

MINUTES OF MEETING
SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT

The recessed meeting of April 18, 2018 of the Board of Supervisors of the Sampson Creek Community Development District was reconvened on Wednesday, May 2, 2018 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:

Shawn Murray	Vice Chairman
Steve Sharpe	Supervisor
Tom Hudson	Supervisor
Kim Kalke	Supervisor

Also present were:

Ernesto Torres	GMS, LLC
Wes Haber	District Counsel
Alex Acree	District Engineer
Residents	

The following is a summary of the actions taken at the May 2, 2018 continued meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Torres called the meeting to order at 6:00 p.m. and all Supervisors identified themselves. A quorum was present. The purpose of the meeting was to deal with the pool resurfacing and Splash Pad projects.

SECOND ORDER OF BUSINESS

Public Comment

A resident asked if the soft costs of the engineering and architectural design for the Splash Park and pool deck projects were included in the budget. Mr. Hudson spoke to Mr. Oliver and all costs associated with the pool were in the budget; \$1.1 million was available and \$700,000 was spent on the pool, inclusive of architectural fees and oversight; however, \$70,000 was coming from the capital reserve.

THIRD ORDER OF BUSINESS

Discussion of Pool Resurfacing Project

Mr. Torres met with the pool contractor and Mr. Sharpe on April 26, and requested that the Board take action on the following items, which could not wait until May 16 meeting.

- *Approval of \$1,800 for four pool rope anchors.*

Mr. Sharpe stated that the existing pool rope anchors for the outside two-lane lines, came out of the wall, when the tiles were removed, because the rope anchors were not grounded.

On MOTION by Mr. Sharpe, seconded by Mr. Hudson, with all in favor, the purchase and installation of four pool rope anchors, in an amount not-to-exceed \$1,800, was approved.

A resident asked if the Board was taking action towards the original pool contractor for negligence, due to the broken rope anchors and other defects such as the tiles and drainage. Mr. Haber did not know how long ago the anchors were installed and believed that the statute of limitations expired. The pavers were upgraded, because the original colors were no longer available. The drainage was upgraded due to a change in the law.

- *Approval of six deck jets. Three will be placed on each side of the lap pool.*

Mr. Sharpe indicated that the deck jets were on the master drawing as a wish list and cost \$7,500. The intent was to have water aeration to cool the pool in the summer; however, according to Crown Pools, they were for aesthetic purposes only. Mr. Sharpe voiced concern about swimmers doing laps. Mr. Hudson favored the deck jets, to do something pleasant to attract realtors. Ms. Kalke and Mr. Murray preferred using the money for heat pumps. *After further discussion, this matter was dropped.*

Mr. Sharpe asked Mr. Stephens to provide a landscape proposal for two landscape beds that had Ligustrums.

- *Installation of 12" x 12" x 6" PCV junction boxes and conduit sleeves from Colorado Time System for \$4,825.*

Mr. Sharpe stated that the Swim Team had three to five swim meets and rather than having cords running to the timers and scoreboard, a suggestion was to have a conduit or pipes underneath the pavers, to prevent trip hazards. The Swim Team would be responsible for the cost of hooking the cords to the timers. Mr. Sharpe felt that \$4,825 was excessive and wanted to work with the contractor.

Mr. Hudson stated that the alternative was having staff dig a trench and lay pipe. Mr. Haber advised that there was risk with having staff digging the trench, if the deck over PVC failed. Mr. Torres requested that the Board approve a not-to-exceed amount of \$4,825, subject to Mr. Sharpe coordinating with the pool contractor on the cost and the work performed.

On MOTION by Ms. Kalke, seconded by Mr. Hudson, with all in favor, the Colorado Time Systems proposal for the installation of junction boxes and a conduit sleeve by, in an amount not-to-exceed \$4,825, and authorization for Mr. Sharpe to coordinate with the pool contractor on the cost and what was included, was approved.

➤ *Glacier Bay pool chiller for \$18,000 or heat pump.*

Mr. Sharpe stated that with the pool chiller, the temperature of the water could be set at 82 degrees or 84 degrees, versus 90 degrees during the summer months. The contractor estimated \$45,000 to \$50,000 for a heat pump. Mr. Sharpe suggested approving the installation of a conduit by the pump for the electric panel. Mr. Torres confirmed that there was a requirement for additional electric, which was an insignificant cost, but did not believe that the conduit would affect the paver situation and could be delayed until May 16.

Mr. Hudson suggested approving an amount not-to-exceed \$1,000 and giving Mr. Sharpe the authority to work with the pool contractor and make a decision to install the conduit for the 240-volt line, in case the pavers were installed prior to the next meeting. Mr. Sharpe requested authorization to spend \$2,500. Discussion ensued.

On MOTION by Ms. Kalke, seconded by Mr. Hudson, with all in favor, the installation of a 240-volt line for a future cooling or heat pump system, and authorization for Mr. Sharpe to coordinate with the pool contractor for a price not-to-exceed \$2,500, in the event that a decision had to be made if the pavers were installed prior to the next Board meeting, was approved.

FOURTH ORDER OF BUSINESS

Discussion of Splash Park Construction Project

Mr. Acree presented a proposal for \$6,890 for a retaining wall that was 16 to 18 inches high and 70-foot-long, adjacent to the Splash Pad, along the backside of the splash pad, where the sand volleyball court encroaches. The retaining wall was necessary in order to construct the

paver deck as designed, as there was a storm inlet at the corner of the splash pad with a sidewalk from the cart path to the drain that was not included in the plans.

Mr. Hudson recalled that the sidewalk was constructed for golf carts to access the pool area. Mr. Murray requested a price to remove the sidewalk and grade the slope out to accommodate the height of the Splash pad and waiting until the next meeting to consider the retaining wall. The Board agreed.

FIFTH ORDER OF BUSINESS

Other Business

Mr. Torres provided the following updates:

- The Board discussed a brushed concrete finish for the pavers and suggested that the Board consider having a concrete finish, color or stain.
- Around the pool equipment, a vinyl fence was approved. There was some discussion with the HOA, for the vinyl fence. If the Board approved landscaping versus the vinyl fencing, there would be a credit.

Mr. Hudson was in favor of installing a PVC plastic fence where it was not visible, to keep continuity, and stay within HOA covenants. This item was tabled.

- Irrigating the new landscaping of the Splash Park would be an additional cost.

Mr. Murray requested a price for the next meeting.

- There was extra fill dirt onsite, which could be used to level out any low areas around the Amenity Center.
- 10,000 square feet of pavers from the lower deck were removed and could be used for future use. One suggestion was to create a paver area by the basketball courts, so there could be picnic tables that residents could use when there were food trucks. The contractor could stack the pavers onsite.

Discussion ensued regarding the location for storing the pavers. Mr. Sharpe noted that Crown Pool was planning to use the pavers to fill the kiddie pool area for a possible fire pit.

SIXTH ORDER OF BUSINESS

Supervisors' Request

Mr. Hudson requested feedback on the electronic version of the newsletter that was recently sent out. Mr. Sharpe liked the renderings of the Splash Pad on the website.

Mr. Murray thanked Mr. Torres for his efforts on the Splash Pad.

SEVENTH ORDER OF BUSINESS

Audience Comments

Ms. Katherine Andrews, a resident, 884 Eagle Point Drive, sent comments to Mr. Sharpe via email about the Eagle Point commons area. There was a plastic chair by the trees and a tree branch on the ground, which should be removed. She suggested placing doggie stations by the utility box, as residents were throwing dog feces on the ground.

Ms. Kalke commented that it was nasty for residents to leave dog feces on the ground and she is not in favor of the doggie stations. Chilling the pool would be a benefit to the community and attracting new residents.

Mr. Murray found out that an acquaintance was relocating to the area and a realtor from out of the area, showed them two houses in the community first, before any other community. The realtor was familiar with the reputation of Sampson Creek and its amenities.

EIGHTH ORDER OF BUSINESS

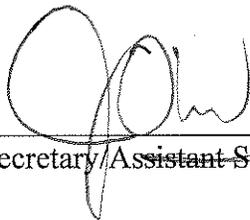
Next Scheduled Meeting – 05/16/18 @ 6:00 p.m.

Mr. Torres noted the next scheduled meeting.

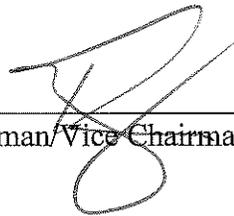
NINTH ORDER OF BUSINESS

Adjournment

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



Secretary/Assistant Secretary



Chairman/Vice Chairman