

MINUTES OF MEETING
SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Sampson Creek Community Development District was held on Wednesday, July 30, 2014 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:

Mike Veazey	Chairman
Ed Randolph	Vice Chairman (by phone)
Bob Sevestre	Supervisor
Paul Armstrong	Supervisor

Also present were:

Jim Oliver	District Manager
Wes Haber	District Counsel
Mike Yuro	District Engineer
Jill Flores	Art of Living Director
Pam Watt	Supervisor-elect

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment

Mr. Oliver stated I know we have some folks from KB Homes here. Please hold your remarks until we get to your agenda item. I want to announce that Pam Watt is running unopposed to be on the board, so she will not be on the ballot but will assume her seat on the Board of Supervisors following the November elections.

Mr. Haber stated because she is running unopposed, she is subject to the Sunshine Law, so you are not able to speak with her the same way you are not able to speak with each other outside of a publicly noticed meeting now that she is running unopposed.

THIRD ORDER OF BUSINESS

Affidavit of Publication

Mr. Oliver stated the notice of our public hearing tonight was published in the July 2 and July 9 editions of the *St. Augustine Record*.

FOURTH ORDER OF BUSINESS

**Approval of the Minutes of the May 15, 2014
Special Meeting**

Mr. Oliver asked do we have a motion to approve?

On MOTION by Mr. Sevestre seconded by Mr. Armstrong with all in favor the Minutes of the May 15, 2014 special meeting were approved.

FIFTH ORDER OF BUSINESS

**Approval of the Minutes of the May 28, 2014
Meeting**

Mr. Oliver asked do we have a motion to approve?

On MOTION by Mr. Veazey seconded by Mr. Sevestre with all in favor the Minutes of the May 28, 2014 meeting were approved.

SIXTH ORDER OF BUSINESS

Audit Committee Update

Mr. Oliver stated earlier tonight the Audit Committee met and approved the evaluation criteria and directed staff to issue an RFP. We will bring the proposals back to the Audit Committee in September, and they will bring the ranking of those proposals to the full board meeting in September.

SEVENTH ORDER OF BUSINESS

**Discussion of Proposed Stop Signs at
Intersection of Stonehedge Trail Lane and
Cross Point Way.**

Mr. Oliver stated this was item of discussion at your last meeting, and the board wanted time so they could reach out to the constituents and get some feedback.

Mr. Yuro stated to update everyone, there was a request for a stop sign at the intersection of Stonehedge Trail Lane and Cross Point Way. If you come down Leo Maguire, make the right on Stonehedge Trail Lane, the first intersection is where they are asking for a stop sign. I did reach out to the county to see if they had any objections to it. A representative from the county replied we don't need county approval because the roads are owned by the CDD, however, they wanted to share their policies regarding all-way stops. The county does not use all-way stops for speed control. In the rare event they do install an all-way stop, we post advance notice signs to

all approaches one week in advance of the change stating that an all-way stop will be in effect on the specific date. The addition of this all-way stop does not fall under the traffic enforcement agreement of 2009.

Mr. Haber stated I think we were aware of that email at the last meeting. One of the reasons why we didn't address it at the last meeting was because we wanted to look at the traffic enforcement agreement and see what it said as it relates to installing the stop sign. What we determined is while we made the initial efforts to get that traffic enforcement agreement, as far as we can tell in reviewing the District's records and my records, we never officially signed it. I think we were ultimately looking to get it because we were trying to get St. John's County sheriff officers in here, and then we were able to get them in here without the agreement. At this point, I think the board has the discretion to make the call as to whether it wants the stop sign there or not. If you make the decision not to include the stop sign, there is nothing to do. To the extent that you do want the stop sign there, that email and the way I read it makes it sound like Mr. Kennedy at the County believes there was a traffic enforcement agreement. We have reached out to them saying if you have any record of a traffic enforcement agreement, please let us know. We would like to see it. We don't think one exists. We need to hear back from them on it. If there is, I will take a look at it. Your approval of a stop sign, should you approve one, I think will be contingent upon hearing back from the County either confirming an agreement doesn't exist or yes one does.

Mr. Armstrong asked if an agreement doesn't exist, and we put that stop sign in, are the citations going to be honored?

Mr. Haber responded I think the stop sign would be honored the same way every other stop sign in the neighborhood is honored. I think it would be the agreement to the extent it was entered into may have said the traffic control in the neighborhood at the time the agreement was entered into is what is going to be enforced. Without an agreement, I think everything will be enforced the way it has been enforced. I think if we have the right to put another stop sign in, my understanding is that that would be enforced. I think it is the traffic enforcement agreement and the terms of that agreement that may limit it to hey, we approved this, and this is why we are now enforcing it under the agreement, and if you change the agreement, then you may have something to look at. Without an agreement, I feel pretty comfortable that they are going to enforce the stop sign that this board approves on the roadways that it owns.

Mr. Veazey asked for legality reasons for a 7-day notice, would we have to rent a board that says 3-way stop sign starting this date?

Mr. Haber responded I don't know the legalities as far as what the notice requirements are, however, my recommendation would be that to the extent that there are recommendations that municipalities and counties follow as it relates to this type of stop sign, my recommendation is that we follow those that way no one could say that we didn't follow all the necessary steps to install stop signs. We would want to follow all the formalities that we have at every other stop sign in the neighborhood.

Mr. Yuro stated for the next meeting, I can show where we propose it be located. Also, we might can have the sheriff's office go out there and see, especially with school starting.

Mr. Oliver stated we will carry over the item to the next meeting.

EIGHTH ORDER OF BUSINESS

**Discussion of KB Home Request for Signage
Along Leo Maguire Road**

Mr. Todd Holder, Division President from KB in Jacksonville spoke. Also present from KB Home is Heather Hoffman, Senior Marketing Coordinator; Sarah Milner, Director of Marketing; and Chris Long, Vice President. We are all here to answer any questions you might have. We presented this information last year, but now we are officially open for business, and we wanted to present our case again for proposed signage along Leo Maguire. Hopefully we can come up with a plan that benefits everyone. The biggest challenge I have as a builder is I can't get people back here. The traffic is something that is a challenge. Our company has invested millions of dollars in land and model homes, etc., if I don't get people back here, it is hard for me to sell at the advertised prices, which ultimately affects my investment and could affect the other investors. What has changed since the last time we met is we have now completed four furnished models. We have developed 200+ lots, multiple lot sizes. We have completed an amenity center. We have made a CDD back there whole. We have landscaped the boulevard, and we are in position to be successful. We have two billboards on I-95, a southbound and northbound read. One thing that is missing is I don't have enough people coming into the models. One thing I would like to mention to the board, because I know you guys are sensitive as you should be, we had a similar situation at Wynnfield Lakes. We bought an add-on piece, we developed, and it was in the back part of the CDD. We were not part of the CDD. We went

to the board and asked if we could put up some signs up front, a total of three signs. We paid them a \$600 a month fee. We did exactly what we said. They approved it. We increased our traffic and sold out quickly. We raised our prices, and everybody won. We have done this before. We don't want to have signs everywhere. The goal is to increase our traffic at the proposed prices we have advertised. We want to do it with tasteful signage that will tie into the current signage you have along the boulevard. The benefits I feel for the residents is we will pay the board a fair price for the proposed locations. There are seven locations that lead up to the community. I think there are four prior to the last community that is part of St. John's Golf proper. Whatever that price is is certainly negotiable. With the traffic, we can hold our values and ultimately increase our pace and ultimately benefit all the current residents. We want to be a good partner to the current residents. I live in the county. I am a taxpayer, and I understand what you are up against. We have a commitment to the community, and we want to make sure that we things right. I appreciate your consideration.

Mr. Yuro stated I looked at some of the locations - A, B, C, and D. Everything west of the right-of-way line along Leo Maguire is wetlands and/or under conservation easement. Those are untouched easements. The board would not be able to grant permission to put signs in those areas. The sign we have out in front is in the county right-of-way and is permitted through the county. You would be looking at basically going into the tree line because the right-of-way line is cleared to about the tree line plus or minus. But if you were going to get into the CDD property and outside the county right-of-way, even if the board wanted to accommodate you, I think our hands are tied because of the conservation easement.

Mr. Holder stated so if we put it in the right-of-way, we would have to get permission from you and then ultimately go to the county and get a permit, correct?

Mr. Haber stated if you are in the county right-of-way, it is county permission. I don't know if you would need the CDD's permission. We don't own that property.

Mr. Yuro stated the other one you looked at is up there at the front entry, location A, which I believe is up near our front entry. That would be something our board would consider. There are no restrictions as far as conservation easements or wetlands.

Mr. Sevestre stated placing it at A, I don't like that idea at all. I just don't think it is a good place for that sign. It would be on the east side maybe, but on the A side, no, I don't like it at all.

Mr. Holder stated on the opposite side is fine. We were just drawing it on the western side of the road, but if there is room on the east side, we would take anything we could get. Something up front that blends in with the other signs but says New Homes with an arrow. It would be a muted sign that says we are back here. At least then I can say I have given it every effort that I can to get people back here. At this time we are getting a third of the traffic that we expected, and we are doing everything we can. On B, C, and D, we will have to figure out what the county says. We ultimately wanted to get your opinions anyway.

Mr. Armstrong stated for A, I don't think any of us would approve anything in front of that pond. B, C, D, I personally could live with one of them between St. John's Golf and Eagle Point. Four in that one area seems like a lot of signage when it is probably only a quarter of a mile as it is.

Mr. Holder stated you are saying half way between B and C and eliminate D. Just put one sign there.

Mr. Armstrong stated one over there on A on the east side of the road across from the pond. And then have one between B and C. You can move D down farther along this path.

Mr. Holder stated the key is getting people off 210 onto the road. We can do this as minimal as you guys see fit, and we obviously have to go to the county, but your opinion matters.

Mr. Armstrong stated I don't mind sign B being between B and C saying it is 3.5 miles or whatever the actual mileage is, and the big sign A if it is on the east side of Leo Maguire. I can live with it if it is done tastefully, but I don't know what the landscaping is going to look like with the 210 improvements going on right now.

Mr. Veazey stated I am against all of it. We have quite a few Realtors that live in this community and market this community. They would be ballistic probably. You guys are marketing right when they are getting ready to turn in to go to all the re-sales. Anyone in here that has a re-sale is also going to go ballistic.

Mr. Holder asked aren't they going to go ballistic if I gut the pricing?

Mr. Veazey stated not really. That's a separate community. We have this amenity, we have the golf course, we have the way this community is built, we have the CDD. This community, I think, stands on its own. Certainly we don't want a ghetto back there, but I don't think you are going to make it a ghetto. At the end of the day, I am in the business, I get it. We

went through and got outraged residents when we just put up golf carts, when we went to a golf cart community. Just little signs that say you can't go here and you can't go there because of golf carts, and they were ballistic for a year and a half after we did it. We heard about it for a year and a half after the golf cart signs went up. My role now is what I think is best for the community. It is certainly not A right where our main entrance is. If anything, I would say down the road away from our entry as far as you could get.

Mr. Holder asked where is the property line?

Mr. Yuro responded the CDD property basically covers on the west side of the road the whole pond area before Dunkin Donuts. On the east side of the road, most of that is also under conservation easement.

Mr. Sevestre stated I thought at the last meeting whoever presented said they went to the County, and they wouldn't allow it and that is why you came to us.

Mr. Holder responded I am not aware of that. We came to you because we knew that you guys owned the land that we were trying to put the signs on. We can certainly go to the County, but we were trying to do the right thing. We are just trying to get people in the door. We can minimize and do one up front and one along the boulevard that says 3.5 miles to the end. We can minimize all of this. It is just a matter of can we get something out front, not near the pond, but wherever you guys deem it acceptable, and then one somewhere once you turn in. It could be past the golf course that says KB Richland American 3.5 miles straight ahead. Once you get there, we are good.

An Audience Member stated I wanted to mention that the construction on 210 has hurt this area. I think it is going to improve as soon as that is done. All of our listings are selling everywhere except for here right now. It is very slow here, and that is unusual for this neighborhood. It is just getting them across 210 into the neighborhood.

Mr. Holder stated once that is done, just have something that says we are here. For us, it is worth as much as those billboards if not more. One sign at the entrance and one on the boulevard, will take your advice and go to the county for the one. Ultimately sign A is the most important sign that we could get.

Mr. Yuro stated above three years ago this developer put up a temporary sign about 6 or 8 feet tall, the kind you can stick in the ground, a banner sign, out by that intersection on the pond side. I don't think it lasted a day and a half with all the complaints we got. I was flooded with

phone calls and complaints and people calling the county. To Mike's point about residents getting up in arms on that side of the road, it has happened once before.

Mr. Veazey stated east of Leo Maguire there is about 150' long by 20' wide landscape and signage easement. That is in favor of the CDD because we own the property. It is outside of any conservation easement. It is approximately 150' east of the intersection. The rest of it is under conservation. If you asked me to make a decision now, my answer would be no at least until I can see what 210 is going to look like. I am inclined to go back to what the board said a year ago when we pretty much rejected it. We are open to having you guys get in front of us again once 210 is done and see where it is. We appreciate your coming, and who knows what the county will say. Obviously for our residents, I think the less signage the better.

NINTH ORDER OF BUSINESS

Public Hearing Adopting the Budget for Fiscal Year 2015

Mr. Oliver stated we will discuss the budget and then open the public hearing to take comments and close the public hearing, and then we will go through the resolutions. The budget in your agenda package has not changed significantly since the last meeting. The assessments stayed the same. On Page 2, the bottom line, you will see that assessments have stayed stable now for the fifth consecutive year at \$1,203.44 for O&M. Also, if you look to other sources, you will see under Interfund Transfer Capital Reserve, we budgeted to add \$95,000 to the Capital Reserve Fund this year. The second line shows \$140,000 that will go to the Capital Reserve Fund. The General Fund will be receiving \$6,000 for debt service revenues. That is because not all people take full advantage of the four percent discount by early payment of their tax bill. The board has the opportunity to move money throughout these line items as you do often throughout the year. If there needs to be a significant change to the budget, you can have a budget amendment. There are always opportunities to change the budget if you would like to. On Page 5, we have Down to Earth mentioned, and we will change that. There is no change to your Debt Service Fund.

Mr. Yuro stated one of the things I wanted to mention to the board is consideration of perhaps next year looking at new furniture for the pool. The furniture is 13 years old. We tried to have it re-strapped once. We have had them out here several times to re-strap. We have tables and umbrellas that are breaking. It might be time to look at a total upgrade of all furniture.

I did get a price for chairs, tables, and umbrellas, matching the quantities we have out there. It is in the neighborhood of \$40,000. I have only gotten one price for budget purposes. If the board wants to move forward, in the next off-season I will get multiple bids. My question is something like that, would that come under the budget or would that be a capital expense?

Mr. Oliver responded yes, from the reserve fund.

Mr. Yuro stated so it doesn't affect the budget.

Mr. Oliver responded no, and it is considered in your capital reserve report. It will probably be time to update the capital reserve study again next year. You can get it all at one time, and we would adjust the capital reserve study accordingly. Replacing everything for around \$40,000 sounds pretty reasonable.

Mr. Veazey stated I would go ahead and get two more quotes.

Mr. Yuro stated this vendor recommended the strap chairs because they last longer. While the sling back looks better, they don't tend to last as long under heavy use. I will get quotes both ways, and the board will have options.

Mr. Armstrong stated I don't know if we are not following up with Charles Aquatics or they are just coming out and doing what they want. I don't know how many emails were sent about Hole #3. That lake is atrocious. I have at times thought about going out there with a rake and just raking in all that crud that is out there.

Mr. Oliver stated lets go ahead and hold the budget hearing.

On MOTION by Mr. Veazey seconded by Mr. Sevestre with all in favor the Public Hearing is Open.

There were no questions from the public.

On MOTION by Mr. Sevestre seconded by Mr. Veazey with all in favor the Public Hearing is Closed.

A. Consideration of Resolution 2014-06 Relating to Annual Appropriations and Adopting Budget for Fiscal Year 2015

Mr. Haber stated this resolution formally adopts the budget. There are actually multiple budgets that you are approving today. The big one is the General Fund, but you also have your

Debt Service budget, which is pretty much the same every year. By virtue of adopting this resolution, you are formally adopting the budget. It specifies you do have the ability to amend it to change line items.

On MOTION by Mr. Veazey seconded by Mr. Armstrong with all in favor Resolution 2014-06 adopting the FY15 budget was approved.

B. Consideration of Resolution 2014-07 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Haber stated this resolution imposes the O&M assessments that will fund the General Fund. It also certifies for collection those assessments. This District is real simple because all lots within the District are collected on the County tax rolls. By virtue of your adoption you will impose those assessments and certify them for collection, and Jim's office will send that over to St. John's County. Those amounts will appear on the tax roll.

On MOTION by Mr. Armstrong seconded by Mr. Sevestre with all in favor Resolution 2014-07 imposing special assessments and certifying an assessment roll was approved.

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber stated we finally got to a point with the replacement of the sod that we felt was deteriorated as a result of a failure to perform by Down to Earth. We were able to replace that and make the determination of how much that cost. Look at the approximately \$15,000 we withheld from them, subtract that, and we sent them a check for the remainder and a letter of explanation. In response to that letter, they asked for a copy of the invoices for the sod, which I believe we sent them. If they have questions, we are happy to answer them. I feel we have a pretty strong case that justified the actions we took, so I am not concerned. They are doing their due diligence to ensure they are getting every penny that they feel they are entitled to.

B. Engineer/Property Manager Report

Mr. Yuro stated most of the St. Augustine sod has been replaced. The plan for the Bermuda was to wait until the weather got warmer and it really started growing so we could fully assess how much is growing back. Most of the replacement is around the back side of the basketball courts and also along that roadway and lake bank between the parking lot and the 18th tee box. That is the majority of the Bermuda replacement. We also identified areas in the pool area and out on the soccer field that needed to be replaced. Those are being replaced at Valleycrest cost because they had some infestation. The Bermuda started to be replaced this week. There has been a delay because most of this grass is coming from Kentucky and Florida and over the last few weeks they have been getting hammered with some really heavy rains and they haven't been able to cut the sod. They got several pallets delivered yesterday and installed it around here. The current schedule is to finish the Bermuda installation next week, and the following week they are going to focus on the playground improvements. The delay there has really been generated with the tree removal. The permitting process is moving forward, so in two weeks they are going to start with the removal of those trees. Valleycrest will give me a couple of options of trees that need to be replaced. We have to either replace nine 4" trees somewhere or maybe fewer trees with a little bit bigger caliber. If the board has any direction of where you would like to see trees replanted, let me know. I will continue to work with Valleycrest on that. Moving to the item about the lake and Charles Aquatics. Charles Aquatics is on a schedule to be out here twice a month, which most of the year that is sufficient. This is the time of year where it always the hardest to keep on top of it. They can't treat green algae until the algae shows up. They can't put chemicals in lakes until there is something to treat. We way we try to prevent it is by stocking grass carp, which we have done the last two or three years. At this point what they can do is be reactive to when we have flare-ups. What makes it more difficult is this time of year, you have the combination of heat, no rain, and also fertilization coming off the yards and golf course. All of that contributes to the weed growth and the algae. With all that said, I have been on the phone with them about three times a week for the last three weeks because it is flaring up, and I am getting reports. They were out here twice last week, and they are out here twice this week, so they are reacting. It is almost like they are chasing their tail a little bit this time of year due to the conditions. In my experience, they have been more responsive than our previous vendor was. This time of year it is historically difficult

to stay ahead of it. If you have issues with a particular pond consistently, then we will get them out here more often. I have a few other things to bring up. We did have the motor on the slide go down. We saw this coming, and we ordered a pump. We were able to get the slide pump up and running in about two days. I have gotten pricing on replacing the electrical cabinet. I have been trying to get them to find a smaller cabinet to replace. The electrician, who has done a lot of work in the neighborhood for us, has given me a price of \$3,510 to replace that cabinet. It is the big cabinet right outside the fitness center. It is starting to rust away. It is getting old and weathered. It is a breaker cabinet, it has a plug outlet in it, and it has the timers for the lights on it. I think it is mostly for the lights in the parking lot. It seems to me we can get something that is not as obtrusive as that box. For what is in it, it seems like overkill. We can put this off until the next meeting. I don't think there is anything urgent. The other thing that has come up fairly recently is I got a complaint from a homeowner about is the pavement condition on Highland View Lane. I went out and looked at it, and we are probably not far from having to start identifying sections of roadway in the community that needs to be resurfaced. This area, in my opinion, would be in need of being resurfaced. It is towards the front of Highland View, just around that first bend for approximately 280 feet. On either side of the road there is a pretty pronounced depression about 2 to 3 feet off the edge of the curb. It is sinking in as you go through there. I have had three different contractors come out and look at it. My initial reaction was we had a drainage pipe failure underneath. After getting a contractor to look at it, I don't think that is the case. Right before the CDD took over all the roads in the development, the developer went through the community and did some roadway improvements and drainage improvements. One of the things they did is install under-drain. Typically under-drains are installed behind the curb, that grass strip between the sidewalk and roadway. This contractor chose to cut a trench in the road three feet inside the curb line and install the under-drain there. They didn't want to deal with the utility connections that might be on the other side. There is no evidence of any pipe failure or dirt leaking. Two different contractors both came to the same conclusion. They believe it has just settled. When you put under-drain in, you put a bed of gravel, 57 stone, and then you put this pipe in there. Over time, 57 stone will move. They don't believe it is a drainage issue, but that it has just settled more. For that reason I think we can resurface it. I went straight to Duval Asphalt, and they gave me a price of \$9,720 to do it. I personally think this should be done. I think that is probably the worst section of road in the

community right now. I don't think we are far from starting to identify different areas and maybe setting up a plan in the budget to start tackling these. There are some other sections in the community where you are starting to see the alligator cracking and the lime rock coming up through the roads.

Mr. Armstrong asked are you talking about patching over the existing asphalt versus taking up the old asphalt and laying it properly.

Mr. Yuro responded there are two ways to do it. I need to double check with them. I don't think they are talking about milling it. When you mill a road, you are typically milling it for all the cracks and stuff. That is not really the issue we are having. What we are having is a depression issue. I don't think it is necessary to mill it. We are looking to resurface so basically doing to fill it in. So you are going to have an inch or whatever is going to go down, and in that area it might be 2 or 3 inches to bring it up to level because the expectation is that now most, if not all, of that settlement has occurred. So you resurface it and get that longevity back. I would recommend moving forward and getting that scheduled. I think we are not far from saying let's tackle "X" amount per year and find the worst sections for whatever the amount the is that you approve and be a little proactive.

On MOTION by Mr. Armstrong seconded by Mr. Sevestre with all in favor to do limited road resurfacing to repair depressions due to road settling at location of under-drain installation was approved.

C. Manager's Report

Mr. Oliver stated we have the proposed meeting schedule in your agenda package. It continues to be the fourth Wednesday of the month. In November it is the third Wednesday because of Thanksgiving, and in July we have it the fifth Wednesday so we have 60 days between budget approval and budget adoption.

On MOTION by Mr. Veazey seconded by Mr. Armstrong with all in favor the FY15 meeting schedule was approved.

Mr. Oliver stated there is an update on the elections. There are three vacancies on the board, and five candidates qualified. Pam Watt qualified for one seat, and she is unopposed. She will not appear on the ballot. She will simply assume office after the General Election,

which will be our November meeting. The other two seats have two candidates each. They will appear on the General Election ballot with all the other state, local, and federal races.

D. Art of Living Director

Ms. Flores stated we had a Guardstart program by Elite Amenities on June 29th. We had our Independence Day celebration on July 4th and about 200 residents came. We have a CPR class scheduled for August 9th. We have 15 attending that, and it is sponsored by AgoVita, so our residents do not have to pay for that class. Our upcoming events include a Dive-In Movie, our fall festival and Tiny Tots soccer starting in September. I have two other things. The first is the Mobile Farmer's Market. I was looking for the board to consider looking at this option. Mobile Farmer's Market is a non-profit organization, and they provide healthy food alternatives for the community. They have a fully equipped truck, they come and park, and people come for a time period that has been set up and buy fresh vegetables. They are responsible for everything. They will be located in the parking lot. We had Wes review the contract. He made the recommendations of indemnification and acknowledgement that they are in compliance with state and local laws. I wanted you to look at it and give me your thoughts on that.

Mr. Oliver stated the same truck was at Davidson Realty yesterday, and they are going to start being there on Tuesday night. It really was a pretty compact footprint in the parking lot and wasn't obtrusive or anything. It is a benefit for the residents.

Mr. Haber stated if the board wants to approve it with a typical agreement, I have a form of what I call a license agreement that essentially says for as long as we allow you to do it, you can park your truck in this particular spot and conduct your business. I will have all the indemnifications and representations that they are compliant with Florida law and also give us the absolute right to say we don't want you here anymore.

On MOTION by Mr. Sevestre seconded by Mr. Veazey with all in favor the Mobile Farmer's Market was approved.

Ms. Flores stated the second thing I had is I provided you a copy of an estimate for First Place Fitness equipment. I am just looking for some direction from the board regarding securing a new vendor to service our fitness equipment. I believe this company would give us better service than we have had with the current company, which is Global Solutions. The owner is a resident, and he helped me secure dumbbell racks. He is very professional, responsive, and

resourceful. Currently we pay \$195 a month for our monthly maintenance. He charges \$89.95 per hour. He looked at our room, and he said it would take an hour to do the preventative maintenance. So our monthly bill would be \$89.95. We will, of course, have to pay \$89.95 for any fixing of the equipment on top of it, which we would pay the other company as well.

Mr. Veazey stated so we will pay \$89.95 a month for him. If he comes out, does that include one visit?

Ms. Flores responded if we comes out and has to fix something, it will be \$89.95, yes.

Mr. Veazey stated so we basically get one hour free per month.

Ms. Flores responded exactly. When they come out, it probably takes an hour. He said if it is not a dire emergency, he would schedule it with maintenance. It is \$90 for the first hour, it would not be additional. With Global Solutions, I have never seen them in here longer than an hour for preventative maintenance. I have definitely tried to be here when they are here, and that is another issue. They would show up after hours. They have definitely been in and out in an hour.

Mr. Haber stated I think we need to terminate our existing agreement and then draft an agreement with First Place Fitness.

On MOTION by Mr. Armstrong seconded by Mr. Veazey with all in favor to terminate Global Solutions and engage First Place Fitness was approved.

TWELTH ORDER OF BUSINESS Supervisors Requests

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS Audience Comments

There being none, the next item followed.

FOURTEENTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending June 30, 2014

Mr. Oliver stated there were no unusual variances.

B. Check Run Summary – General Fund

On MOTION by Mr. Armstrong seconded by Mr. Sevestre with all in favor the Check Run Summary was approved.

C. Special Assessment Receipts

Mr. Oliver stated in your agenda package is the assessment receipt schedule. You are 100% collected.

FIFTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – September 24, 2014 @ 6:00 p.m.

Mr. Oliver stated the next scheduled meeting is September 24, 2014 at 6:00 p.m. at this location.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Veazey seconded by Mr. Armstrong with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman