was \$60,000 for the full resurface. The last time that the courts were resurfaced, they placed fiberglass on some of the cracks and repainted over it. In this case, they would do a fiberglass membrane over the entire court. Ms. Weitzel noted that Jacksonville Golf and Country Club removed the trees and connected their courts, which made a huge difference. They had nine courts and stadium style seating. Mr. Davidson pointed out that Ruppert provided a bid for re-landscaping of \$39,500, but they could obtain multiple bids. The question was whether to have asphalt or pavers or benches in the center median. Ms. Weitzel envisioned having pavers or new

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asphalt and covered benches. Mr. Yuro felt that the most efficient thing to do would be to demolish the area and have pavers and two small benches with a shade structure and requested a price. Mr. Davis pointed out if the tennis court improvement was a lower price, they could afford to do the amenity meeting room upgrade or pool deck renovation.

SEVENTH ORDER OF BUSINESS**Discussion of the Fiscal Year 2027 Budget**

Mr. Laughlin reported that there was an increase in assessment of \$102 for the FY 2027 budget, which was \$8.50 per month or a 6.3% increase. For the administrative expenses, GMS was asking for a 3% increase. The total increase for administrative was \$3,300 for the year. For field expenses, amenity management was \$229,823, which was a total increase from last year of \$36,000. As far as the landscape maintenance, the monthly invoice for maintenance services was \$120,000. The landscape contingency was showing a \$44,000 increase, which was for anything billed outside of the monthly contract, but the landscape line item was reduced by \$45,000. There was a 4% increase for landscape maintenance for the field. Lake maintenance increased from \$30,000 to \$32,000, based off of trends. Security and gym equipment lease would remain the same. The lifeguard and pool monitors increased from \$46,434 to \$52,868. Pool maintenance increased by \$6,000 from \$35,000 to \$41,000. Mr. Yuro asked if this was for the monthly contract or if it included repairs. Mr. Laughlin indicated that it was the monthly contract, chemicals and repairs.

Mr. Laughlin noted no increase to splash pad maintenance or janitorial. There was a 3% increase for electrical, due to expected rate hikes from JEA and Florida, Power & Light. Water showed an increase of \$11,000 and suggested that the budget remain at \$18,500. There was no change to refuse service or permits. Everything was under field expenses, but there was a R&M line item for the Amenity Center. His recommendation was to have one R&M line item, which would be reduced by \$5,000. *There was Board consensus to follow the recommendation.* There was no increase to the street and tennis court lighting or to tennis court maintenance. However, there was a \$1,500 increase on supplies. Mr. Laughlin recommended keeping it at \$12,500. Special events would remain the same at \$25,000, but an additional \$5,000 was added to holiday decorations. Ms. Weitzel preferred to keep it the same. Mr. Davidson pointed out that there were more options this year, which staff wanted to pursue. Mr. Davis asked if they must purchase new lights. Mr. Davidson indicated that the vendor would provide their own lights and set it up. Mr.

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Laughlin suggested looking into gemstone lighting, which cost \$10,000. Mr. Davidson would see what ideas other companies had. Mr. Laughlin would keep this line item at \$20,000.

Mr. Laughlin noted no increases for workers compensation, a reduction in property insurance and a \$1,000 increase in telephone/cable/internet, based off of trends, but Ms. Taylor was trying to reduce it. With those changes, the increase was reduced to \$85 or a 5.3% increase. Mr. Leary requested that it be reduced further to 3%. In order to balance the budget, they could reduce the capital. The current amount was \$175,000 and it was reduced last year from \$200,000. Mr. Davis did not want to reduce it. Mr. Laughlin noted a savings, if the pool maintenance was brought in-house, as there was a \$20,000 difference. It would bring the increase down to 3.6% or \$60. Once the budget was approved, if there was an increase, a notice would be sent to residents 30 days before the August meeting. There would be a public hearing at the August meeting, to allow resident input on the budget before it was adopted.

EIGHTH ORDER OF BUSINESS

Contracts Review

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors' Request

Ms. Weitzel would like to discuss in the future, redoing the monument at the front entrance, as it looked weak compared to other neighborhoods along CR 210. She also wanted to enhance the landscape, as it looked outdated. Mr. Marcinell recalled that Brogden Builders enhanced entry monuments.

TENTH ORDER OF BUSINESS

Public Comments

No public was present.

ELEVENTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of March 26, 2026 Meeting**
- B. Financial Statements as of February 28, 2026**
- C. Check Register**

Mr. Laughlin presented the minutes of the March 26, 2026 Board of Supervisors meeting, Financial Statements as of March 31, 2026 and Check Register for April 16, 2026, totaling \$128,013.92.

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

TWELFTH ORDER OF BUSINESS

**Next Scheduled Meeting – May 21, 2026
@ 6:00 p.m. @ St. Johns Golf & Country
Club Meeting Room**

Mr. Laughlin stated that the next meeting was scheduled for May 21, 2026 at 6:00 p.m. at this location.


THIRTEENTH ORDER OF BUSINESS

Adjournment

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

Signed by:

9A989FE97A6A46D
Secretary/Assistant Secretary

Signed by:

E55AE2DB2E4542E
Chairman/Vice Chairman