

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, September 22, 2010 at 6:00 p.m. at the Swim Club Meeting Room, 219 St. Johns Golf Drive, St. Augustine, Florida.

Present and constituting a quorum were:

Rose Bock	Chairperson
John Thibault	Vice Chairman
Ed Randolph	Supervisor
Tracy Hayes	Supervisor
Brenda Griffey	Supervisor

Also present were:

James Oliver	District Manager
Wes Haber	District Counsel
Mike Yuro	Yuro & Associates
Heather Mickelson	Art of Living Director

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 6:00 p.m.

SECOND ORDER OF BUSINESS

Approval of Minutes of the August 25, 2010 Meeting

Mr. Oliver stated included in your agenda package is a copy of the August 25, 2010 meeting. Are there any additions, corrections or deletions?

On MOTION by Mr. Randolph seconded by Mr. Thibault with all in favor the Minutes of the August 25, 2010 Meeting were approved.
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THIRD ORDER OF BUSINESS

Acceptance of Minutes of the September 15, 2010 Architectural Review Committee Meeting

Mr. Oliver stated I have distributed tonight and previously by email, a copy of the September 15, 2010 architectural review committee meeting. Are there any additions, corrections or deletions?

On MOTION by Mr. Thibault seconded by Ms. Bock with all in favor the Minutes of the September 15, 2010 Architectural Review Committee Meeting were accepted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2010-07, Expressing District's Intent to Operate and Maintain the Surface Water Management System

Mr. Haber stated I have passed out Resolution 2010-07. I think over a year ago this board approved to accept a number of water management district permits on property on ponds and drainage improvements throughout the District. As we go through this process of reviewing the property to be conveyed to the District from the Developer, we have identified two additional permits to be conveyed to the District. They are modifications to the permits that this District already approved for conveyance and they are attached to the resolution. The first permit is permit nine. The permits that the District already approved to accept were one, two, three, four and seven. Permit number nine is a letter modification to permit number seven, to modify one of the lakes. Essentially there were changes in the plans to the lake that the Developer of the lake wanted to make. In order to make those changes, they needed to get a modification to the permit and that is described in the permit itself. It was the bulkhead perimeter of approximately 591 linear feet and structure number 401, will be constructed with a single .30-foot long weir at an elevation of 29.8. There are details that have to be submitted to the water management district and approved as a modification to the permit. As a formality and in connection with the District's acceptance of the permits, the water management district has requested that the District accept these modifications to the permits. The other permit attached is permit 11 and that is also a modification to permit number three, which was accepted and that was for the purpose of allowing the pool deck and pool construction on lake 21. At the time they felt they needed the water management district's approval to do that stormwater improvement, so they got a modification to the permit. These two documents show the modification to the permits that were previously accepted by this District. We are now in operation phase of those permits for the

stormwater, so there are no obligations that the District is accepting for any of these improvements. These are improvements that were made and these are modifications to the permits in the construction phase.

Mr. Thibault asked what if a resident wanted to add a bulkhead to a pond, would they have to go through the same process and would the architect review committee initiate this process?

Ms. Bock responded on the architectural review committee people would come to us first to get it approved. However, all we are doing is saying okay for you to have whatever and then you have to ask whoever else.

Mr. Haber stated I would think because it is the District's stormwater system that you would want to get the CDDs approval and likewise I think you would want to get the St. Johns River Water Management District approval. If a resident wanted to do that I think would be up to the resident to make sure they are getting all the approvals .

Mr. Yuro stated typically St. Johns County Building Department won't issue a building permit unless they have gotten the sign off. If they see a building that is going to encroach into their easement they will typically require that a homeowner provide a permit modification or a letter from the water management district stating that the improvements are okay.

Mr. Haber stated the reason why we need these permits conveyed to us is the lake that we are going to have to conveyed to us, the County was to amend. They are going to have to deal with a modification to that permit and in order to that they are going to need the CDD as the permittee under that permit to agree to that.

Mr. Thibault asked so does this waterway fall under the St. Johns River Water Management District because they are interconnected or is it because it is stormwater?

Mr. Yuro responded it has nothing with them being interconnected. It is the fact that it is a permitted stormwater facility and any modification the water management district is going to want to see proof that you are not increasing the size of the pond.

Mr. Haber stated this resolution is a formality in order to get the permits for the Districts stormwater system, as well as the amendments to those permits, which are the two attached to this resolution.

On MOTION by Mr. Thibault seconded by Ms. Bock with all in favor Resolution 2010-07 Expressing District's Intent to Operate and Maintain the Surface Water Management System was approved.

SIXTH ORDER OF BUSINESS**Discussion of Expansion of Fitness Center**

Mr. Oliver stated you have copies of the minutes from the committee meeting. We are early in the process, in case the board does decide to expand the fitness center. At the committee meeting based on the board's guidance the committee discussed potential options for expansion. The committee did look at the original three options that were discussed by this board three or four months ago and they ruled out the option of expanding eastward because it would take away the shaded area adjacent to the pool deck. The other two options they were looking at would take the existing fitness room and expanding southward, which would double the size of that or taking this room and expanding to the north. Right now we are still wrestling at what the costs would be. Mike Lucas, the architect, has taken a look at some of these and has some answers for the board tonight. This process can take as long as needed for you and the community to be comfortable with whatever route you decide to take.

Mr. Lucas stated we have looked at two scenarios. One is going out approximately 800 square feet off your existing area. The plan that we had was approximately 2,500 square feet. At this time I can give you a rough cost per square foot for new construction. I believe you all had an appraisal and it was about \$110 a square foot. We estimated it would be between \$110 to \$125 per square foot for new construction. One of the things we discussed was renovating the existing rooms here. The renovation of these rooms would range anywhere between \$40 to \$50 a square foot. One of the things we talked about was turning this room into more of a multi-purpose room to be renting out and used for other activities and doing away with the little kitchen and the office and turning your other fitness center into something that is more of a party and activity area that would have a nicer kitchen area. If you do a 10 by 10 kitchen you have to figure it will be \$100 per square foot. I know that any expansion is going to make us add additional bathrooms but that is something I will discuss with the code officials because the plans were permitted in 97 building code, so the building as far as the pool requirements have changed quite a bit. From what I estimate, the bathrooms that you presently have accommodate certain square footage that you have here and the pool facility. Any addition we have would most likely have to have bathrooms. We are making assumptions that your present electrical

panel would accommodate certain size. These are all assumptions but until we get into the drawings I can't give you specific answers. The parking lot requirements are one space for 300 square feet, so if you are adding 800 square feet you are adding three parking spaces. If you are adding 2,400 square feet you are adding approximately nine parking lots. I think most likely your parking lot is going to be fine and most likely your retention pond is going to be fine. If you renovated this space this is about 780 square feet and at \$50 a square foot it is \$39,000. To turn the old fitness room into a party room that would be \$37,000 and you throw in a 10 by 10 kitchen area that is another \$10,000, so that is \$47,000. If you add a 25 by 25 square foot addition on this, that is \$312,000. One of our areas of expertise is we do a lot of amenity centers. We just completed Julington Creek. We did Bartram Springs. These costs are on the high side and you maybe able to get it done cheaper. I understand you did get a proposal and I think that came out at \$110 a square foot.

Mr. Randolph asked is there room to expand this facility without impacting anything?

Mr. Lucas responded I believe the plan was to go 800 square feet straight out at the side over there.

Ms. Griffey stated and that doesn't include doing landscaping, moving fencing or equipment such as air conditioner.

Mr. Lucas stated right now you are at 840 square feet and the proposal I got was doubling it.

Mr. Hayes asked how would you rate our facilities now on efficiency?

Mr. Lucas responded if you walk in here you can see that this room needs help. What purpose is it supposed to serve? One thing we talked about last week was providing you with something that a little bit nicer and a bigger kitchen area for catering events. Your fitness center appears to be full of equipment. You are working out on top of each other. You don't have adequate circulation. At Julington Creek we added up to 16,000 square feet and 4,600 of that was fitness. Fitness is a big item in communities now. More and more people inside communities are choosing to use their facilities as opposed to having a membership somewhere else. When you look at the equipment that you have in there people are basically on top of each other. We did Durbin North and Durbin South amenity centers and one of the amenity centers doesn't have a fitness center, but the other one has a large one. It just depends on what you feel the homeowners want. I do not have the calculation for the cost of square foot by home.

Ms. Bock stated we are talking about this as if we are going to assess everyone and not use the money in the piggy bank.

Mr. Hayes stated every year we allocate \$80,000 to the capital reserve fund but in the last couple of years we actually have been putting in \$150,000 or \$160,000 in it, so we are already under budget. Maybe if we continue on that same track it is possible that we won't need to assess. If you read the capital reserve study he actually does allocate for fitness machines and for things related to the fitness center, so just based on the capital reserve study some of the stuff we are talking about renovating now is included in this study, so the costs are already included.

Ms. Bock asked and what you need from us is a budget?

Mr. Lucas responded budget and direction.

A resident stated since I've lived in this community I have been in this fitness center from 5:00 a.m. until about 10:30 a.m. and it is always full.

Ms. Griffey stated there are going to be times when the gym is full and there are going to be times when the gym is empty, but I don't think we need this huge gym for hundreds of thousands of dollars. I am in agreement that the fitness room needs to be expanded, but not to the extent that some of the board may think.

Mr. Lucas stated one of things that we were also talking about was if we went out that way not making you go through this room to get to that room, so it would have its own entrance.

A resident stated we have an issue with an entrance on the parking lot because we pay for a gate monitor to man that gate and if there are multiple ways in, then we might need to increase fees.

Mr. Mike Veazy stated we are currently working with Basham & Lucas to design a fitness center for another Community Development District. I'd be willing to help put a budget together with whoever to help, but I also think we need to get a scope together and decide what the needs of the community are. The cost per square foot that he has is fairly close to the facility we have. You have to remember the FF&E and you have to remember CDD statutory requirements are going to raise up the cost for attorney fees and bidding out, unless we can get under the limit.

Mr. Veazy asked I don't know what we have contracted Basham & Lucas to do but have we done a layout for both options? I can get some really good pricing because I am currently doing one and I know what the fitness equipment costs.

Mr. Lucas responded the only layout that was done was for the addition of 800 square feet.

Mr. John Thompson stated we started with it as a safety issue and what happens when it gets crowded in there. I don't object to renovating this room and some of the other things. One thing I don't understand is why does expansion lead to parking lot issues. We have to look at communities that are roughly equivalent to ours. I think to get a handle on size we need to figure out what other communities have.

Mr. Lucas stated the parking space is one unit for 300 square feet.

Mr. Mike Capezzeria stated we are getting to sound like this is an organization that is designing a camel when they intend to design a horse. We need to separate out the issue that was originally proposed, which is the fitness center from the rest of this. There is nothing wrong with these other ideas but I think it would help. My understanding is what David French found out was this place was originally designed to be double the size that it is now but when they were selling the houses they weren't selling as fast as they originally thought, so they cut the budget for that and made it smaller.

Ms. Bock stated I did not know that and I even worked here.

Mr. Oliver stated we will check it out.

Ms. Bock stated it sold like crazy in here, so there might be another reason why they cut it back and I don't know if we could ever find that out.

A resident stated I would be grateful for anything that you all do as far as expansions to the gym but if you could imagine just four people in the gym they are all right next to each other. I got a bruise on my leg because I ran into a guy. It is very dangerous in there. It is very small. I don't know that 800 square feet is going to do much. I don't really think it will let you expand and bring in a lot more people.

Ms. Alice Broadbent stated my concern is doing this will increase the CDD fee and that will discourage people from buying in here. There are a lot of communities around without the CDD fees. I think this room is disgusting. A CDD fee is a big deterrent, especially for the young people coming in.

Ms. Leanna Daddario stated years ago we looked at many of the plans with a gentlemen with St. Joe and the plans did call for a much larger fitness room there. I saw the plans myself.

Mr. Oliver stated we will try to find those plans.

Mr. Dave Weitz stated we have more machines in the fitness center than what we started out with, so if that is a safety problem I believe we need to fix that safety problem now. Somehow we need to come up with an idea of what we really want. I don't think a response of 25% back from residents is adequate. 25% of this community is not adequate to me when you are talking about increasing the cost of your CDD. We need to get more of an answer and the residents probably need more of a hard dollar number to make a decision.

Ms. Bock asked how do we get the other 75% to respond?

Mr. Dave Weitz responded it might take a committee to go door to door in the community. People need to knock on doors.

Ms. Bock stated we are somewhat hampered by the government of the Sunshine. We all just can't go out to our cars after this meeting and talk about this.

Mr. Weitz asked what do you guys think we should do about the safety issues?

Mr. Thibault responded I think the only equipment we have added from the original are treadmills and ellipticals. I don't think we have added any weights. If we move two ellipticals it doesn't resolve the issue. Mr. French's concern was people were working out behind the treadmills.

Mr. Oliver stated I think from what I have heard that you have given the committee plenty of information to work with, including finding out if they went with an option to expand the existing facility and what the equipment layout would be and would it be worth the expansion, etc. We could also fine tune working with the architect and what the costs would be to expand this facility as originally provided in the concept that David French provided and we will even look at a third option in terms of downsizing that concept a bit. We also need to get with the original Developer to find out what the concept was originally and if that concept could be used to expand into a larger fitness room.

Mr. Thibault stated I want to know what the costs would be to expand the fitness room. The structures are already there. The pipes are already there. We could expand it up.

Mr. Yuro stated if are going to put equipment up there you would have to have a steel frame structure that is going to carry.

Mr. Thibault stated obviously, but we already have the footers. We already have the walls. It is a viable option. We need to know if it would be cheaper to add 800 square foot to the existing gym or then add 1,000 over the front door.

Mr. Yuro stated you would have to have a steel frame to not be used, like if you put columns in the corner. Those columns would have to have their own footing. You could go and tear off your roof and you could put steel columns in each corner and steel beams to support that.

Mr. Thibault asked what would that cost?

Mr. Oliver responded we will find out.

Mr. Thibault asked, “Jim, could I request that the committee consider looking at similar communities and what they have?”

Mr. Oliver responded sure.

Mr. Lucas stated once you add a second floor you have to add elevators and stairs at each end of that space. Just because you have 1,000 square feet downstairs doesn’t give you 1,000 net upstairs because of that you have to have an elevator and two stairs.

FOURTH ORDER OF BUSINESS Discussion of Capital Reserve Study

Mr. Oliver stated Charlie Shepherd provided us with a draft capital reserve study a few months ago and now he has the final numbers. I think the bottom line is that you have the final numbers and it turns out that this model recommends capital reserves of approximately \$80,000 a year. You are on track given the current mix of assets.

Mr. Charlie Shepherd asked currently, your contributions are anticipating \$80,000 for next year?

Mr. Oliver responded yes.

Mr. Charlie Shepherd stated I had recommended that you drop that down to \$68,395. It puts you at an 89%.

Mr. Oliver stated the board is aware that we will update this plan on a regular basis and we will use your services for that.

SEVENTH ORDER OF BUSINESS Consideration of Agreements

- A. Rick Arsenault – Pools Maintenance Agreement**
- B. Lake Doctors – Water Management Service**
- C. Giddens Security – Security Services**

Mr. Oliver stated Mike had mentioned at the last CDD meeting that we had renewal agreements he was going to discuss. Each of these vendors have no increase for fiscal year 2011 and we have budgeted as such.

trouble with. Part of the problem is also that Federal Guidelines they can treat it with chemicals but there is a limit to how much they can treat it and there is also a limit to how often they can treat it. I assume they have literature that would be beneficial to share with the residents. There are things that residents can do to help minimize the issues, as well.

Ms. Leana Daddario stated in recent years this has been an issue on the lake we live on too, although I have not talked to Mike about it. On several occasions I spoke to Lake Doctors directly. They did put in extra carp in the lake that I live on but it never got cleared up and we are still in the same situation.

Ms. Jennifer Hayes stated at the last meeting a plan was approved for redoing the playground. I feel like the design that was approved didn't get a lot of feedback from the residents here. It is a wood structure with wood mulch. I am in a mom's group here and it has about 20 moms in it and everyone I have talked to thinks we can spruce up the current one and add the extra things. I don't know why we spent \$40,000 to replace the same kind of elements that are dangerous. The fitness structure that was approved is a huge safety issue. I would like more consideration on this issue. I volunteer to assist with design and research of playground needs and equipment.

Mr. Thibault stated when I went through the minutes, Mike had mentioned the next step would be to get some more formal quotes and a layout. Later in the minutes Tracy says now that we have approved the playground what else are going to do. In Mike's statement it makes it sound like it wasn't actually voted on that this is the plan but later it seems like it was.

Mr. Yuro stated I think what I was doing was providing background from the previous meeting. There is an infinite amount of options out there. I literally have eight catalogs to look for, so after discussing it with some of the reps I just zeroed in on a few options. The last meeting you missed we had the layout and what I was doing was reiterating how we got it done.

Mr. Thibault stated the one number I see in these minutes related to the total cost of the playground is \$52,000. I remember the three options that we were looking at and I don't remember anything going up to \$52,000. I remember the largest one being about \$40,000 and it was very extravagant and we decided we weren't going to go in that direction. How did we get up to \$52,000?

Mr. Yuro responded the price was slightly higher but not considerably higher than the estimate I had previously but part of it included adding some benches and bike racks and

improving the volleyball court. When you put all those elements in there I got a revised proposal providing a discount of \$1,214 and the total due was \$48,000.

Ms. Hayes stated the one proposal has six inches deep of mulch and the other one has 12 inches and the one that was voted on was actually a higher price per unit. I also wanted to know what it would cost to do rubber instead. If we use regular mulch it would take 12 inches, which is the minimum we need and then every year you have to re-mulch it. The rubber would pay for itself in seven years, rather than re-mulching every year.

Ms. Bock asked are you asking that the motion be reversed?

Ms. Hayes responded not reversed, but just amended to look at other designs. In the June minutes it said that the design of the playground was going to be emailed out and that didn't occur.

A resident asked how many quotes did we have?

Mr. Yuro responded two.

A resident stated I think we need more than two proposals.

Ms. Griffey stated not everyone is going to be happy no matter what we go with. I am interested in the rubber mulch if it lasts longer and even if it is a little more cost right now.

Mr. Haber stated I don't know what level of communications we have had with the contractor that we approved. I know I prepared a purchase order that I wanted signed, so we don't have an executed document. As far as you know he hasn't ordered materials or done anything with it yet, correct?

Mr. Yuro responded not as far as I know.

Mr. Haber stated it would be great to know that is not the case. I know we don't have a signed contract. My argument would be that we never signed anything and this was all discussions and that is all your fault you have done that but that is not to say he wouldn't push the issue.

Mr. Thibault asked does Southern Recreation have other equipment?

Mr. Yuro responded there is a wide variety of options.

Mr. Thibault stated we should just stick with them and ask them what else they can provide for us and find out what the costs are. If we could look at examples of where they have put them in at other communities then we could go take a look at them. I would love to see this in person.

Ms. Bock asked could you meet with the moms group at least one time and get their ideas.

Mr. Yuro stated sure.

Mr. Thibault stated I think what is turning you off about this is the cost.

Ms. Hayes stated actually it is the wood splinter structures.

Mr. Haber stated at a minimum you would direct staff to delay moving forward with the installation of the previous proposal for the consideration at the next meeting.

On MOTION by Mr. Randolph seconded by Mr. Thibault with all in favor to Direct Staff to Delay Installation of Playgrounds was approved.

Ms. Catherine Ulmer stated I have been here for nine years. The sidewalk from Mike's house goes across the street to the driveway, which is fine but the cars are coming from this direction and the stop sign is about eight to 10 feet past and there is no crosswalk. Kids are going thru cars to get to the bus stop. It is a very dangerous intersection.

Mr. Yuro stated the stop sign is after where the crosswalk would be. None of the neighborhood crosswalks are painted but it is not a requirement within the neighborhood. Typically, you would like to see a stop sign before the crosswalk. I understand her concern. I'm not sure there is anything we can do about it.

Ms. Ulmer stated people don't stop at the stop signs at all, so the kids assume that they are going to stop and they don't.

Mr. Yuro stated without looking at a layout I don't think that is going to be a viable option. At that particular intersection with the stop sign you are really limited. I do not have a solution for it right now. I will look and see what I can come up with.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber stated the District has received a request from UPS to store a pod somewhere on District property and then to allow golf carts to ride on the District roads for purposes of delivering packages during the holiday season. I have advised this board numerous times that golf carts are not allowed on your streets but there is actually an exception in Florida Law for

what is called a seasonal delivery personnel, which is a licensed commercial delivery service that has at least 10,000 persons employed in the state. This would be between October 15th and December 31st of each year UPS is entitled to ride on the streets in golf carts for purposes of delivery packages for the holiday season. I have had other Districts approve this and they haven't had any problems with it. This is a hold harmless agreement, which is saying that if they do any damage to the District property they agree to pay for it and also they will indemnify the District for any harm. I don't know where they are proposing to place their pod but who owns the parking lot?

Mr. Thibault asked what about placing it where the cemetery is in that cul-de-sac?

Mr. Yuro responded certainly they would have to agree to that but the CDD does not own but a few feet outside that asphalt.

On MOTION by Ms. Bock seconded by Mr. Randolph with all in favor Agreement with UPS to Place a Single Pod in District was approved in substantial form & Authorization for Mike Yuro & District Counsel to work with UPS regarding location.
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A resident stated they will come pick up the pod and deliver a new one every day.

Mr. Yuro stated they are being held accountable for any damages.

A resident stated but I'm saying that this big truck is going to come in at least once a day and pick the whole pod. These are big trucks. I don't think putting this one a residential street is a good idea.

Mr. Haber stated the Districts that have approved this in the past have put the pods in their recreation center parking lots.

A resident asked what are they going to do with their golf cart?

Mr. Haber responded my understanding is it is just a pod. The other item I wanted to address was at the last meeting the board approved an agreement Basham & Lucas. That agreement included an insurance provision, which we drafted. The insurance provision is required for \$2M in professional liability insurance. That amount was included in large part because my office represents another District that approved an agreement with Basham & Lucas and Basham approved that amount. We have received a request from Basham & Lucas to reduce that amount to \$1M. I have a letter from them where they explained that \$1M is the industry

standard. The District that we based the form on was the Nocatee Districts, which are building huge facilities and that is why they have such a high level of \$200,000. There is a general liability insurance, as well, which is a separate insurance requirement in the agreement, so what we are talking about is strictly the professional liability, which would cover the costs to replace damages as a result of a design problem.

On MOTION by Mr. Randolph seconded by Mr. Hayes with all in favor Authorize an Amendment to the Agreement to Reduce the Professional Liability Insurance from \$2,000,000 to \$1,000,000 was approved.

B. Engineer

Mr. Yuro stated the first issue is installation of the FPL lights. First Coast Electric price went from \$6,935 to \$7,295. It was about this time last year that we replaced six to eight sidewalk sections. Over the last year several other sidewalk sections have now exceeded the threshold. I have done some more investigation to try and avoid ripping out sidewalk and there is an option available where we can rent a concrete grinder to get the concrete down, so there is more of a slope. I would be willing to do something about it. I could rent the grinder for \$700 a week. My guess is that we would have a dozen or two concrete joints that would need taken care of. It wouldn't really affect the color. I think over the course of weeks to months it would just blend in.

Mr. Hayes asked what is the cause of this?

Mr. Yuro responded in my opinion the largest cause is due to the trees. They also poured it at a new elevation. I don't think it would cost of more than \$2,100 and that will be a solid week of work.

Mr. Veazy stated if you are grinding it down then you need to watch because when it gets wet, just like a garage floor, it will get slippery. Right now, all of our sidewalk are broomed finished, so you just need to be careful if you go that way. Are the sidewalks because they are in the right-of-way a CDD cost? The builder put all the sidewalks in.

Mr. Yuro responded in our HOA documents the sidewalks are supposed to be the responsibility of the homeowners. The CDD has the right to go and fix them but not the obligation, so the board chose to go and fix them if a safety issue exists.

Mr. Veazy stated I live in a cul-de-sac, so I don't have a sidewalk but I probably wouldn't be real happy if someone came and ground it down. I'm not saying that is not the way to do it, but if I came home and my sidewalk was grounded down I wouldn't be very happy.

C. Manager

Mr. Oliver stated we did have a resident request that the pool policies be changed specifically the slide can only be used by one person at a time and it does not allow children under the height of 40 inches you can't go down the slide. A parent asked if we could amend those rules to allow for parents to slide down with their children if they are below that height. We did contact the insurance company and they have no problem with changing the policy. The board does not need to decide tonight because the season is almost over but it is something we will discuss before the next season.

Ms. Griffey stated there would still need to be some height requirement, so you couldn't take infants down.

Mr. Oliver stated Heather Mickelson is resigning from the position of Art of Living Director. It is going to be a big loss. She has been here for three years and she has really grown in the position. She is going to stay on board for about a month, which leaves us a short window to transition someone else, so I wanted to get some guidance from the board. Right now, Heather certainly works for this District, although she is administratively on the payroll for GMS. We are certainly happy to continue our relationship like that, in which a new hire could be brought on board with someone on the board having veto power to interview these persons. Another option is get proposals from other companies that offer amenity management services. Or you could hire someone as a District employee and they would be a direct employee of the District.

Mr. Thibault stated if we allow GMS to fill it I would appreciate considering someone who lives in the community. I'm not saying we have to. If you live in the community you have a vested interest.

Mr. Haber stated GMS would be looking for guidance from Rose but it would be entirely GMS's decision on who to hire and under no means would you be creating employee/employer relationship between the District and whoever is hired.

Mr. Hayes stated I think GMS should hire the person.

Mr. Oliver stated we will plan on advertising it immediately on the website, email blast and we will put a sign up here, so the people in the community can have the opportunity to apply for it.

A resident stated you might consider people to offer job sharing.

D. Art of Living Director

There being none, the next item followed.

E. Property Manager

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS Supervisor's Requests

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS Audience Comments

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet as of August 31, 2010 and Statement of Revenues & Expenditures for the Period Ending August 31, 2010

Mr. Oliver stated included in your agenda package is a balance sheet and income statement as of August 31, 2010.

B. Check Run Summary

Mr. Oliver stated included in your agenda package is a check run summary.

On MOTION by Ms. Bock seconded by Mr. Hayes with all in favor the Check Run Summary was approved.

C. Special Assessment Receipts

Mr. Oliver stated included in your agenda package are the special assessment receipt schedules. You are 100% collected.

FOURTEENTH ORDER OF BUSINESS Next Meeting Scheduled – November 17, 2010 at 6:00 p.m.

Mr. Oliver stated our next meeting is going to be November 17th at 6:00 p.m. at this location.

FIFTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Randolph seconded by Mr. Hayes with all in favor the Meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman