

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, September 24, 2014 at 6:05 p.m. at the Swim Club Meeting Room, 219 St. Johns Golf Drive, St. Augustine, Florida.

Present and constituting a quorum were:

Mike Veazey
Ed Randolph
Bob Sevestre
Paul Armstrong
Tracy Hayes

Chairman
Vice Chairman
Supervisor
Supervisor
Supervisor

Also present were:

Jim Oliver
Wes Haber
Mike Yuro
Jill Flores

District Manager
District Counsel
District Engineer
Art of Living Director

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 6:05 p.m.

Mr. Oliver stated before we go to Item #2, we have two supervisors that will be leaving the board, Mike Veazey and Ed Randolph, the Chairman and Vice-Chairman. We have plaques to present to them and thank them for their service. Mike served as Chairman and Vice Chair from 2011 to 2014. Ed served as Vice Chairman since 2012 and as a member of board since 2009. Thank you for your service to the community.

SECOND ORDER OF BUSINESS

Public Comment

Mr. Oliver stated we have another public comment section at the end of the agenda, and that is to cover any CDD items that are not on the agenda. The public comments at the top are in relation to the District's resolution for the public's right to be heard on any business that is on the agenda that is going to be decided here tonight. If anyone in the audience wants to make brief comments about an item on the agenda tonight, I will ask you to make your remarks now.

Otherwise, please hold your remarks until the end of the evening, item #18. Are there any comments regarding the agenda?

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Acceptance of the Minutes of the July 30, 2014 Audit Committee Meeting

On MOTION by Mr. Armstrong seconded by Mr. Veazey with all in favor the Minutes of the July 30, 2014 Audit Committee meeting were approved.

FOURTH ORDER OF BUSINESS

Acceptance of the Minutes of the July 30, 2014 Meeting

Mr. Oliver stated Mike Veazey sent me some corrections in terms of making sure the remarks were attributed to correct persons speaking. Those were corrected.

On MOTION by Mr. Veazey seconded by Mr. Randolph with all in favor the Minutes of the July 30, 2014 meeting were approved as revised.

FIFTH ORDER OF BUSINESS

Presentation by St. Johns Stingrays Swim Team Regarding Funding Requests

Mr. Oliver stated David Martin is here representing the Stingrays tonight.

Mr. Martin stated I am active with the Board of Directors and active with the St. Johns Stingray Swim Team. This past year, I took over the position of technical coordinator for the team. With that comes the responsibility of all of the equipment and technology we use to ensure a successful swim meet every year. You can read the Mission Statement. The second page is a little bit about our swim team. It is part of the St. John summer swim league. The teams are listed there. The Board of Directors, Kim Delaney is President, Hank Langenfelder is with us tonight as Vice President. What we are proposing tonight or requesting from the CDD this evening is to update and enhance some of our technology that we use for our swim team. We have over 100 families every year participate, and the first item is the we want to add one additional panel to the scoreboard so that as the scores go through during the swim meet, the

swimmers can see them 1, 2, 3, 4, 5, 6 versus just 1 and 2. It is easier for them to see their times. I have a graphic I mocked up on the second page. The cost of that is \$1,350, and the quote is in the separate page I passed out. The other item is the touch pads, which are at the end of the pool when the swimmers finish their lap or their heat. They touch the touch pads, and that gives them their score. As a swim team, right now we have six, and we have one that is broken. We normally like to have an additional one, but in this case we are requesting two because we had some issues with another one. They are \$825 each. I talked to Colorado Time System about repairing the existing one. It is about \$100 to ship it each way to even see if they can fix it. It will be \$200 just in shipping costs. They are \$825, so it didn't seem to be a prudent way to spend money. The third item, we don't have a price for it right now. Our swim team is spending \$1,000 a year on off-site storage. We would like to explore the potential of adding storage facility somewhere on site to store our equipment.

Mr. Langenfelder stated it is \$1,000 if we pay our fee all up front. If we don't, it is nearly \$1,500. FYI, our electronic equipment is worth \$30,000 that we have invested over the years.

Mr. Veazey stated so you are paying that every year?

Mr. Langenfelder stated we pay \$1,000 every January 1st. We cut the check to the storage facility to store all of our equipment.

Mr. Hayes asked if you were to get some sort of storage, what size storage facility would you be needing?

Mr. Langenfelder stated the best would be an 8 x 10 facility to store everything from our touch pads, our kick boards, our pull buoys. They are currently stored underneath the sheds that on any given day during the summer, you can walk out on deck and there are non-swim team members using them, and we have to foot that bill to replace those. We are going to have to replace those again this year because the last time they were bought, it was 100 kick boards and 100 pull buoys, and that was two years ago. That is because people come, they take it, they think it is theirs, walk off with them, don't use them. We have asked for assistance to try and help keep our stuff off the deck when it is not being used by the swim team, but they seem to walk away.

Mr. Yuro stated I would think there is room back there somewhere to fit something that size. It would be a matter of trying to put it in as least intrusive place as possible, but anything

back there by that equipment is not really areas for residents to be going anyway. I would think if the board is okay with it, we can find a spot back there for it.

Mr. Armstrong stated if we put it right behind the slide, and Tracy and I were looking back there, and if we took the back part of that slide and finished off the wall completely down to where you can't even see underneath the slide, where you go up the stairs, and then put something behind there right in front of that pool equipment, would that be a viable place?

Mr. Yuro responded that would block the deck, I think, wouldn't it?

Mr. Hayes stated you are confusing the two thoughts that I had. The space under the stairs to me is atrocious. I think we could do better there. We actually enclose underneath, obviously not the path to go up the stairs, but actually put a wall and enclose it so we can actually use the vertical space underneath the pool ladder, that's one. Right now with that extra pool reel that we have been trying to get rid of, which would be part of the deal – not do anything until you get rid of that pool reel, and then that shrubbery backing right up to the fencing area for the pool machinery. There are a couple of different options there.

Mr. Yuro stated I certainly think there are options back over there to put it somewhere.

Mr. Langenfelder stated we are paid through December 31st. January 1st we have to write another check.

Mr. Veazey stated it sounds like we are talking about storage first. First of all, I just want to bring up the Sunshine Law, and you two really shouldn't be out there discussing these things. Second of all, that type of shed, it is not like I don't believe it is allowed by the HOA for anyone's yard, so I don't think we should be putting anything like that in our pool. We need to figure something out that normally would be approved by the HOA and look presentable for the pool deck if it is outside.

Mr. Langenfelder stated if the CDD says yes, we want you to have an on-site storage unit, is there a contractor that we could speak to about getting a quote of building something, some specs working not only with the CDD but with the HOA and saying this is what we approve, and this will appease both the CDD and the HOA?

Mr. Veazey stated me personally, I don't have a problem with trying to accommodate a storage place. I think you need to go out and figure out what you need and what you propose, and I would say bring it back to the board. I don't think we will approve anything without knowing the details tonight, but if you want to present something.

Mr. Hayes stated get with Mike, come up with a plan, and at the November meeting present a couple of options to the new board. Unfortunately Mr. Veazey won't be with us at that time. But let's go on to the rest of the proposal.

Mr. Martin asked are there any questions on the other two items.

Mr. Hayes stated go back to the touch pads. There are six lanes, you have six working ones, and your spare is down.

Mr. Martin stated the spare is down, and we have one that was temperamental last year. If that one were to go down, then we would have five.

Mr. Hayes asked is Colorado Time Systems the only company that makes these things?

Mr. Martin responded no sir. Colorado is the only one that works with our equipment. We bought all of our equipment from Colorado. There are others out there, such as Omega, but Omega is not compatible with what we have. Colorado touch pads are made specifically for the lower end of competitive swimming.

Mr. Hayes asked how old are these current touch pads?

Mr. Martin responded they were bought back when I was Vice President of the swim team. They are a minimum of 8 years, could be going on 10.

Mr. Hayes asked is that the lifespan? How long does Colorado say they should last?

Mr. Martin responded it is all based off use. The more they get used, the quicker the lifespan goes. We have been blessed to have people on the board, such as myself and when Paul was active on the swim team, who knew how to take care of these things. We have one that is temperamental.

Mr. Hayes asked is this something you need right away?

Mr. Martin responded it would be nice if we could at least get one for the 2015 season so that we have a total of seven working touch pads in case one goes down. If one goes down, and we go down to five, then we have to go back to all manual hand timing, and that stretches the time with us running the meet and us giving the pool back to the neighborhood when we have a home meet, and our goal is always to return the pool to the neighborhood by noon every Saturday when we have a home meet. When they were bought, there were two purchases, and the total of the purchases of all the electronic equipment, between what you see that is out there and what we use totals \$30,000 that this swim team has invested into its program. It is the envy

of every summer swim team in the league. We have all the bells and whistles. We had the nice things.

Mr. Hayes asked how many members, and I know the last time we spoke a couple of years ago, there were still four that were not members of the community. Where are we at now?

Mr. Martin responded it is 100% all St. John's neighborhood. We had a total of 140 swimmers, and I want to say that was roughly 95 families.

Mr. Hayes asked what is the fee currently? I know at one time it was \$125. Have you gone up on that?

Mr. Martin responded I don't have a fee structure in front of me.

Ms. Johnson responded I think it is a total, swim cap and all that, like \$240.

Mr. Martin stated that includes everything. That includes the fees...

Mr. Johnson stated yes, bathing suits, swim cap, t-shirts, league fees, the registration fee.

Mr. Veazey asked how did you fund these in the past?

Mr. Langerfelder responded we saved our money and saved our money and saved our money and saved our money and put it aside for capital improvements.

Mr. Veazey asked has anything changed? Have you been saving your money?

Mr. Langenfelder responded I'll be honest with you. I will take the fifth because I have been away from the team for 2+ years. I started when the team started up in 2003, and I stepped away when both my children were no longer active. I now have the first granddaughter that is now on this team and lives in this neighborhood. I am now back active with the swim team. You can't get it out of my blood. Do we have a capital budget at this time, no we don't.

Mr. Veazey asked is it because the fees basically have gone up so much over the years?

Mr. Langenfelder responded we are trying to keep our fees flat because of the economy. If you have a family of four, we give a break for the 4th swimmer, but the breaks we give are not exponentially that great. We 100% fund ourselves for everything from our coaches' fees to the insurance that we are required by the league to cover. We carry a separate insurance policy on every swimmer, whether they practicing or in a meet. We have to cover all of that. We are 100% funded. We have never asked help to fund the swim team. We are asking for some help with capital improvements.

Mr. Haber stated to the extent the swim team paid for the items that they have, the swim team can own them. If the board is going to pay for these, they are going to have to be owned by

the CDD. The CDD can't spend public funds and give it to a private entity. The swim team isn't a subsidiary of the CDD. The swim team is a separate entity that we enter into a contract with, and we allow them to use our pool. Essentially what you would be doing to the extent that you agree to any of this is buying for the CDD components that would work with the swim teams and that you will let the swim team use for their meets or practices or whatever, but you cannot buy them and give them to the swim team because of the public/private dimension.

Mr. Sevestre asked would any of the other teams contribute?

Mr. Langenfelder responded no sir. One team has a new 8-lane outdoor pool, and they just spent what we spent on ours for their start-up team, and their CDD bought it and said here, it is yours. So they are the only other swim team in the league that has got the same equipment we do.

Mr. Veazey stated in the past there has been a couple of times when you have come and requested funds, and the board has turned you down. Certainly I support the swim team as far as using the pool and the facilities and everything like that. I have a little bit of problem, if we would do this, what prevents Dede from coming and asking for whatever she needs or other groups and things like that? I guess that is my biggest heartache plus if it is 90 or 100 families, that is one-seventh of the community that actually benefits from it. It would set a precedent that now other groups can come and ask for things like this.

Mr. Langenfelder responded if it was money for our capital improvements for equipment that we use to run the meet, I understand what you are saying, and based on the advice that you are getting from your attorney, that is what he is saying. You would own it, and it is back and forth. In regards to the touch pads on there, I would, based off the conversation and advice from your attorney, I would say that we can withdraw that.

Mr. Hayes stated we are providing equipment in the gym for people to use. Whether you choose to use it or not is your choice. If we have 100 families that use the gym for that equipment, we provided the equipment for them to use, so why wouldn't we provide to the swimmers in the community?

Mr. Veazey stated if we go down this road, we need to get a line item budget in there. To me this is a club that only a certain group will use. If you don't have kids, you are not going to be on the swim team.

Mr. Armstrong stated same thing with Yoga then. It is deviating between one and the other, and it is a double-edged sword. Mr. Hayes stated, Dede is a for-profit organization. This is 100 families in the community who are using this. Obviously, the other communities, there are 10 other community listed there, this is part of the deal. It is like you just built a new school, and you have the athletic facilities and the football team. Do you have to have those to be a school, no, you don't, but you have them because that is what the other schools are doing to participate. It is a quality of life, the swim team is part of our community, they are not a for-profit organization, and this is a minor expense.

On MOTION by Mr. Hayes seconded by Mr. Randolph with four members in favor and one opposed, the Stingrays request for funding of certain swim team timing equipment was approved.

SIXTH ORDER OF BUSINESS

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

Mr. Oliver stated Mike will begin the discussion on this agenda item.

Mr. Yuro to update, there was a request for a stop sign at the intersection of Stonehedge Trail Lane and Cross Point Way. At the last meeting, I was asked to look into it a little bit further and prepare an exhibit to show what any of the challenges may or may not be, and how it would be configured. I am passing out that exhibit. There are two things I want to discuss. I will go over the exhibit, and then we will talk about some of the issues with this request. On Cross Point Way, there is an existing stop sign. On Stonehedge Trail Lane, there are no stop signs in any direction. You see the two locations where the first stop sign would go. The traffic standards basically say a stop sign needs to be located 4 to 30 feet from the edge of the payment at the intersection of the road. That is the dimension I have showed you there. The challenge at four feet is there is a mailbox, and it is real close to the driveway, and I wouldn't recommend putting it that close to a driveway. The next option is pulling it back away from the intersection before the driveway. We could put it at 30 feet, which would still be within standard. If the board is going to proceed, that is where I would recommend a location be. On the other side of Stonehedge Trail Lane heading east, there are no such restrictions with driveways or anything, so that would be your standard placement. That is the exhibit. I did reach out to the county to get their take on this, and if we needed county permission, and the county responded that we don't

need county approval. I will read what they said. "You don't need county approval, however, I feel obligated to share our policy regarding all-way stops. We do not use all-way stops for speed control. In the rare event we do install an all-way stop, we post advance notice signs on all approaches one week in advance stating that an all-way will go into effect on a specific date." They also questioned whether this would fall underneath our traffic enforcement agreement. At the last meeting we discussed that. I think Wes and I are of the opinion that that traffic enforcement agreement was actually never executed. I have reached out to the assistant county engineer, and he said he would look into it, and he never got back to me. I don't think the traffic enforcement agreement would be an issue with this. However, in looking at this further, when it comes to traffic issues, I would refer back to the MUTCD manual on traffic control devices. There is a lot of information about stop signs, but in a nutshell it says in a situation like this, a stop sign should only be used if the average traffic is more than 2000 units per day, which we wouldn't hit. If there are sight distance restrictions, the ability to see oncoming traffic is impeded by buildings, which is not the case, or if crash records indicate a certain number of crashes because of failure to yield the right of way, which I also don't believe we have in that location, the standards that most engineers rely on specifically state yield or stop signs should not be used for speeding control. If you recall, the request for this one was for speeding control.

Mr. Veazey asked was it speed or because of kids at the bus stop?

Mr. Hayes responded both.

Ms. Johnson stated it is a bus stop, which has been extremely problematic.

Mr. Yuro stated for this specific stop sign, I think if you are looking for my opinion, I think I would kind of go along with the county. I certainly wouldn't object to your having a stop sign. It is consistent with other intersections we have in the neighborhood, but I wouldn't recommend a stop sign because it doesn't meet the standards that we rely on. I think the board would have the ability to make that decision if they want to install them, but from an engineering and traffic standpoint, it does not meet the threshold of needing a stop sign, therefore, I couldn't recommend it. I have looked at some other options for traffic calming, such as speed humps or tabletops. I have done some research on those, and I don't think I would recommend speed bumps because with the buses, but those tabletops are like what you see at the Town Center. They ramp up, the level off for 8 or 10 feet, and then they ramp back down. Studies have shown that while speed bumps will reduce traffic speeds 22% to 23%, those speed humps will reduce

traffic 18%, so almost as much as speed bumps. That might be something the board considers if you are looking at issues for slowing down vehicles. The other thing that should be considered is this intersection wanted a stop sign, intersection at St. John's Golf wants a stop sign, and I have said this before too, if too many regulatory signs are placed, especially in areas where they are not typical, then you risk the chance of them all being overlooked because people are not going to stop at every intersection. Then you risk danger of people not stopping at the stop sign. I am not saying people are stopping at the stop sign all the time anyway, but if you have one at every intersection, studies have shown the likelihood is they will be run more often.

Mr. Veazey asked was the concern from the complaint going through there when the kids are there or just 24 hours a day.

Several voices (from the audience) stated 24 hours a day

An audience member stated it is bad. The bus driver has complained.

Mr. Veazey asked you are in this house where he is proposing to put the stop sign?

The audience member responded I am.

Another audience member stated I am next door.

Mr. Veazey stated so you are okay with putting a stop sign in your front yard.

The audience member stated yes, yes. I have two daughters, one who is 5 and rides the bus who is constantly running up and down the street, and she looks, but there are people who fly down our street. I have been passed on our street because I am driving 25 mph, and they need to get to their house.

Another audience member stated come sit down there in one of these driveways and watch. It is bad. What is going to happen is if you decide not to put it in, what is going to happen when one of these young children get off the bus or going to the bus are struck.

An audience member stated the bus comes around Cross Point and stops to release the kids. When the kids get off, not only are they crossing back and forth on Cross Point, they are crossing on Stonehedge. Well cars don't have to stop there, and when the gate opens for the bus, cars only have to stop on Cross Point. They don't have to stop on Stonehedge. So people are slamming on brakes trying to avoid hitting children crossing the road because they don't have to stop if they are not on Cross Point.

Mr. Randolph stated I think some of these internal streets you are seeing cars traveling at a high volume of speed, I think having stop signs that someone would periodically run as

opposed to someone just speeding through there continuously throughout the day would be better. I wouldn't want to be living there and living on the main drag strip.

Mr. Hayes stated I would feel sorry for the person who hit the individual as well, but that person is going to be devastated. We know everybody else is going to be. I am also at the point with what Ed is saying, but if it is that bad when the kids are getting off that bus that we have a crossing guard or someone in there.

An audience member stated we have had a local police officer at our bus stop multiple times a week every week since school started, and he has pulled several cars over.

Mr. Armstrong asked why would the bus stop on Cross Point versus on Stonehedge, which then tells everybody to stop.

An audience member responded it is the bus route. They tried it both ways, the county prefers to go down and around Cross Point. They used to do it the other way. It was causing a problem, you go down Stonehedge, if you have to turn on a cul-de-sac. Well the buses were driving in the yards, and homeowners were complaining your bus tore up my sod, and then they just started going around Cross Point to avoid having to turn around, and there is a sidewalk right there that is easy for the kids to get on and off the bus.

Mr. Sevestre stated there are parts of the country where there is a stop sign at every cross street, every 50 feet. This is only going to affect the residents there in the vicinity, and I don't see what's – just putting stop signs there for traffic calming and make a safer environment.

Mr. Hayes stated I haven't heard any nay-sayers. There has got to be someone. I don't know how many. This is a tough one. I am 60/40 putting them in. I don't live over there, but I hear what you are saying, and it is your house. If you want to do it 30 feet, it is your front yard where it is going to stick it in, and you are here to agree with it.

Mr. Armstrong asked how many trouble spots do we have where bus stops are that are basically endangering kids?

Mr. Hayes stated my suggestion is we send a letter to every homeowner on Stonehedge and Cross Point and say this is what we are proposing, we are going to make the decision at the November meeting. Ed, you seem to be leaning toward the stop sign.

Mr. Randolph stated I travel that way and have witnessed people going a high rate of speed and it being kind of unsafe there for folks there at that intersection. I would be in support of stop signs at both of those intersections.

Mr. Armstrong stated there is another bus stop at St. John's and Highland. I am for it, but I am like Tracy, I am back and forth on it. How many stop signs are we going to end up putting around?

Mr. Hayes stated I guess I am back and forth on it because I am appalled. I can't believe these people knowing the amount of kids in this neighborhood drive as crazy and get ticketed by cops sitting right there like he is not going to pull them over.

Mr. Veazey stated I am for the stop sign, but like Tracy said, let's send a letter to the residents that are on that road and let them speak up. If no one says anything, go ahead and put it in.

An audience member stated our specific section of the neighborhood, we have a lot of renters. I think if you were to look at who owned the houses at our little section by itself, you would find that it is almost predominantly renters, therefore, they do not care, and they do not get the letters.

Mr. Veazey stated but the renters are not going to show up and complain or say anything anyway.

Mr. Armstrong stated I know we have talked about this at several meetings, and it keeps coming up, the same concerns. The way I look at it as of right now, we are probably in the 4th month talking about this from past meeting. Maybe we should go ahead and make a motion to put it in, and we will do an individual case-by-case of whether we should put stop signs in.

On MOTION by Mr. Armstrong seconded by Mr. Veazey with all in favor, the addition of two stop signs at the intersection of Stonehedge Trail Lane and Cross Point Way was approved.

Mr. Yuro stated I will start putting together an exhibit for the next intersection. For this intersection we can go ahead and order signs. Based on the previous ones, they should be \$750 per sign. So it will be about \$1,500 for the intersection plus or minus. Do we want to go ahead and put variable message signing like the county does to warn motorists? I think it is a good idea.

Mr. Armstrong asked how much does it cost to rent it?

Mr. Yuro responded \$75 per day.

Mr. Armstrong asked how long are we required to keep it?

Mr. Yuro responded I don't know that you are required, but I think it is a good idea. I think it is a prudent approach. I think at this location you only need to put one of them because there is only one way in and one way out. That would be \$75 a day times 7 days.

Mr. Hayes stated I would send a letter not actually to the list of the homeowners because the 50% of the homeowners are not even there but to the actual resident at that address. I don't want to hear anyone come in here and say on January 1st, "I've been driving down there for 100 days, and I didn't know about the stop sign." They are going to know there is a stop sign coming in there.

Mr. Armstrong stated I think we should put the sign up for seven days.

SEVENTH ORDER OF BUSINESS

Audit Committee Update

Mr. Oliver stated the audit committee met earlier and ranked the four proposals you received. They are recommending Berger Toombs perform the audit. So we are looking for the CDD board to approve the rankings and direct staff to have an engagement letter from Berger-Toombs.

On MOTION by Mr. Veazey seconded by Mr. Armstrong with all in favor to direct staff to request an engagement letter from Berger Toombs was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2015-01 Setting a Date, Time, and Place for Public Hearing to Adopt Rules, Rates, and Fees for Amenity Facilities Recreation Activities and Programs.

Mr. Haber stated Jill may be best to discuss the specific rates that are attached as an exhibit, but as a matter of formality, a unit of government is going to establish a rate, they need to do that by holding a public hearing. To the extent that you are interested in adopting these rates or something along these lines, you would approve this resolution after which Jim and I would put together a notice to publish in the newspaper, and then at your November meeting you would hold the official public hearing adopting these rates. By virtue of your adoption of this resolution, you are not setting the rates today. You are just beginning the process of holding that

public hearing. Jill created a list of the rates. I know from speaking with Mr. Langenfelder, he has a recommendation for one additional rate related to the swim team, and to the extent the board wants to hear about that, you are certainly welcome. Jill, if you want to provide any background or if the board has any questions on the proposed rates, now is the opportunity to ask.

Ms. Flores stated most of the rates are staying as is. I had a few that were updated. The one major one is our summer camp, and I have raised the fees to \$140 per week. That is the one that is going to be different. The others are pretty much remaining the same.

Mr. Langenfelder stated in regard to the fees, the question from the swim team is can possibly see about a reduced fee for swim team meets only that would cover our swim team season May 1 to July 31 and have a reduced fee for the limited number that we would be allowed to come in. The swim league that we are a part of has a bylaw that says if your neighborhood has an active swim team in that neighborhood, you must swim with that swim team. All this is trying to get more kids exposed to the sport of swimming, and we have been approached every year, anywhere between 15 and 20 families asking to be a part of our swim team, and we turn them away every year and we tell them if you want to, you have to pay an additional \$2,750 on top of our fees for three months, and it is not economically feasible for someone to do.

Mr. Haber stated by way of clarification, the \$2,750 that is being paid makes that person what is called a paid user, they are entitled to all the same rights that a resident is, but because we grandfathered those people in and then said no outside users, in order to swim on the swim team, you have to pay the \$2,700, and that allows you to swim on the swim team in addition to everything that your resident could use, so what is being asked is can we create a new rate so that way if someone only wants to swim on the swim team and doesn't care about everything else that a resident can do, can you set up a fee. Legally you can do this. There are other Districts that do it – set up a fee where the only thing they are going to be allowed to do is participate on the swim team.

Mr. Hayes stated you have 140 kids right now. How many more kids can you, I mean do we have the time, do we have the space?

Mr. Langenfelder stated at the peak of peak, we were able to accommodate 180 swimmers. We were very prudent with the time. We had a set time that we work with the CDD where we have to return the pool by 10:00. We will return it at 10:00. If it has to be returned on

a Saturday, it is returned at noon. We know ways to – if we every got to 180 on it. With today's economics, I doubt that we ever get to \$180. We like to cap our registration at 150. So if we had 140 swimmers from St. John's, we still have 10 extra slots that we could use for outside swimmers, but right now we can't. Whatever the board tells us, that is what we will agree to.

Mr. Veazey asked about the tennis people, when they have extra people on their team, what do we charge those people that don't live in the community.

Mr. Hayes responded that was a discussion last year, Jill, before you come on about how much to charge the non-members so they can complete a team. Their situation was they didn't have enough to complete a team, so they needed to pull a few in to make the team. We have 140. We are not hurting for the dollars, okay, let's bring in a couple of kids for \$2,000 a pop.

Mr. Langenfelder stated last year our numbers were down. Everything is based off the economics.

Mr. Hayes stated I remember a previous meeting years ago I was told 125 is enough to make a team.

Mr. Langenfelder stated 125 yes. At 125, can we put on our top notch swim program, not certain. With all the fees that are required to run a swim team, the break even number to put on our quality program, the quality program that everyone strives in the summer league to be like us is 150.

Mr. Hayes asked what is a quality swim team? Explain that to me. I am not talking about the talent because the talent is the talent.

Mr. Langenfelder responded talent has nothing to do with it. A quality swim league, you start looking at the facilities. You start looking at how the meet is run. You start looking at the equipment that that team has to run it. We are the only ones, except for Nocatee, that has invested \$30,000 in the swim team. Everybody else has invested \$5,000. We want to continue to be the elite swim program.

Mr. Hayes stated you have the technology. I can't do anything about the pool, the pool is the pool, so I am still at a loss where you need more money.

Mr. Langenfelder stated it takes 50% of our operating budget to pay a quality coach on deck, and we put them through a background check. We are not hiring somebody who is a pedophile. We put them through a severe background check.

Mr. Hayes asked what does a quality coach cost, what is the salary?

Mr. Langenfelder responded \$4,000 for the summer, for four months

Mr. Veazey stated you just got the board to buy \$3,000 of equipment. We just put in new lane lines, we bought flags, and all this. We have all this top-of-the-line equipment. If the community is footing the bill for this, why do we want to let outsiders in?

Mr. Langenfelder responded what if I am an outside swimmer, and I am renting across the street, and I am part of this, and I am looking to become a permanent resident here at St. John's. Look at all of this. This is going to help our neighborhood.

Mr. Hayes stated you are confusing me with the quality of coach costing \$4,000, and we should bring in these other to raise more money, but that means are you asking the CDD to then turn that money to you to go get a better coach?

Mr. Langenfelder replied no.

Mr. Hayes stated I suggest let's table this because we have a lot on the agenda tonight. We have a long way to go. We will have some other discussions.

On MOTION by Mr. Veazey seconded by Mr. Hayes with all in favor to rates and fees for amenity facilities recreation activities and programs were approved.

NINTH ORDER OF BUSINESS

Consideration of Draft Policies Regarding Stormwater Ponds

Mr. Oliver stated there is a very general draft policy in your agenda packets. It is still to be refined.

Mr. Yuro stated I have no problem with the general concept of putting some restrictions and set policies for the use of the ponds, but a few of them, for example #2, talks about watercraft of any kind on District lakes is prohibited. I think we need to put an exception in here. Our lake maintenance company uses watercrafts, I would ask Wes to draft some language to make sure that is not violating anything. Another one is #6 where it talks about no docks or other structures shall be constructed and placed in or around District lakes. I would recommend that we amend that language to say within the lake and drainage easements. I think it is important to remember that the CDD doesn't own the ponds, most of them, we do own a couple of them, but most of the ponds are jointly owned by a number of different entities, but the CDD does have the maintenance responsibility.

Mr. Veazey stated we need to also get the word out to the HOA to see if they can send a notice out because we have seen kids paddleboard up and down. The other day there was a regular swim meet going on in the lake. I think we need to get with the homeowners and get some kind of notice out and tell people to stay out of the water not only because it is not allowed, but also the fact that it is dangerous.

Mr. Oliver stated we will have the revised draft in the next agenda package, and a copy will be provided to the HOA leadership.

TENTH ORDER OF BUSINESS

Discussion of Land Transfer with Golf Club

Mr. Yuro stated there are two main factors in the discussion about this little strip of land adjacent to the cart path. The maintenance of it is technically owned by the golf course. What I am passing out is the area in red is owned by the golf course. We talked about getting with the golf course and seeing if they would just dedicate that little sliver of land to the CDD so we can maintain it properly. I did get with Ryan Roberts, who is here today, to see where they stood on it. The golf course is going to talk to their corporate folks about it. Ryan came back and asked if we would consider a land swap. I went ahead and drafted what I thought he was talking about, which is the area in green. That area behind the putting green is actually CDD property, which I didn't realize. I assumed that was golf course property. That seems to be the area that makes sense to me. The area in red, the triangle, is what Ryan was initially thinking just because it is a little closer in size, but what he said was they wouldn't be opposed to the green area as well. It is just a wooded area that we really don't do anything to maintain it. There is nothing going on over there.

Mr. Roberts stated a reason for it is a long-term plan, which is to try to find space for a chipping area with a practice bunker. We are limited on space, but there is an area behind the tennis courts where we have considered putting a chipping green, but we would need access. We would have to take some of the trees down in there, so that is the thought process behind it.

Mr. Hayes asked to clarify who owns what.

Mr. Yuro responded we want to take the red area. The big green is what I had sent, thinking that that would make the most sense. The red hatched out triangle is what Ryan had initially thought in his mind when we were talking. That was the initial area he wanted. That is adjacent to the cart path.

Mr. Hayes asked Ryan, are you talking directly behind the tennis courts.

Mr. Roberts responded we would be putting the green behind the tennis courts, but we would need to take some the trees down in this area for sunlight.

Mr. Haber stated if you are having concerns about the dedication of the property because you may want to use it for another purpose, and you want to accommodate the golf course's need to take down trees, you can give them an easement and permission to take down trees if they don't actually need that property. There is a way to facilitate that act. If all they need to do is take down trees but not necessarily need to use the District property, and you have concerns about conveying the District property, then you can grant them an easement and the right to remove trees.

Mr. Roberts stated this is all conceptual at this point, but long-term we would like to have a green, and we would take the trees down.

Mr. Veazey stated that is a big piece of land. If you don't have any in your capital improvements right now, my recommendation is if you want to do it in the future, come to the board, but I am not ready to give up that big piece of land right now. As far as the red, we would like to start maintaining it. If not, then you guys can keep maintaining it. I have no problem with you guys doing improvement, but I think it is more like we don't want to give it away. Now if you want to say in 2016 we want to do this chipping green or whatever it is, come to us with a plan, and then I think the board would be more open to saying sure. But just to give it to you now and not have any plan or timing on it I think wouldn't be prudent.

Mr. Hayes stated I totally agree.

ELEVENTH ORDER OF BUSINESS

Consideration of Electrical Box Purchase and Installation

Mr. Yuro stated we discussed this at the last meeting. I got with Bob, and we think we can reduce the size a little bit. I got with the contractor again. He has actually got the stainless steel cabinet that he can pull off another job because they had to replace with a bigger one. It is smaller than what we have out there. It is a used cabinet, but it is in good shape. He does have the full price for me, but it would be \$875 plus the cost of the power code – it would be less than the \$3,500 for the new one. My understanding is these aren't quick to get if they are new, so I

think we can get this one installed fairly quickly if we get the green light. The one that is there needs to be replaced.

Mr. Armstrong asked what are we looking at - \$250 to power code it?

Mr. Hayes stated I assume you are talking about the one I sent you pictures of. Did we talk about possibly a couple of pieces of landscape.

Mr. Yuro stated that would be something I would want to follow-up. The first goal is to replace it, and the one I am getting would be a smaller profile, but not significantly. It would not stick up quite as tall, and we can combine a few things that are in there, and then try to do some landscaping around to help hide it a little bit. Unfortunately I don't have a final number because he hasn't given it to me yet. You would have materials about \$1,500, and I don't know how you are going to cut the power because I don't know where the power source comes from. I would say it is probably in the neighborhood of \$2,500 to \$3,000 to change it out.

Mr. Hayes asked are you being high end on that? Do you think it is going to cost \$1,000 in labor?

Mr. Yuro responded yes because they are going to have to cut the power, and I don't know with the conduits whether it is direct bury or it is conduits because we couldn't dig it up. It is rusted out in the bottom so they are going to – if it is conduit, then they can cut the conduit and then re-wire it back in to the new panel. That just depends on what is there.

Mr. Hayes asked do you think a \$3,000 not to exceed would probably do it.

Mr. Yuro responded yes.

Mr. Armstrong stated so that proposal last time was just for the box itself for the \$3,500.

Mr. Yuro responded what he gave me was a price to change out the electrical cabinet and reinstall all electrical equipment, and it will cost \$3,500. That was going to be the full price for a new cabinet. So what we are looking at doing is actually getting a cabinet that is used but still in good shape, and we can get it quicker. It is going to be cheaper than that, I just don't know how much cheaper than that.

<p>On MOTION by Mr. Randolph seconded by Mr. Armstrong with all in favor for the purchase and installation of electrical box not to exceed \$3,000 was approved.</p>
--

TWELTH ORDER OF BUSINESS**Consideration of FY Contract Renewals**

Mr. Oliver stated we have renewals for pool maintenance, lake maintenance, and security. These were discussed during the budget process. We are looking for approval of the renewals for Arsenault, Charles Aquatics, and Giddens Security.

Mr. Yuro stated I want to add Jani-King in there as well. All of our vendors have given proposals to basically maintain the same terms and fees as last year. We did have another company approach us for security, and their proposal was quite confusing. After doing some digging to get some information, in the end they were still more expensive than Giddens. My recommendation is we stick with the current vendors.

On MOTION by Mr. Armstrong seconded by Mr. Sevestre with all in favor to renew the FY15 contracts with Arsenault, Charles Aquatics, Giddens Security, and Jani-King was approved.

THIRTEENTH ORDER OF BUSINESS**Consideration of Pool Deck Furniture Proposals**

Mr. Yuro stated it is my recommendation that the board look at replacing our furniture. It is 13 years old, we have had it re-straped and replaced umbrellas over the years, but it is looking weathered, and in my opinion needed an upgrade. I reached out to three companies but only got responses from two – Accents Plus Style and Horizon Casual. Their proposals are in the agenda package.

Mr. Armstrong asked is there any way you can get a sample of the chairs to look at the quality difference. That is a pretty substantial difference in numbers.

Mr. Yuro stated they have websites we can look at. I can tell you, the only one I am not 100% sure about is the umbrellas. I know Accents Plus had a pretty heavy duty umbrella, and I am not sure Horizon Casual was quite as heavy duty. I got two quotes – one for a strap chairs and one for sling chairs. I looked on the website, and they look virtually the same. Strap chair from one company versus a strap chair from the other, they look the same and look like what we have out there.

Mr. Armstrong stated I have looked but I couldn't find anything on here. What is the warranty on the chairs and stuff?

Mr. Yuro responded I don't know that off hand.

Mr. Hayes asked when did we re-strap?

Mr. Yuro responded it was the winter before last.

Mr. Hayes stated the volatility I think the furniture in the pool area, I don't think we need to be too hasty. Two years ago it was me complaining, and we got it re-strapped and band-aided it for a couple more years. I think we need a little more buy-in. Some people think we should get some better stuff, whatever the color, whatever. That is not my area of expertise, but I think we ought to table this one. We have a new board coming, at least two new members. Take a couple of meetings to work through this and get a buy-in from the community. If we go out there and throw some furniture out there, that fitness center we caught some heat on – I think we would really get torn up on the furniture. I think we need to take a little bit of time, work with these companies, and get some samples and more insight from them. I have had calls from some homeowners who are willing to do that. Put something together, take a couple of meetings, and hopefully by January make a decision and have it here by May when we open the pools.

Mr. Yuro stated I don't disagree with that at all. Just so everybody will know, I was talking about all the furniture, not just the chairs, but the umbrellas, tables, everything. Every year we are losing chairs, we are losing tables, umbrellas getting broken. It is all looking dated. These problems are for tables, chairs, umbrellas and everything. I can get some samples.

Mr. Hayes stated a small group can be put together who will work with Mike and look at these different vendors and come and present to us. I would feel better with that because then it is a buy-in from the community and not just us choosing a bunch of chairs and throwing them out there and hoping everybody likes them.

Ms. Jennifer Hayes stated the Neighborhood Moms Group would assist with the research of furniture to include visiting other amenity centers, getting pricing and presenting information during a future Board meeting.

Mr. Yuro stated both vendors actually recommended the strap style, which is the same style we have, because it lasts longer. I also asked for the other style because it looks better, but due to heavy use, they recommend the strap.

FOURTEENTH ORDER OF BUSINESS

Consideration of Request by UPS to Use CDD Property for Seasonal Neighborhood Deliveries

Mr. Oliver stated we have done this over the years. This allows UPS to have a temporary storage facility near the cemetery and deliver packages by golf cart rather than large trucks. I will ask for board approval to do that again.

On MOTION by Mr. Armstrong seconded by Mr. Hayes with all in favor to allow UPS to use CDD property for seasonal neighborhood deliveries was approved.

FIFTEENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

SIXTEENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber stated I have not report.

B. Engineer/Property Manager Report

Mr. Yuro stated quickly about this room, I wanted to elaborate. We did have the wall dried out. It needs one more coat of paint on it, and it will be finished. There are two things I want to bring to the board, and it is related to landscaping. I have had some conversations with Mike Veazey, and he knows where I stand, but personally I have been disappointed in the level of landscaping particularly with Bermuda areas. It is taking a lot of my time every week to get with ValleyCrest. There has been a lot of sod replacement, and not just the sod that was replaced because it was bad last year when we got rid of the old company. There has been a lot of sod that wasn't needed to be replaced this year thought had to be replaced. It made me start to question the level of capability of our current company specifically as it relates to the Bermuda. One of the things that kept happening every time I was asking them why is it dying, why do we have all these base spots, they would come back with, whether it was the bugs or crickets or whatever it was, but they almost always were coming back to me with we talked with the golf course, and we are checking with the golf course and what they are using. They just haven't given me the level of comfort that they really know what they are doing, and I think the conditions have shown it. I took it upon myself and have talked to the golf course many times asking the superintendent to come look at these areas and give me your opinion on what it is so when I talked to ValleyCrest I would have some facts behind me. What I ended up doing was asking the golf course to give a proposal if they were to go back and taking over just the

Bermuda areas. In my opinion, the best our Bermuda ever looked is when a golf course was taking care of the Bermuda. We had a summer where things got bad at the golf course and our facility, so we said we can't have it split up anymore. But ever since then, we have really struggled with the condition of our Bermuda. The scope of service was to have the golf course take over just the Bermuda grass, all the Bermuda grass – in the pool area, the fields, along the roadway heading up to St. John's Golf Drive, and let the current maintenance company continue to maintain St. Augustine areas, the shrubs, the flowers, the other things except for the Bermuda. The proposal came back. Going that route would be more expensive.

Mr. Armstrong asked what was the previous bid? Did it go up higher because of the conditions?

Mr. Yuro responded when we bid this out last year to maintain everything associated with the amenity area including the mulch and shrubs and everything, irrigation, the golf course proposal was \$96,000 and change. ValleyCrest was at \$68,000. To break out and let the golf course just do the Bermuda and ValleyCrest do everything else, the golf course proposal is \$63,000, and that would leave, from the current bid, it would leave about \$31,000 still in ValleyCrest's contract. That would be a total of \$94,000 for the Bermuda area versus the \$68,000 that we are currently paying. I would point out the way the golf course prepared the proposal, this is consistent with what they did in the bid last year, they proposed, and they give a full budget, and proposed to bill based on what is used. They gave kind of a worst case budget, and then they would bill for chemicals when they used chemicals based on how much chemicals they had to use. They put in \$9,000 worth of sod replacement in the budget number, but if everything is maintained properly, and we didn't have to replace any sod, we wouldn't be charged that \$9,000. So now that \$63,000 is now down to \$54,000. I don't know what the board feels. You drive the neighborhood every day. I don't know how close you are looking at the landscaping, but it was disappointing enough to me that I want to at least pursue it.

Mr. Sevestre asked can we possibly get credit back from ValleyCrest to offset where they not spending time. How large of an area is this? Have you quantified that area?

Mr. Yuro responded there are a couple of ways to look at it. The ValleyCrest contract runs through the end of the year. If the board wanted to move in this direction, we can certainly go back to ValleyCrest and see if they will work with us on pulling that stuff out of their contract and redoing their contract. If the board wants to go that route and ValleyCrest doesn't want to

work with us, then we have the option of bidding this out by the end of the year and making sure the scope is reflective of the split.

Mr. Veazey asked are we being charged extra for all this grass they are replacing?

Mr. Yuro responded no.

Mr. Veazey stated they are claiming it is chinch bugs, well you are supposed to be treating for that, that's your fault.

Mr. Yuro responded we haven't paid for any replacement, but the issue is there has been a lot of it, and it has been going out on the field and saying guys it looks like we have mole crickets. "No, we don't have mole crickets." You get to the golf course, and the golf course steps foot on the field and says those are mole crickets. And sure enough they spray the next day, and we don't have mole crickets. I am thinking do they really have the expertise in Bermuda that they claim. I am just not seeing the results. I have gotten complaints about it. I don't think anybody has complained to me as much as I have complained to ValleyCrest about it. I don't think the grass is looking like it should be looking. I have requested their spray records. The records came in and showed a lack of pre-emergent that was supposed to be put down, and when I challenged them on it, all of a sudden I got like six different spray records that hadn't been sent to me before. My comment was if you are doing all this, why does the grass still look like it does. I wanted to bring this up to see if the board was noticed anything or gotten any complaints. To me our amenity area is the highlight, our primary focus. The roadsides should be maintained, but to me this is the area that needs to look top-notch.

Mr. Armstrong asked can you go back to ValleyCrest and have them take out that portion so we can do a cost analysis on the two?

Mr. Yuro responded that would certainly be if the board does agree that we want to upgrade or maybe change, and that would be the first step to go back to ValleyCrest and explain that we don't see results in the Bermuda. Let's look at your contract and take it out.

Mr. Hayes stated they may be willing to give it up because they may be looking at the cost factor. I would say let's put them on the agenda and continue pursuing what you are pursuing and talk about it in November.

Mr. Yuro stated for the next meeting, the golf course has basically given me their budget. For the next meeting, would you like me to get with ValleyCrest, let them know that we are not satisfied, let them know that we are looking at going this area and being able to come back to the

next meeting and say if we go to this budget from the golf course, then here is what would be left from ValleyCrest, so you would have a hard number to make decisions, is that what I am understanding?

Mr. Armstrong stated correct.

Mr. Yuro stated the last thing I have is an update on the playground project that was approved a while ago. Actually the more I looked into it, the bottom line is we had several areas that were approved by the board a couple of meetings ago was the area around the volleyball court, putting in some azaleas, new turf, that has been completed. There was an area around the playground which involved removing three sycamore trees and doing some other enhancements with some turf and shrubbery, and then the last portion was the hardscape, which was the hard platform underneath the picnic tables, the parking spots for the golf carts and so forth. Those other items haven't been done yet because we ran into a little bit of roadblock with the removal of the sycamore trees being that the county is requiring a permit for that. In order to remove the three sycamore trees that are 12" each, the county is requiring that we replace them with 36" of other trees, which was not included in their proposal. When I got proposals from ValleyCrest to replace those trees, it was upwards of \$7,000 additional to replace the trees, and there were options. You can do 4" trees, you can do nine 4" trees, you can do five 8" trees – whatever the number that will get you there. Each price was a little bit different. In trying to whittle that down, they met with the County again, and then came back and said those prices aren't valid because the County requires a really good tree, and we didn't really price you guys a really good tree. The county is notoriously difficult to deal with when it comes to trees, but there has been a lot of back and forth. I finally came back to them and said let's try to minimize the damage. Let's only take out two of the sycamores. What I had them do is give me a price to take out the two sycamores closest to the tennis courts. Finally today I got some new numbers from them. So in order – everything has already been approved – if we only take out two of the sycamore trees it would give credit for not removing the third sycamore tree, and due to the tree mitigation that would be required, they are recommending going to the 4" tree because now they are saying to get a 6" or 8" tree would be iffy at best for the county to approve. Their concern is they would get it and plant it and think it is good enough, and the county would reject it. Apparently once they get over 5", it gets real touchy on this quality of tree. It would be \$3,900 extra to basically cover the tree mitigation if we only remove the two trees. If we want to take out two trees, there

might be some other modifications to the grass. There will be a little bit more shade, so we might not need a Bermuda grass. They talk about maybe coming back in with a certain type of St. Augustine to try to put some turf back in that area, but there are still some things to work out there. I think I would be looking at the board to approve removing the two sycamore trees, adding the \$3,900 for the tree mitigation so we can get the bulk of this project going, and then we can still fine-tune what is going to happen in that area. They gave me a proposal for like \$1,900 to add some different grass, and in my mind, I don't understand why we don't have a wash for the grass that we are not adding, so their project manager and I were kind of at odds. I want to hold off on that to see if we can finish it with what has already been approved.

Mr. Sevestre asked so what was the price before, and now you are adding \$3,900?

Mr. Yuro responded the total price that was approved before was \$21,000. That is the cart path, it is the hard surface under the picnic tables, the improvements that have already been done.

Mr. Sevestre stated you are basically going up to \$25,000 for everything now.

Mr. Hayes stated it would have to be in the fine print that they are going to put the trees that the county is going to approve.

Mr. Yuro stated yes, we have to amend this, and I will put that in that they are guaranteeing us this is going to be approved by the county. The only other part is now we have six 4" trees to install. We can put those wherever we want. They can go in that buffer, we can put them outside the pool fence, or a combination.

Mr. Randolph asked my question is are you comfortable with ValleyCrest doing the work with the other issues that you have?

Mr. Yuro responded at this point, I would like to get them to get this finished.

<p>On MOTION by Mr. Hayes seconded by Mr. Randolph with all in favor the to approve the increase in cost for removal of two sycamore trees and mitigation work in the amount of \$3,900 bringing the total amount to \$25,000 was approved.</p>

C. Manager's Report

Mr. Oliver stated the next CDD meeting is going to be after the general election, so at that time we will seat the new board and have the election of officers to select a chair and vice chair. After we have the results of the general election on November 4, Wes and I will reach out

to the new supervisors and give them an overview of the District so they are prepared for the first meeting.

D. Art of Living Director

Ms. Flores stated we hosted a summer soccer event the week of August 11, and that was successful. We had a dive-in movie on August 22, and it was a huge success. We had over 120 residents attending. Upcoming events we are having a CPR class this weekend. We have several Kids Night Out planned. We are having our semi-annual garage sale, our fall festival is coming up, and a field trip one day is coming up. We have secured a new vendor for our holiday lighting needs. The golf club will be working with us.

Mr. Randolph asked about the fitness equipment, the cardio, how are we doing?

Ms. Flores responded we are doing great. We have got the new company. They have identified the issues, the parts are on order and should be here this week. Once he gets those parts in, we are going ahead and perform preventative maintenance and fix all the machines that need to be fixed all at once. It is all under warranty, so it will be free.

SEVENTEENTH ORDER OF BUSINESS Supervisors Requests

There being none, the next item followed.

EIGHTEENTH ORDER OF BUSINESS Audience Comments

My name is Carol Evans, and I live in the area. I had two phone calls recently from some company called Energy Solutions asking me about my JEA bills. When the first call came in, my phone said Watson Realty, and the reason I am bringing this up is that I have an unlisted, unpublished, un-everything number, so that made me nervous to get that. So when I saw Watson Realty, I said Oh Good, it is probably Amanda or who knows. Then they started asking me about my JEA bill, and I said who asked you to do this. I thought that maybe it was something that somebody here had requested. So I said why do you want to know about my JEA bill, and they wouldn't tell me, just they were someone from Energy Solution, and we want to know has your JEA bill been higher. I said I don't know who you are, I haven't read anything about this, and I don't think we need to talk anymore. So then I had a phone call a couple of days later, and it was from an unknown number, but it was 904, and it was somebody else asking me the same – we have a few questions about your JEA bill. It sounds like something in the neighborhood, somewhere around here. I said why do you want to know, and are you asked the homeowner or

CDD or agency around here, and they wouldn't answer – just that we are from Energy Solutions. I finally said I don't think I want to talk to you and hung up. Do you guys know anything about that?

Mr. Sevestre stated I worked for JEA for 30 years, and I have been in power generation and the utilities for over forty years, and most of it is a bunch of baloney. There are two things you want to look for. One of them is a grounding device, a surge protector that they put in your meter. The surge protector that they put in your meter will protect you from a surge on your supply line, period. It wouldn't do anything for a ground. If lightning hits close to your house, and it doesn't hit your power line, it will come as a surge through your ground. The ground is what will be destroying your electrical equipment IF it makes it to that point. That device that they put in there doesn't do anything to protect you from ground surge. The other thing is the energy companies that are coming in and telling you that they want to install a device that is going to save you electricity is total and absolute baloney.

Ms. Evans asked so is that Energy Solutions is?

Mr. Sevestre, yes, they are trying to sell you device.

Mr. Hayes stated and whether you have an unlisted number or not, the computer dials until someone picks up.

Ms. Evans then asked has there been any talk of gating the neighborhood.

Mr. Sevestre responded yes, several times.

Ms. Evans stated I ask that because recently I was scammed on a Saturday evening around 10:30 by a solicitor coming and knocking on my door and beginning me for money. His mom lived in the neighborhood. It happened to several people in the neighborhood because when I called the sheriff's office to dispatch somebody out here, they said, "Oh my goodness, you are the third call we have gotten, we will dispatch a deputy out to you," but by the time the deputy gets out here, they are long gone. It is not the first time I have had people come knock on my door. It is the first time I have had somebody knock on my door at 10:30 at night on a Saturday night. I was wondering what the discussion was.

Mr. Veazey stated it doesn't really do anything. I have a friend that lives in Magnolia Point, and his son was home alone. Apparently he did something to somebody who got mad at him, and they got in the house and beat him up, and it is a gated community. We have looked at it multiple times, and the cost is unbelievable. You can't stop anybody from coming in here.

Mr. Burgoon stated he would like the District to reconsider gating the community.

Mr. Yuro stated the sheriff has provided data to us back years ago that demonstrate that gated communities are not safer. The sheriff deputies will tell you it is really a false sense of security.

Mr. Burgoon stated there are a couple of different aspects to it that I am looking at, and that is protecting the amenities that we have here from public access. I think the area is obviously changing. I have only been here for two years, and obviously the real estate market is back. Silver Leaf is going in behind us, high density housing a few miles from the back of our neighborhood, mixed use development going back there, we see more foot traffic. I see all the time people from outside of the neighborhood on the tennis courts or on the basketball courts, just chatting with them. The fishing issue mentioned earlier, a lot of time I think that is from folks outside of the neighborhood that are coming in and are unaccounted for. And the second piece is security, another layer of security on top of what we already do, so I think if evaluating, monitoring, and/or restricting vehicular access can be looked at in a phased approach where we would at least know who is coming via vehicle via video camera as a potential solution, I think would add to the security and not take away from it. In my talking to residents in the neighborhood, especially those with children, and we have a lot of retirees, I think those groups and every group in between really has a vested interest in feeling comfortable in the neighborhood. We have a lot of services and contractors coming through here, and those are the hours that security patrol is not on patrol, so those are daytime hours where we have landscapers, we've got folks doing remodels, building pools, and we have no idea who these folks are, and we don't know if they have had background checks. I would ask that the board at least put this as an agenda item and consider doing a feasibility study. I think there would be tremendous support in the neighborhood for some sort of monitoring and/or some sort of access control mechanism. I did email Jim back in the spring with these concerns, and we went back and forth. I understand there has been some gridlocks in terms of county restrictions, soft gate versus hard gate, the cost of manning a gate and those types of things. I think that there could be a solution that we improve and not necessarily take away from what we already have.

Mr. Sevestre stated I am a member of the St. John's County Sheriff's Advisory Committee, and I review the crime activity on a monthly basis with the commander, and I don't believe that the crime statistics would support anything like that at all. The expense that we

looked at by this board on what it would cost the homeowners to put a gate in this community is off the chart, and I think once the overall cost, yearly expense, and maintenance costs were combined, and that information was sent out to all the homeowners, they wouldn't go for it. When you compare the crime statistics against that expense, I don't think it is fair. Now as far as a video camera is concerned, maybe.

Mr. Burgoon stated there have been restrictions and obstacles to getting in the community – how did St. John's Forest do it?

Mr. Randolph stated it was designed that way up front. Infrastructure behind the gates were not constructed with tax free bonds.

Mr. Burgoon stated I get that there are challenges, but can some sort of solution be hatched out know who is coming in and out of the neighborhood? We have got people coming in all day long that nobody knows who they are. I have experienced this because I work from home some days, but people will drive around in a pick-up truck until they see somebody in their garage and will get out and approach them about cleaning windows or power washing. It startles a wife who is home with young kids. It startled me because I didn't know what he was approach me for driving around in a pick-up truck. I think it is not just crime statistics. I think that we would be behooved to have a vision as this area grows to grow with it and protect this great neighborhood that we have.

Mr. Armstrong stated I was all for gating this community, I was one of the advocates of going through, but when you start looking at the numbers and the hurdles to get past, it is not financially feasible to do. One, you are saying put a gate right up here because we have to be past the golf course entrance. That means anybody can drive up here, walk anywhere into these facilities as they want because we cannot block access to the golf course, so our gate would have to be on the other side of the entrance. You still open up all your amenities. Plus we don't have room for cars backing up, so we have to put in another lane. Now we need land, some of it is wetlands, some of it is easements we couldn't encroach on. I mean I was all for gating this place up.

Mr. Burgoon asked what about video surveillance? Is it where if law enforcement had to go back and see who was in the neighborhood or at least what vehicles were in the neighborhood at a certain point in time.

Mr. Oliver stated Eagle Landing, South Village CDD in Clay County is looking at that option right now. They have a police officer that is on the board that is looking into the issue. Let me see what they come up with, and then I can share that information with the board.

An audience member asked in reference to the construction and the lane closures, I actually sat down there this afternoon for a while, and I watched the ebb and flow, and do they alter the timing on the light? It is between 8 and 10 seconds is what I see, and you are getting 3 or 4 cars through depending on how many are making a left turn, and I am watching it back up. This was 2:00 this afternoon.

Mr. Yuro stated I sent out several emails last week. One of the first things I did when I got the notice from the contractor asking to send out an email to the community was to ask him if he was going to change the timing. I personally feel like the contractor has been little behind, like not wanting to do anything until he is forced to do it. I have received many complaints. Today I spoke the assistant county engineer. This is very high on their radar right now finally. When I came here from work today, the assistant county engineer was out there observing it. They are working on it. There was about a 20-minute delay this morning getting out of the neighborhood. If they adjust the timing, that backs up all of 210 "x" amount of minutes, so there is some happy medium they are working on. The other thing, and you can pass this along to your neighbors, when you are in the queue, be ready to drive. So this morning, they adjusted the timing to get 36 or 38 seconds of green light for our neighborhood, and what was happening is the first 15 seconds, the cars that were closest, they got through fine. After that there were bigger gaps. Sometimes the gaps were so big that the sensors that are there said "oh, there is no traffic yet," and it turned the light red. So instead of getting the full 38 seconds, we were only getting 16 seconds, and that is mostly because people are on the phone, texting, and not paying any attention. The initial thing was for about three weeks, but in talking with the public works director, they are looking at any and all options to speed that up. They are talking about getting the contractor to work weekends, which will cost the county more, but that's fine. They are looking to see if there are any other modifications they can make at the intersection to make the turn a little bit easier. So they are looking at it, we have gotten their attention.

An audience member stated I wanted to mention the security of the area has become one of my passions. I am home most of the day. There is a parade, especially in the summertime, of people who come out of the development across the trees from hole 17 who come in and use all

the amenities over here and then go back in the evening. A couple of times I called the sheriff's department myself because two individuals were showing up frequently – one in his 20s and one in his 30s. They were sitting in the middle of our basketball court with a pack of cigarettes, and they are sitting and smoking and talking to the kids who are playing basketball. I understand maybe there was a point in time when there wasn't that many people around this area. I am new here myself, but it is growing, and things are being built all around us. I think cameras would be a great idea.

NINETEENTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending August 31, 2014

Mr. Oliver stated we are approaching the end of the fiscal year September 30.

B. Check Run Summary – General Fund

On MOTION by Mr. Randolph 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.

TWENTIETH ORDER OF BUSINESS Next Scheduled Meeting – November 19, 2014 @ 6:00 p.m.

Mr. Oliver stated the next scheduled meeting is November 19, 2014 at 6:00 p.m. at this location.

TWENTY-FIRST ORDER OF BUSINESS Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

DRAFT