

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 Wednesday, January 23, 2008 at 4:00 p.m. at the Swim Club Meeting Room, 219 St. Johns Golf Drive, St. Augustine, Florida.

Present and constituting a quorum were:

Bill Petkoski	Chairman
Mike Yuro	Vice Chairman
Brenda Griffey	Supervisor
John Thibault	Supervisor
Charles Sheppard	Supervisor

Also present were:

Jim Oliver	District Manager
Wes Haber	District Counsel
Susan Rudd	District Engineer
Heather Mickelson	Art of Living Director
Emile Benoit	GMS, LLC
Rich Whetsel	GMS, LLC
Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 4:00 p.m.

SECOND ORDER OF BUSINESS

Approval of the Minutes of the November 13, 2007 Meeting

Mr. Oliver stated the next order of business is approval of the minutes of the November 13, 2007 meeting. Are there any comments or corrections to those minutes? I call your attention to Page 5, the blank might have been Mr. Sheppard.

Mr. Sheppard stated I believe it was.

Mr. Oliver asked other than that change, are there any comments or corrections? I will ask for a motion for approval, as revised.

On MOTION by Mr. Petkoski seconded by Mr. Yuro with all in favor the minutes of the November 13, 2007 meeting were approved as revised.

THIRD ORDER OF BUSINESS

Consideration of Rick Arsenault Proposal for Filter Element Replacement

Mr. Oliver stated the next item of business is consideration of the Rick Arsenault proposal for filter element replacement. There is a copy of the estimate in your agenda packet. The earth filter elements are no longer serviceable and need to be replaced. Arsenault is the pool maintainer for this particular district and his estimate is \$2,880. I have spoken with Rich and Emile and they recommend that we move forward on this.

Mr. Sheppard asked are those the original filters?

Mr. Benoit responded yes.

Mr. Oliver stated you got a pretty good life out of them.

Mr. Thibault asked what is the normal life for this type of filter?

Mr. Benoit responded about five years depending on how they are treated. Basically it's a screen over the top of a plastic insert. If they get ripped or anything you have to replace them but then what happens is the plastic inside starts to break down with the acids and chemicals and they get flimsy and start breaking the filter and starts taking the DE and pushing it through.

Mr. Yuro asked is the quantity correct, 120 filters?

Mr. Benoit responded yes sir. They are square filters 24 X 24.

Mr. Oliver asked is there a motion for approval?

On MOTION by Mr. Yuro seconded by Ms. Griffey with all in favor the proposal from Rick Arsenault for filter replacement was approved.

FOURTH ORDER OF BUSINESS

Consideration of Community Signage Proposals

Mr. Oliver stated item four is consideration of community signage proposals. There are copies of the proposals in your agenda package.

Ms. Mickelson stated these proposals are to replace the two directional signs in front of the community. Currently there is a design center sales sign which isn't here anymore. One of the signs is broken which is what started the process of getting them replaced. The proposals

also include a new glass covering for the message board at the soccer field. I did not get the third proposal in time to bring to the board.

Ms. Griffey asked if the existing sign says design center and the design center is no longer here, what is replacing that?

Ms. Mickelson responded it also says clubhouse and swimming pool. The third proposal is from Renaissance Creative and it is \$30 less than Giglio Signs.

Mr. Yuro asked are these the same style, color, and material that we currently have in the neighborhood?

Ms. Mickelson responded yes.

Mr. Oliver asked have we had Renaissance prepare signs for us before?

Ms. Mickelson responded I have not used them.

Mr. Benoit stated one of our operations managers has used Renaissance before.

Mr. Oliver asked was he satisfied with their work?

Mr. Benoit responded yes.

Mr. Oliver stated the recommendation is to go with Renaissance for a total cost of \$1,330.

Mr. Yuro asked is that amount for all four signs?

Ms. Mickelson responded yes.

Mr. Petkoski stated the sign that is up front that lists the CDD meetings; this has nothing to do with that.

Ms. Mickelson stated no.

Mr. Petkoski stated we are keeping that sign and it will still list all the meetings and events.

Mr. Benoit stated it's the sign before that. We had a car that went sideways into it and took out a couple of bushes and the sign. That's what brought up the replacement of the sign. We figured since we were replacing the sign we might as well go ahead and correct it and update it.

Mr. Thibault asked this third sign that is mentioned over by the soccer field, where on the soccer field is that?

Ms. Mickelson responded towards the parking lot. It will be nice to have to post the soccer schedules and when residents reserve the field.

Mr. Thibault stated so that will be whoever reserves the field or the club house.

Ms. Mickelson stated it's so people will know when things are going to be happening.

Mr. Sheppard asked is this a budgeted item?

Mr. Oliver responded it doesn't have a specific line item, but there are contingency funds for it.

Mr. Thibault asked the sign that the car went into, why isn't the car owner paying for the sign?

Mr. Benoit responded the car drove off; there was no incident report. We called the sheriff's office but they didn't have any recollection of it.

Mr. Thibault stated we have insurance. Do we have deductibles on our insurance?

Mr. Oliver responded your deductible is \$2,500. Do we have a motion for approval of the purchase of signs from Renaissance at a cost of \$1,330?

Mr. Yuro stated you said there is money in the budget to cover this expense.

Mr. Oliver stated there is.

Mr. Petkoski asked is this from repairs and maintenance?

Mr. Oliver responded we will be able to go into repairs and maintenance. A little later in the meeting I am going to talk about some excess funds that will be due to the district because of the bond refinancing last December, so we are in good shape.

Mr. Yuro stated these are the bronze colored posts. I remember prior when the developer was paying for these they were much more expensive. This is actually a pretty good price. I will make the motion.

On MOTION by Mr. Yuro seconded by Ms. Griffey with all in favor the proposal from Renaissance for community signage in the amount of \$1,330 was approved.

FIFTH ORDER OF BUSINESS

**Discussion of Community Development
District Website**

Mr. Oliver stated the next item is discussion of the community development district website. The district has been using Town Talk for quite a few years and that will no longer be available as of March of this year. We want to establish another website because it is an important communication tool.

Ms. Mickelson stated I spoke with Jennifer who works at Bartram Springs and runs the community website. It's actually relatively cheap compared to the Technology Group that used to run Town Talk. They opened up another called Village Loop. I have prices for you. It between \$50 and \$75 compared to \$12.99 per month. I have been on the website and it's great. We can still do all the e-mail blasts and everything like we are used too. The sheet after the cost comparison is called Godaddy.com. I would recommend the premium plan.

Mr. Thibault asked is this Godaddy developing the website and hosting it for \$12.99 or is this just the hosting fee and we have to develop it?

Ms. Mickelson responded they give us the template for the site and I can create it on top of that.

Mr. Oliver stated essentially the district will have control of the website which is a good thing. You can check out bartramspringshoa.com to see a comparable site using the same template. It's a very good website and has the features that Town Talk has in terms of being able to put information out instantly, e-mail blasts, and community forums. It has the communication tools we need to keep people informed at a relatively good price.

Ms. Griffey asked what are we paying now?

Ms. Mickelson responded nothing. The HOA set it up and they have been running it.

Mr. Petkoski asked do you know why the Yahoo numbers go from \$8 to around \$29 and why it's such a big range? I'm curious if Yahoo would end up being closer to Godaddy.

Ms. Mickelson responded I didn't do as much research on the Yahoo because it's such a big company.

Mr. Petkoski stated Godaddy is what Bartram Springs uses.

Mr. Oliver stated it is, and we have had conversations with the webmaster for Bartram. They are going through some construction projects right now and we can send her some type of artist's rendering or information about the budget and she is able to post it instantly. We don't have to rely upon an outside party to do that. It's good to be able to control our flow of information.

Mr. Yuro asked will this get you the same basic information availability that Town Talk currently has?

Ms. Mickelson responded it will be real close to Town Talk without the huge cost of Village Loop.

Mr. Sheppard stated my neighborhood just had a new website done by a company called DiscoverTec. They are also doing Julington Creek Plantation and St. Johns Forest.

Mr. Oliver stated I'm familiar with that.

Mr. Sheppard stated there was no cost to the neighborhood whatsoever and they have an address book so you can e-mail within the neighborhood and a lot of other features. I would be glad to give you that contact information if you want to look at it.

Mr. Thibault stated this is \$12.99 per month. What domain name would you be trying to use, stjohngolfcountyclub.com or something like that, because that is still something we probably have to go out and buy at an additional cost depending on what you want to buy.

Ms. Mickelson stated when I spoke with Jennifer at Bartram she gave me the impression it wasn't.

Mr. Thibault stated I am the controller of the e-commerce company and we deal with domain names every day. We have spent as much as \$20,000 for a domain name before. If it's a popular name what happens is, especially with communities, people run out and buy up the names of the communities.com in a city and then hold on to them and say that CDD is going to come and buy it and I am going to charge them \$10,000 because they are a government agency. That is one thing we have to be careful about when it comes to these.

Mr. Oliver stated we haven't experienced that problem either with the Bartram Springs website or the JCPCDD.org. We will research that and make sure there aren't some exorbitant costs with it.

Mr. Thibault stated I don't think they can buy up the orgs, just the dot coms.

Ms. Griffey stated some of these are limited to amounts of e-mail addresses. This one says so many e-mails accounts. The price with this one says 50 e-mails and that wouldn't even be close for the neighborhood.

Mr. Oliver stated the good thing about this particular price is we can try it and if for some reason it doesn't meet the community's expectations we can go back to the drawing board. We have to do something because option A is about off the table; that ends in March. The board doesn't need to take action on something this small. It's more about awareness than anything else. It's a relatively small cost involved around \$130 per year.

Mr. Thibault stated if you have to purchase a domain name I would be careful.

Mr. Oliver stated we will get that information and get it to you, but I don't anticipate a problem. We will come up with a few different names. We want something that is easily recognizable and easy for the residents to remember.

SIXTH ORDER OF BUSINESS

Discussion of Excess Funds Calculation

Mr. Oliver stated the next item is discussion of excess funds calculation. If you'll recall, we brought up to the board several months ago that during the bond financing we determined there were excess funds collected in 2004 and 2005. This was a result essentially of the developer being double billed by the trustee for the debt service and interest payments. What you have here are calculations performed by the auditor to confirm that the calculations were correct. There is no action to take on this today. What we want to do for the record is put together a detailed memorandum and timeline to present to the board. You will have it in advance and then we can go through a detailed discussion of it so once you do take action there will be a detailed record in the minutes and records of proceedings so years down the road and for audit purposes we will know what action has taken place. That is in there for you information and you will have more information before the meeting in March where action would be taken.

Mr. Petkoski asked that information, the first time it became available for any residents that would might be interested, would the next meeting be the first time that information would be available, or could that be posted for those who might be interested in knowing the history of why there is money changing hands?

Mr. Oliver responded absolutely. The document will not only have the timelines but will have the supporting documentations that were provided to the auditor to come up with their confirmation. We will have that along with the auditor's report and make it available to you and also on the website. I don't anticipate that document to be ready for about a month, but the next meeting is not until March.

Mr. Petkoski asked this hasn't been refunded yet has it?

Mr. Oliver responded it has not.

SEVENTH ORDER OF BUSINESS

Discussion of Excess Funds in the Revenue Account

Mr. Oliver stated the next item of business is discussion of excess funds in the revenue account. You have a memorandum in your agenda packet dated December 6, 2007 from Vivian Cerecedo. Vivian was a trustee for Wachovia Bank but retired recently and she does some work for our different district in determining what excess funds are available and also relating that to the bond covenants. In this particular case, because of the refinancing, the district has an excess of \$151, 811.63 in the general fund. The reason this came about, when you went through the budget process last year and adopted the FY07 budget, those of you on the board at that time, that is when we had the original financing for the bonds. Subsequently, in December of 2006 we refinanced the bonds, but that did not change the assessments for FY07, most of which had already been collected by the tax collector in a November payment. In essence, based on the new financing which was lower, we over collected based on the assessments that were set at the budget hearing. Be aware that you now have \$151,811.63 in excess funds available. We can talk about investment in a minute. In short term it's available for whatever program you want to do with it whether you want to set up some type of long term reserve investment or that type of thing. Each year you will have some excess funds, but more in the range of \$5,000 to \$10,000, because most people pay with their November payment and take advantage of the 4% discount, but some will pay in December, January, or February with a smaller discount and there will be an overage realized in the revenue account. You won't see \$151,000 like that again.

Mr. Sheppard asked does that money have to stay in the account or is it redistributed back to the taxpayers?

Mr. Oliver responded it would stay with the district. I will ask counsel if he knows anything about distribution, but I have never heard anything else about distribution of excess funds.

Mr. Haber stated that money would stay with the district to be used for any legal purpose, which would be for programs that the board determines to be in the community's best interest, whether that be reserves or capital improvements or whatever the board decides.

Mr. Oliver stated it can positively impact your FY09 assessments, so in a sense it can go back that way by having lower assessments.

Ms. Griffey stated we talked at the last budget about having a reserve because eventually there are going to be repairs to our roads and issues like that and as a homeowner I don't want to be stuck with a big assessment just one time for something that comes up. I think we should

have some kind of reserve for those issues. We already had to replace windows in this building. Is it on today's agenda about work on the pool area? You may have talked about that last time. There are things that are going to have to be done that we should have reserves set aside.

Mr. Oliver stated I think that would be prudent given the age of the district.

Ms. Griffey asked how old are some of these streets; when were they initially put in?

Mr. Yuro responded seven years old.

Ms. Griffey stated you start to see repairs that need to be happening at what age, and those are expensive repairs.

Mr. Oliver stated certainly in the short term, pending the establishment of a reserve program, they should be invested in some safe, secure instrument so you are earning maximum interest with safety.

Ms. Griffey asked do you have suggestions on what kind of investments we can do?

Mr. Oliver stated I do. I was going to bring that up under Manager's business, but I can bring it up now if you would like, since it all kind of ties in. You may recall, since our last meeting, there is an investment account that the State of Florida had called the State Board of Administration Account. That account had about \$27 billion in it. It turned out a portion of the investments that the fund managed were speculative and got tied up with the subprime mortgage crisis and had some risky investments. This is a fund that CDDs, municipalities, school boards, districts, and counties invest their funds in. When it turned out that some of the investments were with real estate and other things affected by the subprime mortgage crisis there was a run on that investment fund resulting in a reduction from \$27 billion to about \$14 billion in deposits in about a week. At that point Governor Christ put a freeze on that account until something could be worked out. As soon as we found out that some of the other large institutions like Orange County Florida, The St. Johns County School Board, and other governmental organizations were pulling their money from the account we also pulled our money from the account. For this district we pulled \$1.1 million. We didn't want any portion of that money to be a risk. We were able to pull that money out before the freeze was put on the account. Since that time, some deposits are going back into the SBA, however, we still consider it to be risky. What we have before you is our recommendation of how that money should be invested. When you are with the SBA there is an earning in the range of about 5.2%. This is before the rate cuts we have had over the last several weeks. It was considered a very safe fund because it was run

by the State of Florida, but not guaranteed by the State of Florida. We found out it wasn't as safe as everyone thought. Right now the \$1.1 million is essentially in a very low interest bearing checking account. It's not wise to have your money invested that way. Your checking account is with Wachovia and what we recommend is any funds that are not going to be used by the district over the next couple of months, in terms of operating funds, be put into a money market sweep account. As you can see, you would earn interest somewhere in the neighborhood of 3.25% to 3.5%. Again, that fluctuates since it is a money market account. It essentially would be an overnight fund so if the district did need to pay some large bills in a hurry it could be pulled out quickly; it's very liquid but safe. It's a money market and is triple A rated. Longer term, like the \$151,000 of excess revenue funds, we would suggest that they be deposited with US Bank's trustee department. The trustee are the ones who manages the bond funds. It's a very safe and secure investment and by the same token has the liquidity we need. It's not as liquid as the overnight funds, but you are earning a higher rate of interest and this would be more in the area of 4.2% to 4.7% comparing that to what used to be for the SBA of 5.2%. There just aren't very many high yield safe vehicles out there, especially right now. The good thing about working with the trustee, who is the trustee for this particular district, US Bank, is that we already have a working relationship with them as do the attorneys and we would recommend that we go with them. The reason I bring that up is because we didn't want to deposit such a large amount of money, \$1.1 million, without going to the board first. We wanted to give you the opportunity to discuss the SBA. We can't recommend that we put the money in the SBA until other institutions start using that again. Perhaps legislature may take some action in the future guaranteeing those funds, but that guarantee is not there right now.

Mr. Sheppard asked that money was never guaranteed?

Mr. Oliver responded it was not guaranteed.

Mr. Sheppard asked is there any insurance or guarantee on these funds?

Mr. Oliver responded other than the fact that the the Z Fund is triple A rated. You depend on the bond market on the rating institutions like standard and poor's, and these funds are rated in that capacity, whereas the SBA account had some investments that were about worthless as junk bonds. Another restriction we have, because we are a governmental entity, you are restricted on how you can invest your funds.

Ms. Griffey asked can we put it in more than one place if you don't want to limit yourself to one fund or risk, or is it worth doing something like that?

Mr. Oliver responded these vehicles are tailored towards governmental entities. Essentially you would be creating diversification because you would be using Wachovia for the money market sweep account and the trustee for the long term investment.

Ms. Griffey stated so you are talking about doing both kinds.

Mr. Oliver stated yes, Wachovia and US Bank. By using the sweep account you will still have operating capital available for current needs. With the trustee accounts that would be funds you may need six months, 12 months, or even two years down the road, and since it is not as liquid you can earn a higher yield on that investment.

Ms. Griffey asked how would you divvy it up?

Mr. Oliver responded that would be up to our accountant. They would look at what the average expenditures are for a 90 day period and make sure we left that amount of money in the sweep account, and the remainder would go in the longer term investment with the trustee. This would be invested in a manner similar to the district's bond proceeds.

Mr. Sheppard asked who would manage that timeline for the CD expiration dates to avoid penalties?

Mr. Oliver responded they won't be CDs with the trustee.

Mr. Sheppard stated so it's basically a checking account.

Mr. Oliver stated yes, with interest. There will be the sweep account with Wachovia and a long term investment with the trustee. We would certainly tell the trustee when we would need funds.

Mr. Sheppard asked is that the \$151,000 you are talking about?

Mr. Oliver responded correct. We are including the \$151,000 that we talked about with the excess revenue funds, but we also withdrew \$1.1 million dollars from the State Board of Administration. The lion share of that would be deposited with the trustee.

Mr. Petkoski stated \$1.1 million dollars plus the \$151,000 is what you would divvy up. You would figure out immediate needs liquid in the sweep, and the remainder of the \$1.2 million in something that we are not going to need for six to eight months.

Mr. Oliver stated yes.

Ms. Griffey asked on the CD long term, do you have to give them so much notice before you take it out or are there penalties involved if you take so much out?

Mr. Oliver responded no, because we have a working relationship with the both the trustee and the checking account. These are large deposits so you are a preferred customer and there won't be a problem with that. I would ask from the board authorization to establish the money market sweep account as well as the trustee custodian account and allow the secretary and the Chairman of the Board to execute the documents to open those accounts.

Mr. Sheppard asked are there fees?

Mr. Oliver responded not with these two accounts. There are fees associated with Regions Bank and the State Board of Administration, but we are not recommending them anyway. Your annual fee was waived by US Bank because of the trustee.

Mr. Haber stated it probably makes sense, in addition to authorizing the creation of these accounts, to authorize district management to make the determination how much you need in your immediate use account versus what will be in the more long term investment accounts based on their knowledge of your budget and ongoing expenses. That would be included in any motion you make.

Mr. Petkoski stated I will make that motion.

Mr. Oliver stated the motion will be authorizing the district manager to segregate district funds as needed and also allowing the district management to establish both the money market sweep account and the trustee custodian account and authorizing the Chairman and Secretary to execute documents.

On MOTION by Mr. Petkoski seconded by Ms. Griffey with all in favor authorizing staff to establish a money market sweep account and a trustee custodian account, authorizing district management to segregate district funds as needed, and authorization for Chairman and Secretary to execute documents was approved.

Mr. Oliver stated as a reminder, every year this district goes under an independent audit by a CPA firm.

EIGHTH ORDER OF BUSINESS

Other Business

There not being any, the next item followed.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There not being any, the next item followed.

B. Engineer

There not being any, the next item followed.

C. Manager

There not being any, the next item followed.

D. Operations Manager

Mr. Benoit stated we talked about the berm at the last meeting. I have proposals for that and for the sun structures for the tennis courts. We have proposals from Turfection and TreeScapes for the berm. We have cut it down to using the Slash Pines and Pampas Grass. With the other side we have used Slash Pines, Pampas Grass, and trees. By cutting it down to Slash Pines and grass it cut the price down quite a bit.

Mr. Thibault stated we are talking about totally different plants then what we were looking at before.

Ms. Saffino asked is this where you come into the neighborhood?

Mr. Oliver stated can you give a brief history of what we are talking about.

Mr. Benoit stated on Leo Maguire, just after Stonehedge, there is a retention pond that would have been at the end the road, but with the new development going back through there it is opened up. We are having problems with lights and vehicle traffic that is being seen through the pond area. We were asked to get proposals to put trees and plants in there to block the cars and lights.

Ms. Saffino asked can you just put in a hedge because the grass is going to get big and then in the winter you cut it down?

Mr. Benoit responded when these go in you basically just let them grow. They will be untouched and you won't have to pay for any sort of maintenance. If something dies it will be replaced, but basically it will be a natural type of berm. There is no irrigation.

Mr. Thibault stated it says on this memo that since there is no irrigation they are not warranting the plants. Since they are not warranting the plants, if they die I would think we would have to replace them.

Mr. Benoit stated once they are established there is virtually no irrigation required. There are already Slash Pines through there so it will continue with the line that is there.

Ms. Griffey stated you don't want Pampas Grass at all.

Ms. Saffino stated no, I'm saying the grasses are good because they don't require a lot of water.

Ms. Griffey asked does this Pampas Grass die?

Mr. Benoit responded the golf course uses it in certain areas.

Ms. Griffey asked do you have to trim it once it grows?

Mr. Benoit responded no. It will grow about 7 to 8 feet tall and 3 to 4 feet wide so it will fill in; the same thing with the pines.

A Resident asked is this going to be used to delineate the end of the development? Is that the goal?

Mr. Benoit responded no, if you go up Leo Maguire it will be on your right hand side. It's basically a screen.

A Resident asked is this grass the kind that makes a good home for the Water Moccasins that we already have here?

Mr. Benoit responded no. This comes up in long stacks and is not the low grass.

Mr. Yuro stated it's not in an area that is close to the residents.

Ms. Griffey stated it's a common area and there is a retention area between this area and the homes.

A Resident asked is this by the sewage treatment plant?

A Resident responded you go past the fence.

Mr. Petkoski Asked is there a reason this is coming back? I'm looking at a motion from the minutes from the last meeting, and unless I am reading something wrong, I thought this was approved based on a not to exceed number of \$3,200.

Mr. Oliver responded Emile brought a three part proposal to the board and the board approved two parts of that proposal, but directed staff to come up with some other options for this screening we are talking about.

Mr. Thibault asked how tall is a 15 gallon Slash Pine?

Mr. Benoit responded about 7 to 8 feet tall.

Ms. Griffey asked are the Slash Pines like the ones at the golf course?

Mr. Benoit responded they come up Leo Maguire and are all along the side of the road.

A Resident asked how is that going to block the light?

Ms. Griffey asked do they have lower branches and not just tall, because I think she is thinking a lot of Pine Trees you see are just pine and then the branches are on top so the bottom area blocks nothing.

Mr. Benoit stated these have branches from the bottom up.

Mr. Yuro stated we have two proposals here. Where the bidders asked to come up with their own scheme because there are two very different prices but also very different plant materials?

Mr. Benoit responded we tried to maintain what is already there so it would all flow. We didn't want to put something in that would stand out. We talked to them about putting in the Slash Pines and then they came up with what to put in between to fill in.

Mr. Yuro stated so you told them the end result was that we wanted a screen and this was their recommendation.

Mr. Benoit stated the idea was to bring the price of this down. Last time it was up because they were getting wild with what they wanted to put in there.

Ms. Griffey stated the proposal just says Pine Trees, not Slash Pines.

Mr. Benoit stated we talked about it and they are Slash Pines.

Mr. Sheppard asked if you did just the Pine Trees in this first planting would that make a substantial difference or do you need to do everything at one time?

Mr. Benoit responded the grass is what is going to fill in between while the Pine Trees grow out. The grass will grow at a lot faster rate than the Pine Trees will.

Mr. Sheppard stated it looks like the lower cost of the two proposals is from Turfection. I'm assuming that is 24 Pine Trees.

Mr. Benoit stated that is 46 Pine Trees and 24 of the Pampas Grass. If you look at Page 3 they give a diagram of what they are looking at doing.

Mr. Sheppard asked does Turfection feel confident that this can survive without irrigation?

Mr. Benoit responded yes.

Ms. Griffey stated it's a native grass.

Mr. Yuro asked are they comfortable that this will provide the screening we are after? I hate to spend this money and then realize it's not really providing the screening we had hoped for.

Mr. Sheppard stated without irrigation you are probably not going to get a hedge type material to establish.

Ms. Griffey stated since they are native they will probably survive as long as they get enough water to get established. They should be able to survive unless we have an extreme drought.

Mr. Sheppard asked what is a Silverthorn?

Mr. Benoit responded it's a small hedge; it grows up and not out. We were looking at that as a fill in. It would continue to grow up to 7 or 8 feet tall.

Ms. Griffey stated so it's a tree.

Mr. Benoit stated it's a bush. It's like a hedge, it will continue to grow. If you don't keep cutting it back it will continue to grow.

Mr. Yuro asked do we have money for this in the budget that would cover this cost?

Mr. Oliver responded you do; that would come under landscape contingency.

Mr. Yuro asked what is staff's recommendation?

Mr. Benoit responded you are looking at \$3,500 from TreeScapes and another \$703 if you use the Silverthorn. The Wax Myrtles were put in there as his other proposal as either doing all three, putting in Slash Pines, Wax Myrtles, and the Silverthorn.

Mr. Yuro asked are we only looking at two of these?

Mr. Benoit responded we are looking at the Slash Pines and the Silverthorn.

Mr. Petkoski stated it's \$4,200 versus \$400.

Mr. Benoit stated the difference is they prescribed this for 200 feet of that berm where Turfection is 500 feet.

Mr. Thibault stated it's half as many plants with TreeScapes.

Ms. Griffey stated the Wax Myrtle gets pretty wide.

Mr. Yuro stated it's half as many trees, but it's more the understory, there is 67 of the Silverthorn. If I recall, when we were out there, because of the elevation of the berm, it seems to

me that the lower trees are going to provide better screenage. The Silverthorns are going to be thicker than the Pine Trees that are going to grow tall.

Ms. Griffey stated the Wax Myrtles have suckers at the bottom and they will sucker out and grow dense at the bottom. They have small leaves and they are an Evergreen so they keep a good screen all year long.

Mr. Benoit stated they will grow crazy on you.

Ms. Griffey stated I know. I see the proposal says they are going to water for two weeks. What is Turfection proposing to water?

Mr. Benoit responded a month. Basically, they will water until the plant is established.

Ms. Griffey stated two weeks is not enough to establish a plant. You have to water every day for about the first six weeks and then every other week or month to establish the plant.

Mr. Whetsel stated we have a good working relationship with both of the companies so I feel comfortable with either one.

Mr. Haber stated to the extent that you approve any of the proposals, it can be approved with the amendment that the two weeks is removed and watering until the plant is established and hand write that on the bill of sale. I don't think it's such a large acquisition that I need to draft an agreement for, but you could hand write and have them initial it so that way we have their guarantee that they are going to continue to water until the plant is established.

Mr. Petkoski stated if we don't include the Wax Myrtles that makes the numbers not even, but closer, and staff feels fine if we spend \$4,200 with TreeScapes that it would serve the purpose without the Wax Myrtles.

Ms. Griffey stated you understand that they are only providing 28 of the Slash Pines.

Mr. Petkoski stated I want staff to answer that question. I'm not prepared to spend \$11,000 on that berm.

Mr. Benoit stated I think the deal with Turfection is basically it wraps around the edge of the lake where there are grasses and it will completely flow around. With TreeScapes it was more let's take care of the problem with the sight coming in and out. Both companies I think will do a good job. Turfection was bringing it around so it looks completely established through there and there wouldn't be a row of trees and then stop.

Mr. Yuro asked in your opinion, what TreeScapes has provided will satisfy what the original goal was to provide screening?

Mr. Benoit stated yes.

Mr. Petkoski asked do they do a good job?

Mr. Benoit responded yes.

Mr. Sheppard asked what are the differences in prices?

Mr. Yuro responded a little over \$1,000 depending on what we are looking at. One has twice as many Pine Trees that are going to grow tall, the other has three times as many of the lower shrubs that I think are going to get thicker, and on that berm provide a better screen.

Mr. Sheppard stated you are suggesting the \$3,500 and the \$703.50. I would agree with that.

Mr. Oliver asked which proposal is that?

Mr. Yuro responded the TreeScape proposal. I would recommend the 28 – 15 gallon Pine Trees and the 67 – 3 gallon Silverthorns.

Mr. Petkoski asked does staff agree with that?

Mr. Benoit responded yes sir.

Mr. Oliver asked what was the not to exceed amount?

Mr. Petkoski responded \$4,203.

Mr. Oliver stated let's authorize the proposal from TreeScapes with a not to exceed of \$4,400. Is there a motion?

<p>On MOTION by Mr. Yuro seconded by Mr. Sheppard with all in favor the proposal from TreeScapes for landscaping on the berm not to exceed \$4,400 was approved.</p>
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Mr. Benoit stated next is the sunshade for the tennis courts. What we were looking at, because of the situation of the light poles on the courts, right now at the end of the court there are benches. They would be out of the way of any games going on.

Mr. Sheppard asked is this the actual photograph of the product?

Mr. Benoit responded yes.

Mr. Thibault asked do we have any tennis players here?

A Resident stated what we have in the middle of the court are light poles that a shade needs to go around. It can be done and has been done.

Mr. Yuro stated we don't have this exact situation, we have a light pole in the middle.

A Resident stated I think it's been addressed, but not in that photograph.

Mr. Thibault stated if it leaks a little bit when it rains it's not a big deal because you are not going to play tennis anyway.

A Resident stated correct.

Mr. Benoit stated it's more of a sunshade. If you look at the proposal from All Florida Awning you can see the space and how it's designed with a canvass over the top of it.

Mr. Sheppard asked what holds it down?

Mr. Benoit responded it is concreted in.

A Resident stated there is a platform.

Mr. Benoit stated a platform with deck screws.

A Resident stated which they say they do not affect the surface.

Ms. Griffey stated this one does not have benches.

A Resident stated we have benches.

Ms. Griffey stated I know you do.

Mr. Benoit stated Boree Canvas is doing the same style. They have a quote with benches and without benches.

Mr. Petkoski stated the with bench number is not needed right.

Mr. Benoit stated right.

Mr. Petkoski stated so it is \$5,744 for two awnings.

Mr. Yuro stated that would compare to \$3,360 for two on the other one. How many awnings are we looking to get?

Mr. Benoit responded two.

Mr. Petkoski stated for the same thing it's a big price difference, \$3,360 versus \$5,744.

Mr. Benoit stated there is a green that would match what is on the court, or there is blue.

A Resident stated green is perfect.

Mr. Yuro stated I know the tennis group has been vocal about wanting some kind of relief. Is this going to work?

A Resident responded I think it's perfect.

Mr. Sheppard stated there is a note on the All Florida Awning quote that says permitting and/or engineering is the responsibility of the customer.

A Resident asked wouldn't that be standard?

A Resident responded I'm not sure about these, but if you were to get a shed or anything like that you would have to get the permit to build it. I'm not sure about this type of structure.

Mr. Sheppard stated Boree Canvas has not put that as an exclusive.

Mr. Benoit stated no, they have not.

Mr. Sheppard stated I would ask that you clarify if we need it or not. Usually these guys are pretty close and there is a couple thousand dollars difference.

Mr. Petkoski stated if a motion is made we could include that that's assuming the \$3,360 is all inclusive. Do we have money for this?

Mr. Oliver responded we do.

Mr. Petkoski stated I am going to make a motion to approve the bid from All Florida Awning not to exceed \$3,360, assuming that's an all inclusive price.

<p>On MOTION by Mr. Petkoski seconded by Mr. Yuro with all in favor the proposal from All Florida Awning Systems, Inc. for two tennis shade structures not to exceed \$3,360 was approved.</p>
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Mr. Yuro asked how soon can they do this?

Mr. Benoit responded with the ordering, probably between three and four weeks.

Mr. Oliver asked do you have anything else to report?

Mr. Benoit responded for this month we have the carpet has been installed. There are a couple of areas that they have to come back and re-glue. The signage at Leo Maguire we just took care of. Pressure washing was completed around the office, the gates, the bridge, and the front entry sign. Christmas decorations have been taken down. We are scheduled to paint the bridge within the next week or two. As for the landscaping, the fall plants have been installed and the project at the pool is complete. The edge along the sports field has been cut back. We took about eight to 10 inches off, but I told them we would monitor that to see if we want to take it down any further. I didn't want to take too much off where it would cause it to go into shock.

A Resident stated there is a big chunk out of our sign. I don't know if you can get some old paint and paint that.

Mr. Benoit stated that will be addressed when we paint the bridge. The treadmill has been repaired, but since we have had another treadmill go down. The motor is on order and will come in this Friday and be installed. We have some quotes for getting the leg extension machine

repaired. We have received one quote on the swimming pool pavers and are working on getting another one. We thought we had some spare pavers at the golf course station, but they have gotten rid of them.

A Resident asked what's the problem with the pavers?

Mr. Benoit responded the sand around the pavers is sinking causing a step hazard around the drain. We have taken care of any pavers that sunk in completely. We brought them back up and filled them in, but with the sand it's just a temporary fix. The lights have been repaired on the tennis courts and we have the proposals for the awnings.

TENTH ORDER OF BUSINESS

Supervisor's Requests

There not being any, the next item followed.

ELEVENTH ORDER OF BUSINESS

Audience Comments

Ms. Saffino stated I was wondering if we could get a no soliciting sign at the front of the neighborhood because we are continuing to have an abundance of dearlicks in here attempting to sell about anything. It looked like the prison let somebody out the other day. He was walking around and looking in garages. I thought we had a no soliciting sign.

Mr. Yuro stated we talked about this at one of our prior meetings. The problem is if we put up a no soliciting sign, and my recollection of our discussion was, that we put up a no soliciting sign so if people are in here soliciting you can call the authorities and get them out. That would also apply to girls selling Girl Scout cookies and so forth. I understand and don't necessarily disagree, but that was part of our discussion we had.

Ms. Saffino stated no outside solicitors maybe we could put on there.

Mr. Haber stated I think you identified the very issue we have to face as far as we don't ever have 100% representation of the neighborhood in these meetings and you don't know what one or two people are going to call and complain about. I don't know what outside solicitor means.

A Resident asked what about magazine salesman coming in?

Mr. Haber responded if somebody is in someone's garage you don't need a no solicitation sign to call the Sheriff's office to deal with that.

A Resident stated the first time the cops came out they weren't able to take him out of here since we didn't have a no soliciting sign. An hour later he was found in a lady's garage looking for a door to knock on.

A Resident stated we have security issues in here big time. We had a guy the night before last that came to all the doorways without ringing the doorbell and I called the police. The police said it could just be somebody passing out political stuff. In many of the communities it does have a no soliciting sign which gives them an idea that this isn't free reign in here. If someone has a problem with a solicitor they can call the police. They are not going to call the police on a Girl Scout coming to the door.

Mr. Yuro stated but they could and that's the whole point. If we put up a sign that says no soliciting someone could call the police on the Girl Scouts.

Ms. Griffey stated people in our community that have their own businesses that are leaving stuff on our mailboxes are soliciting.

Ms. Saffino stated you can also do it on the website to get your information out.

Ms. Griffey stated I'm saying when you do it you have to do it all the way and everybody has to accept the responsibilities for what occurs whether you like it or not. I'm not saying I'm against it.

Mr. Haber stated Jim and I were discussing what we have seen at other districts. It's a weighing issue; the security issue versus the Girl Scouts being stopped. I think what may make sense, and it sounds like there is an overwhelming concern for having the ability to call authorities and say they are in violation of the sign. It may make sense to try the sign and if the Girl Scout issue comes up, address the Girl Scout issue. Try to address the pressing problem with the no solicitation sign and if the Girl Scout issue comes up address it when it comes up. I don't think there is an easy answer to this.

Mr. Yuro asked we will need three signs; one at each entrance?

Ms. Saffino stated it is my understanding the Girl Scouts are given zones in their immediate area.

Mr. Yuro stated I understand that it's very unlikely, but I was pointing out that we have had this conversation before and the recommendation was to hold off.

A Resident asked could we publish it on the website?

Mr. Haber asked publish what on the website?

A Resident responded publish on the website that any who is soliciting to cover our bases for like what they were saying about having someone within the neighborhood that is soliciting their Mary Kay business or whatever, to make everyone aware. Do you think that would create more problems or would it be covering our bases?

Ms. Saffino responded I really haven't gotten much from anyone in the neighborhood.

Mr. Sheppard asked how much would the signs be?

Mr. Yuro responded I don't think it's expensive.

Mr. Griffey asked are the going to match the bronze?

Mr. Sheppard stated do you think a couple hundred dollars a piece?

Mr. Benoit stated yes.

Mr. Sheppard stated I have one in my neighborhood with public streets and it virtually does nothing, but they are there.

A Resident asked can you stop political? I don't think you can, can you?

Mr. Oliver asked are you talking about yard signs?

A Resident responded or someone passing out door literature.

Mr. Oliver stated this board only has authority over CDD owned assets, so when we start talking about door to door we are outside the realm of the district. Certainly the district can authorize to put up some no soliciting signs, but once we get into knocking on doors, that is more of an HOA issue. The CDD has absolutely no authority over private property. I would recommend that we do put up no soliciting signs like they have at JCP and Bartram Springs. I don't know what their effectiveness will be, but if nothing else, we will know that we have tried.

A Resident asked if you do call the police because there is someone walking around soliciting and you tell them we do have it posted and they aren't supposed to be here, will the police abide by that?

Mr. Haber responded I do not know the answer to that. It sounds like that is what residents are being told that the law enforcement needs a no solicitation sign in order to enforce that. I, as the district's lawyer, do not know the answer to whether that's true or not. What I can tell you is that it's perfectly legal for the district to put up the signs. If you think that law enforcement will, in reaction to that sign take action, then it's probably appropriate to do. Whether you can you can say you, under St. Johns code ordinance X,Y,Z, have to because we put up that sign, it's something I could look into, but I don't know the answer to that question.

A Resident stated in New York they used to have to be so many feet, just like a no trespassing sign.

Mr. Oliver stated let's have a motion directing staff to purchase and install three no soliciting signs.

Mr. Thibault asked what locations are we looking at?

Mr. Yuro responded St. Johns Golf, Eagle Point, and Stonehedge; the three main entrances in. Leo Maguire is a county road.

On MOTION by Mr. Petkoski seconded by Mr. Yuro with all in favor authorizing staff to purchase and install three (3) no soliciting signs was approved.
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Ms. Levins stated this is not a homeowner's issue I don't think, but an issue has come up about some of the areas along the sidewalks when people are walking at night. Some areas are really dark. It's not just a homeowner lot issue. It's along the common areas, the walkways, the roads, and I think there have been some issues that have come up because of security reasons. Is that something that would be covered if we were to have some more streetlights put up?

Mr. Oliver responded I had a call from a resident last week. I notified the Chairman as well as the engineer about the lighting plan in this development. Some places are pretty dark and that can certainly contribute to burglary.

Ms. Levins stated in some areas you can see three or four lights in a short distance and then none for a long stretch.

Mr. Oliver asked Susan, did you take a look at the lighting layout?

Ms. Rudd responded I trying to put my hands on those old electrical plans for the neighborhood.

Mr. Yuro stated it was my understanding that FP&L did the design. FP&L, I believe, owns these lights except for the decorative lights at the entrances. The CDD pays a monthly fee to FP&L, so what I would ask staff to do if there is a concern about lights and spacing, coordinate back with the FP&L engineer and see if within the design they have already done that and potentially add a couple of lights where needed and let the monthly fee go up a couple of dollars a quarter.

Mr. Sheppard stated I know the district would take on that expense.

Mr. Yuro stated yes, but I don't necessarily think it's an engineer because I don't think the engineer did that design. I think it's an FP&L design and we could probably go back to FP&L to see if we could add lights within certain areas.

Ms. Rudd stated we can do that or if you want to go to an outside electrical engineer you can do that as well. I know that FP&L design takes a very long time. They ship everything down to south Florida and it takes months.

A Resident asked is that a cost issue?

Ms. Rudd responded it's just their procedure.

A Resident stated an outside source for a fee would do it faster.

Mr. Sheppard asked will FP&L allow you to tap into their system and add more poles if they don't approve it?

Mr. Oliver asked Rich, did you do this at Brandy Creek?

Mr. Whetsel responded yes, I did. FP&L handled it, but they wouldn't do the jacking bores or lay the conduit. They wouldn't come in and install the hand holes.

Mr. Petkoski asked how long did the process take?

Mr. Whetsel responded months and months.

Ms. Griffey asked approximately how much did it cost on average per light?

Mr. Whetsel responded it all depends.

Mr. Yuro asked is there some way we can get, based on your conversations, an idea of where the concerns are? Perhaps if we provided that to FP&L, for example, if they already had wire ran on that side of the road and there is just a bigger space, maybe they could just pull up the existing wire and we wouldn't need a jack and bore. If we can facilitate information to FP&L it might help speed things along and get it taken care of.

Mr. Bogie stated I am the one with the concerns about the lighting issue. My house has no light near it within 100 yards, I don't care which way you look. It's pitch black if I shut my lights out. You could take a picture of my house and still couldn't see it, that's how dark it is. This is a concern since I have been robbed twice. The streets, I have been told and through reading on the website, which I just learned about this year and I have been here for two years now, are owned by the CDD; all the common areas that were turned over to you by the builders at the end. I'm trying to figure out what a class B member is and what a class A member is. I'm going to assume that since 95% of these houses are sold there are no more class B members,

which is builders, so they are all class A members, which is us. According to all these rules and guidelines things can be changed and taken care of, it just takes the owners, us, to vote on it and say yes, we want the board members to fix something. I don't know what we can do or how we can do it, but it needs to be done. I have a 10 year old and my wife stays home all day long and we have been robbed twice.

Ms. Saffino asked where are you?

Mr. Bogie responded Eagle Point Drive. I live right on the 13th hole. These gentlemen, I have been pretty intimate with the Sheriff's department, come around the back side of the golf course. They don't come through the streets, they park their vehicle down on Forest Glenn, come through the back yards, go in the front, steal things out of the cars and the garages, go back through the yards, and scoot. It took dogs to chase them out of the woods the other night about two weeks ago. There was about eight or nine of them. They caught them finally. Most of them were teenagers so they went home.

A Resident stated I think they are coming in the back because our kitchen rider on the back patio is open and we have been keeping our dog, that is viscous, in from the cold, and we have noticed that the refrigerator has been left open twice in the middle of the night.

Mr. Bogie stated I lived in neighborhoods for 20 years in Virginia and I move down here and I have been robbed twice in less than a year. I'm not here to complain, I want to help.

Ms. Ceccorulli stated I am in charge of the neighborhood watch.

Mr. Bogie stated I want to help, I'm retired. I'm 25 years in the Nave and if I can help I am going to try.

Ms. Ceccorulli stated honestly, the neighborhood watch, we are only as good as our waking hours. We can't be up at all hours of the night. There is after hour activity that happens. The other night a guy was driving around in a white pickup truck with a black trailer and he had trash bags, like kitchen trash bags, on the back.

Mr. Bogie stated there is no lighting. If you look at the difference between the lighting that sits here in this parking lot and out front and the lights throughout the neighborhood, they are totally different colored. They sit back 15 to 20 feet into somebody's yard behind a tree. You can add as many lights as you want, but if you don't change the amount of the lumination of the light and where it sits and get the tree down from in front of it, it's going to be useless. Every neighborhood in this area, I guess it's been about five years now, most of the trees are so grown

up they have grown over the lighting. In another five years there won't be any lighting because it will be stuck in the tree. These are things that need to be surveyed and looked at, not just what do the plans say.

Mr. Oliver stated Mr. Bogie, I want you to know that within 24 hours of your phone conversation with me, both the engineer and the Chairman were already looking into this problem. I think you have the board already directing staff to get with FP&L to come up with a plan to add lighting. I think the board has been responsive to your concern. This particular concern wasn't brought to them before now.

Mr. Bogie stated I understand that. Like I said, I have been here a year and have been robbed twice in that year.

Mr. Yuro stated keep in mind, I expect, even if we can't add light, which I'm sure we can, the location of the lights off the road likely won't change. They have to be in the FP&L easement.

Mr. Bogie stated I don't know if those trees belong to the individual's lot or whether they belong to a common area where they can be cut down and replaced with something else so that light can be useful instead of just sitting in front of it. It may take the guy who owns that lot to cut it down. That's the only way that light is going to get taken care of because we have to work together on it. I did survey of all the other neighborhoods and they all have security. Two of them are gated communities, Cimarrone and St. Johns, and the other one has its own security system. They don't have as much crime in their areas as we do. That tells me that we have an issue that needs to be addressed and taken care of. I don't know how to pay for it and I'll be honest with you, but we have to at least sit down and say we have to look at it and do something about it; what can we do and how much is it going to cost us. I know teenagers are coming in here jumping in the pool in the summertime around midnight or 1:00 a.m. and we are hiring a guy for \$9,000 to stand here and fall asleep and watch that pool. I don't care about that pool. I care about who is coming in and robbing us.

Mr. Oliver asked is that direction to staff regarding the light plan?

Mr. Petkoski responded yes.

Mr. Sheppard stated I agree with the lighting strategy that we are going to be working on. If the consensus is these guys are coming in through the backyards the street lights aren't going to do anything there. It would seem to me that it would be more of a homeowner issue. Lighting

is the best deterrent for the police department, so if more people put motion sensors with lights on the rear of their house it would discourage these guys. It's just a suggestion. We have gone through similar situations in my neighborhood and we upgraded our lights around our clubhouse and did some other things, but the police will tell you fencing, lights, cameras, security, all those things are a deterrent.

A Resident stated it helps to have the neighborhood be lighted up to deter.

A Resident stated I think the point is some of these people that are coming out here over and over again know where the spots are so they can make a quick get a way because it's so dark.

Ms. Griffey stated they are not going to South Hampton, they are coming here.

Mr. Bogie stated that is what the Sheriff told me twice now. Both deputies told me one, you live in a dark area and that's a problem and two, we live on a golf course that's not even lit up and there are no lights back there what so ever and that's a problem, and three, you are so open to the public and our houses are expensive and they know they are expensive so they know they are going to get good stuff. I had \$7,000 worth of company equipment taken out of my truck the first time. The second time my neighbor's alarm scared them away.

Mr. Thibault stated going back to the lighting issue. You mentioned they were coming from the golf course. We, as a CDD, have no power over the golf course. We can't do anything or spend any money on the golf course. It's owned by the golf course. That is going to be an issue that if the homeowners have a problem with that they are going to have to take it to the golf course.

A Resident stated they have cars in the development.

Mr. Thibault stated the cars are being parked in the neighborhood. They usually find a place to park the car and then run through the backyards until they get to their vehicle and then they drive away. I happened to be standing there with the Sheriff that night when the guy came out of the cul-de-sac and I said that's a dead end and there is no reason for that guy to be down there at 2:00 in the morning. When they stopped him there were three inside the car and six standing in the woods back behind my house trying to run to the car.

A Resident stated the security issue, all of us here went through this a year ago, and found out it was a homeowner's association thing. We need people like you, we need more people. We only have a handful of people that fought for it.

Mr. Bogie stated you need 75% of the homeowners to do either a written consent or vote on it and then we can change whatever is inside these declarations and have it amended, whichever way we want to, because we own the community. I have read this thing back and forth now.

Mr. Oliver stated I want to make it clear we are talking about a lot of homeowner's issues and I definitely want to talk about security, but this board has no authority over homeowner issues.

Mr. Bogie stated if we do decide we want a gated community or whatever it can be done.

Mr. Oliver stated we can talk about a gated community and the restrictions we face as a CDD.

Mr. Yuro stated staff is going to coordinate with FP&L. Does staff have an idea of the area of concern?

Mr. Oliver responded we certainly know Mr. Bogie's address, but we will canvass the entire neighborhood.

A Resident asked is there a _____ that can be brought up or a security study because I would like some definitive, not an explanation, but somebody to come in that is an expert to say these are areas that need to be addressed.

Mr. Oliver stated lighting is what we are talking about right now.

Mr. Yuro stated the lighting is really more of a preference right now. The lighting in this neighborhood was not designed as a security type of lighting. It was designed as an esthetic as a general preference.

A Resident stated we have a lot of bedrooms up front too, so it has to be effective.

Mr. Yuro stated we have had other meetings as recently as last year where we had homeowners wanting the light out of their front yard. We have to balance both. If anybody has other concerns or other areas that are not made aware of yet to GMS let them know so we can make sure we address that certain area.

A Resident asked would FP&L come out and do a study or is there government entity that comes out?

Mr. Yuro responded I don't know if they would do a study. My guess is they would pull their old plans, because they have to have a design on it, and see where the existing light poles are located, and if we highlight areas of concern they would be able to see on their plans that we

have a 300 foot space between these lights but there is 800 feet here so we can add two light poles and pull it off of this cable to get it. That is my best guess at how they would do it.

Mr. Oliver stated to supplement that, staff does go through the neighborhood doing light checks to make sure the lights are working. As they do that they will note on the map particularly dark areas, like near Mr. Bogie's residence.

A Resident asked I don't know if this would go through the CDD or the homeowner's association, but would there be any reason why we would go out and look for someone that could into our whole entire St. Johns Golf and Country Club and tell us where our problems are security wise and make recommendations on what could be done to make our entire area more secure than what it is? That would be a contractor of some kind and there would certainly be a fee for that, and what we would do going from there would also be more. I don't know if that would come out of the HOA or the CDD.

Mr. Yuro asked didn't the neighborhood watch have the Sheriff's Office out here to do just that?

A Resident responded no, that was just the neighborhood watch. We can get a study done one, for the traffic concern that is coming up I'm sure soon. I'm guessing we can do it for free, but I will have to ask.

A Resident stated I happen to know that as part of the training for law enforcement they have to do a project. There is a whole bunch of them presently down at Palencia doing security checks for individuals and neighborhoods as part of this senior project I will call it. There is a free resource that anyone can call as an individual and have their residence checked and I bet with some finessing you could probably get them to do a neighborhood free.

A Resident stated I am part of that study and they are going to come to my house. It's not a neighborhood, it's a house, but you are right, we can ask.

A Resident stated those are the right kind of people.

A Resident stated I will do that. I will talk to my guy at neighborhood watch.

Ms. Saffino stated we know we need some light.

A Resident asked what is allowed to be put on the community bulletin board? The reason I am asking is because there are many people in here who are trying to sell their homes. When we bought in the community we assumed that that board out there was for the good of the community and that it would announce book clubs, I guess you can't put that there is dinner at

the clubhouse, but not just the CDD meetings, or the few things that are on there. The swim meet might be on there. All of those things enhance the community and make people want to buy the houses in here, but there is hardly anything on there. What is allowed to be put on there? Is it just CDD things or total homeowner, I don't mean a birthday party; I mean things that would benefit the community.

Mr. Oliver stated anything for the good of the community is fine. It's my opinion that anything for the general good of the community is fine to have on there as long as it's in good taste.

A Resident stated town Town Talk is disappearing, correct.

Mr. Oliver stated correct.

A Resident stated we need some way to get out that there is a book club and again, even if they have to come down here and look on the list that Heather has posted here, at least people coming in to the community that might be looking for a home will say this is a pretty vibrant community, they have a number of things going on here. Is it for the good of the community or just the CDD?

Ms. Mickelson responded I do it monthly and it's for every event. Right now there is not a whole lot going on or hasn't been so there are only two things up there. In the summer it is completely full and I don't have a single space that has any room at all. I use both sides.

Mr. Yuro asked has there been an issue with you wanting to get something on the board that hasn't been put on?

A Resident responded it's on there now. The Women's Service Club, which is the original charity club that was in here, was an issue at one point. It is being put on Town Talk now and it is being put out there. This is something that is for the good of the community. This isn't benefiting any one person; it's benefiting all types of organizations in the area. I just don't know what can be up there for the good of the community, because someone said to me once, is there nothing going on in that place. If you look at Stonehurst or some of the other developments they have up there what's going on in the community.

Mr. Oliver asked what's up there right now?

Ms. Mickelson responded the CDD and the service group.

Mr. Oliver stated so we are using for things other than the CDD. It sounds like there was a problem, but there's not one now.

A Resident stated can more be added is my question.

Mr. Oliver stated yes.

Mr. Petkoski stated as long as it serves this community it can go up there. If a resident goes to Heather or somebody and thinks it's for the good of the community and they get an answer that is not to their satisfaction then I want it to come to the manager and if it needs to come to the board, which it shouldn't, but I'm sure if it's for the good of the community Heather will not have a problem getting it on the board. Like Heather said, during the summer the board is full. What's going on this month? Should there be other things on there that aren't on there?

Ms. Mickelson responded no. There is stuff coming up in February.

Mr. Petkoski stated if it's for the good of the community, not Susie's birthday party, it goes on that board. Everybody in the room I'm sure agrees with that.

Mr. Bogie stated I don't know how proactive we all are here or how this is going to work, but I know when those communities behind us get fully developed traffic is going to triple coming down through here, so this neighborhood is going to be the shortcut for anybody who thinks they can get from this side to that side coming down this way. Do we have any plans to circumvent that or take care of that to make sure the community doesn't get overrun by all this traffic that's going to have to go back that way.

Mr. Yuro asked when you say shortcut do you mean shortcut through the neighborhood?

Mr. Bogie responded Leo Maguire goes straight back.

Ms. Saffino stated we don't own those roads.

Mr. Bogie stated I understand that, but what comes through here we can control. The way I read things in our by-laws and our covenants and things we do control what happens in this neighborhood and we can control what happens and how many cars come through.

Mr. Yuro stated we took action a couple of years ago. The county was trying to force connections between this neighborhood and the neighborhood in the back so the neighborhood streets actually connected. The CDD board, from my understanding, supported the action and I know the residents were very vocal and actually got the county to stop that action. There is no direct connection from neighborhood to neighborhood, so there shouldn't be any past through traffic, because there is no place for traffic to pass through. Leo Maguire is a public road and that's their access to get there.

Mr. Bogie stated I can see it coming and sooner or later something is going to happen.

A Resident asked in regards to gates and county roads, can you tell us why we can't get gates in here?

Mr. Haber responded the neighborhood roads were funded by the virtue of the CDD issuing tax exempt bonds. Under federal law it is required that any improvements that are funded with the proceeds of those bonds need to be public. An improvement that is funded with those proceeds cannot be behind a gate because then it would not be public and it would be in violation of federal law and perhaps stand to harm the tax exempt status of the bonds.

A Resident asked how does Palencia do it then?

A Resident asked they actually have to let someone in Palencia?

Mr. Haber responded that's correct. There is something called a soft gate and a hard gate. A hard gate means that anyone who goes up could be denied access or they have a code. There is also a soft gate. A soft gate means if you drive up you absolutely need to be let in. It depends on how the gates are set up. Some are electric and any car that drives up the gate goes up. The soft gate is legal.

Mr. Oliver stated it's the money part of it. Certainly this district can do that, but for instance, this \$9,000 of security we are talking about, that's during the summer season and covers about eight hours a week. You would be talking a couple of hundred thousand dollars a year to staff that gate. Someone had mentioned Palencia and Palencia is actually heavily developer subsidized right now.

Mr. Yuro stated let me point something out, it would need to be three gates.

A Resident stated you could do a manned gated here and then two electric gates just like it's done across the street at St. Johns Forest.

Mr. Oliver stated we will get proposals and bring them back. We really need good solid numbers to talk about this.

A Resident stated for Plan B, South Hampton has security coverage from 6:30 p.m. to 6:30 a.m. It's spelled out right here 12 hours of private security seven days a week provided through a security service with an additional three hours weekly private off-duty security through St. Johns Sheriff's Department. I don't know how much it costs, but I know it included in their HOA fee of \$953 a year, which is not much.

Mr. Oliver asked are they built out?

A Resident responded I don't know. I believe they are built out.

A Resident stated it takes about three months for everyone to get dissatisfied with not having service 24 hours.

A Resident stated I think they are satisfied.

A Resident stated it will happen, trust me.

Ms. Saffino stated I say a little something is better than nothing.

A Resident stated I don't know how much it costs, but if it's \$70,000 versus \$200,000.

Mr. Oliver stated let us get some rough costs.

A Resident asked what do you need from us to let you know that we are interested in this and possibly even be willing to pay an extra \$100 in our fees?

Mr. Oliver responded staff can go forward right now with direction from the board.

Mr. Petkoski stated let's have one meeting because this is getting out of control. Let one person talk, raise your hand, and let's try and be civil. Thank you.

Mr. Oliver stated staff will do a study and come back with some rough numbers of what some different security options would be for soft gates and whether they are manned or staffed or some kind of electronic gate. We will come back with some numbers so at least when we have this discussion we can be aware of what the costs would be.

Ms. Huffman stated maybe we can post it at the front so people are aware of when the meetings are and put what the issue is like meeting regarding gating.

Mr. Oliver stated we will look at that. We will get the word out.

Ms. Huffman stated if people knew there was a specific meeting for that issue they would be more likely to come.

Mr. Oliver stated we will put it on the website.

Ms. Thomas stated I live on St. Johns Golf Drive. I know a lot of people are here about speeding, which goes into the traffic issue. I was here two meeting ago, I missed the last one, but you said you would call St. Johns County Sheriff's Office and tell them they can patrol and can ticket.

Mr. Haber stated believe it or not, and we have the same issues at other districts, we have ongoing discussions. The Sheriff's Office and the county are at disagreement as to the manner in which CDDs should be handled. In large part the issue is Palencia. Palencia is CDD owned roads but it's behind the soft gate and they are the other district where we are dealing with this issue as to whether St. Johns County can enforce the law on the roads behind that gate. It's our

firm's opinion, and we have expressed this opinion to both the St. Johns County Sheriff's Office as well as the St. Johns County Attorney staff, that these are CDD owned roads; these are public roads, and that St. Johns County Officers are able to and legally entitled to enforce the laws on these roads. We are still having discussions with them for us to get a letter from them saying we agree. If not, there is a traffic enforcement agreement that the county offers, although it's our position that that is for a private community and not something we need. We've done it and it's been a drawn out issue and we are still in the process of dealing with them on it.

A Resident stated can I further say is there something, taking a proactive stance rather than a reactive one, if one of our children is killed by our neighbors who are speeding down these roads. We obviously can't police ourselves, we obviously can't obey the speed limit, and if you need proof, how do we go about getting the data needed? I know nobody wants stops signs added because it's aggravating, but it's dangerous out here.

Ms. Ceccorulli stated South Hampton did a traffic control study through the county and a traffic calming study. The county made recommendations and they had their first meeting about it, but I don't know what the results are. I just picked this up today. They are making recommendations based on this traffic study to be agreed upon by the community. I intend to call about this as well.

Ms. Huffman stated I spoke to you the other day about a stop sign. Did you have a chance to go and observe that blind corner?

Mr. Oliver responded I went there today and the board is aware of your concerns as well as the engineer. Let's talk about it in a second. About this traffic study, do you want this same study done for this district?

Ms. Ceccorulli stated it's through the county and should be paid for if it's warranted by the county.

Mr. Petkoski asked are you going to look into it?

Ms. Ceccorulli responded yes.

Mr. Petkoski stated then yes.

Ms. Huffman stated I bring this up because these ladies back here live in my immediate area. Another concern I brought up is next year it's going to be a K-8 bus stop so there will be even more children concentrating that area. It is a blind corner. I think Mike, a couple of years

ago, had looked at it and someone said they were going to put one there but it never came about for some reason. My child almost got hit two weeks ago.

Mr. Yuro asked where is this?

Ms. Huffman responded St. Johns Golf Drive and Drury Court.

Mr. Oliver stated what you are looking for is a three way stop similar to the one at the intersection of Remington just west of there.

Ms. Huffman stated yes. It is a major bus stop and will be even larger having 8th graders and kindergartners all congregating for their bus next year. It's a blind corner both ways. I know coming out of my driveway I have almost gotten hit before because they go so fast and come up on you. We yell at people and tell them to slow down and we get yelled at. It's a concern and I am going to harp on this until I go to my grave because I don't want to see a kid die.

A Resident stated I had talked to Emile and I was under the impression we would discuss pricing. I don't know if there is so much more that goes into this.

Ms. Huffman stated we have \$150,000; we probably shouldn't have such an issue with two stop signs.

Mr. Oliver stated we don't have that left now. I don't think cost is an issue.

Ms. Huffman stated between Remington Court and the end of St. Johns is a long drag.

A Resident asked Jim, can you help us with what needs to be done in order to have this done?

Mr. Oliver responded I want the board to have some discussion on it.

Ms. Griffey stated we put in a couple of stop signs a couple of years ago to control speeding and it has not controlled speeding. As a matter fact, if you go to The Florida Department of Transportation website and talk to the county department for roads, they will tell you stop signs are not speed control devices and they have never been. Actually, they encourage people to speed. If you put in too many, people run them, and once they get past them they will increase their speed twice as much because now they are irritated and want to get to where they are going. I want caution you that when you start putting in all these stop signs you are really going to make people mad.

Mr. Petkoski stated Jessie, this study you are going to look into, this traffic calming study, can we look at some data and see. There is another big bus stop.

Ms. Huffman stated it's a blind corner.

A Resident stated it's the speed combined with the blind corner is more of the issue.

Ms. Huffman stated if it was straight you could see a car coming, but because it's a blind corner that is where my concern is.

A Resident stated you actually have to step out to see and I would not let my three children cross that intersection by themselves.

A Resident stated the stop sign right past my house that is before your blind corner.

Ms. Huffman stated there is another blind corner down past the bus stop.

A Resident stated I am so glad we have that stop sign just past my house because I watch residents blow that.

Mr. Yuro stated the one thing I have a concern about is some of this is subjective and I see you have a passion about this particular area, but I have a bit of a fear that if we just, without going through the study and without having our engineer take a look at the spacing, I have a concern that we will put a stop sign up there and then the residents down Highland are going to get irritated that they don't have one at their stop and then before you know you it every intersection is going to have a three way stop and they are all going to become useless.

Ms. Huffman stated there are only like two houses between that and Eagle Point.

Mr. Yuro stated I would like to direct staff to either coordinate with Jesse on getting some information on the study and/or coordinate with our engineer on what would be the appropriate spacing and see if that makes sense.

Mr. Thibault stated basically all of St. Johns needs something done to it. I am the thirteenth house down on the left. I am outside yelling just about every day at speeders. Maybe we are all guilty of speeding at one time or the other. The speed limit seems too fast for this neighborhood. Hopefully a traffic study will give us some good solutions to having a safer neighborhood for our families.

TWELFTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet as of December 31, 2007 and Statement of Revenues & Expenditures for the Period Ending December 31, 2007

Mr. Oliver stated behind Tab A you have the balance sheet as of December 31, 2007 and the statement of revenues and expenditures for the period ending December 31, 2007. These

reports are unaudited and informational only. As you know at the end of each fiscal year we will have an independent audit performed.

B. Check Run Summary – January 23, 2008

Mr. Oliver stated behind Tab B you have the check run summary as of January 23, 2008 totaling \$640,190.16. Are there any questions or comments on those expenditures?

On MOTION by Mr. Petkoski seconded by Mr. Sheppard with all in favor the check run summary was approved.

C. Special Assessment Schedule – December 31, 2007

Mr. Oliver stated behind Tab C you have the special assessment schedule.

THIRTEENTH ORDER OF BUSINESS Next Scheduled Meeting –03/26/08 at 6:00 p.m. @ the Golf Club Meeting Room

Mr. Oliver stated the next meeting is scheduled for Wednesday, March 26, 2008 at 6:00 p.m. In order to accommodate a larger audience, let’s tentatively set the meeting to be held at the Golf Club next door. Is there a motion to adjourn?

On MOTION by Mr. Petkoski seconded by Mr. Sheppard with all in favor the meeting adjourned at 5:58 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman