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, **July 16, 2026** at 5:00 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
Lori Weitzel	Assistant Secretary
Kyle Geary	Assistant Secretary

Also present were:

Jim Oliver	GMS
Wes Haber *(via phone)*	Kutak Rock, LLP
Carl Allen *(via phone)*	DCCM
Stephanie Taylor	Vesta Property Services
Oscar Meranda	Ruppert Landscape
Stacy Kraus	Fast Dry Courts
Residents	

The following is a summary of the actions taken at the July 16, 2026 Board of Supervisors meeting of the Sampson Creek Community Development District.

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Oliver called the meeting to order at 6:00 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS **Pledge of Allegiance**

The Pledge of Allegiance was recited.

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

There being no comments, the next item followed.

FOURTH ORDER OF BUSINESS Organizational Matters

A. Acceptance of Resignation of Mike Davis

Mr. Oliver presented a resignation from Mr. Mike Davis, who resigned as of June 17, 2026.

On MOTION by Mr. Geary seconded by Mr. Yuro with all in favor the resignation of Mr. Mike Davis was accepted.

- **Tennis Court Resurfacing and Basketball Court Resurfacing/Rebuild** *(Item 8C)*
- **Tennis Court Landscaping Demo** *(Item 8D)*
- **Tennis Court Relandscaping** *(Item 8E)*

The meeting was recessed at 5:03 p.m., so that Board Members could tour the tennis courts. Ms. Stacy Kraus of Fast Dry Courts discussed resurfacing versus reconstruction of the tennis courts, as well as related repairs to fencing, tree root barriers, dead spots on the courts and drainage issues. After the discussion on the tennis courts, the Board and Ms. Kraus proceeded to the basketball courts for a similar discussion. No Board action was taken.

The meeting was reconvened at 5:47 p.m.

FIFTH ORDER OF BUSINESS Amenities Booking Requests

This item was discussed after Item 6A.

SIXTH ORDER OF BUSINESS Staff Reports

A. Landscaping Team – Report

Mr. Oscar Meranda of Ruppert Landscape reported that his crew has been performing the normal trimming cycle of mowing the common areas and ponds, but they would start with the roadway trimming of the Loropetalums, as they caused vision issues. The annuals were being detailed; however, they would be reducing the irrigation, as the flowers were getting too much water and would be adding fertilizer. There were turf issues with the new enhancements. Mr. Geary questioned how much time the turf needed to stabilize. Mr. Meranda anticipated it taking two to three weeks, but he reported that some St. Augustine died on Leo Maguire Parkway, which Ruppert would replace. They would include some pellets to assist with the moisture.

Mr. Leary felt that Ruppert was doing a phenomenal job with the plant material and sod installation, but there was a communication issue between the installers, as he did not see any consistent water on the sod and suspected that there were inconsistent coverage issues. Mr. Meranda explained that once the installation occurred, they had their Irrigation Department assess all of the irrigation heads, but they could not come out for a week and a half, which was unacceptable. Mr. Meranda would provide Mr. Leary's feedback to their Irrigation Department. Mr. Leary noted that the grass has not been cut by the sidewalk. Mr. Meranda noticed this on their drive through and would handle it. Mr. Leary requested a proposal for new plant material at the entrance to St. Johns Golf Drive, in an area that eroded. Ms. Taylor suggested to Ruppert that they do half of a mulch bed.

- **Public Comment** *(Item 3)*

Mr. Oliver opened the public comment period. Resident Phillip Wirth of 919 Brookhaven Drive requested trash cans to remove trash on Brookhaven Drive. Mr. Yuro requested that two trash cans be purchased to tether to the fence. Mr. Wirth would attach one trash can at the cemetery and another one to the light post on the north side. In addition, Mr. Wirth reported mowing deficiencies in Brookhaven. Ms. Weitzel noticed that the area in front of the tower had not been mowed. Mr. Yuro pointed out that the CDD did not own the area in front of the tower, but the CDD owned the berm, which was not being mowed and requested that their CDD maintenance person address it.

A Resident read a statement from Ms. Sheila Monroe who could not attend this meeting, regarding her interest in serving on the Board. Ms. Monroe apologized for not attending this meeting, as she had a previously planned vacation. There being no further comments, Mr. Oliver closed the public comment period.

- **Organizational Matters** *(Item 4)*
  - **Consideration of Appointing a New Supervisor to Fill the Vacancy** *(Item 4B)*

Mr. Oliver reported that resumes were received from Mr. Michael Schwebel, Mr. Matthew Geyer and Ms. Sheila Monroe, which were included in the agenda package. They were not required to be in attendance, in order to be considered; however, Mr. Schwebel was an attorney and was in a trial in West Palm Beach. Ms. Weitzel recalled that Ms. Monroe attended the last meeting and seemed interested. Mr. Yuro did not know any of these candidates but felt that all of them were qualified. He liked how Mr. Geyer had been part of the community for eight years and that Ms. Monroe attended the last meeting and had someone speak on her behalf at this meeting. Mr. Geary felt that Ms. Monroe was interested in serving by her attendance and that Mr. Geyer had a beneficial skillset. Mr. Leary felt that Mr. Schwebel would be a great addition, due to his strong background. Ms. Weitzel was in favor of appointing Ms. Monroe, as she has been involved in the community and attended many events. Mr. Yuro pointed out that there would be two empty seats in November. Mr. Oliver clarified that Mr. Davis' seat would only be through the rest of this term and three seats would be up for election in November, due to no one qualifying. The Board would have 90 days to fill these seats.

On MOTION by Ms. Weitzel seconded by Mr. Geary with all in favor the appointment of Ms. Sheila Monroe to fill the Board vacancy in Seat 1 was approved.

- **Oath of Office for Newly Appointed Supervisor** *(Item 4C)*
- **Consideration of Resolution 2026-05 Designating Officers** *(Item 4D)*

Ms. Weitzel requested that Mr. Schwebel and Mr. Geyer be notified of the Ms. Monroe's appointment to the open seat. Mr. Oliver would contact Ms. Monroe and request that she attend the next meeting to receive the Oath of Office.

- **Amenities Booking Requests** *(Item 5)*

There being no comments, the next item followed.

B. Attorney

Mr. Haber reported that at the Legislative Session, the bill that was passed, increasing the limits on the amount of damages that people could recover on lawsuits brought against CDDs, was not signed by the Governor. Therefore, there would be less exposure for the CDD, but when the District's insurer generates rates for the upcoming year, they should take this into consideration, and the amount of the increase would be less than expected.

C. Engineer – Acceptance of the Public Facilities Report

Mr. Allen provided the annual Public Facilities Report, which was included in the agenda package. Mr. Oliver explained that this report was completed every seven years on the CDD's recreation improvements, so that the CDD was in compliance. Ms. Weitzel questioned why a representative from the engineering firm had not been present in person for the past several meetings. Mr. Oliver confirmed that there had been turnover.

D. District Manager

Mr. Oliver reminded the Board that the public hearing on the budget was scheduled for the August 20th meeting. A mailed notice was sent to all property owners. This facility would be a precinct for the August 18th election.

E. General Manager

1. **Amenities and Operations Report**
2. **Lake Doctors**
3. **Athletic Field Report**
4. **Amenity Center Sign**
5. **Proposal for Pool Lights**

Ms. Taylor presented the Amenities and Operations, Lake Doctors and Soccer Field Reports. A proposal was presented from C-Buss for two underwater pool lights near the water slide that were out, in the amount of $2,957.94. This expenditure would be paid out of the Repairs and Maintenance (R&M) line item.

> On MOTION by Ms. Weitzel seconded by Mr. Leary with all in favor the proposal for pool lights in a not-to-exceed amount of $3,000 was approved.

Ms. Taylor reported that the picnic table and bench slats have been ordered. Extra ones were ordered in case of future breaks. According to the Golf Course General Manager, the wooden bridge closest to the Amenity Center, would be painted by the golf course in August or September. They just completed the parking lot median upkeep. During the greens renovation, golf course maintenance carts caused a few cracks on the golf cart path next to the multi-purpose field. The golf course would repair the cracks, but not until August, when the kids were back at school. Ms. Weitzel pointed out that residents had dead trees in their backyard that were on golf course property. Ms. Taylor recommended that they contact the Golf Course General Manager. The wooden bridge by CR 210 was repainted and she was waiting for the sidewalk repair list. Sidewalk repairs would continue into July and August, weather permitting. Mr. Yuro reported that a sidewalk in front of his house needed to be shaved, as it had a 4-inch lip. Ms. Taylor was obtaining a proposal from another vendor, as their current vendor was not communicative. She was also looking for another vendor for the Amenity Center sign and would provide a proposal to the Board in August.

Ms. Taylor reported that there was two more weeks of camp and three weeks until kids were back in school. The lifeguards have been having ongoing training. On the Fourth of July, there was a golf cart parade, which 20 golf carts participated in. There was a coffee truck and two face painters. Afterwards, there was a pool party, which was heavily attended. Music on the Pool Deck was this Saturday, July 25th was Resident Appreciation Day, August 3rd was Back to School Goodie Bags, August 6th was Kindergarten Adventures, August 8th was Last Splash Before Class and Family Feud Night was rescheduled for August 22nd. The monument by CR 210 would be worked on, once the kids were back to school. In September, the tree canopies over sidewalks and roadways would be lifted.

SEVENTH ORDER OF BUSINESS **Consideration of Response to Request for Qualifications for Engineering Services**

Mr. Oliver recalled that the CDD issued a Request for Qualifications (RFQ) for engineering services. There was one response. Mr. Leary questioned how many companies Mr. Laughlin solicited. Mr. Oliver indicated that Mr. Laughlin solicited seven firms but questioned whether the Board must go through the RFQ process again, if they rejected this bid. Mr. Haber reported that if the Board rejected all bids, they must go through the Consultants Competitive Negotiations Act (CCNA) process again.

Mr. Leary felt that Alliant was a solid company and would provide the CDD with more consistent service, as the issue with the current engineering firm, was that they had issues with their stability, service and turnover. He requested that Alliant attend a meeting and introduce themselves. Ms. Weitzel noted that Alliant was based out of Minnesota and asked if engineering firms were typically from other states. Mr. Yuro indicated that it was not unusual for an engineering company to have their headquarters in another state and although Alliant had CDD experience, they were only specialized in traffic and surveying and nothing drainage related.

Their current engineering firm had history with the CDD, but the people who had the history, were no longer with the firm. *There was Board consensus for the District Manager to request that Alliant come to a meeting and introduce themselves.*

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

A. **Pool Deck Renovation**
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. Yuro recalled that several items had been identified as placeholders, but believed the Board wanted to prioritize tennis court resurfacing before proceeding with other projects. Mr. Geary placed a higher priority on the pool deck renovation and amenity meeting room upgrade because they affected more of the community and were used more frequently than the tennis courts, which were used by only a handful of people. Mr. Yuro questioned whether tennis court resurfacing should be considered a maintenance item rather than a capital expense. Mr. Oliver indicated that, with $788,000 in the Capital Project Fund, $285,000 in the R&M Fund, and $496,000 in the Construction Fund, the Board could proceed with the tennis court resurfacing and amenity meeting room upgrade.

Ms. Weitzel questioned whether there were enough funds for all four projects. Mr. Leary confirmed that there were sufficient funds in the Capital Projects Fund to do the amenity meeting room upgrade, which was $335,000, the pool deck project, which was $165,000, the tennis court resurfacing, which was $50,000, the fencing, which was $50,000 and the basketball court resurfacing, which was $100,000. There would also be an additional $200,000 coming into Capital Reserves this year. Ms. Weitzel suggested using those funds for the drainage issues. Mr. Yuro was in favor of the pool deck renovation, amenity meeting room upgrade and tennis court resurfacing and that the Board proceed with these projects at this time, but preferred that Mr. Laughlin confirm the financial aspects, so that the Board could take action at the next meeting. Mr. Leary felt good about their meeting with Fast Dry earlier and requested that Fast Dry include patches for root intrusion, that the fencing has the bottom bar and the landscaping include removal of the bushes, but not the trees in their final estimate.

There was Board consensus for the District Manager to provide final numbers for the amenity meeting room upgrade, including fixtures, fittings, lighting and window treatments, the pool deck renovations and tennis court resurfacing at the next meeting, as well as provide options for taking out a loan.

NINTH ORDER OF BUSINESS **Contracts Review**

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS **Supervisors' Request**

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS **Public Comments**

There being no comments, the next item followed.

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

A. Minutes of June 18, 2026 Meeting

B. Financial Statements as of June 30, 2026

C. Check Register

Mr. Oliver presented the minutes of the June 18, 2026 Board of Supervisors meeting, Financial Statements as of June 20, 2026 and Check Register for July 16, 2026, totaling $150,688.

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

THIRTEENTH ORDER OF BUSINESS **Next Scheduled Meeting – August 20, 2026 @ 6:00 p.m. @ St. Johns Golf & Country Club Meeting Room**

Mr. Oliver reported that the next meeting was scheduled for August 20, 2026 at 6:00 p.m. at this location, which was the public hearing on the budget.

FOURTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Yuro 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