

MINUTES OF MEETING
SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT

The continuation of the December 16, 2015 special meeting of the Board of Supervisors of the Sampson Creek Community Development District was held on Thursday, January 7, 2016 at 6:00 p.m. at the St. Johns Golf & Country Club, 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
Paul Armstrong	Supervisor

Also present were:

Jim Oliver	District Manager
Wes Haber	District Counsel
Mike Yuro	District Engineer
Jill Flores	Amenities and Recreation Manager
Rich Whetsel	Riverside Management Services, LLC
Rhonda Mossing	MBS Capital Markets, LLC

The following is a summary of the minutes and actions taken at the January 7, 2016 continued 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

Consideration of Resolution 2016-05 in Honor of Dedicated Service of Mr. Hank Langenfelder

Mr. Oliver stated the board was provided a copy of the Resolution prepared by Wes Haber at the request of the Chairman. The draft is for you to consider. We would like to have it

approved in substantial form, and at the January 28th meeting, a signed and framed copy will be presented to the family members of Mr. Langenfelder.

"Resolution 2016-05, a resolution of appreciation honoring the life of Henry Hank Steven Langenfelder and condolences for his passing.

WHEREAS at Sampson Creek CDD was established in 2000 providing infrastructure and services to a newly formed community in St. Johns County, Florida, known as St. Johns Golf and Country Club, and

WHEREAS the fundamental purpose of the District is to improve the quality of life and landowners and residents in the community, and

WHEREAS on December 21, 2015, a value and respected resident of the St. Johns Golf and Country Club community, HENRY HANK STEVEN LANGENFELDER, unexpectedly lost his life, and

WHEREAS Mr. Langenfelder was well-liked and an integral member of the St. Johns Golf and Country Club Community, his life was lost too soon, and

WHEREAS Mr. Langenfelder contributed greatly to the St. Johns Golf and Country Club swimming program, his contributions made a meaningful and lasting impression for the betterment of the programs and the community's residents, and

WHEREAS the District's board of supervisors and its staff desire to offer condolences to the family in honor of the important life of Mr. Langenfelder

NOW, THEREFORE, be resolved by the Board of Supervisors that the Sampson Creek Community Development District as follows:

The board on behalf of its staff, consultants, residents and landowners extends its thanks and appreciation for the gifts of time and talent that Mr. Langenfelder shared with us in the development and management for our community, especially the swimming program.

The board expresses its deepest sympathy and condolences to Mr. Langenfelder's family on his passing. He was an excellent leader, a true professional, and a friend. He will be both missed and fondly remembered.

Adopted this 7th Day, January, 2016, the Board of Supervisors of the Sampson Creek CDD."

If the board has any additional information to include in the resolution, or wants to change this in any way, we can do that. If we can get approval in substantial form tonight, we can then make changes, print it on the proper stock papers and have it signed and framed. This

will be put on the agenda for the next meeting, and family members will be invited to participate in the presentation.

Mr. Armstrong gave more information about Mr. Langenfelder's background regarding the swim team. He asked the board to consider that when the time comes for the pool to be redone, a tree be planted with a plaque in honor of him.

On MOTION by Mr. Hayes seconded by Ms. Watt with all in favor to adopt Resolution 2016-05 in honor of Mr. Hank Langenfelder was approved.

THIRD ORDER OF BUSINESS

Public Comment

An audience member asked about having the CDD put a stop sign by his house.

Mr. Oliver stated I would like for the District Engineer, Mike Yuro, to take a look at your property, review the matter, and come back to the Board with some options and recommendations.

FOURTH ORDER OF BUSINESS

Approval of Minutes

- A. **September 23, 2015 Regular Meeting**
- B. **October 28, 2015 Continued Meeting**
- C. **November 30, 2015 Special Meeting**

On MOTION by Mr. Armstrong seconded by Mr. Murray with all in favor the Minutes of the September 23, 2015 Regular Meeting; the October 28, 2015 Continued Meeting; and the November 30, 2015 Special Meeting were approved.

FIFTH ORDER OF BUSINESS

Update and Actions Regarding Series 2006 Bond Refunding

A. Overview of Process

Ms. Watt provided background information regarding the Series 2006 bond refunding. The money generated cannot be used for the HOA litigation. One option is to refund the bonds and give the residents back approximately \$10 per household per year. Another option is refund

the bond, and issue an additional bond, which would generate approximately a million dollars, and there would be no increase or very slight increase of CDD assessments as well as an extension of 3 years for the time that assessments are paid. The money generated would be put back into the community for various improvements, including amenity center improvements.

B. Financing Timetable

A copy of the financing timetable is included in the agenda package. After tonight's meeting and approval of the Engineer's report, the next meeting would be January 28. At that board meeting we will see the term sheet from the bank, we will review the Engineer's report again, present the Assessment Methodology Reports, and then consider the resolutions declaring the assessments and setting public hearings, and authorize bond counsel to begin preparing the financing documents. An informal workshop will be set sometime in February, date still to be determined. Public hearings will be held, which will require a mailed notice be sent out at least 30 days in advance. These hearings will be held March 10th. The finalization and closing will happen around March 24. A draft FAQ sheet is being prepared based on the approved Engineer's report.

C. Engineer's Report

A copy of the Engineer's report is located in the agenda package. Categories have been made more broad for greater flexibility since the final projects have not been decided. The estimated costs are placeholders. The board adjusted the project list down to \$1.2 million in project costs.

At this point, the board opened the meeting to public comments

Brian Rich asked what on the list would be required maintenance?

Mr. Yuro responded probably pool resurfacing, which isn't needed yet but is coming soon. The majority of the list is capital new improvements.

Mr. Rich an audience member asked about the roads.

Mr. Yuro responded that item has been taken off the Engineer's report and is not part of this process.

Mr. Rich asked when you are determining what projects you are going to pursue? What are the guiding principles of the board?

Mr. Hayes stated these items are things that the board has been talking about for years. It is an ongoing process of maintaining what we have at its highest level and quality.

An audience member asked how are you going to prioritize the wish list? Ms. Watt responded by doing another survey, and there are working committees in the community that are working with architecture and people giving us suggestions. It is based on your feedback of coming to the meetings and telling us what you want.

The board refined the project listed and adjusted it down to \$1.2 million in project costs. The board confirmed intent to issue bonds resulting in \$1.2 million in project proceeds. Credit package will be submitted for private placement. Assessments per household would increase on an annual basis from a range of \$12 to \$21, depending on the size lot. After the initial series expires in 2031, and payment is being made only on the new money bonds, the assessments will drop ranging from \$80 per unit to \$142 per unit per year.

SIXTH ORDER OF BUSINESS

Ratification of Landscape and Irrigation Maintenance Agreement with Duval Landscape Maintenance, LLC

On MOTION by Mr. Sharpe seconded by Mr. Murray with all in favor to ratify the landscape maintenance agreement with Duval Landscape Maintenance was approved.

SEVENTH ORDER OF BUSINESS

Ratification of Agreement with St. Johns Golf Management, LLC for Bermuda Maintenance

On MOTION by Mr. Armstrong seconded by Ms. Watt with all in favor to ratify the agreement with St. Johns Golf Management LLC for Bermuda maintenance was approved.

EIGHTH ORDER OF BUSINESS

Update Regarding Landscape Maintenance Performance

Mr. Yuro stated as of the first of the year, Duval is now our vendor. They have been asked to provide a proposal redoing the front entryway at 210 so it looks more consistent with the others that have been redone. The sod has been redone at the front entry. The contractor for the 210 project hired ValleyCrest to do the improvements. I have reached out to see if they think they are done so a walk-thru can be done. In my mind they are not done, and the agreement states that they are required to return the property to its previous or better condition. Nothing has been signed off on.

NINTH ORDER OF BUSINESS**Consideration of Quotes for Fitness Equipment**

Ms. Flores referenced the quotes provided in the agenda package. Two quotes deal with the Precor line, and pricing was provided on three ellipticals and two recumbent bikes. The amount for the Experience series is \$24,130 and includes a 7-year warranty for the frame, 5-year warranty for the motor, 2-year warranty for parts and 1-year warranty for labor. The amount for the Assurance series is \$20,625 and comes with the same warranty. The Experience line has a nicer console and is more aesthetically pleasing, and the elliptical will adjust from 13 to 40 degrees. The Assurance adjusts from 15 to 40 degrees. Life Fitness provided a quote on the Integrity line. Their final number is \$20,764. Their warranty on the frame, parts, and labor is 3 years. Pricing was received on the Matrix line. The cost for the E-7 is \$26,505. The E-3 line is \$23,145. Their warranty is 7 years on the frame, the generator is 5 years, and parts and labor is 3 years. The person who does maintenance on the machines recommends the Precor line and stated that brand is a "workhorse."

After discussion and hearing input from a resident who is familiar with the product lines, the board tabled actions regarding the purchase. Ms. Flores will refine proposals for comparison of Precor and Life Fitness equipment and the warranties. The Matrix line will not be considered.

TENTH ORDER OF BUSINESS**Consideration of Waiver for Use of Dive Blocks**

Mr. Armstrong, Ms. Flores, and Mr. Haber drew up a waiver and release of liability regarding the use of the dive blocks. An option presented was to have a dive block available in

one lane only, which would be available for use when a lifeguard is present. After discussion, Mr. Armstrong stated it was his understanding that the original policy was that the blocks were only available to the swim team. It was suggested the policy be changed to say a dive block is going to be available to residents and paid users only when the lifeguard is present to monitor the use of the block.

On MOTION by Mr. Armstrong seconded by Mr. Sharpe with Ms. Watt, Mr. Hayes, and Mr. Murray voting no to allow one dive block to be used by residents during lifeguard hours was not approved.

It was suggested that a policy be created to say dive blocks shall be used by the swim team during meets and practices only.

On MOTION by Mr. Hayes seconded by Ms. Watt with Mr. Murray voting yes and Mr. Armstrong and Mr. Sharpe voting no to creating a policy that dive blocks will be used by the swim team during meets and practices only was approved.

ELEVENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Haber stated he had no report.

B. Engineer/Property Manager Report

Mr. Yuro stated a resident on Forest Glen has been requesting a streetlight in the cul-de-sac. FPL installs the light for free, but the CDD pays a monthly fee of \$25 or \$30 per pole. There is considerable expense to get the power to the location. Mr. Yuro will start identifying where other streetlights can go. It will be a several step process.

C. Manager

Mr. Oliver stated the meeting date will be changed to January 28. Ms. Watt and Mr. Oliver will work on the FAQ sheet summary.

D. Amenities & Recreation Manager

Ms. Flores stated she removed the elliptical that was broken. The treadmills have been rotated, and that will be evaluated quarterly. Winter camp was very successful with a total of over 100 children during the six days. The First Responders Appreciation Day is scheduled for February 28, 2016.

THIRTEENTH ORDER OF BUSINESS Supervisors' Requests/Audience Comments

Supervisors' Requests

There were no supervisor requests.

Audience Comments


An audience member encouraged the board to continue to use social media to get residents to attend the board meetings.

**FOURTEENTH ORDER OF BUSINESS Next Scheduled Meeting – January 28, 2016
at 6:00 p.m.**

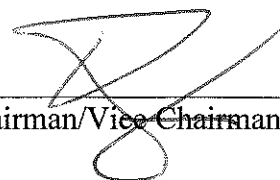
The next scheduled meeting will be on January 28, 2016 at 6:00 p.m.

FIFTEENTH ORDER OF BUSINESS Adjournment

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



Secretary/Assistant Secretary



Chairman/Vice Chairman