

**MINUTES OF MEETING
SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT**

A special meeting of the Board of Supervisors of the Sampson Creek Community Development District was held on Wednesday, November 14, 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:

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

Also present were:

Ernesto Torres	District Manager
Wes Haber (<i>via phone</i>)	District Counsel

The following is a summary of the actions taken at the November 14, 2018 special 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. noting the meeting was advertised as a special meeting on November 1, 2018.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited by all who attended the meeting.

THIRD ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

FOURTH ORDER OF BUSINESS

Consideration of Splash Pad Repair Plans

Mr. Torres reported the following:

- The Chairman represented the board, as directed at the October 17, 2018 regular meeting, to negotiate with Crown Pools on the modifications required by the Florida Department of Health (FDOH). The district's position was the cost for these items were not the responsibility of the district. It was agreed that the District would not pay for the modifications.
- Negotiations with Crown Pools for the method and substance used for the sealing of the cracks were successful and Crown Pools was ready to proceed.
- The remaining item was the concrete surface of the splash pad, once the concrete was sealed.
- Since all negotiations were successful, Crown Pools would proceed with the repairs and complete the project.

Mr. Hudson asked if FDOH would sign off and issue a permit if the modifications were completed. Mr. Torres stated for FDOH to approve the entire project, FDOH had to inspect signage, lighting, and other items. It was the responsibility of Crown Pools to deliver an FDOH approved splash pad. Discussion ensued regarding the criteria for final inspection by the county. Mr. Torres noted there would be a punchlist for the splash pad before final inspection. Mr. Hudson requested a list of all items to be completed by Crown Pools and a timeline for completion. Mr. Torres stated the deadline for Crown Pools to complete the splash pad was at the end of December.

Discussion ensued regarding the purpose of the invoice/estimate. Mr. Torres stated the estimate was received last month and triggered the negotiations. Mr. Haber explained the purpose of the invoice was to give Vortex, the subcontractor, an idea of the costs for the repairs, which the CDD was not responsible for.

Ms. Kalke questioned the status of the concrete surface negotiations. Mr. Hayes noted the material used for the surface, Tuff Coat or acrylic, was still being discussed. Mr. Murray preferred Tuff Coat based on his research and recommended the board members watch a video posted by Nocatee on YouTube showing the Tuff Coat application on their splash pad.

Mr. Hayes noted the President of Crown Pools, Mr. Brad Correia, offered to credit the District \$7,200 for an acrylic surface, but wanted a price for Tuff Coat and a quote from another vendor for acrylic before accepting Mr. Correia's offer. Mr. Torres contacted Tuff Coat for additional information. Mr. Hudson questioned the longevity of the coating. Mr. Murray

recommended budgeting for upkeep of the surface, because acrylic becomes slippery and kids running around the pool could slip and the board should hold Mr. Correia responsible for paying the total cost of the Tuff Coat, so the district did not have to pay anything above and beyond.

Mr. Hayes agreed, noting staff would make a presentation on the Tuff Coat and acrylic surfaces at the November 28th meeting addressing the pros and cons, warranty, and expected lifespan. As part of the negotiation, Mr. Hayes proposed for Crown Pools to cover the cost for maintaining the surface for ten years. Mr. Hayes voiced concern about the district paying for ongoing maintenance. Mr. Torres would obtain an estimate from Tuff Coat for three colors to cover 1,200 square feet. Mr. Hayes would further negotiate with Crown Pools the ongoing maintenance costs for the surface and installing the equipment to meet FDOT regulations and repair cracks.

FIFTH ORDER OF BUSINESS

Consideration of Crown Pool Pay Application and Set Retainage

Mr. Haber recommended payment of an invoice that was withheld due to the FDOT compliance issues and filling in the cracks and withholding retainage until all issues were resolved. It was his understanding that there was \$50,000 in retainage. Mr. Torres requested the board approve Payment #4 for June 30th in the total amount of \$59,932.05, with 10% or \$5,993.21 being added to the retainage. Once approved, the total retainage amount would be \$62,060.02.

On MOTION by Mr. Hudson seconded by Mr. Hayes with all in favor approval of Crown Pool Pay Application #4 in the amount of \$53,938.85 was approved, subject to the FDOH compliance issues and filling of the cracks.

Mr. Hudson noted Mr. Correia would receive \$53,938.85 by proceeding with the repairs immediately, but would not receive anything if he waited until the end December. Ms. Kalke and Mr. Hayes felt this was fair.

SIXTH ORDER OF BUSINESS

Adjournment

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



Secretary/Assistant Secretary



Chairman/Vice Chairman