

MINUTES OF MEETING
SAMPSON CREEK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Sampson Creek Community Development District was held on Wednesday, November 28, 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:

Tom Hudson	Chairman
Kim Kalke	Vice Chairperson
Tracy Hayes	Supervisor
Jill Flores	Supervisor
William Hohmann	Supervisor

Also present were:

Ernesto Torres	District Manager
Wes Haber	District Counsel
Alex Acree	District Engineer
Jim Oliver	GMS, LLC
Leah Tincher	Amenities Manager
Brian Stephens	Operations Manager
A.J. McCaffrey	Central Security Agency
Shawn Saunders	Central Security Agency
Michael Johnson	Duval Landscape Maintenance
Louis Brown	Duval Landscape Maintenance
Robert Sevestre	Resident and HOA President

The following is a summary of the actions taken at the November 28, 2018 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.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

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

THIRD ORDER OF BUSINESS

Organizational Matters

A. Oath of Office for Newly Appointed Supervisors

Mr. Torres, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Hudson, Mr. Hohmann and Ms. Flores.

B. General Information for New Supervisors

Mr. Haber explained the Sunshine Law, Public Records Law and Code of Ethics to the new Supervisors.

C. Recognition of Outgoing Supervisors

Mr. Hayes recognized outgoing Supervisor Steve Sharpe and Vice Chairman Shawn Murray for their service to the CDD. Mr. Hayes mentioned he did not plan to stay on the Board beyond his current term ending in 2020 and would support another supervisor if he or she wished to serve as chair.

FOURTH ORDER OF BUSINESS

Public Comment

Residents approached the board on the following:

- Ms. Bock read a letter to the board on behalf of several residents in support of a new CDD Chair that listened to all residents and did not make decisions without board approval.
- Residents suggested the Chair be changed yearly, the board review each agenda package thoroughly to ensure there were no errors and not contract in 2019 with the vendor who installed the Christmas decorations.

FIFTH ORDER OF BUSINESS

Election of Officers, Resolution 2019-01

Mr. Haber presented Resolution 2019-01, electing a Chair, Vice Chair and the remaining board members to serve as Assistant Secretaries. Theg Disitric Manger GMS recommended the continued designation of certain employees to serve as Secretary, Treasurer, Assistant Treasurer and Assistant Secretary.

On MOTION by Ms. Kalke seconded by Ms. Flores with all in favor Tom Hudson was elected Chair.

On MOTION by Ms. Flores seconded by Ms. Kalke with all in favor Kim Kalke was elected Vice Chair.
On MOTION by Mr. Hohmann seconded by Ms. Kalke with all in favor electing the Chair and Vice Chair as stated above and the remaining Supervisors and selected GMS Staff as Assistant Secretaries, Secretary, Treasurer and Assistant Treasurers, as evidenced by Resolution 2019-01 was adopted.

• **Landscape Maintenance Update by Duval Landscape** *(Taken Out of Order)*

Mr. Johnson and Mr. Brown provided the following update on landscaping projects:

- The viola flowers would be replaced with brand new colorful flowers in two weeks. A list of available flowers would be submitted to Mr. Stephens and Ms. Kalke at the Friday drive-through.
- The wood line was sprayed to provide a separation between the grass and the woods. The area by the JEA station was cleared and trees were lifted. Jack Frost Ligustrums were planted on the east side of the front entrance to enhance it and leaves were raked in the common areas.

Mr. Hudson was pleased with the appearance of the community.

Mr. Johnson and Mr. Brown left the meeting.

SIXTH ORDER OF BUSINESS

Contractor Updates

A. Security Update by Central Security

Major A.J. McCaffrey, of Central Security Agency (CSA) provided the following update:

- Halloween was extremely busy. Only one Deputy was in the community, and vehicle and foot traffic was heavy. CSA will prepare a pedestrian safety plan for next Halloween.
- On November 11th, juveniles were knocking on doors and running away. One juvenile was caught, but when the mother arrived, they ran across the golf course, through the woods by Hole #13 and onto the interstate. An officer found the juvenile and reunited them with their mother. The juvenile was a friend of “*Juvenile A*” who was also involved in the “ding dong ditching”.
- On November 24th, a suspicious vehicle was reported on Leo Maguire Parkway. A 14-year-old with asthma collapsed in the vehicle after attending a bonfire. The

mother was called. They live in St. Johns Forest and were visiting a Sampson Creek resident.

- An increasing number of phone calls are received between 2:00 a.m. and 5:00 a.m., which were outside of CSA operating hours.

Mr. Hayes asked who responded to the phone calls. Major McCaffrey stated CSA referred calls prior to 5:00 a.m. to the Sheriff’s Office, but CSA Managers were onsite from 5:00 a.m. to 6:00 a.m. Mr. Hayes directed CSA to refer calls between 2:00 a.m. and 5:00 a.m. to the Sheriff’s Department.

B. Landscape Maintenance Update by Duval Landscape

This item was discussed earlier in the meeting.

SEVENTH ORDER OF BUSINESS

Approval of Minutes of the October 17, 2018 Meeting

On MOTION by Mr. Hayes seconded by Ms. Kalke with all in favor the Minutes of the October 17, 2018 Meeting were approved as presented.

EIGHTH ORDER OF BUSINESS

Update Regarding Splash Pad Project

Mr. Torres read an email from Crown Pools stating the equipment was repaired to satisfy Florida Department of Health (FDOH) requirements. Filler was supposed to be installed in the cracks yesterday, but due to cold temperatures it was postponed to November 29th. Crown Pools would provide a request to FDOH to schedule the final inspection for the third week of December and re-sod the area disrupted during construction or the CDD could deduct \$1,200 from their final payment.

Mr. Hudson questioned whether \$1,200 was sufficient for the sod replacement. Mr. Hayes stated Mr. Stephens was preparing a punchlist. Ms. Kalke asked why Mr. Correia, Crown Pools President was not present. Mr. Torres stated Mr. Correia was invited to all meetings. Mr. Hudson felt the relationship between the CDD and Crown Pools was tenuous and the parties should part ways as quickly as possible.

A. Consideration of Splash Pad Concrete surface

Mr. Torres spoke to a Tuff Coat representative and presented a proposal for \$9,756. Mr. Torres recommended board members visit Nocatee’s splash pad to view their splash pad upon

which Tuff Coat was applied. Mr. Oliver noted the Nocatee Operations Manager spoke highly of Tuff Coat, using it first for resurfacing of an existing pad and now being installed at the new splash park to be completed in December

The Board discussed actions to complete the project.

Mr. Hayes proposed the following:

- Using Tuff Coat versus the acrylic surface Mr. Correia offered for \$7,200.
- Mr. Correia should deduct \$20,000 from the retainage; \$10,000 to apply the Tuff Coat now and \$10,000 for re-application in five years.

Discuss with District Counsel about including an amount for liquidated damages and completing negotiations with Crown Pools as quickly as possible so Crown Pools and the District could part ways.

Mr. Hudson discussed the following:

- Preferred Tuff Coat, but wanted the District to pay \$2,800 and Mr. Correia to pay \$7,200.
- Questioned what liquidated damages the District needed to or could recover.

Ms. Flores stated that after speaking to an expert in the industry, she would vote for Tuff Coat tonight if Mr. Correia's offer of \$7,200 was in writing. Mr. Hudson asked if Mr. Correia's email was legal. Mr. Haber advised it was not a written contract, but it was likely Mr. Correia would stand by his offer.

Mr. Hohmann noted Mr. Correia's offer was for acrylic, which was rough and unacceptable for their purposes.

Mr. Torres stated the texture could be altered to feel less rough.

Mr. Hohmann questioned the Tuff Coat exclusions and conditions such as major crack repairs.

Ms. Kalke stated in order for the exclusions and conditions to apply, Crown Pools must repair the cracks. She stated she was prepared to vote for Tuff Coat tonight, based on her research, but wanted to handle each issue separately.

Mr. Haber recommended a global solution for all outstanding issues, since it would be difficult to make progress if the issues were separated. Mr. Haber provided the following options, assuming the offer from Crown Pools for \$7,200 was valid:

1. The District paying the difference between \$7,200 (acrylic) and \$9,756 (Tuff Coat), which was the worst-case scenario.
2. Crown Pools being responsible for the full application of Tuff Coat, withholding \$9,756 from their final payment.
3. Crown Pools paying \$9,756 for the first Tuff Coat application and an additional \$9,756 for resurfacing in five years.

On MOTION by Ms. Kalke seconded by Mr. Hayes with all in favor accepting the use of Tuff Coat for the splash pad surface in an effort to resolve this matter expeditiously.

Mr. Hayes noted the only item remaining was the landscaping.

Mr. Torres stated under the contract, Mr. Correia was responsible to leave the grounds in the original condition.

NINTH ORDER OF BUSINESS

Update Regarding FPL Street-Lighting Plan

Mr. Bob Sevestre presented his analysis of the Florida, Power & Light (FPL) Street Lighting Plan, which included changing all street lights in the community from high pressure sodium (HPS) to warm or brighter blue 3000 or 4000 Kelvin (K) LED lights and installing self-reporting fixtures. For purposes of seeing the difference between 4K and 3K LED lights in a community setting, Beacon Lake and Twins Creeks have 3000K LEDs and Murabella and newer communities on Race Track Road had 4000K LEDs. FPL would install additional lights as needed, but the District would be charged for electricity. The benefits of having LEDs was a savings to the District of \$1,000 per year, projecting light down instead of directly out or in the air and having shielding capabilities so lights did not shine into homes.

In response to Mr. Hayes's questions, Mr. Sevestre recommended the 3000K white lights. Mr. Hudson suggested board members evaluate the neighborhoods with LED lights and provide input at the December or January meeting.

Ms. Kalke thanked Mr. Sevestre for researching this matter and favored having additional lamp posts near the preserves, especially the 2000 block of Eagle Point and recommended requesting residents provide input on the lights.

Mr. Hudson proposed sending an e-blast to the community for resident input. *There was board consensus to table this matter until the next meeting and send the e-blast to residents.*

TENTH ORDER OF BUSINESS

Update Regarding Pond 25A Secondary Control Structure

Mr. Acree reported construction plans were complete for the secondary control structure on Pond 25A near Fox Tail Court. There was an informal review and approval from the St. Johns River Water Management District (SJRWMD) and a signed application from the Sampson Creek CDD Board. The application was sent to the Glen St. Johns CDD board for approval onto their property and was being reviewed by legal counsel. After it was returned, there would be full submittal to the SJRWMD and the county for formal approval and construction permits. Mr. Acree received a bid from D. Armstrong Contracting for \$19,551, which met the original estimate of \$20,000 to \$25,000.

Mr. Haber would find out the status of the application since his law firm represented the Glen St. Johns CDD and there was no conflict of interest. Mr. Hohmann volunteered to work with Mr. Haber. Ms. Kalke stated if the drainage problems were associated with construction behind the pond, the responsible party should pay for this expense. Mr. Haber would research whether the District had any claim against someone causing drainage issues. Mr. Acree recommend having the SJRWMD evaluate the drainage system. A Resident on Pond 25A stated the drainage structures are full of water, which floods onto the street after every rain storm. It was the CDD Board's responsibility to maintain the infrastructure of the community. In response to Mr. Hayes question, Mr. Acree stated as soon as the permit was received, which takes less than 30 days, the contractor would commence.

On MOTION by Mr. Hudson seconded by Mr. Hayes with all in favor the proposal from D. Armstrong Contracting for the construction of a secondary control structure on Pond 25A in a not-to-exceed amount of \$22,000 was approved.

After further discussion, Mr. Haber was asked not to research whether the District had any claim against someone for causing the drainage issues because it was going to be a problem throughout the county as a result of further development.

ELEVENTH ORDER OF BUSINESS

Consideration of Proposals for Basketball Court Resurfacing

Mr. Stephens presented proposals for the basketball court resurfacing; Sport Surfaces quoted \$12,400 and Court Surfaces quoted \$10,850. He also contacted Premiere, but they declined to bid. Sport Surfaces resurfaced the tennis courts, but Mr. Stephens had not previously never worked with Court Surfaces. However, he noted in Banonn Lakes they did a fantastic job. Sport Surface’s proposal did not include a fiberglass membrane over the cracks, which was an additional charge of \$6,500, but Court Surfaces included it.

Mr. Hayes recalled Mr. Stephens was not happy with the way Sport Surfaces completed the tennis courts. Mr. Stephens stated the surface looked good, but there were problems with their timeframe and communication. Mr. Hayes noted Court Surfaces offered a yearly renewable court maintenance program for \$350 and asked if their warranty covered cracks after the fiberglass membrane was applied. Mr. Stephens stated according to “*Exception to warranty*”, Court Surfaces, they would not have any control over any base defects. Mr. Hayes asked staff take before and after pictures. Mr. Stephens recommended the court maintenance program, due to the number of trees and algae build-up. In response to further board questions, Mr. Stephens stated Court Surfaces could mobilize at the end of January, work in temperatures of 40 degrees and below, complete the project in five working days and the surface would last five to six years. Ms. Kalke volunteered to work with staff.

On MOTION by Ms. Kalke seconded by Mr. Hayes with all in favor the proposal from Court Surfaces for the basketball court resurfacing in the amount of \$10,850 and \$350 for the yearly renewable court maintenance program and authorization for Ms. Kalke to work with staff was approved.

Mr. Hudson stated a resident requested a movable backboard for the basketball court, but it was not necessary because one court was 8 feet high and the other was 10 feet high. Mr. Hayes noted the backboards were extremely heavy and hard to adjust.

TWELFTH ORDER OF BUSINESS

Update Regarding Sidewalk Repairs

Mr. Stephens recalled the board approved an amount not-to-exceed of \$10,000 with CW Concrete for sidewalk repairs; however, CW Concrete was not returning phone calls so he

obtained a proposal from North Jacksonville Concrete, which was recommended by a resident. The proposal was \$6.94 per square foot, which was slightly higher than CW Concrete, but less than other bids. Ms. Kalke was in favor of approving North Jacksonville Concrete to complete the worst areas in an amount not-to-exceed \$10,000. Mr. Hayes concurred. Mr. Haber would prepare an agreement.

THIRTEENTH ORDER OF BUSINESS

Consideration of Matthews Design Group Proposal for Professional Engineering Services – Roadway Maintenance Report

Mr. Acree presented a proposal for Matthews Design Group (MDG) to prepare the Roadway Maintenance Report for \$20,900. Mr. Hudson asked how quickly the report could be completed. Mr. Acree could have staff in place next week. Mr. Hudson suggested the board to review the Capital Reserve Study on the CDD website, which addresses the road resurfacing.

Mr. Hudson MOVED to approve the proposal for Matthews Design Group to prepare the Roadway Maintenance Report in the amount of \$20,900 and Ms. Kalke seconded the motion.

Mr. Hayes recommended the bid include everything. Mr. Hudson wanted recommendations from MDG versus the board telling MDG what needed to be completed. Ms. Kalke agreed. Mr. Hayes asked if MDG would perform the camera work prior to bidding it out or if the bid would include it. Mr. Acree stated the bid would include the camera work. Mr. Hayes voiced concern about the cost increasing because of stormwater issues that should have been known prior to bidding it out. Mr. Acree noted it was difficult to evaluate every section with the camera, but MDG would recommend the areas to be viewed by the camera.

On VOICE VOTE with all in favor approving the proposal for Matthews Design Group to prepare the Roadway Maintenance Report in the amount of \$20,900 was approved.

FOURTEENTH ORDER OF BUSINESS

Consideration/Ratification of Series 2016 Requisitions

On MOTION by Mr. Hudson seconded by Ms. Kalke with all in favor the ratification of Requisitions #84 through #86 were approved.

FIFTEENTH ORDER OF BUSINESS

Discussion of Supervisor Oversight Assignments for Areas of Community Interest

Mr. Torres stated on the bottom of the agenda, Supervisor duties were listed under “Community Interest” and asked each Supervisor to provide feedback at the next meeting.

SIXTEENTH ORDER OF BUSINESS

Staff Reports

- A. Attorney**
- B. Engineer**
- C. Manager**

There were no Attorney, Engineer and Manager Reports.

D. Amenities & Recreation Manager

Ms. Tincher announced she will be leaving Sampson Creek to manage the amenity center at Beacon Lake, but would remain on board until her successor is selected and will assist with the transition. Ms. Kalke thanked Ms. Tincher for her service to the community.

i. Discussion of Tennis Benches

Ms. Tincher received a request to purchase eight new benches for the tennis courts and moving the existing four benches to the playground and basketball court. Proposals were presented to the Board, but after further discussion, the board denied the request.

Mr. Hayes appreciated Ms. Tincher’s assistance with the Amenity Center. Mr. Oliver stated Ms. Tincher would oversee the opening of an Amenity Center in Beacon Lakes. The Amenities and Recreation Manager was a contracted position with Riverside Management and in the past, the District appointed a board member to work with Riverside Management and the District Manager to advertise the vacancy, review resumes, conduct interviews and make the selection. Mr. Oliver suggested Ms. Flores, due to her experience managing Shearwater. Mr. Hudson agreed. Mr. Oliver stated staff will advertise the vacancy immediately t and proceed with the selection process as quickly as possible.

E. Operations Manager - Report

Mr. Stephens presented the Operations Manager Report, which was in the agenda package. Duval planted Jack Frost Ligustrums along the signage on Leo Maguire Parkway, across from St. Johns Golf & Country Club (SJGCC) and at the front entrance.

Mr. Stephens presented the following proposals:

- 1. *Duval Landscaping: Install pavers around the bench area on Eagle Point in the amount of \$2,915.*

On MOTION by Ms. Kalke seconded by Mr. Hayes with all in favor approving the proposal from Duval Landscape to install pavers around the bench area on Eagle Point in the amount of \$2,915 was approved.

- 2. *Southern Recreation: Install two 18 yard loads of sand on the volleyball court in the amount of \$1,600.*

On MOTION by Ms. Kalke seconded by Mr. Hayes with all in favor approving the proposal from Southern Recreation for two 18 yard loads of white sand for the volleyball court in the amount of \$1,600 was approved.

- 3. *Southern Recreation to install 90 yards of cypress mulch on the playground for \$25 per yard in the total amount of \$2,250.*

On MOTION by Mr. Hayes seconded by Ms. Kalke with all in favor approving the proposal from Southern Recreation for 90 yards of cypress mulch for the playground in the amount of \$2,250 was approved.

Mr. Stephens reported the spring frog rider for the playground was on the way.

- 4. *Duval Landscaping: Remove existing Fakahatchee grass in existing beds along Leo Maguire Parkway and install either Loropetalum, Duranta and Gold Mound or additional Jack Front Ligustrums in the amount of \$940.*

Mr. Hayes asked if this was the right time of year. Mr. Stephens stated Duranta would not be planted until spring, but Loropetalum and Jack Front Ligustrums were hearty.

On MOTION by Mr. Hohmann seconded by Ms. Kalke with all in favor approving the proposal from Duval Landscaping to remove existing Fakahatchee grass along Leo Maguire Parkway and install Duranta and Loropetalum in the amount of \$940 was approved.

- 5. *Duval Landscaping: Remove existing Juniper around six island perimeters throughout community and install Society Garlic in the amount of \$2,800.*

Mr. Stephens stated the Juniper in the entry islands at SJGCC, Eagle Point and Cross Point Way were declining and would be replaced with Society Garlic to provide contrast. Ms. Flores heard Society Garlic must have sun and asked if the islands had full sun or was shaded by oaks. Mr. Stephens stated the islands had ample sun. Discussion ensued.

On MOTION by Mr. Hohmann seconded by Ms. Kalke with all in favor approving the proposal from Duval Landscaping to remove existing Juniper around six island perimeters and install Society Garlic in the amount of \$2,800 was approved.

Mr. Hayes received complaints about the Christmas lights. Ms. Tincher felt the job was rushed and was meeting with the contractor on Friday to discuss tightening garland around lights, adding more lights on the bushes and remove bows blocking license plate readers.

Ms. Kalke thanked Mr. Stephens for replacing the “No Soliciting” signs by Stonehedge, which were old and faded, changing the “Deaf Child” sign to “Deaf and Blind Child” because the deaf child was now blind. She also thanks staff for updating the “Neighborhood Watch” signs.

SEVENTEENTH ORDER OF BUSINESS Supervisors’ Request

Ms. Kalke suggested the board discuss CSA’s contract, which was coming up for renewal to address issues with their hours, responding to neighborhood calls, which are not a CDD issue and not having 24-hour security.

Mr. Saunders, Director of Operations for CSA, noted 70% of the calls were residential, which they responded to as a courtesy. Because the CDD was a government entity, CSA could not provide services for liability purposes if their contract lapsed. For the upcoming contract, CSA recommended:

1. *Handling the four hours per night St. Johns Sheriff's Office (SJSO) covered.*
2. *The HOA subsidize the CDD costs for the residential responses.*
3. *Based on the current calls, CSA transition to a permanent 5:00 p.m. to 5:00 a.m. shift for 12-hour coverage or 3:00 p.m. to 7:00 a.m. shift for 16-hour coverage to cover incidents occurring after 10:00 p.m. and the morning and afternoon bus coverage and runners.*

Mr. Hayes appreciated Mr. Saunders input and asked if calls would decrease since the weather was cooler. Mr. Saunders stated the number of calls increased because residents were treating the security guards as local law enforcement and did not recommend 24-hour coverage because from 7:00 a.m. to 3:00 p.m. there were not many calls. Mr. Saunders asked if the CDD roads were public. Mr. Haber stated Leo Maguire Parkway was a county road but the internal roads were CDD owned and opened to the public. Mr. Saunders stated the security guards could not force people to move their vehicles or tow. Mr. Hudson recalled CSA was only supposed to take pictures and send to the HOA management company. Mr. Saunders stated CSA dealt with vehicles that were double parked because it blocked emergency vehicles, which was a safety issue. Mr. Hudson asked if there should be a relationship between CSA and SJSO for double parked vehicles. Mr. Saunders stated SJSO had a long response time because they considered it a low priority.

Mr. Hudson asked when CSAs contract was up for renewal. Mr. Saunders stated the board hired CSA to start on January 1st, but service did not start until February 1st, which would be the last day of coverage. Mr. Hudson recommended discussing this item at the next meeting. Mr. Saunders was providing notice so there would not be a lapse in coverage. Mr. Haber suggested confirming whether or not the District had security authority. Mr. Hudson asked Mr. Haber to research this matter. Mr. Hayes asked if the contract would increase for those services and if the security authority was necessary. Mr. Saunders stated the hourly rate was based on four hour increments and CSA would charge the same hourly rate, if the number of hours increased. The security authority was not necessary, as the Sheriff's Office would provide enforcement all day long.

Mr. Hudson asked for board authorization to speak to Bob Sevestre about the HOA regarding their position and a possible contribution and reporting back at the next meeting. Mr. Hayes requested call logs for the last six months for review. Mr. Hayes was against having 24-

hour security as there were not enough security issues to warrant 24-hour security and Mr. Hudson did not need the Board's approval to speak to Bob Sevestre. Mr. Hudson wanted the board to know what he was doing. Ms. Flores asked if other communities had that security authority. Mr. Haber stated it was common and would research if the CDD received security authority from St. Johns County. Ms. Flores asked why the HOA would need to be involved. Mr. Hudson stated street parking was part of the HOA covenants and if the HOA wanted CSA to enforce street parking, the HOA could increase dues to pay for it so the CDD did not have to increase assessments. Mr. Torres would provide the expiration date of the security contract to Mr. Hudson.

EIGHTEENTH ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

NINETEENTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet and Statement of Revenues & Expenditures

Mr. Torres stated since it was the beginning of the fiscal year, there were no variances.

B. Special Assessment Receipts

Mr. Torres noted for Fiscal Year 2018, all assessments were collected.

C. Check Run Summary

Mr. Torres recalled a resident questioned the cellphone bill for Verizon of \$36.07. The cellphone was for the tag reader at the front entrance. Ms. Kalke requested further detail in Verizon's bill.

On MOTION by Ms. Kalke seconded by Mr. Hayes with all in favor, the check run summary was approved.

Mr. Hayes stated he served for nine years on the board and realized his comments are unconventional and he is a lot like President Trump in getting things done, but did not understand Ms. Bock's comments because everything was approved by the board. He may be strong and passionate at times or disagree with other Board members, but rarely disagreed with Mr. Hudson; however, earlier in the meeting, Mr. Hudson made a motion before seeing if other board members had comments. Mr. Hayes agreed with the motion, but wanted to have

discussion and took offence to Mr. Hudson telling him to stop talking. When he was Chair, Mr. Hayes said he allowed board members to speak and never told them to stop talking. Mr. Hayes respected Mr. Hudson and nominated him as Chair, but did not understand Mr. Hudson’s animosity. Mr. Hayes based his decision on 799 homeowners and resident feedback, but he listened to Ms. Bock and disagreed, which he assumed was the basis of her comments. Mr. Hayes requested Mr. Hudson allow board members to speak in the future.

Mr. Hudson noted he has no animosity towards Mr. Hayes.

Ms. Kalke noted “Juvenile A” was at the end of their 60-day amenity suspension and considered releasing the suspension; however, she reconsidered after hearing that “Juvenile A” was involved in the “ding dong ditching”.

TWENTIETH ORDER OF BUSINESS

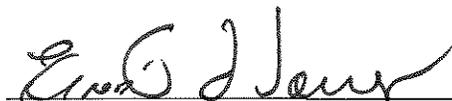
Next Scheduled Meeting – 12/19/18 @ 6:00 p.m.

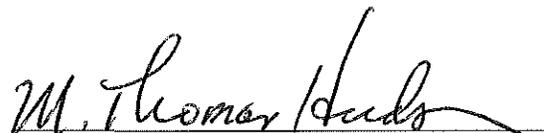
Mr. Torres noted that the next scheduled meeting was on December 19, 2018 at 6:00 p.m.

TWENTY-FIRST ORDER OF BUSINESS

Adjournment

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


Secretary/Assistant Secretary


Chairman/Vice Chairman