

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 26, 2011 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

Also present were:

James Oliver	District Manager
Wes Haber	District Counsel
Mike Yuro	District Engineer
Erin Mixson	Art of Living Director
Mike Lucas	Basham and Lucas Design Group

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 6:02 p.m.

SECOND ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Brenda Griffey

Mr. Oliver stated a couple weeks ago I received an email from Brenda Griffey announcing her resignation from the CDD Board. I would ask the Board to accept her resignation.

On MOTION by Mr. Thibault seconded by Ms. Bock with all in favor the Resignation of Ms. Brenda Griffey from the Board of Supervisors of the Sampson Creek Community Development District was accepted.
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B. Discussion of Appointment Process to Fill Unexpired Term of Office (11/2014)

Mr. Oliver stated typically what this Board has done when a vacancy occurs is request resumes from interested residents. Then the Board would review those resumes and fill that vacancy by appointment.

Ms. Bock asked does the resident have to be a property owner?

Mr. Oliver responded no. They just have to be a qualified elector, which is a registered voter living within Sampson Creek CDD.

Mr. Randolph asked can it be a renter?

Mr. Oliver responded yes. As a matter of fact if you have a property owner that does not live here, that person is not qualified to be a Supervisor. If you would like you can direct staff to poll the community and ask for resumes to be considered for the position of Supervisor.

Ms. Bock asked is that the only method we have used?

Mr. Oliver responded that is what you have done for the last three vacancies. When it was a Developer Board, often times the developer would know of someone they would want to appoint to that position. When we were under a landowners election you simply had to be a U.S. citizen and a Florida resident to serve in that position.

Mr. Randolph stated I can't think of any other way to get leads.

Mr. Oliver stated I will go ahead and poll the community for resumes.

Ms. Bock asked and you will give a deadline, so that you have time to get the packages to us?

Mr. Oliver responded I will. I will get it out tomorrow with a deadline of February 28. As soon as the deadline passes, I will forward those resumes to you.

Mr. Thibault asked did she give a reason for resigning?

Mr. Oliver responded she did not.

THIRD ORDER OF BUSINESS

Approval of Minutes of the November 17, 2010 Meeting

Mr. Oliver stated included in your agenda package is a copy of the November 17, 2010 meeting minutes. Are there any additions, corrections or deletions?

On MOTION by Mr. Randolph seconded by Ms. Bock with all in favor the Minutes of the November 17, 2010 Meeting were approved.

FOURTH ORDER OF BUSINESS

Discussion of FY11 Audit RFP

Mr. Oliver stated this Board sat as the audit committee earlier this evening. The audit criteria has been selected. Now we are asking the Board for authorization to issue an RFP and bring those proposals back to the next CDD meeting.

On MOTION by Mr. Thibault seconded by Mr. Hayes with all in favor Authorization for Staff to Issue an Audit RFP was approved.

FIFTH ORDER OF BUSINESS

Discussion of Fitness Center Expansion

Mr. Oliver stated this is something we started discussing in March of 2010. Here with us tonight is David French, who is the resident that has been spearheading this effort. David is going to give us a synopsis on where we are now.

Mr. David French stated Mike Lucas informed us when we started this that we had to have more bathroom space. What you see in this drawing is the plan to add the bathroom stalls. We don't have to do any removal of walls in the men's room. We have the room to add the stalls as you see it on the drawing. We are rearranging but we don't have to move any walls. On the female side, you see that one wall will move back into the existing closet to give us the necessary space that is required. We are going to take approximately three feet of the existing closet. This will get us up to code, as far as the bathrooms go. This big drawing is exactly what I have given you up to this point. We have made a couple of changes. One of the changes is we have moved the entrance, which faces the parking lot. The other change that we have made is in the past the dimension of this room has been 75 feet. Mike made the suggestion that we expand that to 78 feet to give us some storage area. He said we didn't have any place to store cleaning materials, etc. This door here on the cardio side we may have to change. Mike is concerned that the fire marshall will not approve that with the cluster, so we may move that to the end. It will only be an emergency door.

Ms. Bock asked and that door will have an alarm on it?

Mr. French responded yes. We will have to key this one. The back door will not be a key. Nothing has changed for the equipment.

Mr. Randolph asked did we speak to a professional in the industry as to what we would need?

Mr. French responded yes. In the last meeting I gave everyone a drawing of the new fitness room at Palencia. We are neck and neck with them from the standpoint of pieces of equipment. They are a little larger square footage size than we are, but in equipment we are very close.

Mr. Randolph asked how many people are expected to live there?

Mr. French responded they are telling me that they want to be in the neighborhood of 1,000 homes but they are not near that now.

Mr. Haber stated one issue I wanted to raise that has come up between the last meeting and this meeting and one that impacts both this room, as well as the District's other facilities is that the American with Disabilities Act (ADA) guidelines have changed. There are going to be requirements imposed on public entities, including CDDs, to change various facilities. Included in those facilities are pools and exercise equipment. The exercise equipment is merely a spacing issue. They have new requirements, as far as how the exercise equipment needs to be spaced. The law goes into effect in March of 2011 and units of government need to be compliant by March of 2012. I represent a number of Districts throughout the State and we are preparing a memo to give to all the District Managers of the Districts that we represent and we are going to be recommending that the Districts hire an ADA specialist to determine what needs to be done to come into ADA compliance. It may impact the manner in which those machines are set up. I would suggest that it be looked into as you move forward.

Mr. French stated Life Fitness laid all of this out for us.

Mr. Haber stated that is presuming they know about it. I don't know whether they do or not.

Mr. French stated that question will be raised. It has never come up.

Mr. Oliver stated the same type of guidelines would apply to the current fitness room.

Mr. Haber stated yes. If this never gets done then you will still need to adjust your current fitness room.

Mr. French stated some of this would change at final drawing, but conceptually speaking this is pretty much what it is going to look like.

A resident asked what kind of sound proofing are you going to do between this room and the gym?

Mr. French responded we can put sound attenuation on these walls. Those are the kinds of items that we will get into at a later time. Another item that has come up is turning that room into the meeting room and not have meetings in here just for that reason.

A resident asked if you were to do that, could you just expand the gym into here and put more equipment in there?

Mr. French responded the problem we have in using this space is that we feel like, as a community, we need this space, also.

Mr. Lucas stated it will be designed to look like it was all built at one time. The fence is way out there. The fence that goes from this corner over would be removed and we would just have a small portion of fence to come to the new end.

Mr. Mike Veazey asked would the ADA compliance necessitate more handicap parking spaces or is there enough now?

Mr. Haber responded the specifications on what is going to be required I am not very familiar with. As far as parking, one of the issues is there are some grandfather clauses. There were ADA specifications that were created and there were a number of improvements that were identified in those earlier specifications. If a particular improvement that is owned by a unit of government meets those earlier specifications, they are grandfathered in and you don't have to change anything. This new law specifies the types of improvements that are not included in those specifications. Those improvements include fitness equipment, playgrounds and swimming pools.

Mr. Veazey asked at a previous meeting did you approve of that new playground or is that still up in the air?

Mr. Haber responded the playground was approved and to the extent it hasn't been installed, my recommendation would be that before it is installed to speak with the installer to make sure it is ADA compliant. I think what the pool is going to require consideration of is accessibility and it will require a lift or a zero entry. I think the lift is the much more affordable,

realistic option. I don't know how much lifts cost and depending upon the square footage of the pool, I think it may require more than one lift.

Mr. Lucas stated I can send you price sheets on a couple of different ones.

Mr. Thibault stated GMS will be responsible for the ADA inspections.

Mr. Haber stated there are companies separate from GMS that you would get two or three quotes from, not unlike any other service provider for the District. I would think they would come out and inspect the improvements and then they would provide you with a report as to what their recommendations are.

Mr. French stated what you see on the cost is everything inclusive if this were to go forward. What we would call consulting fees being the architectural fees, civil engineering fees and things along those lines we are looking at, \$43,000 of which we have already contracted to Mike for the architectural fees. The center portion is the actual building costs. Also inclusive in those costs you will see the bathroom renovations. We also have some dollars in there to renovate the existing room that we are in now, along with the existing gym. In terms of renovating this room or the existing gym I have as many figures as you want to get into. It is \$30,000 to redo the bathrooms, this room and the existing gym.

Mr. Hayes asked who came up with these numbers?

Mr. French responded Mike Veazey.

Mr. Veazey stated there are a lot of variables without good drawings. I talked to Mike Yuro about the civil engineering and that part of it. I talked to Wes Haber about the legal part of it. There is \$10,000 in the legal in case there is a bid protest that hopefully we wouldn't have to use. When you get to the building I used mostly square foot costs. I am building the Palencia fitness center. I talked to some contractors. I didn't have them actually come out here and look at the job. I put in the same exact wood flooring square foot price that they are putting in at Palencia. In the fitness room I put in the square foot price of the rubber flooring they are putting in Palencia, where all the equipment is. This room I just did was \$14 a square yard. When you look at the amenity building total that is actually hard costs. At the bottom I put the general conditions and the contractor fee. You don't know where that is going to come in but that is them managing the job and the profit at the bottom. The square foot cost on the flooring is actual. It is what we paid at Palencia.

Mr. French stated we feel pretty comfortable that these are not to exceed numbers. \$329,000 includes all architectural, all civil and the addition to the bathroom.

Ms. Bock asked and refitting these two rooms?

Mr. French responded correct. Fitness equipment is separate from that number. If you look at all the architectural fees, civil engineering fees, etc. it comes to \$143 a square foot. If you were to add another 25 feet to this room this would be the time to do it.

Ms. Bock asked why would we want to do that?

Mr. French responded my biggest concern is adding 78 feet here and then 25 feet on the cardio side and these doors open and we would outgrow it the minute we move into it. We have 27 families that are members of the gym down the street. We don't have to add equipment if we add the extra 25 or 30 feet.

Mr. Hayes asked isn't this the same square footage that Palencia has?

Mr. French responded a little bit less.

Mr. Veazey stated the Palencia fitness center is 9,000 square feet but the actual equipment area is the same as ours. It is about 2,400 square feet. The equipment layout and the amount of the equipment is very similar to Palencia.

Mr. French stated Palencia's layout, they are going to have 45 stations and this is their final drawing. What we have drawn in is 35 stations.

Mr. Hayes asked did Palencia go through the exercise of getting a professional to design their equipment layout?

Mr. French responded I don't know how they came up with it.

Mr. Veazey stated Gresham Smith & Partners is a high end architect and that is who designed it. Life Fitness was involved in the design. Palencia has 633 platted lots and another 245 platted lots in Palencia North with another 400 to come on top of that. I think we need to acknowledge that there are a lot more units and platted lots down there than there are in here.

Mr. French stated the exercise equipment itself, our not to exceed number is \$50,000. We have been told because it will be purchased as a CDD that we will get government pricing. I have not received the government prices yet.

Mr. Veazey stated Palencia's contract right now is \$158,000 for fitness equipment.

Mr. French stated and they are getting two more pieces of equipment than what we would be getting.

Mr. Hayes asked I thought you said at a previous meeting that if you conformed it correctly you could get up to 45 pieces of equipment but you were concerned about the budget, correct?

Mr. French responded I don't know if we could get 45 pieces in this layout.

Mr. Thibault asked what are the dimensions?

Mr. French responded 75 foot along the parking lot.

Mr. Thibault asked is the 23 square feet from the addition or is it from the front door?

Mr. French responded the 23 sq/ft is the width of the room that you are in. The cardio room is 26 square feet by 24 square feet wide. It is almost tripling the size.

Ms. Bock stated at the last meeting we voted for option two. I'm trying to find what we thought that ballpark number was going to be.

Mr. French stated the number that we were working off of was \$270,000 but that was just the building. That did not include architectural fees, renovating the bathrooms, renovating this room or the existing room. We were in the \$450,000 range for everything.

Mr. Thibault stated the minutes from the last meeting say that we were estimating \$125 a square foot and the price would be between \$230,000 and \$287,000 for 2,300 square feet.

Mr. Lucas stated that was just for this building. We didn't talk numbers for anything else but the addition.

Mr. Oliver stated once you have accepted the conceptual plan, staff would go back and put together a bid package and we would bring it back to the Board for approval and then we would issue the RFP.

Mr. French stated the bid package would include electrical drawings, mechanical drawings and anything that a contractor would need to put an actual hard price together.

Ms. Bock asked if we want to cut any money from the number once we get the bids back in we can start cutting costs?

Mr. Veazey responded you can spec a less expensive floor now. I'm not sure how low you can go unless you take out square footage.

Mr. Oliver stated and when you receive proposals if you are uncomfortable with those numbers then you can reject all bids. You can drop the process. You can go back out to bid.

Mr. French stated we will also have some negotiations to take place with the equipment supplier. Every piece of cardio equipment we have now has a television on it and that is very

expensive. We did that for a reason. For the simple reason that we didn't want to come back and ask for more. We have had three companies look at our existing equipment in the gym and all three have said they are not interested. If we do contract with Life Fitness to provide us new equipment, they will be responsible for taking the old equipment out. The only other suggestion I would have is we do a silent auction for the neighborhood to bid on the equipment.

Mr. Thibault stated that seems a lot better. I don't want to give it away because they are going to rehab it and then turn around and sell it.

Mr. Veazey stated I talked to the fitness director at Jax Golf & Country Club and they are talking again about getting new equipment. If you rehab the equipment, you can potentially sell it. I am not an equipment expert but for \$800 you can get a rehabbed treadmill and that is a better offer than \$4,000 for a new treadmill.

Mr. French stated if you start rehabbing equipment you are going to get a 30 day warranty.

Ms. Bock asked but we are only doing it to sell it?

Mr. Veazey responded I'm just saying to use it over here. I'm just saying to sell it.

On MOTION by Mr. Hayes seconded by Ms. Bock with all in favor Authorization for Architect to Prepare Construction Drawings for Fitness Center Expansion was approved.

Mr. Thibault asked are we even allowed to sell equipment being a government entity?

Mr. Oliver responded good point. Districts typically donate it to other public entities, such as schools, fire departments, etc. We can get into that a little later down the road.

Mr. French stated we would like to present these documents in 60 days, which will be at our March 23rd meeting.

Mr. Lucas stated I will need some input, as far as what you want me to specify, as far as finishes.

Mr. Thibault asked you said you have the flooring in the other room figured out, so what is it?

Mr. French responded it is a rubber flooring. We may have a small area for stretching that may be a wood floor.

Mr. Veazey stated if you are redoing the tile floor in the bathrooms then my numbers didn't include that. Same thing with the stalls. The stalls that are existing, my numbers just include adding an additional stall that might not match what is already there.

Mr. Hayes stated I think that bathroom is pretty substandard, so maybe we could just touch them up.

Mr. Oliver stated Dave Weitz had a question about what the cost would be and how it would be funded.

Mr. Weitz stated right.

Mr. Oliver stated we have heard estimates tonight in the \$450,000 to \$480,000 range, to include equipment; however, we won't know until we go through the RFP process and actually get hard numbers back from contractors.

Mr. Weitz asked and how are we coming up with that money?

Mr. Oliver responded right now, it looks like the Board would use capital reserve funds. It is very unlikely the District could get a loan and could certainly not issue bonds in this economy.

Mr. Weitz asked do we have that kind of money in reserves?

Mr. Oliver responded yes. Your reserve at the end of the fiscal year was \$656,000.

Mr. Dave (resident) asked and it is not going to leave us short for roads or anything else?

Mr. Oliver responded we are actually going to talk about that in the next agenda item.

SIXTH ORDER OF BUSINESS

Discussion of Conveyance of District Roads to St. Johns County

Mr. Oliver stated as you recall, when we had a capital reserve study done the most costly capital improvements that this District has looming are improvements to the roads. We have projected in 2020, phase one resurfacing would be \$287,000. Phase two resurfacing would be \$222,000 in the year 2021. Phase three in year 2022 would be \$139,000. Phase four in the year 2023 would be \$186,000. Phase five in the year 2024 would be \$412,000 and phase six in the year 2025 would be \$32,000. When I was speaking with Supervisor Hayes about the possible expansion of the fitness center, we started talking about items in the capital reserve study and more specifically about roads. Most CDDs convey CDD constructed roads over to the local municipality or the county. In this case, that was not what the developer's game plan was and it

did not do that. As Tracy and I talked, he thought it would be useful for staff to look into discussions with the county and the possibility of conveying these roads to the county and to also have staff and the Board look at the advantages and disadvantages of keeping the roads. It may be that the county won't accept them, but we won't know until we ask. I don't know of any advantage of holding onto the roads.

Mr. Hayes asked so for the most part what do CDDs oversee then?

Mr. Oliver responded really the amenity center is the largest improvement, as well as common areas.

Mr. Haber stated and stormwater ponds. If we gave them the roads, we would still own the stormwater ponds.

Mr. Hayes asked so you are saying the majority of CDDs that exist in the state turn their roads over to the County?

Mr. Oliver responded yes. These are not private roads anyways. You couldn't truly gate the community, other than a soft gate.

Mr. Thibault asked what has Julington Creek done?

Mr. Oliver responded all of those roads were conveyed upon the completion of the District.

Mr. Thibault asked and the county didn't have a problem taking them?

Mr. Oliver responded no. It was a developer decision.

Mr. Haber stated I think it is beneficial for a development to be able to get those roads to the county. You may recall that there were a few roads identified on those lands to be conveyed to the District by the developer. We are continuing to work through the issue. They want to give us the roads. We are going to take the permits. There is a problem with the permit. There is a potential work through on that issue and frankly, this Board gave Ed the authority to work through the issue. I have actually drafted an agreement that I sent to St. Joe. The idea being that the District would take the property and would take the permits, as long as St. Joe in the agreement agrees to remain responsible and liable for all costs and liabilities associated with the outstanding issue on the permit. The response I got back from St. Joe was they were circulating that internally. We think that is the best fix and the water management district as far as we know is going to be okay with that fix as well and they need to be because they approve the conveyance of the permits. If I had to guess if we got the county to agree to take the roads I am

hopeful that I could write a friendly letter to the developer to say this is where we are and the county has agreed to take our roads and we may be able to convince them to give us the roads and continue with the rest of the transaction.

Ms. Bock asked it is just one permit that has an issue?

Mr. Haber responded it is one permit that has an issue and there is maybe seven or eight permits total that are being assigned to the District.

Mr. Thibault asked so the fact that we owned the roads and the county did not, did that help us with fighting off interconnectivity a few years ago?

Mr. Haber asked fighting it off in what sense?

Mr. Thibault responded that they didn't do it because the county was trying to do this whole interconnectivity where they were going to cut a hole through one of the back properties to connect our community.

A resident stated I think that was more the public protest because we came up here at the club and we had quite a few residents come up here. The design at that point was still trying to get the interconnectivity. I think the public outcry is what nixed that more than anything else.

Mr. Oliver stated and that same type of public support may help with the conveyance of the roads.

Mr. Haber stated if I understand the question, if you relinquish the roads to the county and the other roads were owned by the county then I think you would potentially give up some control over how those roads are used.

Mr. Oliver stated they probably have that power anyway.

Mr. Thibault stated but if they don't own the roads they can't. How can they eminent domain something they don't own? My point is how can they try to connect something that they don't own?

A resident responded I think the issue might be moot because those houses are built now, so I think the connectivity thing is gone.

Mr. Thibault stated I'm sure it is gone but what is the next issue.

Mr. Oliver stated it is time for us to look into the pros and cons.

A resident stated the ownership of the roads never came up. It wasn't part of the discussion. It didn't help us or hurt us.

Mr. Hayes stated I would almost look into the cost thing and how we are going to benefit when we do turn them over from an assessment standpoint.

A resident stated if we decide to repave everything then we decide when. If they own it then they decide when.

A resident stated when Glen St. Johns eventually finishes their 600 home development then coming out here on 210 with those homes is going to be pretty difficult. I think at one point there was a plan to have another road that affected our community to come somewhere between here and there. When it comes to eminent domain one way or another you could lose control.

Mr. Oliver stated we are going to look into this issue. There is no decision to be made tonight.

A resident stated it is not going to make any difference now or later. We rose up as a unit and we protested at the County Commission's office. We know a lot of those people personally. It is not going to happen the next time either. The only thing we are looking at if we turn over that 10 linear miles to the county of our roads then the county will actually increase everybody's evaluation by \$.10 and we will lose a lot of our expenses.

Mr. Thibault asked if the county owns the roads, can our maintenance manager repair them, so if there is a pothole can we advise our maintenance manager to go out and fix it?

Mr. Oliver responded I'm sure an agreement like that could be struck. In the same manner that at other Districts sometimes sidewalk damages are covered by the City of Jacksonville bond, but are repaired more quickly by staff.

Mr. Thibault stated because I don't want bureaucracy to hold up progress and then everyone gets mad because it takes two months to repair a three inch pot hole.

SEVENTH ORDER OF BUSINESS

Other Business

Mr. Oliver stated at the September 22nd meeting I brought up an issue that will again be on the March agenda. One of the residents was unable to have his child go off the slide last year because the child was under 40 inches tall. The resident wanted us to take a look at changing the rules, so that children under 40 inches tall would be able to go down the slide in tandem with a parent or other responsible adult. The insurance company has no problem with that. We are still trying to get information from the slide manufacturer as to what their recommendations and specifications are, so that if that rule were to be changed the District would at least have some

limited exposure, as opposed to going against what the manufacturer recommendations are. I have not heard back from them. We will try to bring that in front of you before the new pool season starts.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer/Property Manager

Mr. Yuro asked was there a revised agenda talking about the lifeguard proposal?

Mr. Oliver responded there sure was and I emailed to the Supervisors yesterday the proposal for fiscal year 2011 for the lifeguards and pool monitor services. The total cost came out to \$37,000. You budgeted \$40,000 for those services. Their performance last year was good. We would like to retain them. Is there a motion to approve the renewal subject to preparation of contract by counsel and execution by the Chair?

On MOTION by Ms. Bock seconded by Mr. Hayes with all in favor Proposal from Elite Amenities for Lifeguard and Pool Monitor Services for Fiscal Year 2011 was approved, subject to preparation of contract by District Counsel & execution by the Chair.

A resident asked who do they train their lifeguards with?

Mr. Yuro responded I'm not sure who they get their training from. They are certified Red Cross lifeguards.

A resident asked are there audits done on them during the season or once they get set and certified they are good?

Mr. Yuro responded they provide us with all of their insurance and all of their lifeguard certifications at the beginning of the year.

Mr. Weitz asked does that include the lifeguard monitors at the gate?

Mr. Oliver responded yes.

Mr. Weitz asked how did that work for us last year?

Mr. Yuro responded the feedback I received from residents was overall much improved. I have gotten a lot of compliments about the lifeguards and monitors. It worked out well because we always have two lifeguards and a monitor and then they can rotate. I have my summary in your agenda package. There was a request by a resident about some street tree trimming. A year ago we had our contractor do it. This past year we got a request from the School Board to trim them again. I sent out an e-mail to residents because it is really individual homeowners responsibility. In case the Board wanted to go ahead and have it done again I do have a proposal, which is much more expensive than the original time because the original effort, which was in the original contract, they didn't really understand what was all involved. We basically have four roads that have trees close to the driving surface, which are St. Johns Golf, Eagle Point, Drury Court and Middleview. To trim all four of those roads uniform, it would be about \$17,000. To trim them non-uniform, it would be \$10,000. I think my recommendation to the Board would be to try to educate residents to trim their own trees.

Mr. Thibault asked wasn't it more an issue with the school bus?

Mr. Yuro responded yes, that was last year. We did get one call early in the year and we sent out an e-mail and we put it on the website and several residents did trim the trees. I haven't had any other complaints from them.

Ms. Pam Watt stated in the March newsletter that goes out to the community we are going to put an article in there and then the CEC is going to start looking after the homes at that point.

Mr. Yuro stated some residents loved it when the trees were trimmed and other residents were very upset.

A resident stated it is very dangerous to put a ladder in Eagle Point to reach up. It is a great way to get killed. I would recommend that the CDD and the HOA figure out what it will cost you to get someone to do it.

Mr. Steve Kira stated I am the Secretary of the HOA. There are two issues about tree trimming; one of them is the roads and the other is the sidewalks. You can't trim them the same way. I did a walk around a couple weeks ago and I took down the addresses of every house that I walked by where I hit my head on a tree. The idea is that we don't have to spend a lot of money. I think the street side has to be taken over by the CDD because of the school buses and

stuff but the household side I think we can address it as an HOA problem. I think we could address the trimming of those trees to seven feet.

Mr. Thibault asked isn't the rule currently six feet?

Ms. Watt responded yes.

Ms. Bock asked you are suggesting that the homeowner do one side and a company do the other?

Mr. Kira responded we are talking about sidewalks, where people walk or ride bikes down sidewalks they could get slapped by trees.

Ms. Bock asked do you think Down to Earth would be interested if we got a price from them and homeowners could call them and schedule them to come?

Mr. Yuro responded I can certainly check. In the proposal they gave me doing the whole tree on both sides it was \$75 a tree.

Ms. Bock stated I think that may be an option just to give you some professional help.

Mr. Yuro stated the new street lights should be going in, in the next couple of weeks. All of the conduit is installed. They said that it is scheduled for the last week of January and the first part of February. I went out this weekend and made sure all the flags were reset, so it should be real close. The playground is currently scheduled for early February. I have a meeting tomorrow morning with Terry, so I will take the opportunity to talk to him about the new ADA requirements. I will send out an e-mail and ask Erin to put it on the website, as well, so we can notify residents when construction is going to start. The sidewalk installation has all been complete. We had to do a couple sidewalks twice because of some rain but they are all complete. Last year when we tried to pressure wash this area, we also pressure washed all the furniture because it looked like it was dirty. The pressure washing basically had no effect on that. There are a couple chairs that need a few straps fixed, so I wanted to find out what it would take. It is more of an aesthetic thing. To re-strap all of the lounge chairs and regular chairs it was in the neighborhood of \$7,000.

Mr. Hayes asked do we know how old these chairs are?

Mr. Yuro responded I think they were purchased nine years ago.

Mr. Hayes stated I have heard comments that people were upset about stuff out here not looking so fresh.

Mr. Thompson stated we had the guy come in and do the capital reserve study and it almost seems like all the pool furniture is in a category and it says it has a life of so many years. If it has a life of seven years and they bought it nine years ago then that is why that reserve is there. If it has a life of 12 years then maybe we need to have a little discussion. I don't mind paying towards the capital reserve fund as long as we use it when this kind of stuff comes up.

Mr. Yuro stated I didn't go back and compare the equipment against the capital reserve study. I can certainly go back and compare it to the capital reserve study and see what that says.

Mr. Oliver stated the Reserve Study has \$2,000 budgeted for this year, but this is just a tool. The fact of the matter is it may make more sense to do them all at once and then they would all be on the same life cycle.

Mr. Hayes asked are the frames all structurally sound?

Mr. Yuro responded I haven't noticed any issues with the frames. It is more the straps. A lot of straps are still solid, it is just that they are stained.

Ms. Mixson stated maybe we can look into a darker color, too.

Mr. Yuro stated if we want to do something this would be the time because the pool season starts two weeks after the next meeting.

Mr. Hayes asked are we going to look at repairing them versus replacing them? If you are going to go out there and repair that many straps then maybe it wouldn't be that much more to replace them with some nicer stuff.

Mr. Thibault responded it is only \$56 per chair to re-strap them.

Mr. Oliver stated typically it would be several hundred dollars to purchase a new chair.

Mr. Hayes stated but the comments I have gotten is that what we have out there is substandard stuff for the community.

Mr. Thibault stated I don't see a reason to go out and spend thousands of dollars.

Mr. Yuro stated to re-strap the chaise lounge chairs is \$65 and to re-strap the regular chairs is \$35 a piece. He sent me his online catalog, which shows the regular chairs are \$132 a piece and the lounge chairs are \$226 a piece.

Mr. Randolph asked is that a different product?

Mr. Hayes responded no. It is the same style. You can change the style if you want but if you want to get the same style chair we currently have then that is the price.

Mr. Hayes asked other than the strapping, does everything else seem to be pretty good?

Mr. Yuro responded there are scuff marks on some of the framing but I think the strapping is the most obvious thing.

Mr. Thibault stated I vote for re-strapping.

Mr. Randolph asked and we only have one estimate on how big of a job?

Ms. Bock responded there are 125 things.

Mr. Thibault stated so approximately \$7,000.

Mr. Yuro stated I just went back to the same manufacturer we have used in the past. If we want to get multiple quotes I can do that, as well.

Mr. Hayes stated we need two other estimates.

Mr. Thibault stated we don't have time.

Mr. Haber stated if you are willing to put your trust in Mike to choose a reputable company then you could do a not to exceed amount of \$7,000 to re-strap the chairs and ask Mike to get multiple bids, so that way he can do some competitive comparisons.

Mr. Yuro stated I have no problem doing that.

Mr. Hayes stated the other criteria John is worried about is time. We have to make sure the other company has time to get them done.

Mr. Haber stated it is just giving Mike that approval and then authorizing one of the Board members to sign off on it.

Mr. Thibault stated we have hired Mike as our maintenance manager. We have hired Yuro & Associates to be our maintenance manager and I trust that when we did our due diligence to hire him that he does his due diligence when it comes to spending the Board's money.

Mr. Hayes stated I would beg to differ because of the playground. Letting Mike do it by himself without someone to report to I think is unacceptable.

On MOTION by Mr. Thibault seconded by Mr. Randolph with all in favor Authorizing the Re-Stripping of the Pool Chairs was approved, subject to obtaining three proposals and selection of the best value with a do not exceed number of \$7,000.

C. Manager

There being none, the next item followed.

D. Art of Living Director

Ms. Mixson stated my report is included in the agenda package. We were given the name of a company who was able to come out and do the Christmas decorations and the response was overwhelmingly positive, so we will probably be using them in the future.

Mr. Hayes asked do we have money in the budget for that next year? We have a power issue, don't we Mike?

Mr. Yuro responded we have one electrical outlet out there. It is by the front entrance and then at the other entrances there are no electrical outlets that I am aware of.

Mr. Hayes asked can we look at what it would take to get access to power out there, so next year we can put up the lights without any hassle and on time and actually create a budget because obviously the only people who volunteered was my wife and Mike to put up the lights.

Mr. Oliver stated we will include that in the fiscal year 2012 process.

NINTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Financial Reports

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

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

B. Check Run Summary

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

On MOTION by Mr. Randolph seconded by Ms. Bock 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 receipts. Right now, you are at 91.6% collected for fiscal year 2011. It is very solid because we haven't even received all the January receipts yet from St. Johns County Tax Collector.

TWELFTH ORDER OF BUSINESS

Next Meeting Scheduled – March 23, 2011 at 6:00 p.m.

Mr. Oliver stated our next meeting is going to be March 23rd at 6:00 p.m. at this location.

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman