

MINUTES OF MEETING  
SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT

A special meeting of the Board of Supervisors of the Sampson Creek Community Development District was held on Wednesday, July 8, 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
Steve Sharpe	Supervisor
Shawn Murray	Supervisor

Also present were:

Jim Oliver	District Manager
Wes Haber	District Counsel (by phone)
Mike Yuro	District Engineer / Operations Manager
Jill Flores	Amenities & Recreation Manager
Paul Basham	Basham & Lucas

*The following is a summary of the minutes and actions taken at the July 8, 2015 Special meeting. A copy 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**

**Presentation by Basham & Lucas Regarding  
Design Concept for Pool and Deck  
Renovations.**

Paul Basham of Basham & Lucas presented conceptual plans for the pool deck area renovations based on discussion with Pam Watt, Jill Flores, and observations made in the field. Ideas presented include a spray ground water feature to go in place of the existing wading pool

area, adding shade pavilions, possibly adding private spaces, redoing the pavers on the upper deck, adding new restrooms and storage room, and providing outdoor living courtyard to include a fire pit or outdoor fireplace. Rough estimated cost is \$500,000. Detailed cost estimates will be provided at the July 29 meeting and will be broken down among the various projects. The timeline is based on availability of funds and the seasonal impact on the residents using pool facilities. Projects can be completed in phases.

**FOURTH ORDER OF BUSINESS**

**Update and Actions Regarding Series 2006 Bond Refunding**

The first call date is May 1, 2016. The soonest money can be refunded without incurring a penalty is February 1, 2016. It is beneficial to wait as long as possible to refund to avoid negative arbitrage. If interest rates change, it may happen sooner. A credit package is ready to submit to Standard and Poor's. The credit package costs about \$15,000, which will be paid for out of bond proceeds, but it is only good for 90 days. The credit package will not be submitted until the board is ready to move forward with the refunding. If interest rates remain stable, when bonds are refunded and the same bond term date of 2031 is kept, that would generate roughly \$452,000. If the term of the bonds is extended five years to 2036 with assessments at the same level, that would generate roughly \$1.1 million.

**FIFTH ORDER OF BUSINESS**

**Supervisors' Requests/Audience Comments**

Mr. Oliver stated staff has been working with Shawn Murray on the scopes for Jill's and Mike's positions, and he circulated a draft scope for both positions. Those vendors will then be asked to provide proposals for their current services, based on the revised scopes. New agreements reflecting revisions will be prepared.

**SIXTH ORDER OF BUSINESS**

**Next Scheduled Meeting**

The next regular meeting and budget hearing is July 29, 2015 at 6:00 p.m.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

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



Secretary/Assistant Secretary



Chairman/Vice Chairman