

MINUTES OF MEETING  
JULINGTON CREEK PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Julington Creek Plantation Community Development District was held Tuesday, March 14, 2006 at 6:00 p.m. at the Bartram Trail Branch Library, 60 Davis Pond Boulevard, St. Johns County, Florida.

Present and constituting a quorum were:

Susan S. Beaugrand	Chairperson
Kathleen P. Minnis	Vice Chairman
Al Abbatiello	Assistant Secretary
April Spears	Assistant Secretary
Brian Pincket	Assistant Secretary

Also present were:

James Oliver	District Manager
Jonathan Johnson	District Counsel
Matt Maggiore	District Engineer
Paul Basham	Basham Design Group
Stacie Hernandez	YMCA

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Beaugrand called the meeting to order at 6:00 p.m.

**SECOND ORDER OF BUSINESS**

**Approval of the Minutes of the February 7, 2006 Meeting**

Ms. Beaugrand stated the next item is the approval of the minutes of the February 7, 2006 meeting. Are there any corrections?

There not being any,

On MOTION by Mr. Abbatiello seconded by Ms. Minnis with all in favor the minutes of the February 7, 2006 meeting were approved as submitted.
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**THIRD ORDER OF BUSINESS**

**Public Hearing to Amend the Rules of Procedure for Recreation Facilities**

Ms. Beaugrand stated the next item is a public hearing to amend the rules of procedure for the recreation facilities.

Mr. Johnson stated for the record this is the public hearing that you previously noticed to address issues related to commercial users. I will ask Mr. Oliver to confirm that the public hearing has been properly noticed in accordance with Chapter 120?

Mr. Oliver responded it has.

Mr. Johnson stated what we would like to do is pass out a little information to you. We are not prepared to move ahead yet tonight but we would like to give you some information and follow-up with you on questions and comments before the next meeting so we are going to suggest that in lieu of any discussion tonight, that we continue this public hearing until your April meeting, noting that we will be deciding the date and time of that April meeting. As your staff we would like the opportunity to work with you on a one on one between now and the next meeting.

Ms. Beaugrand asked do we need to continue now?

On MOTION by Mr. Abbatiello seconded by Ms. Minnis with all in favor the public hearing to amend the rules of procedure for recreational facilities was continued to the April meeting.
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**FOURTH ORDER OF BUSINESS**

**Approval of Pay Request No. 123 to England Thims & Miller, Inc. in the Amount of \$1,085.10**

Ms. Beaugrand stated the next item is approval of pay request no. 123 to England Thims & Miller, Inc. in the amount of \$1,085.10.

Mr. Johnson stated you have a pay request in your package. I think that is in there as much for formatting for your review as well as substance. Matt is here to answer any questions.

Ms. Beaugrand stated this is all for work that was done on the NOPC application.

Mr. Maggiore responded that is correct.

Mr. Pincket asked why is this pay request set apart from the other ones?

Mr. Johnson responded I'm guessing perhaps for formatting questions. There were previous questions on the pricing.

Mr. Pincket stated I probably raised those.

On MOTION by Mr. Pincket seconded by Mr. Abbatiello with all in favor pay request no. 123 to England Thims & Miller in the amount of \$1,085.10 was approved.
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**FIFTH ORDER OF BUSINESS**

**Other Business**

Mr. Johnson stated Mr. Basham is here and we would like to have some discussion regarding the current iteration of the site plan for the recreation center. We provided to you a very basic memo that outlines the land use changes. In order to come to some conclusion on some of those issues, we really do need to at least come to a draft of the site plan that we are comfortable in including within our application to the county because that is one of the missing pieces that will allow us to submit the land use changes for the Rayland parcel. Also when we have the discussion perhaps some of the uses that could be included might impact whether or not we need to request certain changes in the land use designation for the property. I will come back to that part of it but I would like to suggest that we start by having Mr. Basham walk us through where we are today and have some discussion that will hopefully result in some conclusions.

Mr. Basham stated this is the latest site plan that you have seen before. What I want to talk about tonight is more specific detail on the building and pool area. None of this program has changed. It is as we discussed at our last meeting. As you know we have a pretty lengthy crossing over to as much parking as we can get, a storm water retention pond, and 8 tennis courts.

We have tried to take into account all of the numerous discussions, focus groups and information we acquired over the last few years and develop a building that was multi-functional and as efficient as it could possibly be. There are certain sacrifices we will obviously make but overall we tried to make it as efficient as we possible could. As you know the site is constricted in the footprint area so we are ending up with a two story building predominately functions downstairs as a multi-functional building with the second floor dedicated to fitness and aerobics and that is mainly because that takes up such a large percentage of the floor plan that couldn't fit on the ground floor.

With that being said, we have a building that is approximately 9,600 square feet on the first floor and 6,000 square feet on the second floor for a total of 15,600 square feet. As you

might recall on the site plan the building is centered on this main drive isle coming in so it is a tremendous architectural statement at the end of the road. We have shown a centralized entry with a porte-cochere and a check-in counter with a large lobby. The lobby is big enough for people to wait if they are waiting for someone to pick them up or if they are looking for someone to go to a card game or something. We have a large area dedicated to gathering the masses as this will stack up since this is the primary planned access and check-in. It has full circulation around it and it is right off the admin offices. We set this up in a way that the control desk can see all the way down this hallway and all the way down that hallway. One hallway leads to the access for the fitness center on the second floor and the other hallway leads to the tennis pro shop which is an office with a couple of desks, some racket stringing areas, and storage and you can go out the door to the 8 tennis courts. From this vantage point you can pretty much see all 8 courts. That drove why the tennis pro area was on this end.

We also have a teen retreat area. The room is about 31' X 33' so it is a large area dedicated to teenage use although it is not to say that you couldn't have adult parties when the multi-purpose rooms are being used for some other function. It is at the opposite end of the kids club which I will talk about in a minute. It gives them a feeling of separation and a place to be. We have locker rooms that are accessed from the inside. They also have access to the outside and the reason for that is so they can be shared by the junior olympic pool. The other idea is that when you have swim meets there is a way to close off this gate and these doors and not really have the public swim meet crowd use your facility and just go throughout the whole building. We have separate access down the side. This can be a check-in arrangement for meet days and it can be a separate function from the rest of the building.

We have shown toilets, sinks, two sets of locker rooms with day lockers and showers. We have an elevator for access to the second floor, the fitness center. The admin office is composed of what we are calling aquatic staff which is a place for the lifeguards to rotate in and out of. This command center, I suppose it will be Stacie's office, or whomever would be the one to control what is going on. Because there is so much going on, we tried to at least have a visual view of the pool area out back and also who is coming in the front door so there is some control to the organization of how this building functions.

We have a central hall so when people check in they can either go to fitness, straight back to the pool areas or go to the right which we called the cyber café but it is a coffee shop, ice

cream parlour, kind of a mix between a Panera and Starbucks. It has café style seating, some comfortable seating and I can easily see it being a hub for people to read books and relax. We have tried to make it easy for people to come and grab something as they come in the building and go to wherever their function is. It also has a service window for the pool. This will be a full service snack bar much like what we have now. It may be upgraded, a coffee supplier who can offer different coffees or if you want to get into a breakfast kind of thing, I can easily see this club operating longer hours than what you operate at now.

There is a hallway down to the kids club which is a room dedicated to just about any use you want to do. It has a check-in counter, I'm assuming it will be staffed, certainly at certain time periods, storage, a counter top and sink and its own bathroom. This could serve as an onsite babysitting or day care type service and it opens directly out to the playground area and it also has a folding door for separating different age groups. It is 22' X 26', probably about the size of this room.

This is back of the house for the kitchen. We have two multi-purpose rooms, one of which is 18' X 28', the other is 21' X 33'. They are separated by a folding door yet they both have individual access if you had separate functions. This multi-purpose has direct access to the kitchen and food prep area whereas this one will have across the hall service for food. They have storage, they both open up on the continuous veranda all the way along the back side of the building. Upfront we have a delivery and storage area. Out here we put the walk-in cooler/freezer and also an independent storage locker for tables, chairs and that type of storage. As I mentioned these multi-purpose rooms open up onto their own private courtyard so it is easy to have isolated functions without being interacted by the masses that come through the middle. There is a large covered seating area in the back. This other stair is really more of a means of egress from the second floor but it could certainly be used if you are going from the pool area up to the fitness center on the second floor. You will see on the site plan when I go through the pool, I have a number of hard surface and soft surface pavilions for birthday parties and reunions and places you can reserve for parties by the pool.

Mr. Johnson stated in terms of understanding I think we ultimately need to get to plans at different levels and so to submit the applications for land use changes we have to have a site plan. I'm assuming, correct me if I am wrong, that is somewhat less detailed than this plan

which may ultimately be something that you need for cost estimation and those sorts of things. Is that a fair statement?

Mr. Basham responded this plan is what you need if the Board feels we are close enough, the shape of the pool, where these pavilions go are miniscule in the overall scheme of what Jonathan needs.

Mr. Johnson stated there are two levels of discussion and decision. One is on the overall site plan is that in adequate shape, or are there major modifications you want to make to it or is that ready to move forward and then you get down to the great level of detail where you might have discussions of, is the kids room big enough, small enough within the footprint of the building. Mr. Basham is going to need that for cost estimation which is going to play into your report that you will need to finance your bonds. Those are the two levels of decision that I think you want to focus on tonight.

Ms. Minnis stated based on using this site plan to submit, you basically have to stay within this parameter. If we submit this, there will be no significant change to the building, parking, or tennis court. There could be modifications within based on use of the rooms, etc. but this fundamentally will stay the same.

Mr. Basham responded that is my thought because the tennis courts obviously have a north/south configuration, they fit best there and we really have four major components and I have moved and shifted and the puzzle just fits the best that way.

Ms. Minnis stated all the parking and drainage that you have included meets minimum requirements.

Mr. Basham responded it does.

Ms. Minnis stated and you said it exceeded minimum requirements.

Mr. Basham responded on parking it does.

Ms. Minnis stated I'm fine with that being submitted as the site plan as long as the project is not going to visibly change. I can see what you are saying about the detail.

Mr. Pincket asked are we permitted to rearrange even internally within the footprint of the property significantly once we approve the site plan or when we say we approve this as the site plan, we might be able to move a building a foot or two or rearrange the pool a little bit but it is all minor things?

Mr. Johnson responded you can certainly make some adjustments particularly if we are talking about in the next month or two. Once we get closer to the notices and having the hearing I wouldn't even want to be making those level of adjustments. If you are going to make a major adjustment and say, let's get rid of four of those tennis courts and put in another bigger pool, I would say, we want to decide that before we get to the point of submitting to the county.

Mr. Abbatiello asked as far as the pool site is concerned, what kind of mass are we talking about? Has it changed much from what it was originally?

Mr. Basham responded both of those pools total about 12,000 square feet. Right now you probably have about 7,000 square feet. The junior olympic start at 3000 square feet and the other one is about 4,200 square feet.

Mr. Pincket asked what is the size of the competition pool?

Mr. Basham responded it is 25 yard, eight lanes.

Ms. Beaugrand stated it is two lanes larger than what we have right now.

Mr. Pincket asked is the length we have right now, 25 yards?

Mr. Basham responded yes. Is that the standard length of a competition pool?

Mr. Pincket responded yes.

Ms. Beaugrand asked do we need to approve this site plan and get it submitted as a motion?

Mr. Johnson responded I don't need a motion and you can go on with the rest of the discussion but if you are comfortable getting to the point of saying, yes, none of you object to the use of that site plan on our land use application before the end of the night, that would be helpful.

Mr. Basham stated certainly after I go through all of this we can come back to how finite we are on all of that.

Mr. Basham stated the second floor is easy. This is the primary stair which we have made bigger knowing it would be the primary stair. Coming up to the lobby area the elevator is right here and this is what we are calling athletic director but it is a staffed position where you can check in or sign up for instructional teaching or whatever. We have a large fitness room dedicated to an aerobics studio. This one is about 24' X 33' and what we tried to do is give you an idea of how much equipment you can physically fit up here. What we tried to do is isolate the aerobics studio with the pounding of feet and noise that is generated that occurs over the locker rooms downstairs. We tried to be cognizant of where the noise is. Certainly you will get some

noise out of the free weight area if we elect to do free weight which I assume you would. We have a large bulk storage area and put a couple of restrooms up here just so you wouldn't have to walk all the way downstairs even though the locker room is right at the base of the stairs. That is the rear stair I talked about going downstairs. It has a great view, glass all the way along the back which looks over both pool areas and certainly glass all along the front.

Ms. Beaugrand stated there is no open balcony area.

Mr. Basham responded no, we thought about doing that but it is expensive space and if you are building roof you might as well put the floor there and take advantage of the floor space. There is no two story look over the railing into the lobby.

Mr. Abbatiello asked is the floor poured concrete?

Mr. Basham responded yes, the whole building will probably be steel and concrete with a poured floor.

Mr. Pincket asked what is the exposure on the back of the building, is it southeast?

Mr. Basham responded yes it is southeast. I will show you the pool area because that will give you a better understanding of what you are looking at. We are limited on this rectangular space and how to fit all of this in here. We put the junior olympic competition over here which is 8 lanes. We have a tremendous amount of seating all the way around it. We put a large covered area up here for the swim meet heats to stay under cover. We have additional covered areas over here for obvious reasons and this fence isolates the junior olympic pool separate from the rest of the pool area. Over here on the tennis, we put a pavilion, water fountains, storage and from the pros office you can see at least six of the eight courts. It might be a stretch to say that you can see those but there is only one way in so there is a great opportunity for controlling court access and you can see the circulation for each of the courts. On the big super pool area we tried to align this focal part of the pool right on the main access. We have shown a pool that is about 7,900 square feet which again is probably the two pools you have now joined together. We have a large water feature activity thing over here. We can look at different things but there is a whole catalog of fun stuff we can do. This is all zero entry around this area with some geysers. The water slide area is about a 190' water slide and there are several different configurations we can look at on that as well. We have an island in the middle that helps create a pool that looks much larger than it really is. We tried to be cognizant of lifeguard situations and how to best view the

whole pool. One thing we may look at is if we take the island out, we get a much bigger pool and probably not any more money.

Ms. Minnis stated when there are not swim meets, people go back and forth between the two pools, is that gate double gated so we have that option?

Mr. Basham responded right now we have a gate there but that is not to say we couldn't put in a couple more gates and make it as open as we want to on the days when we don't have a swim meet. That is a good point. We have shade pavilions all the way around the outside. We have a bath house that is dedicated solely to the use of the pools. It has men and women's and family bathroom, pool equipment, a large area for storage for chairs and grills and whatever needs a lot of storage. On this end we did a covered wading pool that has some frogs spraying the pool something really neat. It is isolated, completely fenced, it has area underneath the roof for a sitting area. It is convenient to the bathrooms. It is adjacent to the playground. This is the younger kids end of the building with the kids club, a little pavilion with some picnic tables to do arts and crafts and these all tie together well. All of this will be fenced. There is a fence that runs around the wading pool with a gate, the rest of the fence runs all the way around and ties into the tennis courts and back around. This whole area is completely fenced with one way in other than the few times you have a swim meet going on. We have a courtyard wall that will help screen an adult party from the activities of the wading pool and playground.

Ms. Beaugrand asked what is that square?

Mr. Basham responded that is a pavilion with two picnic tables. We used date palms for a big part of the field, the whole fun pool area. We tried to break the deck up as best we could while still trying to keep it as efficient as possible. I didn't count the chairs but there are probably 400 chairs out here. We have ample deck space. I'm sure you can have 1,000 people out here on peak days in the summer.

Ms. Beaugrand asked what is the width of the deck around the competition pool?

Mr. Basham responded this double deck is 22', when it gets down to a single deck it is 12'.

Ms. Beaugrand asked how many feet do we have on the existing pool deck?

Mr. Basham responded usually lounge chairs 72" and you have another 6' of walkway.

Ms. Beaugrand stated the narrowest is at least as wide as the widest that we have now. Are you thinking about the number of people who end up on the sides during meets?

Mr. Basham responded yes.

Ms. Beaugrand stated that is one of the benefits of the existing competition pool is that it really handles swim meets very well in comparison to a lot of the other places we have been swimming. I want Ms. Hernandez to take a look at this really well as far as being able to have visual perspectives. I think the island is pretty cool but I think you block vision across the pool from a safety standpoint plus I think we would want to have the bigger pool. We will have other visual aspects there.

Mr. Abbatiello asked what is the depth of the pool?

Mr. Basham responded this will probably be 6 1/2' to 7' unless we go for standards for diving which would be 9' and this would average 3' to 5'.

Ms. Beaugrand asked what is our existing pool, about 4 1/2' to 5'?

Ms. Spears stated there is no restroom on the back end of the pool.

Mr. Basham responded right now we have the restrooms right here and that was driven more by the reason of not having to bring water and sewer all the way back to this part. We have these restrooms that really serve this pool and these over here serve this pool.

Mr. Pincket stated it looks to me like you really put a lot of thought into this. It seems like it is laid out really well, everything kind of fits together. Have you talked to anybody at the YMCA who probably has quite a bit of experience with these kinds of facilities?

Mr. Basham responded, we have done a tremendous amount of these both for the YMCA and for private developers. I did talk briefly to Ms. Hernandez on things when I was doing this and we sort of sat through two other floor plans that I have already done for the Board. It is never a perfect situation to make everything optimum so we give up certain things in order to make something else work better. I tried to keep the square footage as low as possible because I know at the end of the day we are going to have a big number and even though the locker rooms might be tight or the teen club is not big enough and the multi-purpose rooms are not big enough, it is that exercise of what is our priority? What do we really want to be the best and what can suffer in order to get the best? I'm excited to hear Ms. Hernandez' input because this markets well but does it function well? Hopefully it does. I tried to use my years of experience of doing it right and doing it wrong to make it work the best it can.

Mr. Abbatiello stated a plus in that area is we have another pool so that will relieve some of the congestion here.

Mr. Basham stated I think the difference is and I will try to state this correctly, the YMCA has a different operational program than a lot of developers do because the YMCA operates a facility they are going to keep and own and maintain and they are more concerned about long term use and efficiency. Just like you probably will be. Where a lot of developers really don't care. They are in it to sell homes, market it to a community, turn it over to a homeowners association and be done with it. The other thing too is the YMCA does it to drive memberships, we are not really doing this to drive memberships, you belong to this because you pay CDD fees. How much is membership driven and how much is it something that we feel is really going to be used?

Mr. Pincket stated correct me if I'm not stating what you said, that you made decisions on making certain areas maybe smaller to put money into other areas that you thought was more important or the result of some of the early initial feedback or the wish list was to concentrate on certain areas. I have a little bit of concern about making a decision that this is the footprint that I want without knowing the dollars. You were being conscious of the dollars and that is good but you might come up with a number that although it is a big number for all of us but for the community as a whole we might say, well we don't want to necessarily reduce the teen room or we want some other bigger room or larger facility and we are willing to pay for it. In terms of this process I'm a little concerned about saying this is where we want to go and that is one of the reasons I asked the questions earlier, once we say that is the site plan, I would like to hear numbers on it before I say that is the plan. I might want to make it bigger. I might want to make it smaller.

Mr. Basham stated my next task is to put numbers on this. If I were anywhere close to walking out of here tonight saying it looks great, let's move forward, then my next task is to start putting costs on all of this now that I have something finite to put numbers to. I was prepared at the next meeting to present a budget.

Mr. Pincket stated what I would like to hear also after you do that, if there is a handful or less of the kinds of things you were thinking about that maybe were on the initial wish list and you said being conscious of the price I kind of reduced this and made that bigger, if you can just present those five things to us based on all of your experience and say okay, if you wanted to do this it is this much a square foot this is what it is going to cost you. Again, I'm not looking to get any more complex than four or five things if there are even that many. I have to rely on you and

the feedback you got and the wish list you got to come up with the kinds of things that you said earlier that you made conscious decisions to make this a little bit smaller because I thought you might want to put your money into something else. I would rely on you to give me that information.

Mr. Basham stated in addition to that along the same lines what I was going to do was give you alternates because the tennis community wants clay, the pool community wants waveless gutters, all of those things are decisions that you need to make and we will have variables on the budget so that is an option list I will prepare.

Ms. Beaugrand stated actually when we went through this process both times before, we did have those variables provided to us so we have seen whether you do a basketball court without a cover or racquetball. There were a lot of variables that we took the opportunity at that point to do exactly what you are talking about. Just because we have a footprint of a building doesn't mean that we can't make internal changes. The site plan is the big picture. We have a general footprint of the building but as we go through the cost process there are some internal changes in that building that we can still do that are non-structural in nature. Changing some sizes might or might not be a huge step but those are still opportunities in there too.

Mr. Basham stated even shape, there are probably ten or twelve shapes that we could cut in half if we were looking to save money which don't effect what Mr. Johnson needs from us.

Ms. Beaugrand stated we did a workshop and there are minutes for the workshop. You go through those and I hope you looked back at those.

Mr. Basham responded I did.

Ms. Minnis stated the minutes to the workshop that had the priorities and everything, do we know what minutes those were in?

Ms. Beaugrand responded those are a separate set of minutes. They were not in specific meeting minutes.

Ms. Minnis stated we can point people in that direction.

Ms. Beaugrand stated I have copies of those minutes and I will make another set of copies and give them to Ms. Hernandez.

Ms. Minnis asked could we put them in one set of these so they are an official part just as an attachment?

Mr. Johnson responded we can certainly do that. I'm wondering if perhaps they didn't appear in an agenda package.

Ms. Beaugrand responded they did not because I had to specifically ask for copies of them.

Mr. Johnson stated we can certainly give that back to the Board so that it is in an agenda package so you all have it and it goes into the official records, in addition to the other copies.

Ms. Beaugrand stated at the next meeting Mr. Basham will give us a preliminary budget and it is very preliminary because it has not been bid but is based on some standards in the industry. Then we have Prager Sealy coming in next month to give us some numbers on the bond issue, taking that preliminary budget into account so we know what our capacity is from a financing standpoint. That all ties together. We may find that we can only do X number of dollars in bonds in which case along with the equity we have in our accounts will force us to scale this program back.

Mr. Pincket stated that may be true but my recollection of the last time we had the bankers in here was that we had a lot of room on the upside.

Ms. Beaugrand responded we have. Construction costs have increased significantly over the last year. Nothing is done until we see the numbers as far as I'm concerned.

Ms. Beaugrand stated the last question on the site plan is basically the one he is submitting so they have the functional use of the property and a basic description.

Mr. Johnson responded we will take that and write a textual description of here is what we expect to include, the kinds of activities, swimming, tennis, recreation, multi-purpose room. We will write a paragraph on that. We were hopeful that it won't be an issue but one thing we may come to you at a later meeting and ask is how wed you are to the concept of a liquor license, if that ultimately does become a decision point in terms of changing the kinds of land use approvals we need, then I will bring that back to you as a specific decision. Ordinarily I would say you don't need to decide those levels of detail now but the Starbucks, Panera Bread Company may or may not serve wine. If it becomes a factor in the land use then it may be a decision that you have to help us go forward and talk about but certainly not tonight.

Ms. Spears stated I have a concern about the size of the children's area. Consider Julington Creek Elementary has a three mile radius that is zoned to that school and there are

1,000 kids. There are two other elementary schools that house Julington Creek Elementary age children. I don't know exactly how many kids that is.

Mr. Basham stated I defer more to Ms. Hernandez on what you plan to do in that room than what it intended use is for.

Ms. Beaugrand stated that room is kind of like temporary babysitting to a certain extent because if a mother wants to work out for an hour, it is not an all day leave your kid kind of thing during the summer and this is going to be a fee issue because we are going to have staff there so it will be a fee pay issue. I think that is how we anticipated it through the whole ad hoc process. The other thing is during the summer with the kids camp you have the whole playground area outside as well as that room and there is nothing to say that we can't incorporate the multi-purpose room for those activities in the summer as well.

Ms. Spears stated I just see that as a service that will be valued highly by the residents. I think people would happily pay for it to be able to utilize it for an hour. Having been to gyms around town, you go in and there are 30 kids in a room running around bouncing off each other, you are not comfortable leaving you kids. Considering the number of children in Julington Creek and parents thinking they have this great gym, I can work out for an hour, we need to think about the volume of children. I think people are really going to be into that aspect of this.

Ms. Beaugrand stated that is definitely a valid point. I think we do have the flexibility with the multi-purpose areas there as well. It is going to be a staffing issue. We will have to see how the demand goes and staff accordingly and use the space accordingly.

Mr. Basham stated we have not dedicated a lot of floor space to storage and the multi-purpose rooms if they become popular they are probably too small.

Ms. Spears asked how many people do you fit in the multi-purpose?

Mr. Basham responded probably 100 and lower.

Ms. Maryann Behrmann asked is it just aesthetically the reason you made the second floor smaller?

Mr. Basham responded not necessarily. It is just I didn't know what else to put up there unless it was the teen room.

Ms. Behrmann stated like storage because that was something we did have on the original, was a storage room especially because I thought we initially implied that this would be the CDD's offices and they have a tremendous need for file cabinets and storage, all these

minutes and things like that. I know aesthetically it probably doesn't look as well to have a completely rectangular building but maybe utilize more of that space.

Mr. Basham responded what I have shown over here and I didn't speak on it is bonus room storage trusses in all of this wing and all of this wing. The entire structure of the roof over the first floor could be all storage.

Ms. Behrmann stated I can't remember since it has been so long but how much space did we say that we would need? I know on the first floor you have that office but you implied that was Ms. Hernandez. What about the rest of the people we are going to need? We talked about an entertainment person. I just thought our first design included more "office" kind of area which I see none of now basically.

Ms. Minnis stated in my opinion you have that whole section in the middle which is all admin/general office space.

Ms. Behrmann stated he said the back was the lifeguards so that would be like what we have now.

Mr. Basham stated there are four work stations in there.

Ms. Minnis asked what is the square footage of that space without the aquatic staff section?

Mr. Basham responded 15' X 22'.

Ms. Behrmann stated I thought we had more office space. It is not going to cost that much more if you widen that and put a couple of offices up there.

Ms. Beaugrand stated maybe put our CDD administrative offices up there?

Ms. Behrmann stated I don't know because of the handicap rules but there is an elevator.

Mr. Basham stated there is no reason we couldn't do that.

Ms. Behrmann stated some office along the side there. That was something we talked about in a prior meeting.

Ms. Minnis stated maybe the teen space could be moved a little.

Ms. Beaugrand stated that space doesn't necessarily have to be on the ground floor. I don't know that they want to be on the ground floor because there are so many distractions. Maybe be the same size and have that be the space for the lifeguard staff and someone for check-in there and then put all of our admin space upstairs, increase the top footprint, 600 or 700 square feet for office space.

Ms. Behrmann stated you are already there. You have the bottom floor, you are just making that bigger. Was everything outside handicap accessible? I don't know if you have tiers on the decking?

Mr. Basham stated it is all the same level.

Ms. Beaugrand stated it has to be for ADA.

Ms. Behrmann stated that was a big issue because the current pool isn't.

Ms. Beaugrand responded yes it is. It has ramps on both sides.

Ms. Behrmann stated I don't see any storage area outside by the competition pool.

Mr. Basham responded there is not. It is all over in the pool house.

Ms. Behrmann stated I think you really need a storage area by the competition pool.

Mr. Basham stated the other thing too is if we go to clay courts we are going to need a place to store equipment and clay and everything else.

Ms. Minnis stated on this conversation can he submit that site structure? What we just said is here is our fundamental site structure.

Ms. Beaugrand stated office space doesn't change your site plan. That is just a bigger footprint on the second floor.

Mr. Basham stated who is to say that the shape is open or enclosed. From a site plan view it is a building.

Mr. Johnson stated that is an adjustment.

Ms. Beaugrand stated you just need the big picture.

Ms. Behrmann stated my last thing is isn't the site plan you have, we don't really have a choice. We can't go any bigger, correct?

Mr. Basham responded we maxed out the space.

Ms. Behrmann stated the site plan basically you know.

Ms. Beaugrand stated if you go back and look at the other couple of site plans that we have gone through at least in my opinion, I think this site plan is the most functional. I think moving the tennis courts made a big difference. I think it made a difference on functionality.

Mr. Abbatiello stated I think from a personal point of view it is a perfect design at this point except for adding some additional space perhaps for storage. You can't necessarily do everything you would like to do.

Ms. Beaugrand stated I think it would be prudent to go back to the workshop minutes to see if there is anything that we should review.

Mr. Pincket asked did you say we could add a smaller building by the pool?

Mr. Johnson responded if they enclosed them and they became storage units I don't think that is going to effect us on the site plan.

Mr. Pincket stated even if it does not have an existing storage building on that lot, maybe on the other side of the competition pool if we wanted to put one there, that doesn't effect the site plan.

Mr. Johnson responded not at this stage.

Ms. Beaugrand stated I think we have direction on the site plan for the Board.

## **SIXTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Mr. Johnson asked did everyone receive the distribution of the swim team agreements for this next season? Just to make it clear, let me pass it out. The agreements are fundamentally the same agreements that you have approved each year. There are some changes in the attachment that we worked through with Ms. Hernandez. You have a clean copy and a copy that is underline/strike so you can see the changes. We are looking for action tonight if you are so inclined subject to the revised guidelines that are shown in the underline/strike format on Exhibit A. Those are driven primarily by Ms. Hernandez on the functional operation side.

Ms. Beaugrand asked do we need to approve the swim team agreement?

Mr. Johnson responded if you will approve the two swim team agreements with the revised guidelines attached by motion, that would be appropriate.

<p>On MOTION by Mr. Abbatiello seconded by Mr. Pincket with all in favor the two swim team agreements with the revised guidelines were approved.</p>
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#### **B. Engineer**

Mr. Maggiore stated the only thing that I have thought of is the parking facilities and bathroom we proposed to build here across the street. Do we still intend to include that with the construction of the new facility?

Ms. Beaugrand responded yes.

Mr. Maggiore stated down the line I will probably come to you to look to re-approve those plans because they would have expired and update anything site wise with the changes.

Mr. Abbatiello asked does that include a bathroom?

Ms. Beaugrand responded yes a bathroom, fixing that parking lot and fixing the parking lot next to the pool facility.

Mr. Maggiore stated the only other thing is the liquor license for the new facility. Is that something that you would like to do? Do you intend to try to pursue that?

Ms. Beaugrand responded I think we need to know what the ramifications are from a land use perspective so that we know what our options are. We need to do the research to make sure we know what we have to do if we choose to do so.

Mr. Johnson stated I think it is open for some debate with the county in terms of how they classify it so my recommendation is to have that debate.

Ms. Beaugrand stated we need to have the discussion to know exactly where we would stand. I don't want to go through it and go through it again. I don't want to do that twice.

**C. Recreation Facility Manager – Office Space for Recreation Facilities Management**

Ms. Hernandez stated about the new office space, as all of you are probably aware, D.R. Horton is selling the Distinguished Realty Building. It is my understanding that we have anywhere between 30 to 90 days before we are gone. Unfortunately, this comes at the worst time. It is my feeling that in order to service the community that we should be onsite. You probably all know that we have homeowners every day either coming in to fill out park reservation forms, memberships, sign up for camp, fill out rental property paperwork, swim team registration, venter deliveries and any information pertaining to all the programs and CDD questions and concerns. Most important though, if we move offsite, the lifeguard station will be without access to a computer, copier, employee files, CDD files and fax machine. Having an office allows us to have some security for monies that are also collected during the day. Our office in peak season will have about 50 employees and we are constantly running back and forth all day long during the season as well. It would be our preference to be as close as possible so we got together, the staff and I, to try to think over the last week of what our options were. One option is we potentially could use the camp room. However, this requires some structural

changes and given our timeframe I would guess that getting permits and work completed is probably not possible.

Ms. Beaugrand asked why would you need any structural changes?

Ms. Hernandez responded we wouldn't want people crossing across the deck in off season. We are not allowed for that to happen. We would then have to create some kind of entrance around the back. I don't know if there is an issue with bathroom space so far away.

Ms. Beaugrand stated if you have that space calculated, just to change it from storage to people having desks in there, is that going to trigger anything to recalculate back into the issue?

Mr. Maggiore stated I pointed out to Ms. Hernandez that it was a question that we would have to ask because an occupied space being an office is required to have a restroom. Maybe we could argue that we have one across the deck in the other building but it is something that has to be asked.

Ms. Hernandez stated we could also put a trailer on the new site. We still would be offsite but still within the community and obviously easier to address issues. This would also allow the community to see that we are moving forward and maybe add some excitement to the project. However, we could put a trailer on the site that we have now.

Ms. Minnis stated we have no formal agreement yet we pay \$780 a month to Distinguished Realty and now you are being evicted.

Ms. Beaugrand stated I received a call from John at D. R. Horton as soon as they made the decision to put the business and building on the market and it has been within two or three weeks and there was nothing I could do until we had this meeting today to let everybody know that that was happening. In the meantime, Ms. Hernandez heard everything through the grapevine within probably two days of me talking with John.

Ms. Minnis stated I was wondering if there was anything in writing to you.

Ms. Beaugrand responded no. There is no written lease. I hate for it to go out there saying we are being evicted. D. R. Horton owns Distinguished Realty and they own the building and what they were planning to do was to put the business and the building on the market and hopefully sell both and not just sell the building.

Mr. Pincket stated they are selling both but to two different buyers.

Ms. Minnis stated it was my understanding they sold it to Distinguished and they were renting it to you and that is where the confusion came in.

Ms. Beaugrand stated this happened within the last three weeks at the very most.

Ms. Hernandez stated option three is we could move the lifeguard station down to the campground with minimal changes. We can move our offices over to the lifeguard station with minimal changes.

Mr. Pincket asked what kind of space is that for you? Is that going to be tight for you?

Ms. Hernandez responded it is twice as much as we have now.

Ms. Beaugrand asked why would that be any different from a bathroom perspective having the lifeguards cross the deck off season?

Ms. Hernandez responded it is during the season that is the issue. Off season they could be next to the bathroom.

Ms. Beaugrand stated when Ms. Hernandez called me we kind of brainstormed a little bit and I asked her to canvass the market to see what small office spaces might be available so that we would know what the alternatives are, knowing it would be way too much money.

Ms. Spears asked what is in that room now?

Ms. Hernandez asked in the camp room? We use it for storage. If we go with option 3 and don't get a rental space, the homeowners would be without camp this summer. The YMCA would be without their camp revenue.

Mr. Pincket asked how much revenue did the YMCA make last year on camp or what do you anticipate making this year?

Ms. Hernandez responded anticipation would be about \$18,000 net.

Ms. Spears asked would there be any advantage to their having a trailer on the land we are going to build on in the future? As we move forward, would it be helpful to have people there on a regular basis?

Ms. Beaugrand responded not from our office space perspective. The contractor is going to have their trailers out there. From my perspective and I have had a little more time to think about this than the rest of you but while I hate there not being camp, I don't know that there is a whole lot of choice. I think what it comes down to is it is not something we were able to anticipate ahead of time and we have to react to it and do the best we can for what the needs are. While it is great to have a camp for the kids, it is not a requirement nor a necessity.

Mr. Abbatiello stated it is an interim situation.

Ms. Beaugrand stated it is an interim situation and something that was really out of our control. We can certainly go out and spend \$1,500 to \$2,000 a month so that the YMCA can make \$18,000 and we spend \$24,000 on office space. I don't know that that is the most fiscally responsible thing for this Board to do.

Mr. Pincket asked what does our agreement with the YMCA require if they are going to take a \$18,000 loss?

Ms. Beaugrand responded any thing that they run at the pool, they get the revenue from.

Mr. Johnson stated that is not tied specifically to the contract.

Ms. Minnis asked is the camp more of a babysitting service?

Ms. Hernandez responded no it is a camp. There are activities.

Ms. Minnis asked do people view it more as a substitute for day care? Are they there all day? Are they there from 8:00 a.m. to 5:00 p.m.?

Ms. Hernandez responded yes, 8:30 a.m. to 5:00 p.m. We have 33 kids max and we get about 53 families who participate.

Ms. Minnis stated I think you are right that we need to be fiscally responsible because as far as rent, everything is double what we are paying now. We don't have this budgeted. We don't have a budget to buy a building, fix a building. The option of switching the storage is okay. You are okay with it.

Mr. Pincket stated this is going to be an issue for more than just this summer. It is going to be an issue for two years. What does it cost to lease a trailer? Have you looked into that?

Ms. Hernandez responded I have not had an opportunity to look at trailers.

Ms. Minnis stated the big issue is parking. Where would we put it?

Mr. Pincket asked is there space behind where you are going to put the lifeguards?

Ms. Beaugrand stated I'm thinking of this as looking at the worst case scenario in the next 30 to 60 days.

Mr. Johnson stated where you have gone onsite and put trailers in do you have any idea of a cost and timeframe?

Mr. Maggiore responded there would probably be issues if you put it on the new site. You could put it somewhere here, I think you could do it in short order even with temporary sanitary facilities and things like that. On the new site I think you would have issues with no water and sewer.

Ms. Beaugrand stated my preference and the most logical thing for us to do is to do the third choice where the lifeguard station gets moved into the camp room, you are still going to have a lifeguard posted at that entry but that seems the most logical, workable choice. This is all pending the sale of the business and building. What about moving existing files, cabinets, minutes that are there?

Ms. Hernandez responded I would like to start the process now. I don't want to wait and then rush. Another thing you have to think of if we are not going to have camp I need to let my camp staff know. I have already gone through the hiring process. I want to let the community know that we are not going to be providing the camp and give them alternatives, look into that so that when people do contact our office, we actually have something for them to go away with. We can research that first, once that is done then start with the moving and what needs to take place.

Mr. Pincket asked have you talked to the people at D. R. Horton about the possibility of you staying even after the building is sold?

Ms. Hernandez responded we had that discussion last year.

Mr. Pincket stated the new buyers might want some additional revenue. They might not need all the space. I don't think that is the case.

Ms. Hernandez stated if I have the name of who is buying it, I would ask them that.

Ms. Beaugrand stated the other thing we can do with the files, those can go in the back of the camp room. If you move out as soon as possible, when do you think you would effectively be out of the current building and into the front office?

Ms. Hernandez responded I can let you know that next month.

Ms. Beaugrand stated I think we want to make sure that sale goes through as well.

Ms. Hernandez stated I will prepare myself financially, list everything I am going to need to purchase and what that is going to cost, find information on other camps in the area, get all those things together.

Ms. Beaugrand stated you think you have at least 30 days?

Ms. Hernandez responded 30 to 90 days.

Ms. Beaugrand stated it sounds like you have a good plan to approach this. Do you agree with my approach or do you think something else is more appropriate?

Mr. Abbatiello stated my only other thought was, where are they going to be going?

Ms. Hernandez responded I don't know. They are moving, they are doing the same thing we are doing.

Mr. Abbatiello stated option 3 seems like the way to go.

Mr. Pincket stated I don't think we have any other practical choice.

Ms. Hernandez stated I want to give the Board a quick update. The homeowners packets, second round is now out, there are probably 3,400 already mailed out. Repairs and replacements, we are in the process of cleaning, repairing the Plantation Park volleyball courts. The cargo net and grill have been repaired. Lifeguards have been hired. We received 100% return on those that were asked to return. Certification classes have begun for professional rescue, CPR, AED, risk management training will be on April 1, in the morning followed by orientation and training that afternoon and early evening. Concession staff have been hired, training should be this month. Bidders have been contacted, staff has been hired, work is in progress to schedule activities along with child care training certifications. Grand Opening is April 8 and we all pray the weather will be warm. Anthony's catering will once again provide our food. They have done a great job for the past five years. Heart and Soul DJs will be our entertainment. From time to time we still hear residents say every time they come to the pool it is closed. I just want the Board to recall that in 2003 we had five accidents, 2004 we had six and last year we had 4. We see over 8,000+ resident visits. I find the hazard number to be very low. I think perhaps that people don't realize that the family pool is closed on Monday and the competition pool is closed on Tuesday for maintenance.

Ms. Behrmann stated maybe I didn't hear properly but did you not say that no one was allowed to cross the deck. That is the reason why you couldn't put the office in the storage room.

Ms. Hernandez stated we have to have two guards on deck at all times. If someone is entering that gate off season, the pools are closed, there are no lifeguards on deck, we have all these people walking assuming parents are going to pay attention to their kids and it is not worth someone falling in and no lifeguard on deck.

Ms. Behrmann stated if you move into the office. You said you couldn't put the office in the storage room because people would have to cross the deck to go to the bathroom or to go to the office. Does that still follow for you to go to the bathroom because you have to cross the deck and you said the YMCA liability wouldn't cover that.

Ms. Beaugrand stated you don't have to cross the deck.

Ms. Behrmann stated they still have to go out of the office and walk on the decking to go to the bathroom.

Mr. Pincket stated I think the concern is from a risk management standpoint.

Ms. Behrmann stated that is what I'm saying.

Mr. Pincket stated concerns from a risk management standpoint you don't want the public walking across from the entrance to the back because there might be children there, people not paying attention. That is a much greater risk than the staff of the YMCA walking from the storage facility to go to the restroom.

Ms. Beaugrand stated they do not have to go on the lower deck.

Ms. Behrmann stated I just wanted to make sure if you take option 3 that it is going to comply with the YMCA based on what she said about not going on the deck.

Ms. Spears asked who are the vendors?

Ms. Hernandez responded the vendors would be for the ice cream which will be Seabreeze and Coco Cola.

#### **D. Manager**

There not being any, the next item followed.

#### **SEVENTH ORDER OF BUSINESS**

#### **Audience Comments**

Ms. Kathy Henley stated this may have been discussed, I arrived late, I came purposely tonight, left my job to ask two questions. Will Mystic Park ever be and I gather that it will be some day.

Ms. Beaugrand stated it won't be called Mystic Park.

Ms. Henley stated this is very important to me, are there any plans in the future to enlarge the parking facilities at the baseball field or are we always going to see cars lined up on the streets, in the grass and those ugly poles being there? I would rather see all the grass taken away and horizontal parking spots be placed.

Ms. Beaugrand responded first of all, the baseball fields are county maintained. We have nothing to do with how they maintain it or do the parking or whatever. We put up those ugly poles because those cars parking on the road were breaking the sprinklers which we as residents

then have to pay for and the expense got quite cumbersome. Those reflecting poles are there as a mechanism to prevent the cars from parking right on that spot. Even though they still park in-between and all around them.

Ms. Henley asked is there any land on the other side of those courts that we could buy and put parking on the far side of those courts?

Ms. Beaugrand responded that is a county recreation issue.

Ms. Henley stated they are going to park there whether there are poles or not and I think the way it is now is more dangerous than it was before the poles.

Ms. Beaugrand stated they do it at the Plantation Park as well.

Ms. Behrmann stated this is a complaint. January I came to the meeting and I had to leave early. I didn't realize they changed the February meeting. The February meeting got changed, Mr. Pincket told me it was going to be earlier. I scheduled time off work to come in February 14, at 4:00 p.m. for the meeting. I double checked the website and the website did say the meeting was on February 14, at 4:00 p.m. That meeting was not on February 14, at 4:00 p.m., it was the week before. We all know how much I love to attend these meetings and I don't miss very many. I sent an email to all of you via the website to say, that if you are going to use the website, if you are going to put information on the website, it should be correct. Nobody replied to me nor was it ever fixed.

Ms. Beaugrand stated that is because my work computer will not allow me to go on it. It is a denied site by my employer. I apologize.

Ms. Behrmann stated I am asking that in the future that should you use the website to put information on, please make sure it is accurate. You all know my email, you can send me a little email saying the meeting is changed. That relates to this question. I know the next meeting is at Fruit Cove but we don't know how long the library is going to be closed.

Ms. Beaugrand stated we will talk about that at the end.

**EIGHTH ORDER OF BUSINESS**

**Supervisor's Requests**

Ms. Minnis asked do we have any idea where our annual agreement is for the landscaping? Everyone was off on a hunt. I want to see an agreement as to why we are spending \$100,000 a year.

Mr. Johnson stated it is really a permit as opposed to an agreement. I can't find a copy of it anywhere in my files.

Mr. Maggiore stated I also spent some time with the county people via telephone and they maintain those records and he did not have a copy.

Mr. Johnson stated keep in mind the county permits let us put the landscaping in and permits us to maintain it. Fundamentally, the obligation to maintain it is contained in our bond covenants. Everything we finance with the bonds which included the landscaping, we have an obligation to maintain in good working order and repair. Absent some other governmental decision, like the county who came in and said you can't have that and we probably argue with them because they would in essence be destroying part of what the bondholders funded, the obligation comes not so much from that permit, the permit was the permission to put it in and they said if you are going to put it in then you are obligated to maintain it, we, the county, are not. The fundamental obligation comes from our bond covenants and not from that document itself.

Ms. Minnis stated I am satisfied with that. However, this discussion will come back when the county wants to six lane Racetrack when Nocatee comes in for evacuation and that future bridge into Clay County, are they going to pick up the cost to pay back the bonds if they take any of the median and any of the landscaping?

Mr. Maggiore responded no they will not. Anything in the right of way will be at their pleasure. Other agreements of that nature that I have read always say you are there basically at the pleasure of the county and they can ask you to remove it for no reason at all or they can remove it. If you don't maintain it they will ask you to remove it although the level of maintenance that you provide is far greater than the county would require. That would never be an issue but if they widened the road, they would tear out the sprinklers for example.

Mr. Johnson stated at that point I think you have a decision to make whether you want to put it back in. I don't think the bondholders would compel you to put it back in upon county destruction of it.

Mr. Maggiore stated I don't see that happening anytime soon.

Mr. Pincket stated I would like to get Ms. Behrmann's email.

**NINTH ORDER OF BUSINESS**

**Approval of:**

**A. Balance Sheet as of January 31, 2006 and Statement of Revenues & Expenditures for the Period Ending January 31, 2006**

Ms. Beaugrand stated the balance sheet as of January 31, and the statement of revenues and expenditures for the period ending January 31, 2006 is behind Tab A.

Mr. Pincket stated we have interest income and I wonder why it is significantly higher than budgeted. On the third page, recreation and facilities maintenance under the interest income revenues we budgeted \$4,000 yet we have the actual through January 31, 2006 is \$16,000+. Do you know what that is attributable to?

Ms. Beaugrand responded probably the capital contribution account, the one where we have the money for the capital projects and land acquisition account. On that page down below just before the total, that is the account that we have accrued excess assessments in and the account the money came out of to purchase parcel 50 and the Rayland parcel. That is excess cash we are maintaining right now from assessments.

Mr. Pincket asked did we not anticipate having that money when we did budget?

Ms. Beaugrand responded we must have just missed that fact.

**B. Treasury Report – January 31, 2006**

Ms. Beaugrand stated behind Tab B is the treasurer's report for the month of January.

**D. Special Assessment Report – January 31, 2006**

Ms. Beaugrand stated behind Tab C is the special assessment report showing the tax collections.

**D. Check Registers Summary – 01/25/06 – 03/03/06**

Ms. Beaugrand stated behind Tab D is the check register summary for January 25, 2006 through March 3, 2006.

On MOTION by Mr. Pincket seconded by Mr. Abbatiello with all in favor the check register comprised of check no. 1198 through 1213 for the period January 25, 2006 through March 3, 2006 was approved.

Ms. Beaugrand stated we have the check register for the recreation fund.

Mr. Pincket stated we are paying Trim Terrific and Nanak's?

Ms. Beaugrand responded Trim Terrific does the landscape maintenance around the pool area and the park across from the pool. Nanak's does S.R. 13 and Racetrack Road.

On MOTION by Mr. Pincket seconded by Mr. Abbatiello the check register for the recreation fund comprised of check no. 1542 through 1568 was approved.

**TENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – 04/18/06 at 6:00 p.m. @ Fruit Cove Middle School (Media Room)**

Ms. Beaugrand stated the next scheduled meeting, I thought we were doing on April 4, because you had a conflict on the 18<sup>th</sup>. I thought we were going to do it the week before spring break instead of the week after.

Mr. Oliver stated right, and I know the recording secretary sent out an email with a couple of options but if you prefer the 4<sup>th</sup>, we will schedule it for then.

Ms. Beaugrand stated the 4<sup>th</sup> is good. Our regular meeting is the 11<sup>th</sup> but that is spring break so we opted to change it and we will be having it at Fruit Cove Middle School on April 4. We will post it on the website.

Mr. Oliver stated I will confirm that tomorrow.

Ms. Beaugrand stated figure out which date and we will have four people here whether it is the 4<sup>th</sup> or the 18<sup>th</sup>.

Mr. Johnson asked how are your schedules for Monday, April 17?

Ms. Beaugrand stated just confirm and we will post it on the website.

Mr. Oliver stated you are pursuing the 17<sup>th</sup>.

Ms. Beaugrand responded yes.

Mr. Oliver stated I will send you an email tomorrow morning.

On MOTION by Ms. Minnis seconded by Mr. Pincket with all in favor the meeting adjourned.

Ms. Minnis rescinded the motion to adjourn.

Ms. Beaugrand stated we are reopening the meeting because I neglected to bring something up when we were talking about the Distinguished Realty Building. When John Zakoski called me, the other reason he called was because we had asked them to give us first right if we wanted to buy that building because at one point in time we were actually talking about buying that building in concert with the whole redesign of the existing pool facility when we didn't have the Rayland land and so on. He did call to see if we were interested in purchasing that building and I had every intention of bringing that up tonight. I did want to bring it up. The number he threw out to me for that building was \$900,000. I will open the floor for discussion by the Board.

Mr. Pincket stated based on the square footage price in this area, that is a very reasonable price, it is market price. That is just under 4,000 square feet, it is 3,900 square feet so you are looking at a little more than \$200 a square foot.

Mr. Abbatiello stated there would be additional cost for redesign and so forth.

Ms. Beaugrand stated it is \$1 million depending on how we would have to retrofit it so the bottom line is what would we use it for. Do we really have a responsible use for it that would warrant spending a million or so dollars of the CDD funds.

Ms. Minnis asked how long do we have to decide?

Ms. Beaugrand responded not long because they are moving forward.

Mr. Pincket stated they have a contract on it already. As of late last Friday they did not but I heard they were close.

Ms. Beaugrand stated they got some bites on it very quickly.

Mr. Pincket stated my thought is we ought to buy the building. I am that confident and sure that the size of the community, the needs of the community, the lack of space, the availability of space, with that being right here in the community, it is a beautiful building from an aesthetic standpoint. I think we could house administrative offices in there, it has a large open area in the middle of it you can use for meetings. We can even lease the space we don't need and we can easily do that.

Ms. Minnis asked what would it do to the funds for this project?

Ms. Beaugrand responded we don't really know the answer to that right now. We have Prager coming next month to discuss the feasibility of the bonds. Mr. Basham is going to bring us very preliminary budget numbers. If it could be 90 days later than right now we could have some other questions answered.

Ms. Minnis stated the other thing is that people have always thought that that was eventually going to be a community center. That is what they were sold on. A lot of people were kind of insulted when a business went in there. I don't think people in the community would be opposed.

Mr. Abbatiello asked do we know who their potential buyer is? What type of business?

Ms. Beaugrand responded I heard it was a doctor or lawyer or dentist.

Mr. Pincket stated I heard it was a pediatrician who might be buying it in conjunction with a chiropractor. I don't know if they would have both practices in there or not but that is what I heard.

Ms. Beaugrand stated I heard it was that type of business.

Ms. Spears stated if we did buy it, you would have no fear of who else might purchase it. You are comfortable with that but they in turn could sell it to whoever they wanted to. Do you think D.R. Horton would be negotiable with us?

Ms. Beaugrand responded I don't because there is a lot of interest in the building. If no one was calling them, then you would have a lot more negotiating power.

Ms. Pincket stated from a cost standpoint you mentioned we have a lot of unknowns that are coming up. I will mention as I did earlier in the meeting, my understanding is that we have a lot of room from the bond issue standpoint.

Ms. Beaugrand responded we do and I'm playing devil's advocate here and there was a certain point in time where I was very much an advocate of pursuing that and I have flipped flopped but by the same token with the price increases we have seen in the real estate market over the last year we are talking 20% and 30% price increases in some cases, on an \$8 million to \$10 million project, that is a couple of million dollars. It is a timing issue here. I think the priority is the recreation facility. Not to say that this isn't a priority but we have some commitments on the recreation facility that have got to take top priority in my opinion. I would love to get that building tied up but I'm worried about the timing issue, not knowing what our

costs are, how much room we have to bond in comparison to the cost and where the costs are going to take us by the time we actually bid the project because some materials have slowed down in price increases but others have continued to go up.

Ms. Spears asked do you think that moving the offices to the D.R. Horton building would free up more space? Could you offset some of the cost of the new facility by not having to put as much office space there because now you own another building you can use.

Ms. Beaugrand stated it is a Board decision. If someone wants to make a motion to put in an offer.

Mr. Abbatiello stated to make a million plus decision in about 6 ½ minutes is not the proper way to make a decision. Initially I think the recreation center was in the area of \$8 million to \$9 million. In three years that has easily gone up \$2 million. At this point our bond issue we said was up to about \$11 million and that would get us in that \$100 per resident figure. I think a \$1 million decision to decide in five minutes or so is not the right thing to do. Unless we have a little more time and time to research it. It is like the \$900,000 they wanted for the land that they are building four buildings on. It would be great to buy it but \$900,000 for something we can't do anything with to benefit us except to have a bunch of trees or we could put a play lot there, didn't make much sense then either. We have to be careful with \$1 million.

Mr. Pincket stated at a minimum why don't we at least authorize Jonathan to make a phone call tomorrow to see if the building is still available; ask D.R. Horton if it is still available and if there is no contract signed, ask them if they will give us 30 days to do our own due diligence. To me it is partial due diligence on the building but it is more due diligence from a financial standpoint. We can put numbers together quickly on that facility. My recollection is the room we have in the bond was about \$5 million over and above the previous number I had heard on the facility; that is bond capability. The monthly number for the residents would go up if we do that but that is the number I heard. Even with the construction costs going the way we are talking about, I know they are still going up and it is an unknown, to spend \$900,000 on that building, that location at this time I think is something that we need to seriously consider.

Ms. Beaugrand stated I would be okay with that. I would have a hard time voting to put a contract on the building today without having the due diligence as far as the costs on the recreation center and the capacity on the bond.

Mr. Pincket stated I know it is a quick decision, so let's do the next best thing, let's see if it is available and then see if they will hold off until the next meeting whenever that is.

Mr. Abbatiello stated if not, call a special meeting.

Mr. Johnson stated the Chair can call a special meeting, it just takes a 7 day ad in the paper.

Mr. Pincket stated we need numbers ASAP from Mr. Basham on making assumptions about how we are building that out and we need from Mr. Johnson an idea of bond capability.

Mr. Johnson responded once we have numbers, Prager Sealy can plug that into a proposed sizing and see where the assessments are going.

Ms. Minnis asked do we need 7 days so next Wednesday would be the soonest we can meeting.

Mr. Oliver stated there is usually 2 or 3 days lead time to get it in the paper.

Ms. Minnis asked when are we looking at possibly calling a special meeting?

Mr. Johnson stated the week of the 27<sup>th</sup>.

On MOTION by Mr. Pincket seconded by Mr. Abbatiello with all in favor the attorney and Chairperson were authorized to contact the owner of the building to inquire if the D.R. Horton building, also known as the Distinguished Realty Building, is still available and if so to request that they hold that for some period of time in order to call a special meeting, if available Mr. Basham was authorized to put together as much cost information as he can for the new recreational facility and the attorney was authorized to talk to the underwriter to determine the availability of money to pay for the building.

On MOTION by Ms. Minnis seconded by Mr. Pincket with all in favor the meeting adjourned at 8:00 p.m.

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Secretary / Assistant Secretary

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Chairman / Vice Chairman