

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 Thursday, June 20, 2024 at 6:00 p.m. at the St. Johns Golf & Country Club, Meeting Room, 219 St. Johns Golf Drive, St. Augustine, Florida.

Present and constituting a quorum were:

Mike Yuro	Chairman
Graham Leary	Vice Chairman
Mike Davis	Supervisor
Brad Weger	Supervisor
Lori Weitzel	Supervisor

Also present were:

Daniel Laughlin	District Manager
Wes Haber <i>via phone</i>	District Counsel
Alex Acree	District Engineer
Daniel Bauman	BrightView
Dan Fagen	Vesta Property Services
Haley Hadd	Vesta Property Services
Jim Masters	Vesta Property Services
Andrew Anderson	Precision Sidewalk Safety
Residents	

The following is a summary of the actions taken at the June 20, 2024 regular meeting of the Board of Supervisors of the Sampson Creek Community Development District.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the meeting to order at 6:00 p.m. A quorum was present.

SECOND ORDER OF BUSINESS

Public Comment (*regarding agenda items listed below*)

Mr. Laughlin opened the public comment period. Residents were asked to state their name and limit their comments to three minutes. The following residents addressed the Board:

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- Resident Mike McCormick of 604 Remington Court questioned whether the Board had a long-term vision and priorities for the amenities.
- Resident Laura Keller of 920 Brookhaven Drive asked if there would be adequate parking at the pickleball courts for cars or if it was for golf carts only, voiced concern about the increase in traffic on Brookhaven Drive from people driving back and forth from the pickleball courts and if there would be a gate to keep non-residents from utilizing the courts. Mr. Laughlin confirmed that there were large enough parking spaces for cars and an access card system. Ms. Keller was not in favor of changing the tennis courts into pickleball courts, as it would damage them and cause resurfacing costs to increase.
- Resident Hank Rosen of 1912 Cross Pointe Way agreed with the Board listing priorities, but suggested determining where the amenities would fit into the overall plan for the community, how it would be funded and having a Needs Assessment, to determine whether it was what residents wanted.
- Resident Mike Walsh of 911 Brookhaven Drive was not in favor of the pickleball courts, as it would cause additional traffic on their roads.
- Resident Dan Renda of 900 Brookhaven Drive questioned whether the Board did a Traffic Study, to determine the amount of traffic on Brookhaven Drive. Mr. Leary estimated if they had three courts, with a maximum of 12 people at any one time, if six people walked out of the Amenity Center and six people were driving on the road past the cemetery, there would only be about six people per hour. Mr. Renda recalled that sometimes there were seven cars parked in the Brookhaven cul-de-sac at night, to utilize the Amenity Center, causing him to have issues pulling in and out of his driveway. Mr. Yuro recalled that there were always issues with this cul-de-sac, as it provided access to the cemetery and Amenity Center, but two or three courts would not cause major traffic issues. There were conceptual plans showing that there would be sufficient parking. Mr. Renda suggested that the Board make a list of items that the money could go towards to give all 799 homeowners an option. Mr. Davis thanked all of the Brookhaven residents for commenting, as this was the conversation that the Board wanted to

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have, before making a decision on the pickleball courts and that having a Traffic Study was not a bad idea.

- Resident Carol Rosen of 1912 Cross Pointe Way asked if the Board considered how they were going to limit who used the pickleball courts, as she was concerned was that everyone on County Road 210 would use them. Mr. Yuro stated there would be a booking system.
- Resident Phil Freo of Eagle Point Drive voiced concern about the amount of traffic from people driving by to look at the courts and wanted the Board to look at other locations.
- Resident John Dodi of 908 Brookhaven Drive opposed having pickleball courts in this location, due to the traffic, which would be similar to Eagle Point Drive and suggested moving the location to the area behind the starters booth. Mr. Leary indicated that according to their research, they could not put courts 200 yards from a home, due to the noise that it would generate, but there were other issues such as topography, direction of play, density and number of people. Mr. Davis pointed out that noise was addressed thoroughly, as a Noise Study was performed. Security and traffic were discussed in detail but was happy that residents were addressing these concerns.
- Resident Dan Renda of 900 Brookhaven Drive questioned where people would park if there was a funeral.
- Resident Robert Malerba of 916 Brookhaven Drive questioned if an official vote was taken of the community.

Mr. Yuro was happy to see many residents at this meeting, providing input and encouraged more residents to attend, as it would make the Board's job easier, but recalled that he brought up the idea of having pickleball, due to the number of residents requesting it. This location was selected, due to the limited choices that the District had and the idea of having three courts, was due to the county turning one basketball court into three pickleball courts in one of their parks. It was inexpensive and would solve the issue of kids coming from other neighborhoods to use their basketball courts. Other locations were discussed, such as building it within the amenity complex and sharing the tennis courts, but the only other property that the CDD owned, that could fit pickleball courts, was the area across from the cemetery. Once this

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location was selected, the Board approved having a Noise Study. From a funding standpoint, there was \$580,000 in excess bond money from the refinancing of the bonds, but it must be spent on specific items, within a certain time frame. It could not be put into reserves for future use. If the Board decided to turn it back to residents to retire the debt, residents would only receive \$30 to \$40 per year, but felt that residents would receive a greater return on their investment, by utilizing this money for recreation.

- Resident Jodi Renda of 900 Brookhaven Drive asked if there would be a wall to muffle the sound and questioned who would be responsible for flying balls hitting their cars and houses. Mr. Yuro stated that the person who hit the ball would be responsible.
- Resident Phil Wirth of 919 Brookhaven Drive asked if anyone spoke with the Golf Club. Mr. Weger confirmed that they were notified and had open conversations with the Board.
- Resident Mike Walsh of 911 Brookhaven Drive stated it was difficult to back out his driveway, due to golf carts and suggested using the bond funds to install a fountain by the bridge, to improve the look of the community and increase property values. Mr. Laughlin stated this was not a qualified use of bond funds.
- Resident Carol Rosen of 1912 Cross Pointe Way was not against pickleball, but wanted to know the number of people that were going to use the courts. Mr. Leary recalled that the survey that was sent out by Vesta, 116 homes strongly agreed to having pickleball courts out of 799 homes.
- Resident Laura Keller of 920 Brookhaven Drive suggested moving the pickleball location to the road behind 17th Hole that was used by golf course landscaper. Mr. Yuro pointed out that this was the only open space the CDD owned, that was not encumbered either by a conservation easement or wetlands and was large enough to fit a pickleball court. The area behind the starter shack was owned by the golf course.
- Resident Robert Malerba of 916 Brookhaven Drive felt that the question on the survey should have been whether residents wanted a pickleball court. Mr. Leary pointed out that Vesta drafted and sent out the survey and it was not authorized by the Board. Mr. Malerba asked if a survey would be sent out by the Board. Mr.

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Davis recalled that one was proposed and there were other options besides having an email blast survey.

- Resident John Dodi of 908 Brookhaven Drive felt that a survey that was not factual, since the Board did not authorize it.

Mr. Yuro requested that residents speak only one time, because there were many items on the agenda. Mr. Davis agreed with proceeding with the agenda, as this was the residents only opportunity to discuss the pickleball courts and they should have the right to speak. Mr. Laughlin indicated that the Public Comment Policy was for residents to speak one time for three minutes.

- Resident Phil Freo of Eagle Point Drive was strongly in favor of pickleball, as it was a popular sport and even if the survey was not factual and had flaws, it was a good indication of the amount of interest for pickleball. He was also in favor of converting an existing surface to pickleball and installing it at the cemetery, as it fit all of the criteria and traffic would not be an issue, as it was restricted with key card access.

There being no further comments, Mr. Laughlin closed the public comment period.

THIRD ORDER OF BUSINESS

BrightView Landscape Update

A. Annual Operations Calendar

Mr. Laughlin reported that an annual calendar of tasks was included in the agenda package and would be in future ones. Mr. Yuro appreciated it.

B. Quality Site Assessment

Mr. Daniel Bauman of BrightView reported the following:

1. Recommended removing two declining Holly trees from the tennis court and replenishing the playground mulch once a year.
2. New Summer flowers would be installed this week.
3. A proposal to repair the irrigation and install new sod between Holes 4 and 5, was provided to the Board.
4. It only took one year to shape the perimeter Viburnum hedge that was around the pool, to one continuous height.
5. Fakahatchee grasses were recently treated for spider mites.
6. A proposal to install sod near the tennis courts, was provided to the Board.

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7. There were two main line breaks on the soccer field that affected the irrigation system for a few days. Repairs were made and the system was currently operating.

Mr. Yuro noted that there was a hole at the intersection of Eagle Point Drive and Leo Maguire Parkway, which had been coned off for a month. Mr. Bauman would follow up. Ms. Weitzel asked if there was someone who routinely checked sprinkler heads, specifically by the tennis courts. Mr. Bauman confirmed that wet checks were performed monthly and sprinkler heads were adjusted, as part of their scope, but he would look at them before the next report. Mr. Davis thanked Mr. Bauman for installing the new sod at the tennis courts. Mr. Yuro asked if the irrigation system was working in this location. Mr. Bauman confirmed that this was where the main-line break was, but it was now working and the sod had recovered. Mr. Davis asked if the Holly tree closest to the playground was declining because there was big Oak over it. Mr. Bauman was trying to determine the cause but believed that it was due to old age. Mr. Davis was in favor of removing them and asked if they needed a quote. Mr. Yuro preferred having a proposal to remove several trees, not just the Hollies. Mr. Davis suggested that Board Members look at the Hollies between now and the next meeting.

C. Pre-Authorization Post Storm Clean Up

Mr. Laughlin stated that BrightView provided a pre-authorization for post storm clean-up. Mr. Bauman explained that the purpose was to have a clean-up plan in the event of a storm, if no one could be contacted. The prices were for labor and trailers, to clear main roads first and then the interior ones. Mr. Laughlin believed if the District did not sign this, other communities that signed it would be a priority. Mr. Yuro recalled that one was signed last year and questioned how these prices compared to last year's prices. Mr. Bauman would verify but believed that they increased slightly. Mr. Yuro felt that it was good to have one in place, to have quicker access in the event of a storm.

On MOTION by Mr. Yuro seconded by Ms. Weitzel with all in favor the pre-authorization from Brightview for post storm clean-up was approved.

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FOURTH ORDER OF BUSINESS**Update on Sidewalk Repairs**

Mr. Masters indicated that Precision Sidewalk Safety (Precision) conducted an inspection of all sidewalks in the community. Mr. Andrew Anderson from Precision, reported that they completed 25% of all sidewalk repairs, including all of St. Johns Gold Drive, which was 1.27 miles and all of Eagle Point Drive, which was 2.4 miles. The 75% of sidewalks remaining to be completed, was based on ADA guidelines with changes in elevation. They measured every hazard, from .25 inches to 2 inches in height and categorized them from least severe, severe and most severe. The least severe category was changes in elevation from .25 inches, severe was 0.375 inches to 1 inch and most severe was 1 inch to 2 inches. They used different colored pins on a map showing yellow (least severe), orange (severe) and red (most severe) and used an App that included all of the GIS data. With this information, their invoice would show every single hazard, number of sidewalks, location and cubic feet of each repair that was actually removed. The reason why they did not do the entire community at one time, was because the Board preferred to do the work in phases. On St. Johns Golf Drive, there were 391 hazards in total; 27 that were least severe, 318 that were severe and 46 that were most severe. Once it hits the 2-inch threshold, the sidewalk would need to be replaced, as they would be deemed unstable. There were five on St. Johns Golf Drive. 98% of all sidewalks that they found hazards on, could be repaired, to stretch the life out of the sidewalk for another five to ten years. Their software keeps a running total of every hazard. For example, the cost for the repair of .25 inches of sidewalk was \$23 to \$125 to \$130 per cubic yard for 1 inch to 1.375 inch of sidewalk for the 391 hazards throughout St. John's Golf Drive. Every repair was also measured in terms of slope, since the ADA required a 1:12 slope, to ensure that they were as trip free as possible. For example, if a hazard was 1 inch in height, it was supposed to be cut back 12 inches and if it was average height, it would be cut back 6 inches. With the sidewalks being cut with a specially designed saw that was connected to a shop vacuum, the average repair would take 2 to 3 minutes, resulting in 50 to 100 repairs per day and 400 repairs taking two to three days. The 27 least severe hazards were 25 inches in height, but two months from now, it could be 0.375 inches in height. They could make repairs next to electrical boxes, irrigation systems or fire hydrants. If the hazard was on one panel, the adjacent panel was not affected. There was no curing time and people could walk right behind them. They had a good track record, with clients like the City of St. Augustine,

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City of Jacksonville and Baptist Hospital. Eagle Point Drive had the most hazards, because the road was double the length, compared to a newer road, that would not be as worn down.

Mr. Yuro pointed out that Eagle Point Drive was not as bad as St. Johns Golf Drive, as two-thirds of Eagle Point was developed differently, with trees that were in resident's yard. Mr. Anderson confirmed that the price per hazard was not as much, because sidewalks on Eagle Point Drive were longer. There were 46 sidewalks on St. Johns Golf Drive that were past the 1-inch hazard, due to tree roots from canopies over the road. One option was to fix everything at once or to do it in phases, starting with the high priority areas and then coming back in the future to do additional areas. Mr. Yuro asked whether the Board had option to attack the most severe and severe areas first and not worry about the least severe ones for now, since they were over the .25-inch threshold. Mr. Anderson explained that their prices were based on cubic feet, with the least severe hazards and preferred it this way, because there was a two month wait for them to come out and make the repairs, which would take one week to ten days. Mr. Haber felt that it made sense to repair the sidewalks that were the most damaged, to minimize their risk of liability, but sidewalks that were excluded that were trip hazards, should be highlighted in spray paint, to bring those areas to people's attention. Mr. Davis questioned Mr. Anderson's recommendation on panels that were beyond what they could remove with a saw. Mr. Anderson explained that they could not cut anything in excess of 2 inches, based on the thickness, as they did not do replacements. Mr. Davis was not in favor of grinding, as it was messy. Mr. Yuro requested that Precision evaluate all sidewalks on their property, in order for the Board to work with their budget and make a decision. Mr. Laughlin liked their assessment and tracking process, as in the past, it took days to assess sidewalks. Ms. Weitzel was in favor of Precision evaluating all of their sidewalks and placing them in the least severe, severe and most severe categories. Mr. Anderson offered to provide different options, with Option 1, to attack the most severe and severe sidewalks throughout the entire community, starting with the highest priority. Mr. Leary recommended doing a couple of blocks, so that the Board could take a look at it. Mr. Anderson offered to start at the Clubhouse and work their way down St. Johns Golf Drive, based on specific heights or on severity. Mr. Yuro recommended that the Board approve a not-to-exceed amount of \$10,000.

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On MOTION by Mr. Yuro seconded by Mr. Leary with all in favor authorizing an amount not-to-exceed \$10,000 for Precision Sidewalk Safety to repair of areas of sidewalk on St. Johns Golf Drive was approved.

Mr. Laughlin stated that staff would contact Mr. Anderson to plan and provide an agreement that would be prepared by District Counsel. Mr. Yuro requested that Mr. Anderson or Mr. Masters inform the Board when the repairs were completed.

FIFTH ORDER OF BUSINESS

Discussion Items

- **Request for Zumba Class**

Mr. Laughlin introduced Ms. Carolina Coletti, a Zumba Instructor, who wanted to teach a Zumba class. Ms. Coletti indicated that provided classes to residents in 2021, at the request of Ms. Kate Trivelpiece, the prior Amenities Manager, but was told to stop. Mr. Yuro questioned why. Mr. Fagen confirmed that Vesta stopped the class, as there were non-residents taking the class. Ms. Coletti pointed out that residents would bring guests. Mr. Laughlin stated that Ms. Trivelpiece should not have allowed Ms. Coletti to provide the class without having an agreement, so that Ms. Coletti could provide her insurance information; however, she did have the appropriate insurance documents. Mr. Yuro understood that many of the instructors that worked at their facility, were not charged, because they were providing a benefit to residents and using their facility, but their classes were supposed to be exclusive to residents; however, if she was including residents and guests, the Board should discuss it. Ms. Weitzel pointed that tennis and swim lessons were for residents only with no guests. Mr. Yuro felt that it needed to be consistent. Mr. Davis asked if there was any marketing for Zumba outside of the neighborhood. Ms. Coletti confirmed that she did not market her services. Resident Sara Ortiz of 1147 Eagle Point Drive, participated in the Zumba class for three years and would like to continue taking the class, but questioned the difference between this class and swimming, where kids that participated, were not residents. Mr. Davis preferred that the class have only residents or non-residents that paid the \$3,500 to have access to the amenities. Mr. Laughlin pointed out that the tennis classes were limited to residents, as they could only teach five to six kids but if it was a class of 20 people, it was something for the Board to consider. Mr. Leary recalled that a resident was permitted to bring two guests to the Fitness Center.

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Resident Alina Bidner of Stonehedge Trail Lane asked if the other Zumba Instructor, was abiding to the resident only rule. Mr. Yuro explained that the Board wanted to offer classes and to the extent that Ms. Colletti had all of appropriate documentation and would continue to provide classes to residents, he did not see an issue, but the Board needed to discuss whether to allow non-residents to take the class. Mr. Davis questioned whether it was causing wear and tear on their facility, which residents were paying for. Mr. Leary preferred to evaluate requests on a case-by-case basis. Mr. Laughlin confirmed that this was current process and Ms. Trivelpiece should never have approved it. One District that he managed, had approved swim lessons, but only three kids that must be residents and suggested allowing a certain amount of outside residents, with residents taking priority. Resident Cameron Ninham of 308 St. Johns Golf Drive proposed that every guest that attended the class, be accompanied by a resident at all times. Ms. Weitzel questioned how many people took the class. Ms. Coletti indicated that only eight to ten people could attend, because it was hard to fit more with the equipment in the room. Mr. Leary questioned how many of the eight to ten were no non-residents. Ms. Coletti believed four to five were non-residents. Mr. Leary questioned the policy in other Vesta communities. Mr. Fagen confirmed that their classes were for residents only. Mr. Yuro felt it was reasonable to allow residents to bring a guest, but in the event that the class was filled, residents would get priority. Ms. Weitzel agreed. Mr. Laughlin requested that Board action, be subject to the preparation of an agreement. Mr. Leary agreed with the resident bringing a guest but requested that the instructor provide a schedule and sign-in sheet to Vesta.

On MOTION by Ms. Weitzel seconded by Mr. Davis with all in favor the request for a Zumba class, subject to the preparation of an agreement, a guest being accompanied by a resident and the resident receiving priority was approved.

A. Pickleball Courts

Mr. Laughlin presented a proposal from Matthews for the pickleball court design. Mr. Davis asked if the cost was for the next stage of the design work. Mr. Laughlin confirmed that it included everything that was needed to bid it out. Mr. Acree explained that it included a survey of the area, trees, topographic map, horizontal control design and permitting through the county and the Water Management District. Mr. Yuro felt that it could be less, as they did not need to

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permit it in order to obtain pricing. Mr. Acree confirmed that they must have 60% of the design plans, to get full pricing. Mr. Yuro felt that \$23,000 was not unreasonable, as they must spend \$15,000 to \$18,000 to get to the point of obtaining the hard pricing and the question was whether they needed to get hard pricing before making any further decisions. Mr. Davis understood that before they take this next step, there were several stages where they needed to make a decision. Mr. Yuro explained that this would get them to the point of actually providing the plans to contractors, in order to obtain information on the final costs. Mr. Davis preferred to have a long-term plan and survey residents on what they would like to see over the next three to five years and what to spend the \$600,000 in bond funds on, such as upgrading the pool deck and Amenity Center, including an entertainment area in between two tennis courts. Mr. Yuro was not against proceeding to the next step but liked the idea of having a Master Plan of three to four most requested projects and then cutting it down to one or two. Mr. Davis suggested having a designated page on the CDD website, of all of the projects, to have further resident input. Mr. Laughlin offered to meet with Mr. Davis to discuss what to include on the website. Mr. Leary was not in favor of spending \$23,000, unless the Board was in agreement to proceed, as golf was their main asset, but they had limited space in this community and felt that the Board's job was to maintain their current assets to keep them competitive with other facilities. Ms. Weitzel agreed that the existing facilities needed upgrades, before they built new amenities, as not many residents wanted to spend \$300,000 for pickleball courts. Mr. Davis wanted to improve the pool deck and the Amenity Center, before breaking new ground on a new amenity, as the pool upgrades were going to cost \$150,000 and was in favor of obtaining bids and schedule the work. Mr. Laughlin confirmed that they were ready to proceed with the pool upgrades. Mr. Davis requested that staff provide pictures of the pool upgrades on the website. Mr. Laughlin would post the pictures and the proposal on the CDD website for the pickleball and pool area upgrades.

Mr. Weger felt that the Board did not have enough of an understanding of what residents wanted and preferred to spend the bond funds on the pool. Ms. Weitzel asked if there was date to spend the bond money by. Mr. Laughlin confirmed that they were supposed to utilize the funds within five years and they were currently one year away from the deadline but could not invest it. Mr. Davis was in favor of the Project Plan to improve the upper pool deck and proposed that an email be sent to residents to discuss all of the projects that the Board was considering, keeping it neutral without providing a preference and posting all plans on the CDD website for resident

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input. Mr. Yuro requested that staff provide the language and it be provided to the Board for input, prior to posting on the website and sending out an email. Mr. Laughlin preferred that the Board provide their comments to him, individually. Mr. Yuro asked if there was further information or sketch on what they wanted to include in the space between the tennis courts. Mr. Laughlin confirmed that there was only one rendering showing the drainage and removal of the bushes. Mr. Davis requested that Matthews provide renderings on some possibilities, as they did not have a defined project scope and offered to meet with Matthews. Mr. Yuro envisioned removal of the trees and fences and seating with a canopy. Mr. Acree would have an Architect look at the area and an Arborist look at the trees. Ms. Weitzel was not in favor of sending the email to residents, until there were renderings of all projects. There was Board consensus to not proceed with the proposal from Matthews for a design plan for the pickleball courts or sending an email to residents to discuss all of the projects, until Mr. Davis met with Matthews to provide preliminary designs at the next meeting for the tennis court area.

B. Bulk Head Repair (1929 Glenfield Crossing Ct.)

Mr. Laughlin reported since the last meeting, the vegetation next to 1929 Glenfield Crossing was removed and the District Engineer performed another evaluation of the bulkhead. Mr. Acree confirmed that their Senior Construction Inspector, performed another inspection of the bulkhead, after the vegetation was removed. They were able to get into the pond and walk most of it, due to the low water levels, to look at the boards on the inside of the bulkhead. Their report was included in the agenda package and recommended not making a minor repair on one small piece of the wall, as other areas had similar conditions. Some of the boards were rotted, having been in place for 20 to 25 years, including the top baseboard, but all of piles in between the boards looked good. Mr. Acree understood that the contractor was going to install vinyl in front of the existing pilings and backfill behind it. Ms. Weitzel asked if there a proposal for this approach. Mr. Laughlin stated the less expensive proposal would be for a band-aid approach and there was another proposal for everything. Mr. Leary questioned why there was no proposal for a wood wall. Mr. Laughlin explained that Mr. Acree reached out to three companies; one did not bid and the other company pulled out because they did not have the staff to do the work for six months. Mr. Acree would request a proposal for a wood wall. Ms. Weitzel questioned the longevity of a vinyl wall and if it lasted more than a wood one. Mr. Acree explained that a wood

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bulkhead would last another 20 to 25 years and a vinyl one could last forever. Mr. Leary questioned why they would use different material, if they were replacing wood that would last another 20 to 25 years, as he did not want to spend \$367,000 to put in vinyl, which would last another century. Mr. Acree confirmed that 695 feet of vinyl would be placed around the entire wall, but the rooting wood was only 25 feet. Mr. Laughlin pointed out that the cost for wood was \$450,000.

Mr. Yuro was hesitant to pay \$367,000, as they did not have any sinkholes on the backside or any soil loss and the residents lots were not failing. Mr. Acree stated that it was unfortunate that the only received one bid and recommended obtaining additional proposals, as there were opportunities to add wood behind the pilings but did not know if the work would be warranted. Mr. Davis questioned how many other walls in the community would have to be replaced with wood, as there was a wall running along the 6th Hole that was in similar condition with grass growing out of it. Mr. Yuro was 95% certain that these were the only walls in bad condition, as the rest were homeowner built and was in favor of obtaining more options and prices. Mr. Davis requested that the contractor look at the wall along the 6th Hole wall, to ensure that they did not have similar problems, as he believed that the vegetation on top of the wall, decayed the wood. Mr. Yuro pointed out that the Glenfield Crossing wall was technically on homeowner's property, but it was the CDD's responsibility, because it was built prior to the homes being sold. Mr. Haber advised that the wall was part of the permitted stormwater system, because the District was the permittee and was responsible for maintenance. Mr. Davis was in favor of finding additional vendors, to get opinions on whether or not the entire wall needed to be replaced or just part of it and recommended that the Board consider a rule on whether or not to allow residents to have vegetation on top of the wall. After further discussion, there was Board consensus to table this item until the next meeting for staff to obtain additional proposals.

C. Amenity Center Upgrade

Mr. Laughlin would keep this item on the agenda until the renderings were received.

D. Drainage Pipe Exploratory at Hole 7

Mr. Acree reported that Mr. Yuro and Mr. Tyler Smith were in communication with the golf course and APS, who submitted a proposal for exploratory drain pipe exploration of Hole 7, which was included in the agenda package. There was a failure in the pipe at Hole 7, which

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would be costly to vacuum out, as it was a 60-inch pipe that went from pond to pond, with no structures in between. APS would have a diver swim through the pipe, to identify the amount of sediment. Mr. Yuro asked if they would be able to determine the issue and what needed to be repaired. Mr. Acree stated it depended on how bad it was and what was inside of the pipe. Mr. Yuro felt that this was less intrusive and less costly than digging into the pipe. Mr. Davis questioned what happened if they could not get into the pipe. Mr. Yuro explained if it was totally blocked, they would turn around and come back out; however, he was certain this was not the case, as the hole was not that big.

On MOTION by Mr. Yuro seconded by Mr. Leary with all in favor the proposal from APS for the exploratory drain pipe exploration of Hole 7 in the amount of \$1,135 was approved.

E. Pool Area Renovations

Mr. Laughlin reported that this item was requested by Mr. Davis and renderings and a proposal were on the CDD website. Mr. Leary asked if they needed to obtain multiple quotes, due to the price. Mr. Laughlin recommended obtaining multiple quotes, as this was just an estimate. Mr. Leary questioned whether they wanted to publicly notice this quote. Mr. Yuro did not have a problem, if the price was removed, as he did not want additional contracts to bid higher. Mr. Laughlin had a copy of the quote without the price, which he would include on the CDD website. Mr. Davis proposed including only the renderings and not any proposals. Mr. Acree indicated that they were obtaining additional quotes from landscaping companies that provide landscape and hardscape. Mr. Leary questioned why there was a rendering with a tongue and some pool chairs behind it, as it seemed out of place. Mr. Davis felt that it was a nice area for someone to have birthday party. Mr. Yuro asked if they would use the existing furniture or purchase new furniture. Mr. Laughlin believed that it was just for aesthetic purposes. Mr. Yuro recommended purchasing new furniture. Ms. Weitzel was in favor of having canopies or new gazebos. There was Board consensus to table this item until there were proposals and renderings.

SIXTH ORDER OF BUSINESS

Discussion of Fiscal Year 2025 Approved Budget

Mr. Laughlin reported that no action needed to be taken on this item, as it was for discussion purposes. He recalled in speaking to Mr. Leary, that the Board wanted to move money

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around, to recoup the capital deposit. The only financials that they had, was as of May, but as they get closer, they would have more accurate financials. Mr. Yuro believed that one more month of financials, which would give the Board a good idea of how to reallocate money for next year. The information provided at the last meeting was a starting point, as there would be potential savings of \$11,000 from removing *Cable TV*. Mr. Laughlin reported that the cable company sent some people out to look at the area, but they were not aware that the District had a business account and were not being responsive. He was trying to schedule a conference call to coordinate with them, as they were contracted for a certain amount of Wi-Fi hotspots and five TVs; however, there was a phone line for the alarm system and the free package did not include a phone line. Mr. Davis recommended that Mr. Laughlin keep reaching out to them, as he believed that the District was double paying for cable services in the Amenity Center. Mr. Leary recalled that the budget was supposed to reflect the 5% increase in assessments that was agreed upon at last meeting, with the adjustment to the capital reserve and offered to work with Mr. Laughlin between now and the next meeting on the budget. Mr. Davis requested at the last meeting that Vesta line items, be included under one line item and asked if this was done. Mr. Laughlin would have the accountant make this change.

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

Mr. Haber reported that according to the Supervisor of Elections website, no one qualified for the two seats that would be expiring in November and the two individuals in the seats that were expiring, would remain in those seats. The seats would be declared as vacant for a period of 90 days, from the second Tuesday after election day, in order to fill those seats, but before the 90 days expired, the Board was required to appoint two qualified electors, who were registered to vote within the St. John's County. Mr. Davis recalled the expired seats were Ms. Weitzel and Mr. Weger's seats. Ms. Weitzel asked what she needed to do to qualify. Mr. Haber pointed out that the time period to qualify had already passed and the only way to fill those seats was through the process that he just described.

B. Engineer

Mr. Laughlin reported that he received an email from a resident, who wanted to speak during audience comments, but had to leave, regarding an irrigation pipe that was damaged by a

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tree root from an Oak tree. He informed the resident that he was responsible for the pipe repair; however, the resident believed that it was the CDD's responsibility and requested that the Board approve the cost to repair it, which was \$300. Mr. Davis questioned the location. Mr. Laughlin indicated that the resident lived at 308 St. Johns Golf Drive. Mr. Haber advised under Florida Law, if the tree that damaged the resident's property was in a CDD right-of-away, the CDD was not obligated to repair it, as the Board adopted a resolution, several years ago, stating that the CDD had the right, but not the obligation to maintain landscape improvements in a ROW. Mr. Laughlin stated that it appeared that the tree was in the ROW but would follow up with the resident. Mr. Yuro indicated that all residents had irrigation in the ROW, but if the tree and the damaged irrigation were both in the ROW, they would be setting a precedent. Mr. Davis voiced concern that there would be past claims from residents to repair their irrigation, if the Board approved this request and preferred to have a conversation with the resident, to ensure that they understood the scope. Mr. Laughlin would inform the resident that at this time, the CDD was not obligated to repair their irrigation pipe. The pipe at 420 St. John's Golf Drive was inspected and the resident asked if there were any updates. Mr. Yuro asked if the inspection revealed any damage to that pipe from the fence post. Mr. Davis did not think that there was any damage from the fence post, as there was downspout drainage from roof gutters, but one pipe was going out of the box, but did not go all the way to the pond. Mr. Acree explained that the pipe goes into a structure that overflows on both sides, which created the holes in the pond on the side of the structure, when the pipe was clogged. Mr. Davis questioned whether the erosion was caused by the device. Mr. Yuro stated there was erosion around it, which needed to be repaired and wondered if a fence going into the easement, damaged the pipe that caused the erosion. Mr. Davis requested a professional opinion for the next meeting. Mr. Acree confirmed that their inspector looked at it, but he was not prepared to discuss it. *This item was tabled to the next meeting.*

Mr. Acree reported when 2 Men Concrete installed a slab, they accidentally cut a resident's irrigation pipe and none of the irrigation in their ROW, was working. In his opinion, 2 Men Concrete was responsible to make the repair, but getting them to look at it, was going to be difficult and questioned whether staff should make the repair and bill them for reimbursement. They also hit a mailbox on Stonehenge, which was also their responsibility to replace, but preferred that staff repair it. 2 Men Concrete should be back in the neighborhood to replace

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additional slabs and could request reimbursement at that time. Ms. Weitzel asked if 2 Men Concrete was the only contractor that replaced concrete. Mr. Laughlin recalled that they were the least expensive, by a significant amount. Mr. Yuro approved of staff making the repairs to the irrigation pipe and mailbox and seeking reimbursement from 2 Men Concrete.

C. Manager

There being no comments, the next item followed.

C. General Manager

Mr. Fagen reported this past Monday, Vesta held a memorial for Mr. Douglas Macke, in this room, which was well attended by family and friends of Mr. Macke, as well as residents and thanked the Board for allowing them to utilize this room. He introduced Ms. Haley Hadd, their new General Manager, which previously served as General Manager for the Julington Creek CDD. She worked for Vesta for seven years and would assist Mr. Masters, who was overseeing the field operations. Summer camp was off to a great start. They had a great Camp Director, who was a full-time educator. It was currently the high season and their primary focus was the Amenity Center. Typically, their project time to get miscellaneous project work completed, was in the off season and at this time, they were maintaining and ensuring that everything looked resort ready.

1. Report

2. Athletic Field Maintenance Reports

Mr. Masters reported that curb stoppers were installed this past Tuesday, which looked good and would provide room on the sidewalk for pedestrians to walk through. He was working with Brightview and the golf course, to come up with a plan, so that everyone was aware of their responsibilities. The fountain next to the 13th Hole was not working. The impeller was pulled and put it back in, did fine for 10 days, but then it stopped. They have now removed the entire motor and sent it to the manufacturer, in order to get a new motor, as it was under warranty and as soon as he received an update, he would report to the Board. Mr. Weger asked if it would take a month or five months. Mr. Masters believed that they were looking at a month to six weeks. They were performing their normal regular services and were not taking on any big projects, as the pool kept them busy, but they were always checking for safety issues and repairs. On Friday

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night, a resident complained that the wooden playground had some loose areas, which he remediated on Saturday; however, at some point, they may have to replace it. Mr. Davis recalled in the financials, there was a page on reserve priorities for last year, this year and last year and last year, \$8,000 was allocated for the wooden playground. Mr. Laughlin explained that the \$8,000 was for maintenance purposes and at this point in time, they were looking at an overall replacement. Mr. Davis requested that Mr. Masters refresh the paint on the light posts that come out of the ground along the sidewalk leading to the tennis courts.

E, Amenity Manager – Report

Mr. Masters reported that they were planning as many events as they could, that impacted the community. There was a Father's Day event, Swim Meet and in July, there would be a Movie on the Lawn. They would continue to add more events, big and small, like root beer floats at the pool. In years past, he could not recall where the food trucks were parked and voiced concern about taking up parking spaces, as parking was limited. Ms. Weitzel confirmed that food trucks were always parked on both sides of the Clubhouse and was sectioned off with barricades, so that people could go around to each food truck. Mr. Davis recalled when he first moved into the community, a section of the parking lot was blocked off with foot trucks on either side, so that people could go to the windows and wait for their food, but requested in the future, that the food trucks be parked on the grass. Mr. Masters pointed out that they would try different methods to see what worked out best, but when Chick-Fil-A was parked in a fire lane, golf members complained. Ms. Weitzel recalled that on Saturday, a coffee truck parked in the fire lane during the Swim Meet, got yelled at by two different people and recalled in past years, during the first week of August, a school bus would come and pick up the new kindergartens at different locations and drive them to the Clubhouse, to have an ice cream social. Mr. Masters would coordinate one.

EIGHTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Yuro received complaints from residents that in the past two months, that their kids were not receiving tennis lessons from the Tennis Pro, despite repeated requests and requested that it be open to all residents, unless there was a specific issue, as his concern was that vendors were picking and choosing who they provided lessons to. Mr. Laughlin believed that the Tennis

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Pro kept the same people and felt that residents should be notified if they could only take a class for three to six months, so it could be made available to other residents. Ms. Weitzel voiced concern about the lifeguards not watching all areas of the pool, as there was usually one at the gate, one at the top of the slide and one facing the end of the slide, but not one on the right side of the pool. Mr. Laughlin explained that in order to run the slide, there must be one lifeguard at the top and one at the bottom. Ms. Weitzel recommended that the lifeguard sitting at the gate, be reassigned to the other side of the pool, since they had a key card entrance. Mr. Fagen offered to investigate this, but it was just a matter of where the Board wanted the District's money to be best spent, whether they wanted someone to watch the gate or improved coverage at the pool. Most of the time, it was swim at your own risk, but they could re-allocate the third lifeguard to go elsewhere, during certain times of the day or have a fourth lifeguard for peak times. Ms. Weitzel was in favor of having a fourth guard at times when there was high traffic. Mr. Leary recalled several meetings ago, the Board authorizing Mr. Laughlin to investigate selling their impact fee credits broker through a broker and asked if he had an update. Mr. Laughlin reported that he spoke to the broker yesterday, who informed him that only one project needed credits at this time and they would be wiping out the credits of one seller and putting a dent into the credits of a second seller. However, all of the buyers dried up, due to no growth, new projects being stopped and interest rates killing multi-family and commercial sales. He would keep checking every couple of weeks, if he did not hear from the broker.

Mr. Davis requested that Security or an off-duty Police Officer provide coverage of the wooded areas, on Friday and Saturday nights, as there was a stack of beer bottles in front of the woods next to 1085 Eagle Point Drive. Mr. Laughlin indicated that he was currently working with them to provide more presence near the Amenity Center and would make this request to them. However, since it was technically CDD property, Security could not handle it and the off-duty officer was only present a few days per week. Mr. Davis appreciated staff posting the BrightView calendar on the CDD website and suggested posting a calendar for general CDD matters, such as the lifeguards and the qualification period for Supervisor seats, as they almost missed contracting for the lifeguards for this year. Mr. Laughlin pointed out that he typically mentioned the qualification period, for the first couple of months before the qualification period in June. Mr. Davis suggested posting a one-page document in the agenda every month and requested that staff look at the Brookhaven sign, as it had a different font than all of their other

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signs. Mr. Davis asked if the Board wanted to communicate with the residents impacted by the Glenfield Crossing Court wall, so that they had a chance to provide input. Mr. Yuro preferred to wait until they know the scope. Mr. Davis suggested installing a backboard on one of the tennis courts or a ping pong table on the patio, so that kids could warm up and play on their own. Ms. Weitzel like this idea.

Mr. Weger recalled the Board requested months ago, assessing the location of their security cameras and identifying any areas that did not have coverage. Mr. Masters acknowledged that this fell through the cracks but would look into it. Mr. Weger questioned the monument situation. Mr. Laughlin explained that it was a custom type of work and it was hard to find vendors. Mr. Masters confirmed that vendors preferred to replace a monument versus repairing them and wanted to see any plans or drawings. Mr. Laughlin reported that they just need to replace some stonework and adjust some crooked ones. Mr. Masters voiced concern if staff tried to get it upright, they would cause more damage and decided to leave it alone, until someone could come out and look at it. Mr. Davis requested that this item be included on the agenda, because when the monument was hit, residents questioned the response of the CDD or HOA. Mr. Laughlin preferred to provide updates and not include it on the agenda. The insurance company had all of the information and staff was waiting for a proposal for the work. Once the work was completed, there would be reimbursement from the driver's insurance company.

NINTH ORDER OF BUSINESS

Public Comments

Resident Mike McCormick of 604 Remington Court felt that there was not adequate communication with residents, other than Mr. Davis' email, which had the best response, due to the number of residents that attended this meeting and provided feedback on pickleball but suggested having a forum to provide an avenue for residents to provide feedback. Mr. Davis agreed that there needed to be more communication, but the Board was limited due to the Sunshine Law, as Board Members could not go onto Facebook to summarize the discussion; however, residents could. Mr. Laughlin stated that the Board could have workshops, but residents were not responsive to emails or going onto the website. The only time that they reached out to the Board, was when they had a problem. Mr. Leary pointed out that the Board did not receive much feedback from Mr. Davis' email, as there were only eight responses. Mr. Davis disagreed, as he had many conversations with people when he was walking his dog. Mr.

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Weger asked if he could post the agenda on Facebook, with a comment that he could not respond, due to the Sunshine Law, but residents could come to the meeting to provide input. Mr. Laughlin did not recommend using Facebook for CDD business. Mr. Haber advised that the original post was not a Sunshine Law violation, but there would be a violation if a fellow Board Member responded to it. Mr. Fagen stated in several of their Districts, Vesta provided a Summary Report after each Board meeting, but it did not capture everything. Ms. Weitzel liked that Vesta sent out an email with upcoming events and suggested that they include CDD business. Mr. McCormick suggested including a recap with bullet points and a list of items that would be discussed at the next CDD meeting. Mr. Masters recommended including something brief for residents look at, in advance of meetings, with highpoints. Mr. Yuro did not have a problem with Mr. Masters suggestion, but requested that there only be discussion items, to see if it made any difference. *There was Board consensus for Vesta to send out an e-blast to residents with a summary of what occurred at the last Board meeting.* Mr. McCormick voiced concern that there was no prioritization of projects or vision for the community and requested that the Board consider what they were trying to accomplish with their capital expenditures.

TENTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of Minutes of the May 16, 2024 Meeting**
- B. Balance Sheet as of May 31, 2024 and Statement of Revenues & Expenditures for the Period Ending May 31, 2024**
- C. Check Register**

Mr. Laughlin presented the Minutes of the May 16, 2024 Meeting, Balance Sheet and Statement of Revenues and Expenditures for the Period Ending as of May 31, 2024 and Check Register for June 20, 2024 in the amount of \$50,980.56.

On MOTION by Mr. Davis seconded by Ms. Weitzel with all in favor the consent agenda items as stated above were approved.

ELEVENTH ORDER OF BUSINESS

**Next Scheduled Meeting – July 18, 2024
@ 6:00 p.m. @ St. Johns Golf & Country
Club Meeting Room**

Mr. Laughlin stated that the next meeting was scheduled for July 18, 2024 at 6:00 p.m. at this location.

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TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Yuro seconded by Ms. Weitzel with all in favor the meeting was adjourned.

Signed by:
Daniel Laughlin
9A9C9FE97A0A46D...
Secretary/Assistant Secretary

Signed by:
Mike Yuro
E55AE2DB2E4512E
Chairman/Vice Chairman