

MINUTES OF MEETING
SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT

The special meeting of the Board of Supervisors of the Sampson Creek Community Development District was held on Monday, February 16, 2015 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:

Tracy Hayes	Chairman
Pamela Watt	Vice Chairman
Paul Armstrong	Supervisor
Steve Sharpe	Supervisor
Shawn Murray	Supervisor

Also present were:

Jim Oliver	District Manager
Wes Haber	District Counsel
Mike Yuro	Operations Manager
Jill Flores	Art of Living Director

Also Present:

Greg Suchy	St. Johns Sheriff's Office
Kyle Irvin	Giddens Security

The following is a summary of the minutes and actions taken at the February 16, 2015 meeting. A copy of the audio recording of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment

There were no comments from the public.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the January 28, 2015 Meeting

Mr. Oliver discussed the length of the minutes and asked if the board wanted to approve them in substantial form in case items were found later that needed to be revised.

On MOTION by Mr. Armstrong seconded by Ms. Watt with all in favor the Minutes of the January 28, 2015 meeting were approved in substantial form.

The board decided to have the minutes presented in summary form beginning with this meeting. It can be re-evaluated at a later date if the need arises.

Mr. Hayes stated before we get into the next item on the agenda, one of the main survey items of concern was security. Mr. Suchy with the Sheriff's office and Mr. Irvin with Giddens Security are in attendance, and would like to speak to the board.

Mr. Irvin reported he has reviewed the reports regarding security issues for the past six months, and the two main issues were children shooting BB guns near the pond and during the holiday season a group of adolescents throwing firecrackers at the security officer. These are items that have been reported, and there is a 24-hour number that will be answered by a live person if any incidents occur. He has not observed any major reported issues over the past six months. This community is quieter than other communities we contract with, and he believes it is the fact that there is such a noticeable security presence. The majority of items reported in the daily logs is people being on the soccer fields that don't live here and are not a guest of a resident here. They are asked to leave, and most times they leave.

Mr. Hayes suggested furnishing the security officer with a roster of residents' names and addresses, and Mr. Irvin responded it would make enforcement so much easier. Other board members thought it was a good idea.

Mr. Haber stated all of our records are public, so whatever is put together, if someone asks for it, they can get it. We want to be careful regarding exemptions for public records, i.e., list of children who participate in a particular District program. The more details provided in a list about particular individuals, the greater chance of including exempt information.

The board decided to provide a list of residents to the security guard and have it updated monthly. The residents will be notified.

Mr. Suchy with St. Johns County Sheriff's Office addressed the board. This is a very safe neighborhood. In the past few months, the most serious thing seen repeatedly was the Christmas decorations being disturbed. We have fewer calls for service of a serious nature in this un-gated community than in St. Johns Forest or Cimarron. The deputies have been trying to work later hours because of issues in the surrounding neighborhoods, i.e., construction site thefts. KB Homes has hired deputies to cover the entire night. The most troubling thing has been the graffiti on the service road behind the pump house. A lot of effort is being concentrated in that area. There has been a lot of trouble at The Gables, and a deputy is assigned to a detail there, which stemmed a lot of activity in this community. The deputies are out in the community patrolling and running radar. Not a lot of tickets are written, but a lot of warnings are issued, and they are logged. Citations are being issued to those who have had multiple warnings.

The board discussed having more tickets issued and fewer warning for certain violations because of the complaints being received. Mr. Suchy stated there is a wide range of times the deputies are present, and motorcycles patrols can be brought in to help with the speeding issue.

Mr. Hayes asked that Item 7 on the Agenda, the Fort Refurbishment, be addressed after the review of Capital Reserve Study because he has guests present regarding that item.

FOURTH ORDER OF BUSINESS

Review of Capital Reserve Study for Upcoming Repairs and Replacements

Mr. Oliver reviewed the Capital Reserve Study located in the agenda package. It shows what the projected reserve expenses are going to be over the next several years. We want to focus on the next three years so we can have a plan in place. We will identify and prioritize the projects you want to pursue. You are well over \$600,000 in capital reserves. This should be reviewed on an annual basis to see if the cost estimates still make sense and if the timelines are still valid. These items can be discussed at board meetings, and board members are also welcome to talk to Mike Yuro to find out the priorities. The capital reserve study will be updated periodically.

Agenda Item VII, Discussion of Playground Fort Refurbishment, is moved to this point in the meeting.

Mr. Hayes discussed the wood playground amount of \$27,000 that will need to be addressed in the next 24 to 36 months according to the Capital Reserve Study. Contractors have been contacted, and the supports are solid, but the structure needs a face-lift. Two bids were received. In attendance at the meeting was Mr. Robbie Bacon, a resident, who submitted a bid. He spoke before the board and presented his construction credentials and experience. He outlined his plan for updating the wood playground. If the proposal is approved, the project would take about two weeks to complete, weather permitting. Start time for the project would be at the board's discretion.

The board discussed the proposal at length. Mr. Hayes asked that the amount be adjusted not to exceed \$12,000.

On MOTION by Mr. Hayes seconded by Ms. Watt with Mr. Sharpe voting nay and four members voting in favor to accept the New Leaf proposal to refurbish the playground fort structure not to exceed \$12,000 was approved.

FIFTH ORDER OF BUSINESS

Discussion of Plan to Maintain, Repair, Refurbish, and Replace Selected Pool Furniture

NOTE: This agenda item, 5th Order of Business; the next item, 6th Order of Business – Discussion of Pool and Pool Deck area; and agenda item IX – Update Regarding Resident Survey, are all being addressed under this heading.

Ms. Watt asked that the next item to be discussed be the Update Regarding Resident Survey, Item IX on the agenda, which will tie into the discussion of a plan to maintain, repair, refurbish, and replace selected pool furniture. What seems to be most important to the community, based on the survey, are the pool/pool decks, security of some sort, and the fountains/lakes. If you summarize the results to Question 3, cleanliness and maintenance are the most important items. These items were chosen without knowing any costs, and less than half of the residents responded to the survey. There was discussion regarding completing all the various pool projects at one time, i.e., the pool decking, shading, splashpark, and furniture. The goal is to bring this community up to the standards of the surrounding communities.

On MOTION by Mr. Hayes seconded by Ms. Watt with all in favor the Community Advisors proposal to update the capital reserve study was approved.

There was discussion regarding landscape improvements at neighborhood entry features. The updated capital reserve study will include funding allowance for future significant landscape improvements (other than routine maintenance). Mr. Yuro will get additional landscaping bids to compare to Valley Crest's bid.

NINTH ORDER OF BUSINESS

Update Regarding Resident Survey

This item was discussed under Item #5 – Discussion of Plan to Maintain, Repair, Refurbish, and Replace Selected Pool Furniture.

TENTH ORDER OF BUSINESS

Update Regarding Cable and Internet Services at Amenity Center

Mr. Oliver stated Comcast does not have an agreement with the District for cable and Internet service. Ms. Flores is looking at alternatives with other providers. AT&T and Direct TV have been contacted to come out and give an estimate. A possible scenario would be to do a hybrid approach, i.e., have Lightstream take care of the TV and bring in Comcast to do the Internet. Mr. Armstrong will be included in this process.

ELEVENTH ORDER OF BUSINESS

Discussion of Potential Future Capital Improvement Projects

A. Splash Area to Replace Kiddie Pool

Mr. Hayes stated this has already been discussed.

B. Batting Cage

Mr. Hayes stated I would like to defer this item.

C. Security Fencing

Mr. Hayes stated he mentioned to Ryan about putting up a higher fence along Sampson Way because people use it as a shortcut. A few days later, it was mentioned to Dan Zimmerman who felt that would not help and was against the idea. Several ideas were discussed. The board decided to continue to have the security guard ask for IDs.

**TWELTH ORDER OF BUSINESS Consideration of Pressure Washing
Proposals**

Mr. Yuro reported that the three proposers were asked to revise their proposals to reflect twice a year service to include the furniture and awnings. One company withdrew their bid, and one company has not responded to date. Pro Clean did respond, and they have done work with us in the past. The amount to do the entire building, slide tower, patio deck, and awnings twice per year is \$3,390.

On MOTION by Ms. Watt seconded by Mr. Armstrong with all in favor to accept the Pro Clean pressure washing proposal NTE \$4,000 was approved.

THIRTEENTH ORDER OF BUSINESS Supervisors Requests

Ms. Watt mentioned other communities have the supervisors divided into different functional areas to oversee. Our areas include pool, fitness, grounds/landscaping, tennis, finance, security, building maintenance, and technology. The board members each picked items they would manage.

Mr. Hayes encouraged board members to contact Mr. Oliver about any items they want put on the agenda.

Mr. Murray mentioned other community websites include areas where residents can easily report problems, provide comments/suggestions, or seek information and wondered if this could be done for our community. Ms. Flores will work with the webmaster regarding these improvements to the website. There was discussion regarding Mr. Yuro keeping detailed logs, and it was decided he would keep of a log of problems presented and actions taken to correct the problems. Ms. Flores is maintaining a log regarding fitness room repairs and servicing.

Ms. Flores will send everyone on the board a copy of the comments from the survey.

FOURTEENTH ORDER OF BUSINESS Audience Comments

An audience member stated a fundraising committee has been started for the splashpad, and a fundraising idea is a family campout night perhaps the weekend after Spring Fling. We would like to get permission to coordinate that with Jill and Wes to have a fundraiser on the

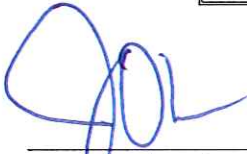
soccer field with movie night, small fire pits, and S'mores. The board asked her to provide details of the plans for the fundraiser.

FIFTEENTH ORDER OF BUSINESS Next Scheduled Meeting

Mr. Oliver stated the next regular meeting is March 25, 2015 at 6:00 p.m.

SIXTEENTH ORDER OF BUSINESS Adjournment

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



Secretary/Assistant Secretary



Chairman/Vice Chairman