

MINUTES OF MEETING
SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT

A continued meeting of March 28, 2012 of the Board of Supervisors of the Sampson Creek Community Development District was reconvened on Wednesday, April 25, 2012 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
Tracy Hayes	Supervisor
Mike Veazey	Supervisor

Also present were:

James Oliver	District Manager
Wes Haber	District Counsel (by phone)
Mike Yuro	District Engineer
Erin Mixson	Art of Living Director
Mike Lucas	Basham and Lucas Design Group
Michael Holder	Michael G. Holder, Inc.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

**Discussion of Matters Relating to
Construction of Fitness Center Expansion**

A. Construction Update

Mr. Yuro stated we just did a tour of the facility. We are getting close. On the inside they have trim work to do and the floors. They also have the cameras and security system to do. On the outside of the building, they are getting ready for the stucco. It has had its inspections. There is an issue that we have to talk about. We don't have any change orders right now to present to the Board but there is an issue that the County inspector brought up yesterday and it is regarding termites and where the patio deck can be in relation to the finished floor elevation.

Mr. Lucas stated typically what we provide around the perimeter is the grade has to be six inches below the finished floor, so if termites start crawling up the wall, you can view them.

When you have wood frame and stucco or wood frame, that is what they want to see. It has always sort of been understood that when you have pavers or a deck out the back like we have, we have tried to get it down below the finished floor but we can never get it down to that four to six inches because like in this case, we have access out the back. St. Johns County is insisting that we get it down because they are concerned about checking for termites. I went back and talked to Michael Holder's contact person and I pleaded our case. When I talked to him he didn't realize we were tying into the existing slab. I told them we were tying into the existing slab, which is basically at the finished floor. I am going to try to propose to him tomorrow that we are going to put a concrete curb underground up against the existing foundation and adhere to it, so termites can't come up between it. That may or may not work. He told me to submit a drawing and a sketch tomorrow. I have prepared a drawing that shows the detail we are proposing that shows that it is an addition and that we are tying into existing grades. I said that it is going to be difficult for us to go to this grade down four to six inches to try and tie into all of that. He said he would take all of that into consideration. Basically you have 12 inches outside the foundation of termite treatment that you are supposed to see, so that is what is determining that 12 inches.

Mr. Veazey asked how big is the curb again?

Mr. Lucas responded 12x12.

Mr. Veazey asked why does it have to be so deep?

Mr. Lucas responded it will be six inches below the pavers and then it will go down 12 inches. I can propose a 6x12. When I was talking to him we decided on the width being a foot.

Mr. Veazey stated another thing to ask is since we are tying into existing if we need to do anything.

Mr. Lucas stated when I talked to him he said he didn't realize that but that is why when I send the plan tomorrow I am showing my floor plan with the addition.

Mr. Veazey stated I think we should fight not to do anything first.

Mr. Holder stated that is the same argument I had with the building inspector yesterday but I can only argue so much.

Mr. Lucas stated or we cannot put any pavers out there and that would make the problem go away.

Mr. Thibault asked what would be the alternative?

Mr. Lucas responded grass and landscape. You would just have a single sidewalk.

Mr. Veazey asked what if we did little two foot planters except for where the door is?

Mr. Lucas responded I was going to propose that. As long as you keep that grade up against the building and down six inches.

Mr. Holder stated you are going to have to go out further than that to pick up the two feet to pick up the six inches for your planter box but you are going to need two or three feet for a planter box anyways.

Mr. Lucas stated we don't have to do pavers and just do a sidewalk. We can hopefully get it resolved that either we do nothing or we could try the curb. If none of those options work then somehow we are going to have to get that grade lower four inches. These drawings were approved the way it is now. It was the building inspector that came out and said you can't do that. The plan reviewer approved it the way it was drawn.

Mr. Yuro asked if it is necessary, would the Board be okay with approving an additional \$1,400 to make that detail work, so we can keep going and not delay the finished product?

Mr. Veazey responded I would say up to \$1,400 and I think we should fight the 12 inches deep.

Mr. Holder stated the thing I don't think he is taking into account that even after I put whatever that ribbon footing is, I still have to spray out beyond that.

Mr. Lucas stated I even brought that up. I said we are spraying the 12 inches out there anyways. What if it went down from a 12x12 to a 6x12?

Mr. Holder responded we would adjust the number. The labor is still the same. The difference would be in the materials.

On MOTION by Mr. Hayes seconded by Mr. Veazey with all in favor Change Order to Approving Not to Exceed Amount of \$1,400 to Adjust Grade if necessary was approved.
--

Mr. Yuro stated with the schedule, we are still looking at plus or minus the second week in May.

Mr. Holder stated at least on the inside. Obviously, all of this is going to affect what we do on the outside. They should have the ceiling grid and all that in by next week. They should hang it either Friday and Monday or Monday and Tuesday, which then let's them finish

everything that goes into the drop ceiling. Then it is just the floor. At the end of the second week and the beginning of the third week, which would be the week of the 12th, the floor would go in.

Mr. Yuro asked if the outside is not done, would we be able to have that event? The idea was that we would bring people in there on the 19th.

Mr. Holder responded I don't know. You can probably get a temporary CO.

Mr. Veazey stated but I don't know if you want residents in there working out with a temporary CO. We aren't going to raise the stucco, right?

Mr. Lucas responded the stucco is not going to change. It is just a matter of the grades being changed.

Mr. Thibault stated don't forget when we are aiming for the 19th that we still have to get the equipment in. How long is that going to take to install?

Mr. Yuro responded I recall seeing an email that it would take two days to deliver and setup once we contact them.

Mr. Holder stated once the floor is down you can start putting stuff in.

Mr. Yuro asked and that won't affect the CO?

Mr. Holder responded no. They have to come through these double doors when they bring the fitness equipment.

Ms. Bock asked will the security system be in at that point?

Mr. Yuro responded yes. We are at a point now, where we can set up the security system, the cameras and the alarm.

B. Update Regarding of Purchase of Fitness Equipment

Mr. Oliver stated the equipment has been ordered and it is just waiting for installation.

Mr. Yuro stated I have received a couple of emails about once every week and a half or so from the gentlemen looking for an update, so he can plan accordingly. It sounds to me like Sears is ready to go when we tell them.

Mr. Oliver stated also Steve Carter, who is a resident of the community, provided a list of additional fitness equipment that had been contemplated all along. He would like the Board to consider this equipment.

Mr. Veazey stated what I did at Palencia is I ordered directly with Power Systems with the CDD. I got a quote from him here today and it is about \$500 less than what his is. The CDD

writes a check. We order it directly and they deliver it. If you go to the commercial side of Power Systems, they give you discounted prices of what is on there. The total on this and it doesn't have tax is \$2,379.06.

Mr. Oliver stated if you give that to Erin, we will get with Steve Carter and let him know what you found. We will get this ordered if it is okay with the Board.

Ms. Bock stated yes.

Mr. Holder stated don't forget the television brackets.

Mr. Yuro stated my understanding is that was being handled through David French or Steve Carter. That is part of the miscellaneous accessories.

Mr. Thibault asked do we not have any of this currently in our gym?

Mr. Oliver responded I don't think we have any of this currently.

Mr. Thibault stated I know we have dumbbells and dumbbell racks.

Mr. Veazey stated no. I think these are the lightweight ones.

Mr. Oliver stated I think you guys had a conversation at a past meeting about this with the idea of if you wanted to go with all new equipment or not.

Mr. Thibault asked why would we want to buy all that stuff new?

Mr. Hayes responded there are no kettle balls. There are no medicine balls.

Mr. Thibault stated I just don't know what all this stuff is. I don't know what these body bars are.

Mr. Veazey stated they are long bars that are weighted.

Ms. Mixson stated they don't have plates on the end.

Mr. Lucas asked can you put plates on them?

Ms. Mixson responded no.

Mr. Oliver stated if you want we can circle back with Steve Carter and with Stacie and run it by them and then grant authority to someone on the Board to authorize an order.

Mr. Thibault stated if you guys are confident that we don't currently have this stuff then I'm okay with it.

<p>On MOTION by Ms. Bock seconded by Mr. Hayes with all in favor to purchase the fitness equipment was approved, subject to review by Stacie Bone.</p>
--

Mr. Oliver stated this is for the purchase of actual audio/video equipment. It talks about \$3,700 for audio and \$1,000 for two televisions.

Ms. Bock asked are we still going to have individual televisions in here?

Mr. Yuro responded yes. They are not going to be in the area, where the cardio equipment is but out here where the weight equipment is. From my discussions with David, I think he is looking at a 42 inch flat screen for the wall television.

Mr. Oliver stated I think David French has proven to be very frugal. He has definitely shopped the fitness equipment. We told him he would need to do the same thing for this equipment. Before any purchase would be authorized we would want to review the options he provides us.

Mr. Thibault asked so what is the \$3,700 for audio equipment and the \$1,000 for two televisions?

Mr. Yuro responded the audio equipment has already been ordered. It is in the contractor's scope of work to install speakers and volume control and those elements. For this room, the audio equipment has already been ordered.

Mr. Oliver stated you don't even need to approve anything on this tonight. We will bring it back to the Board in the form of the check register.

C. Consideration of Change Orders

D. Approval of Pay Requests/Cost to Complete Schedule

Mr. Oliver stated a copy of pay request number four is in front of you. The payment due on this pay application is \$43,838.52. If you look on the next two pages, you will see column E, which are the costs that were incurred during this pay application period.

Mr. Veazey asked has ATAC set the units yet?

Mr. Yuro responded yes. They are inside. They are above the office. All of the ductwork is in.

On MOTION by Ms. Bock seconded by Mr. Thibault with all in favor Pay Application No. 4 for \$43,838.52 was approved.
--

E. Consideration of Other Construction Related Improvements

Mr. Yuro stated Erin and I spent a lot of time looking at the uses of this room and the existing fitness room. The existing fitness room seems to make the most sense to turn into the primary party room, summer camps, meetings, etc. This room would be used for fitness classes and meetings. I expect that CDD meetings will still need to be held here because we don't have a phone jack over there. Depending on the flooring you put in here that may be a concern, for instance, if you are going to put a wood for laminate floor in here and allow this room to be used for pool parties then I think that could be a problem because it would get slippery when it is wet. The other room has a rubberized floor, so I would just expect you keep it that way. I also provided a couple exhibits on reconfiguring this room. We had a resident give a proposal at the last meeting, which is option two. I have included that proposal, as well. Our recommendation would be option one. From the meeting last time the idea was to get some ideas and some information in front of the Board for discussion, so the Board can give direction to get proposals for what we want to do.

Mr. Thibault asked how much was option one?

Mr. Yuro responded for option one, we had four proposals. They price ranges are from \$2,330, \$7,600, \$5,300 and \$14,000. Really if you throw out the high one, you have from \$2,300 to \$7,600 to frame out the door and remove the existing kitchen area and put the closet in. Our thought was what can we do with minimal extra expense to make this room better. That option does not include flooring. Option two, we only had one bid on. I believe that proposal was for \$16,000 and that did include flooring.

Mr. Hayes stated I don't believe we are comparing apples to apples. I would like to see it broken down. Option two makes the most sense because option one is just a band-aid because we don't have enough storage there.

Ms. Mixson stated personally, option two doesn't make sense to me because there is no access to this room from an office without going through storage and we would need a lockable storage area to be able to store stuff.

Mr. Yuro stated the only real advantage I see with option two is it gives a long flat wall for mirrors. I did speak to Stacie about that and the comment was we haven't had mirrors in 10 years. We can actually reuse the mirrors in that existing room and put them on either side of this door and Stacie thought that would be a great option. I think we can still provide the mirrors with option one for significant less cost.

Mr. Lucas asked do you know how the mirrors are attached?

Mr. Yuro responded I am not positive.

Ms. Mixson stated we are assuming you can take the mirrors down.

Ms. Bock stated I don't think you pick up that much storage by going with option two and you are right, it is really not good storage.

Mr. Hayes stated it is a pretty big space though. When you look at the two drawings you are not to scale.

Mr. Yuro stated yes, we are. What is not to scale?

Mr. Hayes asked with option two are you trying to tell me that whole section of area is not a large amount of area? What is the difference in feet?

Mr. Thibault responded no. Option two goes from here to here.

Mr. Hayes stated okay. I apologize there is a couple of feet.

Mr. Thibault stated it is about the same size as what is there now.

Mr. Hayes stated I think we may need to go to a third drawing. I think we need to maximize storage. I don't think she has enough storage.

Mr. Yuro stated with option one, we could slide that door and make a closet.

Mr. Thibault stated I don't see a problem with building a wall straight across and not demolishing that angle.

Mr. Veazey stated with option one, you can put all of your steps from aerobics in this closet and they can have their own access to this closet. The biggest problem with option two is that you have to have that walk thru.

Mr. Hayes stated you can take the door out of the storage area and put the door here at their office.

Mr. Veazey stated I think you actually get a little more storage space in option one than option two with the walk thru.

Mr. Yuro stated as soon as you start to demo that wall, your costs start going up.

Mr. Veazey asked, "Erin, what are your thoughts?"

Ms. Mixson responded we do need storage. Everyone has seen my office and the storage closet is packed full at this point. Mike and I came up with option one because we thought it would work best. I just don't think the walkway through the storage area is a good idea.

Mr. Thibault stated I think we could adjust option one and not change the cost very much because it wouldn't be a demolition. I think if we just bump the wall and make it in line with the wall that is currently there and bring it straight across. That gives us more storage space and it gives us the straight through door and it gives the closet space.

Mr. Hayes stated I wouldn't even take the cubbies out and just attach from the corner there to that wall.

Ms. Mixson stated I would like to move them to the other room because when we have camp it is a really good place for kids to store their stuff. It should be relatively easy to break them down to move them.

Mr. Yuro stated okay, so I can redraw that and put that back out to the contractors. The other thing when it comes to this room is this room is going to need new flooring. I have provided a couple options. I just went to Home Depot, so you guys can see the difference between a laminate floor versus a hardwood floor. You can see the hardwood is the one that almost looks like a plywood. My understanding is hardwood is probably a nicer product but it scratches easier. I provided you guys some additional information from the internet, where they talk about laminate floor versus hardwood, as far as pros and cons. It may be that the Board wants rubber flooring in here, as well. If you think we are going to be using this room for a lot of parties then you might want to lean more towards a rubberized floor.

Mr. Veazey stated this is the kind of floor we did at Palencia and they have different grades and options. It actually has padding underneath it to give it some bounce. It is certainly going to be more expensive than just strictly the hardwood. We just need to verify with an aerobics teacher that the rubberized floor is acceptable.

Mr. Hayes stated that might be option number one, to just extend that floor from the gym over here.

Mr. Yuro stated I will double check with Stacie on a rubber floor. Assuming she says that is fine then we will spec out only rubber floors. If she says no, then maybe I'll have them spec two different floors. We did already get pricing for the painting. I can include it as part of this bid and have them rebid it. If you do recall we did have one painter that was significantly less than everyone else. I will include painting this room again, so it is all included. I will bring it all back to the next meeting.

Mr. Thibault asked is the rubberized floor porous because gyms smell because of the porous floor?

Ms. Mixson responded it could also be an issue if we have parties in here and people spill drinks on it.

Mr. Yuro stated even in the fitness room now when they mop it, it is difficult at times to get the sweat stains out. I don't think it is to out of line to have the contractors give a proposal for rubber flooring that matches what we are doing in there and then an alternate for a laminate floor.

Mr. Hayes stated I don't think what we are doing is creating the wheel. Someone has to have suggestions for an all-purpose room floor.

Mr. Lucas stated I think to have aerobics and parties is out of the realm of an all-purpose room.

Mr. Veazey stated most of the time if you are coming and doing Pilates or Yoga, you are bringing your own mat.

Mr. Thibault stated I would recommend the laminate. I have damaged my hardwood from rolling my treadmill.

Mr. Yuro stated I will have them price all three floorings.

Ms. Bock asked and check on how porous the rubber flooring is.

Mr. Yuro stated the other room is going to need to get re-painted. I can certainly get proposals for that, as well. I don't think we need to do anything to the flooring in the other room.

Mr. Hayes asked but once you remove that equipment off the flooring, what is that flooring going to look like?

Mr. Yuro responded we can certainly get it priced. We also talked about putting in a small kitchen area. I am assuming the Board wants to move forward with that?

Ms. Bock responded I think we should.

Mr. Yuro stated the other thing we had talked about was changing out the tables and chairs. We were thinking about getting folding chairs that could be put in the corner, when they are not in use.

Mr. Hayes stated I totally agree with that.

Ms. Mixson stated I already bought some new tables.

Mr. Yuro stated in my opinion, I don't know that we need a television in this room. The other room has a television. The current audio system we have, doesn't work very well. I think the current system was a home base system. I would think we would want a separate audio system for each of the rooms, so they can be controlled separately. I don't think you would need a tuner. Both of these rooms I could see being used outside. If you are going to put four speakers in here then I would think you would want two speakers from this room to go outside to give them that option. I am looking for some direction from the Board. The other thing I was thinking is to have speakers outside towards the pool then it could be used when we have holiday events. I also know you can get a wireless microphone, so a disc jockey could use it or the swim team could use it.

Ms. Bock asked when you say outside speakers, would it be a box hanging?

Mr. Thibault responded there are speakers out there.

Mr. Yuro stated there are speakers but I would recommend getting new equipment. I think only eight or 10 speakers out there work. What I have been told is that you get better sound from speakers similar to that, that are actually outside pointing down at an angle.

Ms. Bock asked when you bring back prices, could you make outdoor speakers a separate item, so it could be something we may add later?

Mr. Yuro responded sure.

Ms. Mixson stated I just got a request the other day for them to have access to my office for the weekends, so they could have music for parties. If I am not here there is no access to play music outside.

Mr. Thibault asked so do you want to take the system out of your office?

Ms. Mixson responded yes. The radio system in my office doesn't work. It only plays CDs and it doesn't allow an ipod.

Mr. Veazey stated at Palencia we did an ipod station, so they can bring their own music in for the aerobics room.

Mr. Yuro stated I will include audio with each room.

Mr. Holder stated you are not going to want to have general access to music at the pool.

Ms. Bock stated yes. I think it should be that you get it if you are renting it for a party, so we know who you are and where you live.

Mr. Yuro stated the benefit that is going to come as a result of this is with that room being a primary party room it is access card controlled. You can have one card that they get to use and if they don't turn it back in then they can deactivate it.

Ms. Mixson stated I require a deposit for the key.

Mr. Thibault asked can you turn my card to open up that reader one day and then turn on Mike's card to open up the reader the next day?

Ms. Mixson responded probably. I would have to figure it out.

Mr. Thibault stated because then it would reduce the hassle of someone having to come up and pick up a special key.

Ms. Mixson stated that is true. There should be a way to add access to a party room and then I can turn it off the next day.

Mr. Veazey stated Mike and I met with the guy from Life Fitness that gave us a quote. He came down and took pictures of the old equipment. They gave us an estimate that they would give us \$2,000 to take it all away. It is not a ton of money but it is \$2,000 we didn't have.

Mr. Oliver stated I will get with Wes Haber and we will bring back more information to the next meeting.

Mr. Haber stated put it on the agenda for the next meeting. I don't know that I am worried about tax implications. There is a process for the sale of public property and it depends on the value of the property and things along those lines.

Mr. Thibault stated I would just ask that we are not too quick on getting rid of that equipment just in case there is something we don't have.

THIRD ORDER OF BUSINESS

Next Meeting Scheduled – May 23, 2012 at 6:00 p.m.

Mr. Oliver stated the next regularly scheduled meeting is May 23, 2012 at 6:00 p.m. We will have the proposed budget at that meeting, also.

FOURTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman