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 18, 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:

Graham Leary	Vice Chairman
Lori Weitzel	Assistant Secretary
Kyle Geary	Assistant Secretary

Also present were:

Daniel Laughlin	GMS
Wes Haber *(via phone)*	Kutak Rock, LLP
Stephanie Taylor	Vesta Property Services
Jason Davidson	Vesta Property Services
Oscar Meranda	Ruppert Landscape
Chris Cessera	Ruppert Landscape
Kyle Carasea	Ruppert Landscape
Residents	

The following is a summary of the actions taken at the June 18, 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. Three Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS **Pledge of Allegiance**

The Pledge of Allegiance was recited.

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

Mr. Laughlin opened the public comment period. Resident Tara Eddy of 1762 Highland View Drive, asked if upgrading the amenity meeting room and renovating the pool deck were actively being pursued. Mr. Laughlin confirmed that the Board and staff were looking into multiple options, as there were excess bond funds. Mr. Leary noted that the amenity meeting room was a storage room operating as a meeting room and was not competitive with other facilities. There was consensus from the Board to obtain bids, but once received, the Board decided not to proceed, as there are other projects that needed attention, such as the tennis courts. Mr. Geary wanted to do all three projects, but there was only enough money to do one or two.

Resident Phillip Wirth of 919 Brookhaven Drive requested that someone pick up trash and leaves from the end of the Brookhaven cul-de-sac, past the cemetery and tower and mow it. Mr. Leary requested that staff verify who owned the land and have them maintain this area, as well as the CDD maintain the portion of land that it owned and install a Eupy trail cam, to detect people dumping trash. Mr. Laughlin would request that the off-duty officer drive through this area send out an e-blast to residents. Ms. Taylor would request that Robert do more trash pickups. There being no further comments, Mr. Laughlin closed the public comment period.

FOURTH ORDER OF BUSINESS **Amenities Booking Requests**

Mr. Laughlin reported that there were no amenity booking requests. Ms. Weitzel announced that this Saturday, the swim team had a tri-meet. The only place for the other team to set up their chairs, was the soccer field. Mr. Laughlin requested that the swim team submit a request. Mr. Leary pointed out that there was plenty of room between the field and the fence, but was concerned about parking issues, as the golf course needed to have access. Ms. Taylor reported that the golf course offered to provide parking down Cemetery Road. Mr. Leary pointed out that it was good to have law enforcement onsite. There were no objections from the Board for the swim team to have their tri-meet but required them to submit a request for future meets.

FIFTH ORDER OF BUSINESS **Staff Reports**

A. Landscaping Team

1. Report

Mr. Oscar Meranda of Ruppert Landscape reported that his crew have consistently been maintaining the hedges throughout the Amenity Center, keeping them trimmed and well-shaped, as well as the Jasmine around the scoreboard. Many small weeds were beginning to push through the mulch and through cracks on Leo McGuire Parkway, which they were continuing to treat. There should be a difference within the next two weeks. The common areas were starting to regain their color and fill in. Pond maintenance remains steady and on a regular cycle. There were issues trying to get access to a few of them, but they found solutions. Seasonal color beds have been rotated and the summer annuals were installed, but they had to substitute White Zinnias with White Angelonias. Monthly irrigation inspections included a full system walkthrough and checking for coverage leaks. Some leaks were located today and would be scheduled for repair. Chemical applications were delayed, but the contractor was onsite this week.

Mr. Leary questioned the frequency of the application, as there were many weeds. Mr. Meranda indicated that typical applications were every six to eight weeks. Mr. Cessera reported that at this time of year, there was insecticide for chinch bugs and fertilization, but with the slightest rain, the contractor had to delay. Mr. Meranda would monitor it for the next two weeks, in case spot treatments needed to be made.

2. Proposal for Aeration of Turf Along St. Johns Golf Drive

Mr. Laughlin presented a proposal from Ruppert, for the aeration of turf along St. Johns Golf Drive, from the Amenity Center to the end of the cart path, in the amount of $2,145. Mr. Leary appreciated that everything looked good and there were no irrigation issues but questioned the status of approved projects and mowing schedule. Mr. Cessera confirmed that next week all the approved projects would be completed. Mr. Meranda reported that Ruppert was onsite every Monday, completing the mowing, but were unable to finish on Monday and returned this morning. Mr. Leary estimated that the Bermuda was not mowed for at least two to three weeks and requested that Ruppert trim the grasses on the sidewalk on Eagle Point Drive by the golf cart crossing.

Ms. Weitzel questioned how long it would be until the flowers bloomed. Mr. Cessera admitted that they were struggling with the flowers, due to the drought and recommended increasing the water runtime to 30 minutes for the next two weeks. Once the flowers were established, Ruppert could apply bloom busters to accelerate the flowers. Ms. Weitzel pointed out that the community loved to have the old flowers. Mr. Davidson requested that Ruppert plant flowers earlier in the season, as June 21st was the first day of Summer and the hottest day of the year. Mr. Cessera agreed to plant them earlier and would provide recommendations to the Board next year on flowers that were thriving. Mr. Leary requested that Ruppert clean up the area where the playground and tennis courts were located, as it was an eyesore. Mr. Davidson would work with Ruppert.

On MOTION by Ms. Weitzel seconded by Mr. Leary with all in favor the proposal from Ruppert Landscaping for aeration of turf along St. Johns Golf Drive in the amount of $2,145 was approved.

B. Attorney

Mr. Geary questioned the status of the retaining wall at 942 Eagle Point Drive. Mr. Laughlin indicated that he notified the owner that the District would work with them, but they must pay for District Counsel fees. They refused to do so and stated that they would attend a meeting, but this was four or five months ago.

C. Engineer

Mr. Laughlin received an email from the District Engineer today, notifying him that they were unable to attend this meeting, but reported that an inspector would be onsite today and tomorrow to perform the curb inspection and would provide a report at the next meeting.

D. District Manager

Mr. Laughlin reported that he received an email yesterday from Mr. Davis, resigning from his seat. This item would be placed on the next agenda and in the meantime, there would be a solicitation for the open seat. An eblast would be sent to residents and included in the next agenda package. No one qualified for the open seats this year and would be filled by appointment, two weeks after the November General Election. The current Board Members in those seats, would serve for 90 days. Someone tried to qualify for one seat but was unsuccessful.

Ms. Sheila Monroe of 927 Brookhaven Drive acknowledged that she tried to qualify and would provide a resume to Mr. Laughlin for Mr. Davis' seat. However, the notice was posted on Monday, and the deadline was on Friday. Ms. Weitzel requested that an eblast be sent out a month before. Mr. Leary asked if there would be three open Board seats in November. Mr. Laughlin replied affirmatively. Mr. Laughlin announced that he would not be attending the July meeting and suggested holding the meeting one week early or later or someone from GMS would attend. *There was Board consensus to hold the July meeting as scheduled.*

E. General Manager

1. Amenities and Operations Report

2. Lake Doctors

3. Athletic Field Report

4. Proposal for Replacement of Slats for Picnic Tables and Benches

Ms. Taylor presented the Amenities and Operations, Lake Doctors and Soccer Field Reports. Staff finally found slats for the picnic tables and benches and requested that the Board approve a not-to-exceed of $4,100, as the Board previously approved a not-to-exceed of $4,000 and the proposal was $4,074. Mr. Davidson pointed out that another contractor provided a quote, but they recommended replacing the picnic tables and benches. Mr. Leary asked if the material was as strong as what they currently had. Ms. Taylor confirmed that it was the same material. Mr. Davidson indicated that staff could not control kids using the picnic tables as diving boards. Mr. Leary preferred to approve a not-to-exceed of $5,000 and keep a few in inventory.

On MOTION by Ms. Weitzel seconded by Mr. Leary with all in favor the Proposal for the replacement of slats for picnic tables and benches in a not-to-exceed amount of $5,000 was approved.

5. Holiday Lighting Renderings

Ms. Taylor reported that she met with M&H Lighting to discuss some new ideas for holiday lighting and requested renderings from other communities. There would be hanging lights on the front entrance median and on the bridge, as requested by the Board. The medians would have a cleaner look. There would also be some additional wreaths and lights inside of the Amenity Center. With all these changes, there would be an increase of $540, but the banners needed to be updated and brackets needed to be replaced. A proposal would be provided at the next meeting. Ms. Weitzel requested that the lights all be the same color.

6. Proposal for Sidewalk Repairs

Mr. Laughlin presented a proposal from Precision Sidewalk to fix the pavers on St. Johns Golf Drive in the amount of $19,354. Once completed, the contractor would proceed to Eagle Point Drive. Then there would be two additional projects and a replacement project. Future repairs would be made yearly. The severe repairs were made and the contractor was replacing the moderate ones, which were smaller than 1 inch. Mr. Leary asked if this expenditure would be funded out of the capital. Mr. Laughlin indicated that the funds could technically be taken out of the bond funds, but prior expenditures were paid out of the capital.

Mr. Geary questioned the standard height. Ms. Taylor explained that if the sidewalk was raised higher than 2 inches, it must be replaced, as it would impact the sidewalk structurally. Mr. Laughlin reported that Precision Sidewalk marked sidewalks that were severe as 2/8 of an inch. Ms. Weitzel suggested creating a line item in the budget for yearly sidewalk repairs. Mr. Laughlin preferred to pay for it out of the capital, but once it was manageable, they could estimate an amount to be spent each year and include a line item in the General Fund.

On MOTION by Mr. Leary seconded by Mr. Geary with all in favor the proposal from Precision Sidewalk to fix pavers on St. Johns Golf Drive in the amount of $19,354 was approved.

7. Proposal for Amenity Center Sign

Ms. Taylor obtained a proposal for a larger Amenity Center sign in the amount of $3,500 but was waiting for an additional proposal for comparison purposes. Mr. Leary wanted to change the words on the sign from, *"Country Club Swim & Tennis Center"* to *"Golf Club Swim & Tennis Center."*

Ms. Taylor reported that the splash pad contractor worked on the water pressure. It was better than where it used to be, but not where it needed to be. The crosswalk striping and restriping of the stop bars and pedestrian crosswalks was completed last week. She was going to look at crosswalk signs for new locations. The streetlight poles should arrive soon and be in place by the next meeting. Events that were held were the Sip and Stretch goat yoga and babysitting and CPR class. The Summer party was rescheduled for tomorrow night and this week was International Picnic Day. Ice Pops for Pops Day would be held on Father's Day. There would be a golf cart parade on the Fourth of July. Ms. Taylor was spending a great deal of time on the pool deck with the lifeguards and Summer Camp, but the camp counselors and lifeguards were doing a phenomenal job. Ms. Weitzel and Mr. Geary appreciated all of Ms. Taylor's hard work, as parents and kids were happy.

A Resident questioned why a streetlight pole was being replaced. Ms. Taylor indicated that a streetlight pole on Leo Maguire Parkway that was hit by a car, was being replaced. The Resident pointed out that two streetlight poles on Eagle Point Drive, were buried in trees. Ms. Taylor would request that Ruppert trim the streetlights and when the streetlights were replaced, staff would request a higher lumen. Mr. Geary requested a sign like the one placed in Heritage Landing for no e-bike and scooter use at the Amenity Center. Mr. Laughlin pointed out that the CDD could restrict use on CDD property, except for the Amenity Center. E-bikes were currently not permitted on the fields and basketball court or on paths, as stated in the policy.

Mr. Leary questioned the status of the bridge painting. Ms. Taylor was advised by the golf course that they would be painting the bridge between June and July. The CDD was supposed to paint their bridge, but the rain delayed it. Mr. Leary requested that the bridges be included on the list as active projects and recalled that the golf course owed the CDD for path damage repairs. Ms. Taylor indicated that the golf course was aware of it. Mr. Leary asked if the CDD was paying the golf course for landscaping. Mr. Laughlin confirmed that the CDD paid the golf course for the initial work, but if there was a project, the CDD paid 40%. Mr. Davidson recalled that the landscaping looked bad when he started with the CDD and looked better, but it still needed some work. Mr. Leary requested that staff encourage the golf course to keep up the overall appearance. Ms. Weitzel asked if there were any further complaints about the soccer coach. Ms. Taylor confirmed that she did not receive any complaints.

SIXTH ORDER OF BUSINESS **Discussion of Future Amenity Capital Improvements**

A. Pool Deck Renovation

Mr. Laughlin reported that the plans for the pool deck renovation were completed.

B. Amenity Meeting Room Upgrade

C. Tennis Court Resurfacing and Basketball Court Rebuild

D. Tennis Court Landscape Demo

E. Tennis Court Relandscaping

F. Paver Installation Between Tennis Courts

Mr. Leary reported that Brogden Builders provided an updated estimate for the amenity meeting room upgrade, including a la carte items. They recommended that the project be rebid, as material costs increased by 4% to 6% or $15,000, lighting increased by $5,000 to $8,000, window treatments (vinyl aluminum) increased by $3,000, appliances increased by $5,000 and tables and chairs increased by $5,000, which would increase the total estimate from $295,000 to $331,000. Mr. Geary felt that the pool deck renovation would affect the highest number of people, but the tennis court resurfacing would only affect 50 people in the community, as well as non-residents and was the most expensive project. Of primary importance, Mr. Geary listed the pool deck and amenity meeting room and requested that funds be allocated for the tennis court resurfacing and that there be a permanent shade structure in the corner of the pool deck.

Ms. Weitzel pointed out that the pool deck renovation was popular with the residents and wanted to upgrade the amenity meeting room, but not for $331,000. Mr. Geary did not feel that $331,000 was unreasonable, as it included window treatments and an additional room, but questioned the cost for the pool deck renovation. Mr. Laughlin recalled that the pool deck renovation was $160,000, but it must be re-bid as the proposal was submitted in January. Mr. Leary pointed out that the pool deck renovation and amenity meeting room upgrade was $490,000 and $150,000 for the tennis and basketball court resurfacing, which used up all of the bond funds, but there was $280,000 in the capital reserve. Mr. Laughlin pointed out that another $185,000 was expected. Mr. Geary suggested taking out a loan next year.

Ms. Weitzel was in favor of the tennis court resurfacing, as there were problems that needed to be addressed, but felt that trees needed to be removed and irrigation needed to be addressed first for safety reasons, due to drainage issues. Mr. Leary believed that the Board should approve the $52,000 resurfacing of the tennis courts but did not think that $100,000 would resolve the drainage issues on the basketball courts. Ms. Weitzel was in favor of removing the trees from the courts and doing the resurfacing but felt that there was value in doing the pool deck renovation. Mr. Laughlin would obtain proposals, once the Board was 30 to 60 days out from being ready to proceed, which he recommended for September. Board Members preferred for Mr. Yuro to be present before approving anything. Mr. Leary requested that Fast Dry attend a meeting, walk the tennis and basketball courts and discuss the resurfacing.

SEVENTH ORDER OF BUSINESS Contracts Review

Mr. Leary recalled that the CDD issued a Request for Qualifications (RFQ) for engineering services and questioned the results. Mr. Laughlin reported that the deadline to submit bids was June 26th and proposals would be provided to the Board at the July meeting. The Board would review the proposals and rank the firms like the landscaping firms.

EIGHTH ORDER OF BUSINESS **Supervisors' Request**

There being none, the next item followed.

NINTH ORDER OF BUSINESS **Public Comments**

Resident Tara Eddy of 1762 Highland View Drive attended a swim meet where they had a concession area and recommended that Sampson Creek have one. Mr. Laughlin pointed out that food and drinks, with the exception of water could not be brought onto the wet deck of the pool. Mr. Davidson recalled that the golf course had the beverage cart that traveled around and their license would allow them to operate and service this location and offered to speak to the golf course about it.

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

A. Minutes of May 21, 2026 Meeting

B. Financial Statements as of May 31, 2026

C. Check Register

Mr. Laughlin presented the minutes of the May 21, 2026 Board of Supervisors meeting, Financial Statements as of May 31, 2026 and Check Register totaling $75,199.40.

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

ELEVENTH ORDER OF BUSINESS **Next Scheduled Meeting – July 16, 2026 @ 6:00 p.m. @ St. Johns Golf & Country Club Meeting Room**

Mr. Laughlin stated that the next meeting was scheduled for July 16, 2026 at 6:00 p.m. at this location.

TWELFTH ORDER OF BUSINESS **Adjournment**

On MOTION by Ms. Weitzel seconded by Mr. Geary 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