

**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, **August 20, 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
Graham Leary	Vice Chairman
Lori Weitzel	Assistant Secretary
Kyle Geary	Assistant Secretary
Sheila Monroe	Incoming Supervisor

Also present were:

Daniel Laughlin	GMS
Hunter Hurley (<i>via phone</i>)	Kutak Rock, LLP
Stephanie Taylor	Vesta Property Services
Jason Davidson	Vesta Property Services
Oscar Meranda	Ruppert Landscape
Kyle Carasea	Ruppert Landscape
Joseph Miletell	Ruppert Landscape
Joe Schofield	Alliant
Residents	

The following is a summary of the actions taken at the August 20, 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.

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)*

Mr. Laughlin opened the public comment period. Resident Tara Eddy of 1762 Highland View Drive expressed appreciation for the Board's work on various projects and complimented the pool design. She requested that CDD meetings be offered virtually and that additional quotes be obtained for the pool design.

Resident Jen Hayes of Drury Court thanked the Board Members for their service and expressed concern that there may be more effective ways to communicate with residents regarding action taken at CDD meetings through available technology. She offered to assist with the Amenity Center sign project, noting that she had the original 2018 quote showing a cost of \$1,500 for both signs and recommended that the Board not to approve the current proposals, which were \$7,000 and \$12,000, respectively. In her opinion, adding windows would not be cost-effective, because they would need to remain closed during the day due to heat from the sun and would not provide visibility at night. Ms. Hayes offered to provide renderings to the Board. There being no further comments, Mr. Laughlin closed the public comment period.

FOURTH ORDER OF BUSINESS

Organizational Matters

A. Oath of Office for Newly Appointed Supervisor

Mr. Laughlin, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Monroe prior to the meeting.

B. Consideration of Resolution 2026-05, Designating Officers

There was Board consensus to retain the current slate of officers and designate Ms. Monroe as Assistant Secretary.

On MOTION by Mr. Yuro seconded by Ms. Weitzel with all in favor retaining the same slate of officers and adopting Resolution 2026-05 Electing Ms. Sheila Monroe as Assistant Secretary was approved.

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FIFTH ORDER OF BUSINESS**Amenities Booking Requests**

Ms. Taylor presented an amenity booking request from Mr. Kevin Struble to use the amenity meeting room for a parent football meeting on August 22, 2026 from 9:00 a.m. to 12:00 p.m. This same request was approved last year and requested that the rental fee be waived.

On MOTION by Mr. Geary seconded by Ms. Weitzel with all in favor the amenity booking request from Mr. Kevin Struble to use the amenity meeting room for a parent football meeting on August 22, 2026 from 9:00 a.m. to 12:00 p.m. and waiving the rental fee was approved.

Resident Clint Hendry requested approval to hold homeschool P.E. classes at the amenity facilities on Fridays from August 20, 2026, through May 31, 2027, beginning at 10:00 a.m. Ms. Taylor noted that this same request was approved the prior year and there were no scheduling conflicts or issues with the classes last year and requested that the rental fee be waived.

On MOTION by Mr. Yuro seconded by Mr. Leary with all in favor the amenity booking request from Mr. Clint Hendry to hold homeschool P.E. classes at the amenity facilities on Fridays from August 20, 2026 to May 31, 2027 from 10:00 a.m. and waiving the rental fee was approved.

Ms. Taylor presented an amenity booking request from Mr. William Li to hold business networking meetings every Wednesday from 8:00 a.m. to 10:00 a.m. She noted that the group had been holding the meetings for several years without any issues and requested that the rental fee be waived.

On MOTION by Ms. Weitzel seconded by Mr. Geary with all in favor the amenity booking request from Mr. William Li to hold business networking meetings from 8:00 a.m. to 10:00 a.m. every Wednesday, waiving the rental fee was approved.

Ms. Taylor presented an amenity booking request from Ms. Kristina Santoro to hold a Girl Scout Troop meeting in the Amenity Center meeting room from October 1, 2026 to May 31,

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2027 from 5:00 p.m. to 8:00 p.m. one Friday a month. She noted that the troop had been holding the meetings for several years without any issues and requested that the rental fee be waived.

On MOTION by Mr. Yuro seconded by Mr. Leary with all in favor the amenity booking request from Ms. Kristina Santoro to hold a Girl Scout Troop meeting in the Amenity Center meeting room from October 1, 2026 to May 31, 2027 from 5:00 p.m. to 8:00 p.m. one Friday a month and waiving the rental fee was approved.

Ms. Taylor presented an amenity booking request from Ms. Melinda Howell to hold a football tournament for K9s For Warriors on Veterans Day from 9:00 a.m. to 4:00 p.m. Mr. Yuro expressed concern about allowing the tournament to use the entire field, while Mr. Geary supported allowing use of half the field. *There was Board consensus to table the request to allow Ms. Taylor to determine whether the group could use half of the field.*

SIXTH ORDER OF BUSINESS

Staff Reports

A. Landscaping Team – Report

Mr. Oscar Meranda of Ruppert Landscape announced that he was being relocated and expressed appreciation for his time working with the CDD. Mr. Carasea would serve as the new Account Manager and introduced himself to the Board. Mr. Geary asked about the minimum canopy height, as some of the oak trees were too low. Mr. Carasea stated that the minimum canopy height was 10 feet. Canopy cutbacks were generally performed during the winter, but the oak trees would be trimmed as needed. His crew would be trimming trees at the Amenity Center on Saturday and throughout the community on Monday. Annual flowers were scheduled to be installed in mid-September and Mr. Carasea would notify Ms. Taylor when they were available to residents. Mr. Leary provided Ms. Taylor with a list of items that he would like Ruppert Landscape to address and requested a landscaping schedule, which Mr. Carasea would provide. Mr. Meranda reported that the second application of pine straw was scheduled for September.

Mr. Leary noted that some storm drains were being blocked by pine straw. Mr. Carasea explained that when the pine straw was applied, the crew would maintain a deep lip to prevent mulch from extending over the sides and obstructing the drains. Mr. Leary expressed concern that the CDD was paying for services that were not being provided, as it was his understanding that mowing and trimming would occur weekly during the season and biweekly during the off-

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season, but the grass had not been mowed for three weeks. Ms. Weitzel expressed similar concerns. Mr. Carasea agreed to ensure that mowing was performed weekly. Mr. Leary requested mowing records and noted that the new Jasmine plantings looked good. A resident questioned why the sprinklers on Leo Maguire Parkway were operating at 6:00 p.m. The Irrigation Manager explained that new plant material had been installed and required watering two to three times per day to maintain its condition. Ms. Weitzel asked how frequently the sprinklers were inspected, as two sprinklers were spraying into the street. The Irrigation Manager indicated that the irrigation system was inspected monthly.

B. Attorney

There being no comments, the next item followed.

C. Engineer

There being no comments, the next item followed.

D. District Manager

1. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2027

Mr. Laughlin presented the Fiscal Year 2027 meeting schedule, which was similar to the prior year, with meetings scheduled for the third Thursday of each month at 6:00 p.m. at the current location. The Board could cancel, change, or schedule special meetings as needed, but the CDD was required to adopt an annual meeting schedule. *Following discussion, there was Board consensus to change the March 18, 2027 meeting to March 25, 2027, due to Spring Break occurring March 15 through March 19.*

On MOTION by Mr. Yuro seconded by Ms. Weitzel with all in favor the Fiscal Year 2027 meeting schedule as amended, changing the March meeting to March 25, 2027 was approved.
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2. Consideration of Goals and Objectives for Fiscal Year 2027

Mr. Laughlin presented the Fiscal Year 2027 goals and objectives, which were required by the State and were similar to the goals and objectives adopted for the prior fiscal year.

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On MOTION by Mr. Leary seconded by Mr. Yuro with all in favor the Fiscal Year 2027 goals and objectives were approved.

E. General Manager

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

This item would be discussed after the Seventh Order of Business.

SEVENTH ORDER OF BUSINESS

Consideration of Response to Request for Qualifications for Engineering Services

Mr. Laughlin recalled that the CDD issued a Request for Qualifications (RFQ) for engineering services and received one response from Alliant. At the prior meeting, the Board requested that an Alliant representative attend this meeting. Mr. Joe Schofield of Alliant introduced himself and responded to Board questions. Mr. Yuro asked about the location of Alliant's office and who would serve as District Engineer. Mr. Schofield indicated that the office was approximately 20 minutes north and he would serve as District Engineer. Mr. Leary asked how Mr. Schofield would become familiar with the community. Mr. Schofield stated that he planned to tour the community with staff to familiarize himself with the infrastructure maintained by the CDD and review prior engineering reports. Mr. Yuro liked Alliant's willingness to attend meetings, as their prior engineering firm frequently referred matters to others, eventually failing to attend meetings and submitted a \$30,000 proposal for work that a contractor was willing to perform at no cost.

On MOTION by Mr. Yuro seconded by Mr. Leary with all in favor awarding the engineering contract to Alliant and terminating DCCM with 30 days' notice was approved.

- **General Manager (Item 6E)**
 - 1. Amenities and Operations Report**
 - 2. Lake Doctors**
 - 3. Athletic Field Report**

Ms. Taylor presented the Amenities and Operations, Lake Doctors, and Soccer Field Reports. Mr. Yuro reported recent issues with unauthorized use of the soccer field. Ms. Taylor

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confirmed that she was informed the previous evening that a non-resident coach, who had used the field in May, was conducting paid soccer lessons on the field. The lessons were being provided to both residents and non-residents and the coach was directing other users to leave his portion of the field. Mr. Laughlin stated that, because the coach was a non-resident, the CDD could issue a trespass notice. Mr. Yuro was in favor of issuing a trespass notice.

Mr. Yuro MOVED to trespass a non-resident from holding soccer practices on the athletic field and Mr. Geary seconded the motion.

A resident reported that she spoke with the coach and found the interaction to be rude. Mr. Leary reported that another resident contacted him the previous evening and was upset that, when the coach was approached about his use of the field, he did not appear to be concerned. Security was contacted regarding the incident but reportedly dismissed the concern, which Mr. Leary found surprising.

Mr. Leary expressed concern about a lack of security presence and did not want to eliminate the security vehicle, as it served as a deterrent. Mr. Davidson noted that current security personnel appeared distracted by their phones and were less engaged than previous security personnel. Ms. Taylor confirmed that security was onsite five days per week. Mr. Yuro recalled that the vehicle had been eliminated to provide seven-day security coverage. Mr. Laughlin explained that there could not be seven days per week coverage, due to the budget, but there was an off-duty officer. Mr. Yuro requested that staff speak to security about visibility, as being on their phone was unacceptable and that a representative attend a future meeting to provide a report to the Board.

On VOICE VOTE with all in favor trespassing a non-resident from holding soccer practices on the athletic field was approved.

Ms. Taylor presented a request from Jani-King, the CDD's janitorial vendor for the past 15 years, to increase its monthly fee from \$1,611 to \$1,824, for an annual cost of \$21,888, due to increased supply and labor costs. She noted that Jani-King had provided excellent service and was onsite seven days per week. The vendor had not received a price increase since the contract began and the proposed increase would not affect the current budget.

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On MOTION by Mr. Yuro seconded by Mr. Geary with all in favor the request from Jani-King for a price increase from \$1,611 to \$1,824 per month was approved.

4. Proposal for Amenity Center Sign

Ms. Taylor presented two proposals for the Amenity Center sign but planned to obtain a third proposal from the original vendor, as requested by Ms. Hayes. Sidewalk repairs were scheduled to begin August 24, weather permitting. Ms. Taylor was also obtaining a proposal to replace a sidewalk panel near the bus stop on Meadow View Lane and was compiling a comprehensive list of sidewalk panels throughout the community that required replacement. Mr. Yuro reported a missing sign on Leo Maguire Boulevard at the intersection of Eagle Point Drive.

Ms. Taylor reported that two underwater pool lights had been replaced and the picnic bench slats had been repaired. There was no update regarding the holiday lighting and no current timeline for repainting the wooden bridge, but she would follow up on the matter. The facility was quieter now that school was back in session. Feedback regarding the Summer Camp was positive and she recommended keeping the program in-house next year. Mr. Geary agreed, as his son had a great summer.

Ms. Taylor reported that there were a couple of weekends remaining for the lifeguards. Recent events included a Back-to-School event, Kindergarten Adventures and Last Splash Before Class. Election Day was held the previous Tuesday and went well. Upcoming events included a 21-and-Over Family Feud event on Saturday, Labor Day Scoop and Sounds on September 7 and the community yard sale on September 19. Subject to Board approval, Ms. Taylor proposed offering a Kids Activity Night every other month for three to four hours for children ages six through 12, with a fee charged to offset the cost of the activities. Ms. Weitzel supported the proposal, noting that it would be welcomed by parents with young children. Ms. Weitzel appreciated that Ms. Taylor was obtaining feedback from residents but suggested that a group of residents work with Ms. Taylor throughout the year regarding events. Mr. Laughlin advised that a committee would be subject to the Sunshine Law and suggested a working group to gather information and provide recommendations to the Board. Ms. Taylor would provide proposals for renovating the entrance monument and trimming canopies along roadways and sidewalks at the September meeting.

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EIGHTH ORDER OF BUSINESS

**Public Hearing for the Purpose of
Adopting Revised Rules of Procedure;
Consideration of Resolution 2026-06**

Mr. Laughlin presented the amended and restated Rules of Procedure, which were updated by District Counsel to reflect current statutes and legislative changes.

On MOTION by Ms. Weitzel seconded by Mr. Yuro with all in favor the public hearing for the purpose of adopting amended and restated Rules of Procedure was opened.

District Counsel explained that the amendments included updates to ADA requirements, auditor selection procedures and procurement. It did not change rules that the Board followed on a day-to-day basis.

On MOTION by Mr. Yuro seconded by Mr. Leary with all in favor the public hearing for the purpose of adopting amended and restated Rules of Procedure was closed.

On MOTION by Mr. Leary seconded by Mr. Yuro with all in favor Resolution 2026-06 Adopting the Amended and Restated Rules of Procedure was adopted.

NINTH ORDER OF BUSINESS

**Public Hearings for the Purpose of
Adopting the Fiscal Year 2026 Budget
and Imposing Special Assessments for
Fiscal Year 2027**

**A. Consideration of Resolution 2026-07, Relating to the Annual Appropriations
and Adopting the Budget for Fiscal Year 2027**

Mr. Laughlin noted that two public hearings were being held, one to adopt the Fiscal Year 2027 budget and the other to impose special assessments. He addressed social media posts referencing a \$1.5 million increase and clarified that the total budget was \$1.3 million and the proposed assessment increase was \$84.98 per home annually, or 5.31%, resulting from a \$64,000 total increase in expenditures. The increase was primarily due to changing a maintenance technician position from part-time to full-time, accounting for approximately \$36,000 of the increase, along with a \$15,000 increase in repairs and maintenance and other contractual

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increases. The county provided a discount for early payment. The capital projects did not affect the budget, as the CDD had \$500,000 in excess bond funds. Mr. Leary noted that the CDD was continuing to pay down the existing bonds and not borrowing additional funds. In addition, there was \$285,000 available in the Capital Reserve Fund for major maintenance projects.

On MOTION by Ms. Weitzel seconded by Mr. Yuro with all in favor the Public Hearing to Adopt the Fiscal Year 2027 Budget was opened.

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

- Ms. Sabrina Rathjen of 813 Hampton Crossing Way suggested using excess funds to update the front entrance off of CR 210. *Mr. Laughlin would confer with the District Engineer, as it could be an amenity enhancement.*
- Ms. Carol Rosen of 1912 Cross Pointe Way asked whether there had been discussion about a \$350,000 expenditure. *Mr. Laughlin confirmed that the Board had discussed renovating the amenity meeting room, which was estimated to cost approximately \$325,000. Mr. Yuro explained that the renovation would be funded out of the excess funds.* Ms. Rosen suggested using the excess funds to pay down the bonds. *Mr. Yuro preferred using the funds for the amenity meeting room renovation, as the bonds had a 30-year term and the cost per home would be minimal.*
- Ms. Heather Lister of 1781 Highland View Drive questioned the intended use of the renovated amenity meeting room. *Mr. Leary envisioned improving the amenity meeting room to better reflect the upscale nature of the community.*

Mr. Yuro noted that this was the largest attendance at any CDD meeting and that projects such as the amenity meeting room renovation, were driven by Board Members' ideas and residents' preferences. However, the Board was reaching a point where decisions needed to be made.

- Mr. Hank Rosen of 1912 Cross Pointe Way suggested conducting a survey to obtain resident input on their preferences. *Mr. Laughlin expressed concern that surveys had historically low participation rates.*

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- Ms. Joanne Ernst of 923 Eagle Point Drive felt that the amenity meeting room needed to be refreshed but questioned whether a \$350,000 renovation was necessary and if the Board was prioritizing the use of excess funds for the community's needs rather than wants, given other anticipated needs such as resurfacing the tennis and basketball courts and addressing roads and sidewalks.

Mr. Yuro noted that part of the challenge was that the CDD Board could not simply set aside excess funds for future repairs. Mr. Laughlin explained that the bonds were issued for roadway and curb repairs; however, the CDD could use the funds for sidewalk and curb repairs but could not reserve the money for future years, as the deadline to utilize the funds was five years. Board Members acknowledged that they were trying to make the best use of the funds based on resident input, rather than pursuing projects solely based on their own preferences. Ms. Weitzel expressed her opinion that spending \$350,000 on an amenity meeting room upgrade would not be the best use of the excess funds.

- Mr. Brian Eddy of 1762 Highland View Drive suggested installing a bubbler system or drip irrigation lines at both entranceways, to reduce water waste, particularly at the CR 210 entrance and using the \$350,000 to construct another building, rather than renovating the existing amenity meeting room.
- Ms. Jen Hayes of Drury Court stated that residents prefer the funds be used for community events rather than providing free items.

Mr. Yuro requested that further comments regarding the amenity projects be discussed later in the meeting.

On MOTION by Mr. Yuro seconded by Mr. Leary with all in favor the Public Hearing to Adopt the Fiscal Year 2027 Budget was closed.

On MOTION by Mr. Davis seconded by Mr. Yuro with all in favor Resolution 2026-07, Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations was adopted.

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B. Consideration of Resolution 2026-08, Imposing Assessments and Certifying an Assessment Roll

Mr. Laughlin presented Resolution 2026-08, imposing special assessments and certifying the Assessment Roll, to allow the county to collect the assessments through the property tax bill.

On MOTION by Mr. Yuro seconded by Ms. Weitzel with all in favor the Public Hearing to Impose Special Assessments and Certifying an Assessment Roll was opened.

Mr. Hank Rosen of 1912 Cross Pointe Way asked whether the \$84.98 assessment increase would appear on the 2026/2027 tax bill. Mr. Laughlin confirmed that it would.

On MOTION by Mr. Yuro seconded by Ms. Weitzel with all in favor the Public Hearing to Impose Special Assessments and Certifying an Assessment Roll was closed.

On MOTION by Mr. Yuro seconded by Ms. Weitzel with all in favor Resolution 2026-08, Imposing Special Assessments and Certifying an Assessment Roll was adopted.

TENTH ORDER OF BUSINESS

Acceptance of the Audit Engagement Letter with Grau & Associates for the Fiscal Year 2026 Audit

Mr. Laughlin presented an audit engagement letter with Grau & Associates for Fiscal Year 2026. The Audit Committee had selected this firm to provide audit services for a five-year period, and the audit would begin after the fiscal year ended.

On MOTION by Ms. Weitzel seconded by Mr. Leary with all in favor the Audit Engagement Letter with Grau & Associates for the Fiscal Year 2026 Audit was approved.

ELEVENTH 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**

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- E. Tennis Court Relandscaping**
- F. Tennis Court Drainage Improvements**
- G. Paver Installation Between Tennis Courts**

Mr. Laughlin reported that he had been attempting to contact Urban Edge to obtain an updated proposal for the pool deck renovation; however, the owner had experienced a major medical emergency. He suggested obtaining a proposal from Live Alpha Landscapes, which submitted a bid of \$179,000, compared to Urban Edge's previous bid of \$164,000.

Mr. Yuro provided an update on the proposed capital projects. The first project was the potential addition of pickleball courts, for which there was currently no Board consensus. The second was the pool deck enhancement, which would include filling in the former kiddie pool and constructing a new set of stairs. The third was tennis court resurfacing due to existing cracks. Several contractors recommended complete reconstruction rather than resurfacing; however, one contractor who attended the prior meeting, proposed resurfacing the courts with a fiberglass membrane. However, tree roots and the fencing would also need to be addressed. The basketball courts had similar issues. The final project was the amenity meeting room upgrade, for which plans and proposals had been obtained. Mr. Yuro emphasized that no decisions had been made regarding any of the projects and requested feedback from residents, but if the tennis and basketball courts were reconstructed, there would be no remaining excess funds. However, if the courts were resurfaced, approximately \$100,000 in excess funds would remain. Ms. Weitzel felt that the pool deck renovation would benefit the community and represent a good use of the excess funds, as it would provide additional seating at the pool.

The following residents addressed the Board:

- Ms. Karen Millard felt that the tennis courts were a liability due to raised areas.
- Ms. Monica George was in favor of using the excess funds for existing facilities that required attention.
- Ms. Nancy Scranton of 1816 Forest Glen Way requested that the tennis courts be power washed to remove mildew caused by the sprinklers, tree roots be removed and that the fence between the courts be removed to open the area and allow for the installation of bleachers. *Mr. Yuro requested that staff contact the golf course regarding the sprinklers.*
- Ms. Mary Bush of 907 Eagle Point Drive recommended no foliage around the tennis court and rebuilding the courts rather than resurfacing them. *Ms. Weitzel*

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supported rebuilding the courts at this time, as they would need to be resurfaced again in five years.

- Ms. Heather Lister of 1781 Highland View Drive suggested that the Board prioritize what needed to be completed immediately and consider a special assessment to fund completion of all of the proposed projects. *Mr. Laughlin noted that the options were to increase the yearly special assessment, reserve funds or issue more debt.*
- Ms. Tara Eddy of 1762 Highland View Drive questioned whether the tennis courts should continue to be used in their current condition. *Mr. Laughlin indicated that the CDD had sovereign immunity and insurance.*
- Mr. Brian Eddy of 1762 Highland View Drive felt that the sidewalks presented a greater safety concern than the tennis courts. *Mr. Yuro reported that funds were used to repair sidewalks.*
- Ms. Joanne Ernst of 923 Eagle Point Drive questioned whether the Capital Reserve Fund was earmarked for specific projects. *Mr. Laughlin confirmed that the District had a Reserve Study, identifying when assets were expected to require replacement and the amount that should be reserved each year, which was a portion of the assessment.*
- A Resident felt that the amenity meeting room should incorporate durable materials and have more empty space. *Mr. Yuro recalled that the room was originally designed as a Gym. Mr. Leary noted that the proposed plans included a large storage room.*
- Ms. Jen Hayes of Drury Court cautioned about cutting the roots, as Drury Court had no problems until the roots were cut and recommended moving the trees away from the courts.
- A Resident questioned why the basketball courts must be rebuilt and if the cost was included with the tennis court proposal. *Mr. Yuro explained that the cracking was more severe, causing sub-base issues. The cost for resurfacing the tennis courts and rebuilding the basketball courts was \$280,000.*
- A Resident suggested using vendors that the American Tennis Association uses.
- A Resident recommended large or concrete slab pavers, which do not shift.

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Mr. Yuro thanked the residents for their comments and stated that repairing the tennis courts should be the first priority. He supported resurfacing the tennis courts with a fiberglass membrane, addressing drainage and landscaping issues, removing the fence between Courts 2 and adding a paver area with a shade structure and seating. He also supported rebuilding the basketball courts and renovating the amenity meeting room without a full reconstruction, including the installation of a storage shed. Mr. Geary preferred obtaining a bank loan to fund resurfacing the tennis courts, adding pavers and seating, completing the pool deck renovation and scaling back the proposed amenity meeting room upgrade. Ms. Weitzel supported resurfacing the tennis courts, provided that the funds were set aside in advance. Mr. Yuro questioned the ideal timing for resurfacing the tennis courts in relation to league play. Ms. Mary Bush of 907 Eagle Point Drive recommended December, as most teams begin their matches in mid-September. Mr. Leary agreed with Mr. Yuro that repairing the tennis and basketball courts should be the priority and requested a proposal for repairing the drainage on the basketball courts. Mr. Geary supported removing the trees affecting the tennis courts.

Ms. Taylor recommended installing a bottom rail on the fence to extend its lifespan and reported that there was a \$12,000 proposal to remove both oak trees and their roots, along with a proposal for re-landscaping and drainage improvements, which included an option for turf. The fencing proposals had a \$4,000 cost difference and the cost for pavers was approximately \$15,000. Mr. Yuro supported the turf option and requested clarification from Ruppert Landscaping regarding the drainage proposal, as the quantities provided did not appear to be accurate. Board Members requested that Ms. Mary Bush and other residents who had provided input regarding the tennis courts, attend the next meeting. *There was Board consensus to obtain additional details regarding the scope of work included in the tennis court resurfacing proposal for consideration at the next meeting and for Ms. Taylor to provide proposals for the pavers and seating area, as well as painting and flooring for the amenity meeting room. Mr. Laughlin would provide proposals for the pool deck renovation.*

TWELFTH ORDER OF BUSINESS

Contracts Review

Mr. Laughlin would update the contract reviews list, once the prices were obtained and the Board agreed to proceed.

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THIRTEENTH ORDER OF BUSINESS**Supervisors' Request**

Mr. Leary expressed concern that Ruppert Landscaping owed the CDD money for services that were included in the contract and paid for by the CDD but were not being provided and requested that the District Manager investigate the matter further. Mr. Laughlin suggested that the Board compile a list of the issues and withhold payment for services that were not provided, rather than seeking reimbursement from Ruppert Landscaping. He also requested that Ruppert Landscaping provide weekly reports documenting completed services. Mr. Davidson agreed, as he had asked Ruppert for three months, to remove a tree from a roof. However, proving services were not performed could be challenging, but payment could be withheld if the services were not performed efficiently or to the community's standards.

Ms. Weitzel requested that a virtual option be provided for CDD meetings, as residents had requested the ability to attend remotely. Mr. Laughlin stated that he had CDDs that offered virtual meeting options, but no residents attended virtually. Ms. Weitzel also requested that a one- or two-page summary of CDD meeting proceedings be prepared and distributed to residents. Mr. Laughlin agreed to provide his meeting notes to Ms. Taylor for distribution to residents. The Board requested an update on the security guard at the next meeting and a report prior to the next meeting.

FOURTEENTH ORDER OF BUSINESS**Public Comments**

Ms. Jen Hayes of Drury Court requested that District staff provide a dial-in number for residents to participate in meetings remotely and keep attendees muted. Mr. Laughlin agreed to look into the matter. Ms. Hayes also asked whether a pothole in the parking lot in front of the Gym could be addressed. Mr. Laughlin explained that the CDD could not address the pothole, because the parking lot was located on golf course property. Mr. Davidson would speak with the golf course regarding residents' concerns but encouraged residents to contact the golf course directly.

Resident (Brenda) asked whether the Board had agreed to clean the tennis courts. Mr. Laughlin explained that pressure washing could not be performed due to the drought. Mr. Davidson reported that pressure washing could potentially damage the courts, but a soft washing could remove the mildew. Mr. Yuro requested that the tennis courts be soft washed immediately. The resident recalled that the courts had previously been resurfaced around October or

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November. Mr. Laughlin confirmed that the last resurfacing occurred in August of 2023 and once the proposed work was approved, the schedule would be determined.

FIFTEENTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Minutes of July 16, 2026 Meeting**
- B. Financial Statements as of July 31, 2026**
- C. Check Register**

Mr. Laughlin presented the minutes of the July 16, 2026 Board of Supervisors meeting, Financial Statements as of July 31, 2026 and Check Register for August 20, 2026, totaling \$106,545.32.

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

SIXTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – September 17, 2026 @ 6:00 p.m. @ St. Johns Golf & Country Club Meeting Room

Mr. Laughlin stated that the next meeting was scheduled for September 17, 2026 at 6:00 p.m. at this location.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

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

Signed by:

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 Secretary/Assistant Secretary

Signed by:

E35AE2DB2E4542E...
 Chairman/Vice Chairman