

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 Thursday, February 25, 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
Louis Cowling	Riverside Management Services
Paul Basham	Basham & Lucas Design Group
Kelli Gibson	Basham & Lucas Design Group
Jim Perry	GMS, LLC
Sal Palmieri	Elite Amenities
Dan Fagen	Vesta/Amenity Aquatics Staffing
Louanna Perrucci	Vesta/Amenity Aquatics Staffing

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Oliver called the meeting to order at 6:00 p.m. He stated we are essentially going to have two meetings tonight. The first one is a workshop, we will have a recess and then have a regular business session.

**SECOND ORDER OF BUSINESS**

**Public Comment (Workshop)**

Mr. Oliver stated this is regarding the workshop, the first half of the meeting. If you look at the next item, we are going to do a presentation on the proposed projects, and there will be audience comments.

**THIRD ORDER OF BUSINESS****Workshop Regarding Additional Recreation Facilities****A. Project Overview and History**

Mr. Oliver stated I will have a brief presentation just to bring everyone up to speed of where we are in this process. After we do that, we are going to have a briefing by Paul Basham, our architect at Basham and Lucas, open it up to public comment, and then we will turn it over to the board for discussion before we go into recess. I will give a background of the Series 2016 project, and we will talk about the different proposed components of the project, and how the Board will select and prioritize projects in the engineer's report. It will be a group effort with the board and the residents. We will then get into the design construction, how we are going to finance projects, and the ongoing opportunities for public input throughout the process. Three new members of the board were elected during our November 2014 election, sworn in at the end of November, and have met every month since then. Several months we have had two Board meetings. This new board hit the ground running. They were really focused on having a higher level of maintenance and realize with all the new communities we have, especially in St. John's County, these older communities, compared to the newer ones, had facilities that were beginning to show their age. That can't be helped. Even Disney World, after a while, shows its age. This board has taken a look at renovating some of the major improvements so you can be competitive with the other communities, and there is the quality of life issue. Many of the residents have been coming to meetings or contacting supervisors between meetings and letting them know they want certain improvements. You can still impact what improvements can be considered either with this bond issue or for future consideration. I mentioned there was a resident survey completed. The results are posted on the website. and I will say in the next few days another follow-up survey will be sent to all the residents, and this will give you another opportunity to let the Board know what the community's priorities are. There may be some things on that engineer's list that just don't have broad community support. If only a small fraction of the community wants a particular improvement, perhaps it doesn't make sense to spend that suggested level of dollars on it. Your input continues to be important.

We had already been told by the underwriters in spring of 2015 that we could not advance refund the bonds without a severe penalty because the first optional redemption date was May 1, 2016. If you refinance early, there is a penalty to pay the existing bonds before the mandatory redemption date. The Board has delayed the bond refunding until we got within the 90-day window of May 1, which is February 1. Over the past several years, there have been indications that the Fed was going to start raising the rates. Finally they did that in December 2015, in what most thought would be the first in a series of rate increases. In January the economy flipped again, changed a lot of the dynamics, and it doesn't look like there will be another rate increase real soon, but I am sure it is not a good idea to try to time the market. We are looking at doing a refunding and pairing that with what is called a new money issue, it is also called a wrap-around loan. The idea is to refund at a lower rate and then take those savings to counterbalance the increased assessments to pay off the new money bonds. The investment bankers with MBS Capital Markets brought seven different scenarios to the board for review and discussion. The top scenario would generate \$2.4 million, and the board looked at the impact on assessments and determined the assessment increase is just too much and that option was taken off the board. The board directed staff to prepare the documents for a bond issue that will generate \$1.2 million in proceeds. As part of the process we go through, we had to identify the potential projects. Regarding the Engineer's Report, we have on there five broad categories, and the reason for that is we still need to really define what the projects are going to look like. Within a lot of those categories, the board will have broad discretion on what the different projects look like. The input that you provide tonight and in the coming meetings can help define what this District will eventually build should it move forward with the bond issue after the public hearing on March 10.

The first project, the pool area improvements, that is the cornerstone of what the District is trying to do. Paul Basham will go into detail more detail following my remarks. There are two monetary columns. The first column that was in the Engineer's Report dated January 5, 2016 showed what the cost estimates are for each project plus soft costs, and those are the costs that are associated with permitting, engineering fees, legal fees, and architect fees. We have to build that into the costs, and you will see the different line items in the left column, pool improvements at \$628,000; community lighting at \$125,000; sports courts \$285,000; security improvements \$63,000; and then common areas \$200,000. That you see in the right column was

to take those same elements but make them fit into the \$1.2 million that are anticipated for projects. What is why you see the total go from \$1.35 million to \$1.2 million. We want the cost to meet what our proceeds are going to be. The projects you see are in no particular order. They are not prioritized. The board will prioritize those with your input, and just because it is on that doesn't mean it is going to be approved, and it certainly doesn't show what the funding level will be for any specific project. This report meets the requirement that we need to have either for the bondholders and the bank, depending upon whether we go with a private placement with a bank or pursue a public offering on the bond market. For design and construction, we went through the RFQ process to select the architect, and the board selected Basham and Lucas, who served as the architect of record when this community did the fitness expansion back in 2011. Paul Basham provided some initial conceptual designs so the board can take a look at the second iteration of those plans in a few minutes. Also, Mr. Basham has met with an informal working group that has formed organically, it is not a CDD committee. There have been several residents different parts of the neighborhood that have met voluntarily. They have worked to provide input for the preliminary planning of these different projects. I read the notes that Kelli Gibson of Basham Lucas prepared from one of the recent meetings. There were a lot of great ideas for improvements. Design and permitting, some of the things we need to do is based on the input we receive over the next couple of months. We have got to finalize what the scope of these improvements is going to look like. The board is going to work with the design team to finalize the designs and the construction plans. Once we get the permits, we will put the project design out for bids. When we get the proposals back, the board will rank those. There is a very defined process. From a legal standpoint, Mr. Haber will lead us through the process so we comply with the Florida Statutes regarding the bidding process. There is nothing about this process that needs to be rushed. It would be great if some of these projects that get approved are started during the off season, especially the pool area, but those are goals rather than absolutes. We will see what we can get started in mid to late 2016. I would say that not everything is necessarily going to be done concurrently because you don't want to start a priority 5 project and then not have enough money to complete priority 1 projects. We will have to determine how we are going to address that. Community lighting is a big issue. Residents input has highlighted the need for more street lights for safety/security and landscape lighting to enhance the beauty of the community. That is what that line item is about. The sports courts line item is to fund two or three tennis courts if

that is what the community wants to do, as well as other sports courts related improvements. Security improvements was based on a proposal that Steve Sharpe brought to the board probably six months ago, and it would be for a camera system that we would have at our three major intersections, so we could record cars that were coming in. The cameras would be of a high resolution and quality that it could record car tag numbers. There would be some changes in that line item. There could be money that could migrate from another line item to go into security improvements. Common area enhancements are largely landscape improvements, particularly for the entryway or entrances to our different neighborhoods. \$200,000 seems like a big number, but those kinds of projects can eat up the money pretty quickly.

We have talked a little about the financing part. Several months ago when we were starting to identify the projects and work with the investment bankers to try to size the bonds, we determined what amount of money we would need. During this process, we downsized projects and related costs. Several projects came out of the Engineer's Report. By issuing new money bonds, there is going to be an increase in assessments, and we are going to have a public hearing to talk about that. You got a mailed notice and it was also advertised twice in the St. Augustine Record, as required by statutes. The assessments are all based on the front footage of the lots. If you look at Page 4 of the mailed notice, you will see several different product types, and they range from 55' frontage to 100' frontage. With the new money issue, if you own the 55' lot, you have a net increase in debt service assessments of \$29.30 a year after you net out the savings from the bond refunding. The 100' lot would have annual increases of \$53.85. These bonds were originally issued in 2000 and 2002. They were refunded in 2006, and that refunding did not generate any capital proceeds. All the savings went to lower assessments, and assessments were lowered then from a range of \$121 to \$200. We will have assessment hearings on March 10 at this location. The board will hear your public comments and decide what they want to do – whether or not they want to go forward with the refunding and new money bond as planned, or if they want to downsize the new money issue.. Right now, another option you have to evaluate is whether the bonds are issued through a private bank or public market funding. We brought to the board at the last meeting a term sheet from Hancock Bank, who was willing to loan the District money at a rate of 3.7%. Back when we got that term sheet, banks were providing better rates to Districts than was the bond market. As the economy shifted in January, suddenly the bond market seems to be a better option to provide bond funding. We are still confident that we are

going to get a better rate from the bond market, but our S&P credit package will not be considered by their committee until February 28, so we don't have what that new rate would be. We are looking for an A- rating. After the project is complete, if there are any remaining funds, they will be used to redeem bonds, which pays down the debt. I will say it is not frequent that you return money, but it could happen. O&M funding is something to consider as we refine the projects. Some of the projects on here don't have a big impact on O&M, but certainly you are going to have an increase in O&M if you are paying for more streetlights. If for some reason you decide to heat the pool, the capital cost is relatively low to heat the pool, it is the fuel cost that you experience every month. As we do that, and the board makes the decision with your input, we are also going to address the O&M component of that projected improvement. Whatever is decided will be incorporated into the FY17 budget or the FY18 budget, depending on the timing of completion of various components of the project. There are a lot of different ways to be involved in the District. Typically the board meetings have been the 4<sup>th</sup> Wednesday of every month, but we have moved it to Thursday nights. One of our board members had been traveling a lot. We want all five members at these meetings for these important decisions. We will hold some public workshops along the way somewhat like this but perhaps a little less formal. Jill has worked with our Vice Chair in developing a new survey. Other sources of information – you can sign up to get emails directly from the District, and go to the website, and you will see a button on that right on the home page. If you have any problems, please call Jill at her office. The CDD website is a good source and lists all the email addresses for the Board of Supervisors and staff. You can send them detailed information about any projects you want or don't want. It would be good for them to hear directly from you and have a dialogue with them. Jill has also built an app for push communications.

Ms. Flores stated it works with both Android and Iphones, and it is SJGCC Community to download it. It will have all the information for whatever you need to access. If you want to sign up, it can take you directly into our website to sign up for email distribution. It will give you information on all of our events that are happening. If you sign up the push notifications, and say the pool is closed for some reason, I will send out a push notification letting you know the pool has been closed, and then I will send another one out indicating the time it has been reopened. You will be up-to-date with everything going on in the community.

Mr. Oliver stated we do have a feedback button on the website, and Jill will customize the menu a little bit to guide residents how to provide input.

Mr. Paul Basham stated we were brought on to the team late summer of last year and given a program of improvements that were provided by the board, which I suppose was feedback from the survey. Jill provided operational aspects of the pool area. We went through a wish list. We came up with a plan, and it is a placeholder right now. It was something we did to get things on paper based on our experience we see in other communities and suggestions of how to get the ball moving. The first idea was to add an interactive sprayground. We had suggested putting it in the place where the existing wading pool is and just taking that out completely. Along with that would be shade pavilions, some fencing and decking, just a great kids' area. The other idea was instead of the wading pool area being elevated drop it all down so the entire area was all one level, and you would lose the hedge. There would be no separation between the two features. The other idea was an outdoor living courtyard area to create a space for the adults to gather. A place to get away from the kids, have wine and cheese, or to have social functions, but have a place to gather out in the pool area that you currently don't really have. Another idea was to add various shade pavilions, which are the burgundy colored areas around the pool deck. There is never enough shade, and you really don't have any right now other than the main pavilion over here. We had suggested possibly adding some new pool deck area over here, which was just to add more space for lounge chairs when it gets crowded in the summer. When you build a pool or sprayground next to another pool, if it is not 50' away, you have to separate it by a fence. We will talk a little more about our latest discussion, but because these were within 50', we were required to fence this off independent of the main pool. We talked about putting new pavers in several different locations – certainly at the main entrance where there is so much traffic and coming up with a very impressive front entry, and then the discussion was it would be great if we could replace all of the pavers, but at the end of the day, that is probably a lot of money, and we just have to see where that falls out. We had to add a handicap ramp or ADA compliant ramp to get from the top tier down to the bottom tier. We had suggested possibly maybe adding some new windows in this back wall here, so this room opens up out into the pool deck. We talked about adding new storage and new restrooms over here, which would be on the other side of this wall and accessible from this side of the pool deck over. We talked about doing a new fabric roof on the existing structure back here and also expanding that area up under the

trees by building a wood deck so we didn't have to take the nice trees out. We also talked about adding a taller fence around the entire area. Those are the main bullet points that are reflected on this plan. In November 2015, we attended a community meeting with the pool advisory group and refined some of these ideas. We talked about moving the sprayground back over here to where the berm is, taking the berm down, moving it far enough away to where we didn't need the fence, therefore, it all feels very open. We talked about expanding this structure and making it a little bit bigger so it has more covered space for functional areas. The rest of it was more about details, getting rid of the tall cypress trees, and doing foam sprayback on the sprayground. At the end of the day, this list totaled X amount of money. As Jim represented, at the end of the day, it has to come in at a certain amount of money, so we probably can't do everything on this list. I think the goal is to try to pare down what is the most important thing that the residents really feel is necessary.

#### **B. Resident Comments**

Mr. Oliver stated the Chairman will run the next portion, which will be public comment. We had a crowded room at our January 28 meeting, and much of the discussion from the rear of the room was inaudible on the recordings that we use to prepare minutes. As the chairman recognizes you for your comments to the Board, please step up to the table in front of the Board, where we have a recorder. This is the opportunity to give some input as to whether you are for or against a particular project. The board is not going to make any decisions tonight. This is just an early round in the process. There are going to be many more opportunities to let the board know what you want. There may be a variety of views regarding prioritization of improvements, and we are going to have to work together to make that work. Another thing I want to say is staff has no preference regarding improvements. Our job here is to assist the board with the process and follow whatever direction it provides. When you step up to make your comments, if you would state your name and the street address, and try to keep your remarks generally to three minutes or so. If these remarks are not related to the improvements or the financing that we are talking about, it would be great if you could hold your remarks until the business meeting later.

Mr. Hayes stated the board is here simply to listen and take notes. We may ask some clarifying questions. This will be going on for the next couple of years. We are going to prioritize some of these project and start working on them. Some of them may not happen for 18 months or so, but we are going to be working on them with our regular meetings. I will ask the



board to keep it to clarifying questions. We will take notes. You are welcome to reach out to any one of us at any time. You can email us or call us.

Mr. Murray stated basically we discussed doing it in phases, try to do it in the wintertime so we don't impact the community, so things will be done in phases.

*The meeting was now open for resident comments*

Mr. Bob Broadbent stated I have attended a number of the meetings, and there are some great ideas that are suggested. I do have one thing I want to discuss and that is the need to add tennis courts. Not using them myself, I can't say I definitely know the need for them. Most of this was done to keep our pace with the new competition in the neighborhood. Well checking the competition in the neighborhood, tennis is not a priority. Down the street is 2600, 2700 homes, and they have four tennis courts. Another property over on Racetrack has 650 homes approximately, and they have two tennis courts. On 210, no one has more than four tennis courts right now. With the expected aging of the community down the road, we are going to have major expense. Adding the expense of lighting bills, adding the expense of resurfacing the tennis courts to the tune of about \$4,000 every two years, that is a big expense that is going to go on for the next few years. I don't know if we can afford this. Thank you for your time.

Ms. Laurie Thomas stated I came from my son's tennis match, and I myself see a great need for extra tennis courts. We currently have three teams in our community as well as a growing number of youth that are getting very involved in tennis. We are #1 on the B team, we are 3<sup>rd</sup> place in the A team, and 1<sup>st</sup> place on the C team as well. We have 52 roster players in A, B, C and summer USTA. We have 30 roster pairs on mixed doubles. I feel a great need for more tennis courts as well as more amenities.

Ms. Kim Laferski stated I know I am supposed to take 3 minutes, but I represent about 27 people, so I am going to take five. I want to give you a tidbit for non-tennis players and the tennis players in the room that we do have 52 roster players, 30 roster and mixed doubles players. In addition, there are about 15 men playing on Thursday evenings in a normal round robin. These are the only countable players that I am aware of, but there is a lot more use on the courts. It is getting really hard to get courts, which is a great problem to have. We can use more courts because during the week, there are a lot of people who don't work or have different hours and would like to play tennis. We are currently using those courts for active league play. We all feel bad about that because we want everybody to be playing as much tennis as they can. The

pool improvements process is very organized, and I am thrilled that somebody is doing that. I would like to thank you actually for saying, what I believe, is that nobody else is building tennis courts. We are the best on golf courses. They are building pools, and they are building lakes, and they are building all kinds of things. I believe by being the only with the trifecta of a true country club that we would actually set ourselves apart, and I will be better able to sell my home. I think that Cimarron calls itself a country club, and they have two tennis courts. There are people that I know that are good tennis players that bought in this neighborhood assuming there was a stronger tennis program. Selling it as an amenity, walking people through it does bring people in. I sent a survey to 36 people that I know who play tennis, and 27 responded. I asked them specifically on a scale of 1 to 10 how influential was having tennis courts in the neighborhood with you purchasing your home? The average was a 6.65, 18 rated that at 5 or higher. The interesting thing that came out of it was that many of them learned to play here. When I first started, I didn't know how to keep score.

Mr. Murray asked Ms. Laferski how many youth are involved in playing, the under 10 stuff, how many do you?

Ms. Laferski responded right now we only have about 15. The numbers fall off in the spring because the coach's schedule gets adjusted to evenings, and a lot of little kids can't come out then. The coach was very influential in getting a lot of youth starting to play tennis. We get youth excited about playing, and then we are not meeting their needs. We are not meeting the needs of working men and women who are paying for these courts. You meet those needs by building more courts.

Mr. Murray asked was it is that is going to get more participation? Why is that 5<sup>th</sup> court going to get more participation?

Ms. Laferski responded currently the only leagues we qualify for are daytime. We also qualify for a spring USTA league, which is currently active. We have two teams, because you only need three courts for that. Other than that we cannot participate in any leagues because we don't have enough courts. If we got one court, we could participate in USTA week night and weekend leagues, which is working men and working women, and that would also leave one court available for practices and matches, which is very important on weekdays. If we had two additional courts, we could have one court available for everyone during the USTA matches, and if we have three additional courts, we would qualify for all the area leagues, youth and adult

tournaments resulting in potential revenue. I don't know if anyone is familiar with pickle ball, but that is really an up and coming thing. A lot of people that were tennis players or never were tennis players and don't want to run the whole court have a lot of fun. You just need one piece of tape for that.

Mr. Armstrong asked how many women do you have playing tennis?

Ms. Laferski responded 52 roster players

Mr. Armstrong asked how many men?

Ms. Laferski responded 15 for mix. There are tons of men that want to play. When they get together, they play round robin style. They would like to be able to go and play other things, but there is nothing for them because we don't qualify for any leagues. We did have an interesting concept where we were sharing a court with St. John's Forest, and we entered a USTA thing where we played four courts here and one over there. A member over there always had to play. So whoever played with that guy had to drive over there with this other team. Somebody loses, so when you are driving people over there and then you have to drive home, it is not comfortable for the losing team.

Mr. Armstrong stated so the additional court you guys are asking for is basically so you can have more tournaments here?

Ms. Laferski stated there are things in the youth program that is called a Grand Prix, and I pay \$45 to enter my kid so he can go out and practice what he is learning in his clinics. They have them at Creekside, and at Bartram. We would need at least 7 courts to be able to do that. That would be revenue generating. That would be youth tennis promotion. More courts is more opportunities for us. I would love to have member-guest tournaments here. I'd love to have a fundraiser for whatever. I would love to be able to do that, and you can't do it with four courts. Seven courts are really what we need for any revenue generation and also to be able to play what is called country club league.

Mr. Hayes stated what we need to find out, and you can work with Jill, is over time we are going to send out a survey, but maybe in a couple of weeks we will send out another survey if we had league during the week, how many more people that are not playing now would play? We can dream about people moving into the community, but we have to do for someone who is here.

Ms. Laferski stated on her survey, she asked would you or a family member play for a week night or weekend league if it was available? Yes by 24 of them.

Mr. Hayes stated I would like to work with Jill, put together a formal survey just about tennis and send it out to everyone. So let's get some feedback and bring it back to the next board meeting. We will continue to talk about this, and lets expand from the people on your email to the community, and see how many people are hiding in the shadows.

Ms. Laferski stated that would be great, but I have a question about the bathroom. Could it be moved to here?

Mr. Armstrong stated it is a plumbing issue.

Ms. Laferski stated it is a huge thing installing a bathroom somewhere closer to golf and tennis.

Mr. Hayes stated because we have to enlarge the bathrooms, we have to have more bathroom and give some kind of access directly from the tennis courts. That is something we have to work up.

Ms. Laferski stated improved lighting, if we don't get courts, replacing the windscreen anchors.

Mr. Hayes stated windscreen expenses are high, and from what I am understanding, it is actually a benefit that they break. For years I have seen that on our maintenance list, repair the screen, repair the screen, every time. From what I understand, it is actually better that they break because it is either that or the screen, and then we are buying a new screen. It is easier to buy new zip ties.

Mr. Armstrong stated so basically our problem is peak hours – ya'll don't have enough court during peak hours?

Ms. Laferski stated there are a lot of peak hours.

An audience member stated with the number of leagues that are being talked about is really tiny as opposed to the number of people playing. There are a lot more people that are playing.

Mr. Hayes stated I want to find those people in the shadows, and we will get a survey out and pull some of those people out so the board has a better idea of what you are talking about.

An audience member stated regarding tennis, my son plays a lot of tennis. I think it is simply we don't get the coaches here because we cannot offer the coaches enough money with

four courts of which they don't have certain hours they can be guaranteed 2, 3, or 4 courts. It is a simple business decision.

Ms. Jen Bachman stated I am one of the people that moved here a year and a half ago because my husband is a golfer and I am a tennis player. We almost went to Palencia, and I talked to some people and made a choice to come here. My husband loves the golf, but I am disappointed with the tennis, so now I pay \$800 a year just to walk on the tennis courts at Julington Creek in addition to the tennis fee to play on the team and the clinics and all those things. I love playing on our team here. I play on Thursdays as well, but it doesn't have the level of competition and pros and all those things that I think our neighborhood could be set apart. I also see it as a cost effective model long term because you can if we get more courts and we can qualify for the USTA leagues, which require you to have at least five courts, I think we can charge outside players a certain amount to play. It doesn't have to be \$800, but it can be something in between to offset the costs. I have three daughters who were all in tennis lessons. We moved here from Atlanta, and they were all in lessons, but they haven't taken a lesson in a year and a half since we have been here because I can't physically get them everywhere as we don't have it here, and I can't do it at 7:00 at night. I have been disappointed as far as that goes. I think more courts is a start to create all of this other.

Lisa Mazza stated my comments aren't about the pool or the tennis courts. My comment is about the fountains, adding fountains, adding aesthetics to the community, adding a way for trucks to come in to build the pool or build the tennis courts because the trees are too tight. The trees need to be trimmed. We need to enhance the aesthetics of our community instead of a beautiful pool or a beautiful tennis court. I am talking about the trees lining the street. Busses or moving companies can't drive down the street.

Mr. Hayes stated I have a clarifying question because the trees are your responsibility. They are your responsibility, they are on your property. I trim mine. So your comment is you want the CDD to take over the trees?

Mr. Oliver stated I want to interrupt for a second. The maintenance of trees cannot be funded with these funds. These are capital funds, so tree maintenance couldn't be funded with this, but you could put fountains in your ponds with these proceeds.

Ms. Mazza stated I think fountains would be a great enhancement – just as much as the pool or the tennis courts.

Mr. Armstrong stated I have brought up before putting fountains in the water. If I remember correct dealing with Mike, it is the depth of the ponds to be able to pump water, correct?

Mr. Yuro responded depth of ponds I don't think is as critical as getting power to the ponds. You are going to need power, and that is not cheap. The ponds are all probably about the same depth, so I don't think depth will be a factor that would prevent it.

Mr. Armstrong asked isn't that what we talked about at the pond at the front of the facility? We talked about putting a fountain in it at one time, and there was a reason why we couldn't put a fountain?

Mr. Yuro stated yes, it is the fluctuation of the pond going up and down. It is not really deep, so when that pond goes down, that structure is exposed. The one in the back off Drury, that pond is a natural pond, and it is deep. That water is not fluctuating, so that fountain always looks good.

Ms. Tracy Yuro stated I think I was the first house here 14 years ago. Never played tennis a day in my life, and my brother is a pro, and now he is the director of tennis at a country club here in town. He moved with me because he wanted to start tennis here. I got a lot of friends, and I got a racket, and we started hitting balls in the pool, and we started playing, and then we started leagues. My brother, who has played tennis his whole life, has never seen a community with zero support or pros or anything like that, have the leagues we have and the teams we have all just done by ourselves because of the passion for tennis. It just doesn't happen. You get YMCA people who love tennis, and they will find a YMCA because they want to play tennis. Palencia, I have been a member there, I am a member now. I joined because I wanted more tennis. I went there, and they don't have anybody to play. Courts are wide open, but they don't have any players because it is a country club, and they have to find players. It is so rare to have people come in and crave it, play it, and that is what we have here. It has just grown, and I couldn't be happier. What I want is youth tennis, and I don't even have young kids, but I want the sport to continue. My whole family plays. I want to play with my family. I am a member at another club because we don't have the facilities here, the coaches, or the team level. I would love for us to have courts here for the children, and that way we can get pros, get more tournaments, Grand Prix, and it makes me sick to know that there are kids that live all up and down 210 that we could have a Federer down the road. We don't even know it because there are

no courts for him to play on. If we got courts, kids could play. I want everybody to have the opportunity to play and not just who live in a country club. My beef is I desperately want the courts. I want a ball machine, anything we can get we will take. Another question I had is you were saying this is the kids area, and this is the wine and cheese area, those two really don't go well.

Mr. Armstrong stated he meant to say sodas and cheese because we don't allow alcohol at the pool. So to make sure I am clear on this, basically what we are saying is ya'll are wanting coaches or professionals out here.

Ms. Yuro stated number 1, we want courts. Anything else over that, they will come. I have coaches now – begged them to come into our facility and teach because we have so many kids in our neighborhood that go elsewhere.

Mr. Armstrong asked why won't they come teach?

Ms. Yuro stated because there are no courts. They are full. They are not used between 1:00 until about 3:00. I am not saying not all the time, but that time, after 3:00 – bam, done. Any court, whether it is clay or hard court, those are when you water courts, it is too hot. As soon as 3:00 hits, it is kids tennis. I would love for there to be courts where you just hit with your little one. There is not a court available for that. That makes me sad because that kid might be a great tennis player, and it is a lifelong sport.

Mr. Armstrong stated I am not a tennis player, so that is why I am asking are the courts that full from 7:00 a.m. until 6:00 p.m.?

Ms. Yuro stated they are full. And I don't think it is fair that they get those courts, and if I lived in the neighborhood, and I want to go play with my kid, what makes them get the court and not me? I feel bad. Why do I get it, and I get it every week? This girl got the day off, she is going to hit with her kid, and I can't give it up?

Mr. Armstrong stated isn't it kind of like the swim team that if you have residents that are coming in, you have to give up.

Ms. Yuro stated you don't give up the whole pool.

Mr. Armstrong stated we have to give up a lane.

Mr. Hayes stated we also have to realize money is involved. We just don't build 10 courts because we want to have 3 available should someone want to play. We have to be smart. Does anyone else have anything to say?

Mr. Oliver stated at this point, any board discussion or any guidance you want to give to staff, I would imagine the next time you pick up this discussion at a meeting would be in late March at the regular meeting. When we meet on March 10, that will just be the public hearing to deal with the bond issue. We won't be talking about projects in this much detail.

Mr. Hayes stated let's have a survey and see how we can add some very key tennis questions in there and start to get feedback of who wants to play at night that maybe we don't know about right now.

Ms. Yuro stated teams get formed by word of mouth because we can't even publish it because we fill up so quickly. I started a mixed doubles team with three lines. I asked the first six couples I ran into – yes I want to do it. Other people wanted to start another team, and we couldn't even put it out to the neighborhood because we filled the teams so quickly.

Mr. Tom Hudson stated a comment, and I don't know who it is going to, to find out what does an architect and/or entertainment person say for a 800 household community to have an appropriate number of courts. What comes to my mind is that we compare it to Sherwater, and we said 2600 and two courts. I drove through Sherwater, and I don't know that there is anybody living there yet. There is estimated 30 homes under roof, and I would be surprised if that would be ample two courts for 30 homes. In your survey if you can find out what somebody would recommend.

Mr. Hayes stated if you go onto the USTA site, they actually have it on there. That is their recommendation by population density.

Ms. Susan Weaver stated my kids aren't young anymore, they are all in college, but my daughter plays tennis. She stopped because Dede wasn't available at the times we could do that. I am saying if you have tennis pros available, you are going to have more kids from the neighborhood. It is going to fill up because they are interested.

Mr. Armstrong asked do you all have a plan for financing the coaches?

Ms. Yuro stated they will come. There are people that want to be out here. I think you will have people bidding to come out there.

Ms. Jen Hayes talked about pool furniture. The board wanted suggestions on pool furniture. All the shipments didn't get here in time, but some of the other items are coming Tuesday. Some have small samples of colors and things, but basically what is back there is just for reference and to get a feel for materials. The group has done a ton of research and met with



dozens of vendors about what is their recommendation. We move the pool furniture all the time because of swim meets and functions. Because of that, they really do recommend either the recycled plastic or strapped furniture. That is what I don't have today. There is a new model out that looks a lot more modern than what we have. It takes all the good parts of modern chair and shape, and then it is cross-woven on straps. I have samples to show you including the straps. These items will stay here a week. Everybody wants to get feedback from more than just the 22 people on the committee. They have given it to me for a week, and what I was thinking was we could open the website to give homeowner comments that will label them. We could have them stop by and make comments about the pool furniture.

Mr. Armstrong asked could you put a pamphlet together or something we can look at there?

Ms. Hayes responded yes. I have catalogs here tonight from all the main manufacturers. The trashcan vendor is also giving me samples on that.

Mr. Armstrong asked is this something we can send an email blast out and have this room open and let the residents come look at this?

Ms. Hayes stated we will label them, and I will put together a voting sheet or something.

Mr. Oliver stated we will take a recess until 7:30, and this will give individual supervisors the opportunity to mix with the residents a little bit and talk about projects. Supervisors will avoid discussions with other supervisors regarding CDD matters.

**FOURTH ORDER OF BUSINESS**

**Recess (15 minutes)**

**FIFTH ORDER OF BUSINESS**

**Public Comment**

Mr. Oliver stated this is your opportunity to make comments on any of the items on the remaining agenda. There is a public comment section at the end of the meeting if you look on Item #8, and the chairman always has the discretion of recognizing someone during the meeting if necessary.

**SIXTH ORDER OF BUSINESS**

**Approval of the Minutes of the January 7, 2016 Meeting and the January 28, 2016 Meeting.**

Mr. Oliver stated I reviewed the January 28, 2016 minutes and also talked with Supervisor Paul Armstrong. While we both concluded that typically summary minutes are fine and meet the statutory requirements of minutes prepared for meetings, and Wes could certainly go into the elements of those minutes, because of the broad nature of the discussion held at our last meeting, which was 4.5 hours long, we sent those minutes back to the transcriptionist so that she could provide a fuller set of minutes. It won't be a transcript, but there is going to be more detailed discussion so that we have that as a reference point months and years down the road. What we are looking for today is to consider approval of the January 7, 2016 meeting.

On MOTION by Mr. Armstrong seconded by Mr. Murray with all in favor the Minutes of the January 7, 2016 meeting were approved.
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#### **SEVENTH ORDER OF BUSINESS**

#### **Consideration of Proposals for 2016 Lifeguard Services**

Mr. Wes Haber stated at the last meeting the board was provided with two proposals. There was a question about three proposals. One of the proposers got the due date wrong. We reached back out to them, and since the board tabled the issue to get references, we also gave them an opportunity so the board had more proposals to look at. Since doing that, one of the proposers that provided a proposal at the last meeting has dropped out, so once again you have two proposals to look at. Just for reference, you still have your proposal from Elite, and Elite has provided the references you are looking for. I have circulated those references to the board. The proposal from Riverside has been withdrawn, so that is no longer under consideration, and you now have a proposal from ASG, which should be an apples-to-apples comparison as far as the services to be offered. Those are in the agenda package for your consideration. It looks like you have representatives from both companies, and I assume they are willing to give a rundown of what their companies have to offer, or you can base on what they have submitted in the proposals. It is at the board's discretion about how you want to go about reviewing and ultimately determining what you want to do for the lifeguard services.

Mr. Murray stated I think we went into detail at the last meeting. I personally don't feel that I need to do any other further discussions going forward.

Mr. Hayes stated based on my evaluation, I will make a motion to move forward with Vesta/Amenity Aquatics Staffing.

Mr. Sharpe stated with Vesta, they do not refund back to us any funds if the pool is closed for a week for a hurricane, we still pay them whereas Elite does not do that.

Mr. Hayes stated I did ask that for clarifying, actually they volunteered that information, they don't bill us for those hours. It won't be any refund, it is just when they send the bill out, it will be minus those hours. I did notice that as well.

Mr. Oliver stated they don't bill in advance.

Mr. Sharpe stated they are more expensive. Are you all for a contractor that is more expensive?

Ms. Watt stated I am not comfortable with a contractor that did not do all the expectations last year. I don't think that is the expectations we had, and Jill had a lot of issues, and I think that has all been laid out in front of us.

Please check to see if this was a 5-0 vote...

On MOTION by Mr. Hayes seconded by Mr. Armstrong with four in favor and one opposed to award the contract to Vesta/Amenity Aquatics Staffing to provide 2016 lifeguard and pool monitoring services was approved.
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Mr. Oliver stated counsel will prepare an agreement.

**EIGHTH ORDER OF BUSINESS**

**Discussion of Scopes of Service for Amenity Operations and Field Operations**

Mr. Oliver stated you have in your agenda package copies of the scopes of services on the approved contracts for Riverside Management Services and Yuro and Associates. Included with the copies of those contracts is an excerpt from the board meeting minutes of August 26, 2015. It is under Fifth Order of Business. It says, "After discussion, the board decided to maintain the new scopes that split the responsibilities between the two companies and monitor that process for 90 days. During the 90 days, the two companies will each put together a proposal to perform all the services of the two scopes. On Motion by Mr. Murray seconded by Mr. Armstrong with all in favor the revised agreements with Riverside Management Services for amenities/recreational management and Yuro & Associates for field operations management

were approved." And then the next paragraph states, "Counsel will prepare agreements with a 9/1/15 effective date. The board will review effectiveness of new model after 90 days. Staff will provide bi-weekly updates to board," which Mike and Jill have been doing. We have passed that 90 days period. I am just looking for board guidance. What do you want to do at this point?

Mr. Hayes asked Mr. Murray, have you seen the revision that we need to do in the scopes?

Mr. Murray responded I think the scopes are pretty tight right now.

Mr. Oliver stated one thing I want to add, and it doesn't matter to me which company gets it, but the maintenance of parking lot lights at one time was on the scopes. It is not on there now. I don't have a preference, but we need to put it on one of these scopes.

Mr. Hayes stated there is definitely a difference over the last couple of months, and I think Riverside has been working on it. It seems a lot brighter out there. I don't know if you are using brighter wattage or what, but the parking lot seems to be brighter when you turn into the parking lot.

Mr. Murray stated I think some trees have been topped. But the lights are brighter.

Mr. Louis cowling stated some ballasts that were replaced. Once you replace the ballasts, it will give a brighter light. It will decline about 50% over two years. Anything that goes down ballast wise we replace with a brand new ballast.

Mr. Hayes stated for the scope, I think leaving Jill over that, she is in the parking lot in the evening and early morning. The way it is working there, I would just add that to her list. To follow up with what Shawn presented back in September at her 90 day review, Shawn you can correct the language to present it to two parties to do the package as one whole under one company.

Mr. Murray stated we discussed before giving each company an opportunity and any additional companies to be able to bid on the entire project.

Mr. Hayes stated I would like to move forward with having both parties come to the next meeting with their total package. Do we need to make a motion for that?

Mr. Oliver stated you do, and if you did do that, you would direct counsel to handle that action.

On MOTION by Ms. Hayes seconded by Mr. Armstrong with all in favor to have counsel combine the two existing scopes of service for (1) amenities/recreational management and (2) field operations management into one, add parking lot streetlight maintenance to combined scope, and request proposals from the two incumbent contractors was approved.

Mr. Haber stated just to be clear the motion is to have both companies provide proposals for the total package of services. I am not reaching out to anybody for any additional proposals, you are just looking for these two companies to provide their proposals to me for my distribution to the board?

Mr. Hayes responded correct.

**NINTH ORDER OF BUSINESS**

**Consideration of Request to Install  
Championship Banner to Stingray's Wall of  
Fame**

Mr. Oliver stated I think, Tracy, you asked me to put that on the agenda.

Mr. Hayes responded I did, they have retracted it. I talked to Hank before we lost him about that area on the wall above the trim level of other signs. They want to put a nice banner charting their years of championships. I don't recall ever mentioning about the CDD picking it up. The bill came for \$845, and I said I would let the board discuss it. I thought their sponsor was going to pick it up. Paul, do you have any more insight on that?

Mr. Armstrong stated the way I look at it, we don't do it for anybody else, so why are we going to be putting that up. It is nice they are summer champions and all that, but we don't do that for tennis, we don't do it if we have someone in the gym that breaks a world record. I love the idea, if they want to pay it, I will be more than happy to approve letting them put it up there, but I don't think the board should be paying to recognize a club basically.

Mr. Hayes stated let's table this.

**TENTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed

**ELEVENTH ORDER OF BUSINESS****Staff Reports****A. Attorney**

Mr. Haber stated included in your agenda package is the document called *Capitol Conversations*. It is a document that my firm puts out from time to time. We follow the legislative session and monitor the legislation that we think is going to be impacting CDDs in general. I am happy to answer any questions you may have regarding the document. A few that are most noteworthy are HB 745 and SB 516 discussing District websites. That looks like it may die. That was a separate bill that was going to require a lot more information on CDD websites state wide, which would have been a more expensive undertaking. It is possible that the legislative folks that are pushing that bill may try to sneak it into another bill, so it hasn't completely died. I think for the time being, the websites are pretty thorough.

Mr. Hayes asked what are some of the things they are talking about?

Mr. Haber responded there is an entire list of additional ways that the various finances of the District need to be displayed in charts and comparisons. I could send you the bill itself, and you can see that list. The other one I wanted to bring to your attention because it has come up from time to time is HB 869 and SB 1004 about the exemption of security camera video. You may recall, and I think I reported to the board, there was case law as well as attorney general opinions on which we rely for the position that security camera footage is exempt from public records. This bill, if passed, would make it law and specify in detail when it is exempt and actually provides for it being both exempt and confidential. We will see if that passes. There is also a CDD bill that is pretty much directed only at CDDs, and it is stuff that would be found in Chapter 190 itself. I think probably the biggest one that would impact you is it clarifies a CDD's power to tow from District property, and the word property was intentionally chosen for that particular bill because in this case, Sampson's property includes its streets. I think it will be interpreted such that because Sampson Creek owns the streets, at least for the time being, if there are cars parked, we believe this would give the District the authority to perhaps tow cars that are on the District's street that don't comply with rules that the District needs to adopt. There are more steps to take, and we will see if that passes. Lastly, HB 1021, SB 1220 talks about public records, and it provides for recovery of attorneys' fees in certain actions. Presently the public record law is pretty straightforward in that if the custodian of the records doesn't strictly comply

with the obligation to provide records and gets sued, the lawyer for the entity that sues the unit of government gets prevailing parties attorneys' fees. Unfortunately what we are seeing around the state are lawyers taking advantage of that law. They are making requests not because they necessarily care about getting the documents, they are requests because they care to see if the unit of government is going to comply with their request. If they find any problem with the compliance, they are suing, and they are getting their attorneys' fees. So what this bill would do is they would give a judge some discretion as to whether those attorneys' fees are going to be rewarded under certain circumstances. We will let you know what passes and what doesn't and where we are.

Mr. Hayes stated regarding the video camera stuff, what is the law right now?

Mr. Haber responded we take the position that the case law and the attorney general opinion allows a unit of government to withhold video footage that is captured by a unit of government if it is a video camera system for security purposes. What the cases discuss is that showing that footage can give folks who want to do bad things to the District an idea of how the system works, etc. If you release that footage, that is problematic.

Mr. Hayes asked can we be selective to who we release it to?

Mr. Haber responded I don't think you can give it to some people and not others. What this bill provides if it becomes a statute is the entities that would automatically be entitled to it like law enforcement agencies, other units of government. It specifies who it would go to and from whom you can withhold it.

#### **B. Property Manager**

Mr. Yuro stated I sent out an update today. The other thing I want to go over with you is at the last meeting, the board asked me to look into some other traffic calming opportunities in lieu of stop signs. Some residents were requesting stop signs to slow down traffic. I advised the board that it is my opinion that stop signs are not a good idea to use for slowing down traffic. What you have is an overall exhibit that shows three potential locations that I identified as a concern. A and B are the two complaints that we received from residents asking for stop signs, and C is another long stretch right out here in front of the soccer field where the pedestrian crossing is. I have heard complaints about that place fairly regularly. Those are the three locations that are candidates for traffic calming if the board wants to go in that direction. The next three exhibits show those three areas, and what I would recommend for the board would be

a speed table. There are a number of different traffic calming techniques. One is speed bumps like you have in the CVS parking lot, which is not recommended for streets. Another is a speed hump of which there are different kinds. One is about a total of 10' in the travel direction like a parabolic hump, and then there is one of about 20' that is like a tabletop. It goes up and then it levels off for about 15', and then it comes back down. Those are both referred to as speed humps. Another type is called a speed cushion. The second part of the packet shows some pictures of the speed table versus the speed cushion. A speed table covers the entire width of the road whereas a speed cushion is only about 6' wide. That would go in each travel lane. The advantage of the speed cushion is emergency vehicles have wider wheelbase so fire and rescue and even buses can go over that without going up and down. They can basically straddle it going across. The disadvantage of the speed cushion is cars will start to veer left or right to only get one tire over it. It is wide enough that the cars can't miss it, but it also doesn't slow traffic as much as one of the other two methods.

Mr. Murray stated the speed tables that you mentioned, it was on the news, somewhere off of Beach Blvd there are speed tables, it is a 30 mph zone, and people are being clocked going 61 mph.

Ms. Watt stated well on the speed cushions, think about CVS, do you go around them at CVS? You can go around them, I do it every time.

Mr. Yuro stated all the studies indicated that these are both effective ways to slow down traffic, but the other thing they also recommend is to be more effective, you don't just put one, you put a couple like two at each location. You would put a second one within 200' to 500' of the first one. Those exhibits I showed you basically show two potential speed tables at each location. They are much more effective if there are two of them in a series. You don't just automatically start picking up speed again. I did price them out. There is a summary sheet on the front. I priced them out from the manufacturer who will provide them. It does have to be installed and epoxy and drilled down into the ground. I also had an asphalt company give me a price for pouring the asphalt to do it in asphalt. They are plus and minus in the \$3,000 to \$3,500 each for one speed table. If you are going to do two locations and wanted to do two speed tables per location, you are looking at \$6,000 to \$7,000 per location for these speed tables. It is recommended to put up a sign advising motorists of the speed hump. My opinion is this: I would



not recommend stop signs for slowing down traffic. My recommendation would be the speed table.

Mr. Hayes stated we had an extensive conference call last week about what should be on the agenda and what should be in the packet, and nothing was mentioned. I highly suggest we table this. I suggest each board member go online and Google traffic in communities. There are extensive reports already done.

Mr. Yuro stated that is all I have.

**C. Engineer – Board Direction Regarding Traffic Calming at Selected Intersections.**

This item was discussed under B – Property Manager report.

**D. Manager**

Mr. Oliver stated we will have the public hearing regarding assessments on March 10.

**D. Amenities & Recreation Manager**

**1. Consideration of Proposals for Underwater Light Repairs**

Ms. Flores stated we have two lights out in the pool currently. I received three estimates. Two are in the agenda package, and one was emailed to you separately yesterday. Those total costs for fixing those two lights range from \$1,200 to \$1,700 on the three estimates. Due to the potential pool renovations, I called Arsenault Pools for their feedback regarding the necessity of replacing it now or if we should hold off due to potential renovations coming up in the fall. Basically their response was that if we are not going to have any events taking place that have nighttime swimming, there is not a safety concern. It is simply for ambiance. He also suggested that during our pool renovations, and all three contractors made the same recommendation, that the board may want to consider holding off on changing the lights and think about going to all LED lighting when we do actually do the pool renovations. They suggest if we do go to LED lighting, you want to do that all at one time just so the lifecycle of all the lights fits on the same cycle. Do you want to hold off on changing out the lights, or would you like to move forward. Currently I have two events that will be affected if we hold off. We can make minor changes.

Mr. Armstrong stated if we hold off, what about summer camps. What is going to be affected during this year?

Ms. Flores responded as far as summer camp, that has no relevance because it is during the daytime. The only two events that would be affected would be an 8<sup>th</sup> grade party that we have scheduled. The alternative would be to change the time of the party and make sure they are out by dusk. The second one was a Dive-In Movie, which can easily be changed to Movie on the Green if we choose to hold off on the lighting. For Kids Night Out, we would change the venue and put it on the soccer field, which we have done in the past as well.

Mr. Armstrong asked have we contacted the birthday party person?

Ms. Flores responded it is all of the 8<sup>th</sup> grade. It is graduation of Junior High School. We can do it earlier.

Mr. Oliver asked Mike are we certified for night swim here?

Mr. Yuro responded not that I am aware of.

Ms. Flores stated Arsenault asked me to check that, and on the permit it states we are. His suggestion was at this point do not do any nighttime swimming with those two lights out.

I want to add for night swim, it is the wood deck area, so if you don't have kids within 8 to 10 feet of the pool, you can still open this top portion of the deck. It is just the pool area itself is covered with that night swim.

## **2. Consideration of Manufacturer's Proposal for Air Conditioner Requests**

Ms. Flores stated in your agenda package, I wrote up a brief synopsis of what has been going on with the air conditioning and where we are at now. I was asked to contact Trane and see what they could do for us. Trane came out, they evaluated our system, and made their recommendation. They feel if they switch out and replace the evaporator coil, TXV, and auxiliary pan that our system can be saved, and it will increase the longevity of the system. The fee for all of those repairs after the warranty items are covered is \$1,176.14. The other five companies that came out and saw the synopsis all recommended replacement of the unit, and those fees ranged from \$4,288 to \$11,430 depending on the type of unit size.

Mr. Armstrong stated Trane is honoring the warranty except for the bad installation job that was done. The pump wasn't even hooked up, and that is what was causing it. Without the oils, it basically froze up and got water in it, the pump didn't kick on to get rid of the water, so it had to go somewhere.

On MOTION by Mr. Hayes seconded by Mr. Murray with all in favor the repair costs to fitness room HVAC system in the amount of \$1,176.14 was approved.

Ms. Watt asked where are we with the mirrors in the fitness room?

Ms. Flores responded as far as the mirrors go, I was directed by the chairman to have them replaced. I received a phone call today, and they are going to set up a time for early next week for replacement.

Ms. Watt stated when is the cardio equipment coming in?

Ms. Flores responded cardio equipment is tentatively scheduled for next Friday, and I should have a further update no later than Tuesday.

Mr. Sharpe asked when is the light pole over by the tennis court going to get painted back to its usual color.

Ms. Flores responded I can have that done as soon as possible.

**TWELFTH ORDER OF BUSINESS**

**Supervisors' Requests/Audience Comments**

**Supervisors' Requests**

Mr. Armstrong stated I know we just redid the scope for Riverside Management, for Jill and all that, and I know we made changes on all that. I would like to go ahead and ask the board to basically go ahead and put out three bids for engineering to see what sort of price we are getting when it comes to the engineering job.

Mr. Haber stated the way engineering works for continuing contracts for engineering services is it falls under what is called the Consultant's Competitive Negotiation Act. That is what you saw when we did Basham and Lucas when we were looking for the architectural services. That statute provides that when seeking proposals for professional services, the proposers don't provide rates. So you can go out, and you can get proposals for engineering services. What you will be provided are qualifications of the engineers. You will rank those proposals based on their qualifications and authorize staff to negotiate first with the highest ranked person. If you don't successfully reach a contract with them, including the negotiation of the fees, you go to the second, the third, and so forth. For an ongoing contract such as ours, it is

not as simple as just getting competitive dollar rates and awarding it. You need to follow that formal process. You can only look at qualifications and then you rank them on qualifications and then you negotiate the fee amount. It is something for the board to discuss.

Mr. Sharpe asked why is that?

Mr. Armstrong responded it is something I feel we need to look into, the qualifications of engineering. Mike has been with us for 12 years. There are other engineers out there that might have different opinions, and I would like to see what their qualifications are as well as Mike's.

On MOTION by Mr. Armstrong seconded by Mr. Hayes with four in favor and Mr. Sharpe opposed to have staff issue RFQ for engineering services was approved.

Ms. Watt stated I have a simple line item on the budget. Can Engineering be moved to Field Expenditures or does it have to stay under Admin?

Mr. Oliver stated I am going to ask Jim Perry that question. Sometimes it is split between the two.

Mr. Perry responded it is typically always under Admin.

Ms. Watt stated but it is an outside – it doesn't make sense to me, even if it is typical. Is there a reason for that?

Mr. Perry responded if you do have portions of the job that are more related to the field, you could split them, but just like General Counsel and District Management typically falls under the administrative section.

Mr. Hayes stated I was able to sit down and talked with Rich about projects in the fall. There was stuff I did not realize was going on that wasn't brought at the meeting, about how short-handed it was at that time. I am satisfied with the explanation and the few things that we had all agreed with. Riverside is on board with how we would like to see it proceed. One was the painting and how that went on. He was trying to do a quick job from the standpoint of getting it done for us versus waiting for his painter person to do it because he was on vacation. We were willing to wait two weeks until he gets back from vacation. I told him next time to make sure your professional painter is here, and I think we are all on the same page.

Mr. Sharpe asked what are you talking about with the painting.

Mr. Hayes responded there were some scrubbers and paint brushes left out, paint brushes being bought and that sort of thing for the large job. Jill asked for three bids and asked for Riverside to give her a bid. Rich explained his normal painter wasn't available because he was on vacation. He was trying to give us great service, he gave a bid, they were the lowest bidder so Jill chose them. We didn't exactly get his painter guy. I told him next time we want the painter guy, and if we have to wait two weeks to get the painter guy, and they are the lowest bid, that is what we will move forward on. Even though he was trying to give us great customer service, in the future we will wait two weeks for that to happen.

Mr. Murray stated I also met with Rich Whetsel of Riverside Management Services. We discussed some the issues, and the District will be getting a credit over some invoices that we did find some discrepancies with. We will be getting a \$91 credit back to the District over some of the items that we should not have been billed for.

Mr. Hayes stated one thing I am concerned about, just to put it out there, I don't know the level of theft that has gone on in here. It was brought up at the last meeting about some stuff being taken out of there. If we need to get some of the expensive items, I think it was the light bulbs or the ballasts or whatever, if we need to get a locked cabinet in there that only Jill has access to, that is what we need to do.

Mr. Yuro stated if it is like the big streetlights missing, it is likely that the electrician that does some of the street intersections use those light bulbs and ballasts. We just ordered some additional because there are a few lights along Leo McGuire that need to be repaired. I can't imagine anybody stealing those light bulbs. I don't know where else they would be ever used.

Mr. Hayes stated maybe we need to put a clipboard in there and inventory those types of things.

Mr. Armstrong stated I know I received an email from a resident from the neighborhood. She is here if she would like to address the board with her concerns.

### **THIRTEENTH ORDER OF BUSINESS      Audience Comments**

Ms. Kim Kendall addressed the Board and discussed the need for professionalism, claims of conflicts of interest, and working together in unity for the best interests of the community.

**FOURTEENTH ORDER OF BUSINESS      Financial Reports**

**A.    Balance Sheet and Statement of Revenues & Expenditures**

Mr. Oliver stated these are unaudited and are as of January 31, 2016. There are no unusual variances.

**B.    Check Register**

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

**C.    Special Assessment Receipts**

Mr. Oliver stated we are at 93.29% collected.

**FIFTEENTH ORDER OF BUSINESS      Next Scheduled Meeting – March 24, 2016 @ 6:00 p.m.**

Mr. Oliver stated I have spoken with the chairman, and he stated that the next regular meeting is during the Spring Break period. What I would like to do is when you come to the public hearing on March 10, bring some options for dates for the March meeting and if you want to hold it a little bit later. The March 10 meeting will just be the public hearing. We may want to do it the first week of April. Let's make a decision when we are at the public hearing on March 10.

Mr. Haber stated what we are going to do at this public hearing is levy an assessment at the highest amount that we are able to levy it, then when we start to refine what the financing is going to look like, we will have levied that assessment, we will come back to this board with a supplemental assessment resolution, which would be adopted without the need of a public hearing, which would then specify the exact amount of the assessment. Essentially the public hearing is to tell everyone here is what we are looking to finance in these broad categories, and here is the most we are going to assess you for these bonds, but later when those bonds get issued, we will also adopt a supplemental assessment resolution, which will be more precise as it relates to the exact assessment number.

Mr. Hayes asked what is the timeframe between that and that.

Mr. Oliver responded we are still waiting, the S&P committee is not going to meet until February 28, so we are still going to have some pricing of the bonds that will occur. We will have the public hearing on the 10<sup>th</sup>, and then we will have a closing sometime after, and we will probably have some pre-closing.

Mr. Hayes stated so we don't have to meet again before the closing?

Mr. Haber stated we may need to meet again because we won't have the specific terms of the bonds by the March 10 public hearing on the assessments, and we will need to do that supplemental assessment resolution. Hopefully by March 10 we will have a better idea of when those bonds are going to close, and at that time we can continue that meeting to say we have held a public hearing, the assessments are officially levied, close the public hearing. The published notices that were sent say we are going to be holding a public hearing on assessments, and at that time the board will also be holding a general meeting. We will close the public hearing, we will continue to hold a board meeting, which will then likely continue because we will have a better idea of when those bonds will close for the purpose of adopting that supplemental assessment resolution. We will likely hold the pre-closing after that meeting that we do the supplemental assessment resolution.

Mr. Hayes stated so we probably do need to meet that week after Easter?

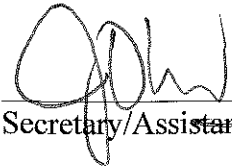
Mr. Oliver stated we will have that information on March 10<sup>th</sup>.

Mr. Haber stated February 28 is when the rating agency will let us know what they are willing to rate our bonds. Once the underwriter has that information, they will be able to tell us do a private placement because your rating is such that you are not going to get better than 3.7% or do the public offering in the bond market. If you do the public offering in the bond market, this is how long it is going to take, and here is when you are going to be able to pre-close. Between that time there is going to be lots of work by the rest of us drafting a bunch of documents that you will sign to actually get those bonds issued.

## **SIXTEENTH ORDER OF BUSINESS**

## **Adjournment**

On MOTION by Mr. Hayes seconded by Mr. Murray with all in favor the meeting was adjourned.
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Secretary/Assistant Secretary



Chairman/Vice Chairman