

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 Monday, April 17, 2006 at 6:00 p.m. at the Julington Creek Elementary School, 2316 Race Track Road, Jacksonville, Florida.

Present and constituting a quorum were:

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

Also present were:

James Oliver	District Manager
Wes Haber	District Counsel
Matt Maggiore	District Engineer
Stacie Hernandez	YMCA
Paul Basham	Basham & Lucas Design Group
Several Residents	

**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:**

**A. March 14, 2006 Meeting**

Ms. Beaugrand stated the next item is approval of the minutes of the March 14, 2006 meeting. Are there any additions, corrections or deletions?

Ms. Spears stated on page 9 at the bottom where it says Ms. Spears that should be Ms. Beaugrand and at the top of page 10 should also be Ms. Beaugrand. On page 13 in the middle of the page where it says, Ms. Spears stated the last question on the site plan is basically the one he is submitting it is so they have the functional use of the property and a basic description. I'm not sure who that was.

Ms. Beaugrand stated that was probably me.

Ms. Spears stated again on page 19, where it says, Ms. Spears stated we have no formal agreement yet we pay \$780 a month to Distinguish Realty and now you are being evicted, I'm not sure who that was.

Ms. Beaugrand stated that was Kathy Minnis.

Ms. Spears stated further down the page was probably Kathy again. Again on page 21, it was probably Kathy where it talks about, do people view it more as a substitute for day care. Also the next one.

Ms. Beaugrand stated I think that was Ms. Minnis there, too.

Ms. Spears stated further down where it says the big issue is parking.

Ms. Beaugrand stated I think you are right; it was Ms. Minnis again.

Mr. Abbatiello stated on page 3, the end of the first sentence in the last paragraph "possible" should be "possibly." On page 7, the second line from the bottom "ponding" should be "pounding." On page 10, the last sentence where it says a plus in that area, should be another pool, instead of a pool. On page 11, in the second paragraph where it says, I have a little bit of concern about making a decision that this the, the word "is" should be inserted after "this."

Ms. Minnis joined the meeting at this time.

Mr. Abbatiello stated page 13, the fifth line from the bottom, Penaro should be Panera.

Ms. Beaugrand stated on the top of page 5 we have another misspelling of Panera. Page 7, the third paragraph, the junior olympic start at 300 square feet. Is that right? That should be 3,000 square feet. On the top of page 10, the first full paragraph the word "sustained" should be "existing." Starting on page 14 there are a number of references for Ms. Berman and her name is spelled "Behrmann" and it continues on a number of times on the next page as well. On page 29, the third full paragraph, the third line down, Sakosky should be spelled Zakoski and there is a reference to that somewhere else as well.

On MOTION by Mr. Abbatiello seconded by Ms. Spears with all in favor the minutes of the March 14, 2006 meeting were approved as amended.
--

**B. March 28, 2006 Meeting**

Ms. Beaugrand stated now we have the minutes of the March 28, 2006 meeting. Are there any corrections?

Ms. Beaugrand stated on the first page on the bottom it says, Not knowing what our options were as far as other land parcels to expand our recreational facilities and without building the arcade contiguous to our existing recreational. I'm not sure what the word "arcade" should have been. At the top of the next page in the first full paragraph, Sakosky should be spelled Zakoski. Page 5, the first line in the fourth paragraph," Ms. Beaugrand stated it is less than \$100", should be "than" \$100. On page 32 about a third of the way down it has Tom Armond, isn't it Lahman and again a couple of paragraphs down from there as well.

On MOTION by Mr. Pincket seconded by Ms. Minnis with all in favor the minutes of the March 28, 2006 meeting were approved as amended.

**C. April 4, 2006 Meeting**

Ms. Beaugrand stated now we have the continuation of the March 28, meeting that was held April 4, 2006. Are there any corrections to those minutes? On page 21, the first line, Mr. Jinks should be spelled "Jenks."

Ms. Spears stated on page 5 where it says, the difference between scenario 3 and scenario 4 is not purchasing the building for \$11. That doesn't make sense does it? We weren't purchasing the building for \$11.

Ms. Beaugrand responded if we didn't purchase it we wouldn't be spending the additional \$11.

On MOTION by Ms. Minnis seconded by Mr. Abbatiello with all in favor the minutes of the April 5, 2006 meeting were approved as amended.

**THIRD ORDER OF BUSINESS**

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

Mr. Haber stated as you may recall this was an issue on a previous agenda and at a previous meeting, the public hearing was continued to a date and time certain, being today. Jim Oliver has with him today a proposal and recommendation to the Board with respect to the

amendment of the rules of procedures for commercial use of the recreation facility which he is handing out now. What we will be doing is reopening the public hearing that was continued, offer the public the opportunity to have any comments on the issue, the Board can discuss and then based upon the Board's decision of their review of the proposal that was put before you, we would formally adopt by motion the rules before you or as amended and then direct staff to draft a resolution to be adopted at the next meeting which would ratify your motion today in adopting the rule or any amendment to that rule that you move to adopt today. I will defer to Mr. Oliver as far as handling the procedural issues on opening the public hearing.

Mr. Oliver stated as you will recall at the March 14, meeting we continued the public hearing. This is the same document that was distributed to you at that meeting. Essentially, staff was asked to come up with a way for commercial users to have access to the recreational facilities because a review of the assessment methodology demonstrates that they actually pay operating and maintenance costs for the recreation facilities. Because they do make payment for that, they do have the right to use those facilities. Using the assessment methodology we tried to come up with a way that was fair for the distribution of some type of passes. If you will look in the two columns on the far right we have broken down the commercial landowners by category based on the O&M they pay on an annual basis. We have three categories and those categories are for payment of assessments between \$4,000 to \$9,999, category 2 is \$10,000 to \$19,000 and category 3 is \$20,000 and greater. After looking at the total amount of O&M assessments they pay in discussion with staff I would recommend that for category 1 there would be one pass issued, category 2 two passes issued, and category 3 three passes issued. This would result in a total of 25 passes being issued to commercial landowners. You also have on a separate page the restrictions on those passes. I have discussed with Stacie Hernandez of the YMCA the fact that there would have to be controls on those passes so not anyone from that particular commercial venture could simply hand off the pass and use the facility. That would be unfair to the residents. For control measures, the landowner would actually have to submit the name of the person or persons that those passes would be issued to. That name would have to be on the list for them to have entry into the recreation facilities. Unlike some CDDs where an electronic slide card is used, there is actually a person manning these entry points at the recreation facilities so it could be controlled very easily to make sure people are not abusing that privilege.

Ms. Beaugrand stated as a point of interest, they originally recommended the 3, 6, 9 passes. I personally don't see a reason to issue that many so I asked Jim to change it to the 1, 2, 3, which if you look at the category column that is effectively what it would be and that totals 25 passes versus 75 passes. Certainly that is open for discussion. The reason being at this point in time we are just so overcrowded, until we can revisit that again as we open up the new facility. If you look at category 2, that should probably be \$19,999.

Mr. Oliver responded right.

Mr. Pincket asked are you saying the total of the category column equals 25?

Ms. Beaugrand responded yes.

Ms. Beaugrand stated the category column would then equal the total passes. Are there any questions or comments from the Board?

Ms. Minnis stated based on the proposed rule change, landowners will submit in writing the authorized users once annually. That is the reference to the specific people identified by each one of these owners that would be able to use this pass.

Mr. Oliver responded that is correct.

Ms. Minnis stated Stacie, not to put you on the spot, how would you know? Would you ask for an ID?

Ms. Hernandez responded we normally do with the homeowners.

Ms. Minnis stated if you are unsure you ask for ID.

Ms. Hernandez responded we always ask.

Mr. Abbatiello stated we are talking about one person per pass, not the family. Is that correct?

Mr. Oliver responded I was actually thinking in terms of a family pass after conversations with Stacie.

Mr. Abbatiello stated we are also suggesting that we revisit this as we get closer to our new facility. Who is going to be responsible for communicating with the commercial property owners?

Mr. Oliver responded GMS can do that. We will actually mail it to the property owner based on the assessment rolls. In many cases the property owner is actually leasing this property to an end user. In many cases I don't think the passes will be used.

Mr. Abbatiello asked would that mailing include the pass?

Mr. Oliver responded no, it will just include the process for applying for the pass.

Ms. Beaugrand stated if you look at the list, a number of these I don't think you will necessarily get any users. There are not that many property owners that you might consider private owners. First of all Horton would be the building that we put an offer in on. You have Restaurant Concepts which is probably Cobblestone and then Pacific Enterprises which is the building next to Cobblestone. Most everything else is commercial. There may be some that come from it but Pacific Life is the golf course but I think we will see fewer versus more coming as a result of this.

Mr. Pincket asked is there any more commercial space in Julington Creek that can be built out to add to this list?

Ms. Beaugrand responded this lists all of the commercial property owners, whether it is built on or not.

Mr. Pincket stated a question to Wes, if we approve this and say we are going to offer passes to the commercial owners, I assume we have the ability to revoke that at any time in the future if we want to and contemplate other options such as one option was not taking the recreation component of the assessment and therefore, not permitting them to use the facilities.

Mr. Haber responded initially when he said do we have the right to withdraw it, my answer would have been no, because they are paying towards it. However, if you are talking about withdrawing it to discuss other options I think that is something the District is within its right to do. Obviously you need to somehow equitably adjust for their payment towards the O&M.

Mr. Abbatiello asked wouldn't that equitable adjustment be either reapportioned to the commercial or reapportioned to the residents? That would be the option right, because the bondholders are people who are looking for this money as part of the original bond issue.

Ms. Beaugrand stated that is O&M.

Mr. Haber stated this isn't the debt so it doesn't affect the bondholders.

Ms. Beaugrand stated what would happen is that O&M cost not being paid by the commercial property owners has to be spread over the remaining multi-family and single family property owners. I don't know what the allocation is for O&M.

Mr. Oliver stated the O&M is \$213,000 but the portion of that allocable to the recreation facilities is just over \$27,000.

Ms. Beaugrand stated over 6,000 property owners is minimal, but still an addition. It is not an infeasible opportunity. It is not like adding a ton of money per homeowner. It is something that we want to look at in the future.

Mr. Abbatiello stated if we approve this and issue these passes, can we control it to see the first year and second year exactly how many times they do visit the recreation center?

Ms. Beaugrand responded that would be hard to do without an electronic key card.

Mr. Pincket asked couldn't the cards we issue the commercial owners be a different color so you could simply track that as they come in?

Ms. Beaugrand stated that would be hard to do and I'm not sure it is worth the time and effort to try to track that. You don't see every person who comes in and writes their name and number on the pad.

Mr. Pincket stated I thought she said she checks IDs on every one who walks in.

Ms. Hernandez stated they have to show a card to get in.

Ms. Beaugrand stated I have never seen her ID that many. I think it would be difficult to accomplish.

Mr. Pincket asked is there some portion of the debt allocated to the commercial property?

Mr. Haber responded yes.

Mr. Pincket asked is a component of that is generated towards building the recreational facilities?

Ms. Beaugrand responded yes.

Mr. Haber responded yes, because the overall bond issuance was for the recreation facilities as well as the rest of the infrastructure within the District.

Ms. Beaugrand asked can we check that? Let's check that because I think we were initially surprised that we were assessing O&M for the recreation center on the commercial properties and I would not be surprised if they were only assessed for the road bonds. That is something we probably ought to check before we actually vote on this, to make sure because it is an equity issue again potentially.

Mr. Haber responded yes.

Ms. Beaugrand stated if they are not being assessed for the debt repayment but they are being assessed the O&M; that is wrong. If they are being assessed both then it makes sense. It shouldn't be one or the other; it should be neither or both.

Mr. Haber responded I agree. I think it is a good idea to look into that.

Mr. Oliver stated I will check on that.

Ms. Minnis stated in the original meetings when this was discussed before the bonds were issued in 1994 they discussed the impact. They publicly said in a public hearing what was supposed to happen and then the bonds were issued. That might be where the disconnect was of what was actually issued in the bonds and what was said in the meetings that we attended. That is why I think there is this question in Ms. Beaugrand's mind because I do remember the benefit of a commercial person benefitting from the roads and not per se the pool. Then the pool funds were taken under the property owners and originally they may not have paid O&M until it switched down the road. That is where a series of events could be found.

Ms. Beaugrand stated we need to double check that. We can still talk about this in concept assuming that the assessment issue is clear.

Mr. Haber responded right and as a formality I would remind you to make sure you open and then continue to a date and time certain, the public hearing.

Ms. Minnis stated if we do not discuss this or do anything tonight and the pool is open, does that raise any issues for you since this question originally started with an owner talking to Stacie?

Ms. Hernandez stated one of the pool user forms was sent to us from a business. I have been holding onto it because I didn't know what to do with it. I don't have the name of the business.

Ms. Beaugrand opened the public hearing for public comment.

Mr. Hutcheson stated I'm wondering about some things I have been reading in these various community papers about the proposal to buy the Distinguished Realty Building. I was very excited about a resident Board but I'm getting concerned about the spending of our money and the long term debt that people are going to be saddled with and the operation and maintenance of these things. It is a huge debt on the residents that a lot of them are going to have no idea of and you are talking about buying the Distinguished Realty Building and I cannot understand why we need that building. We are going to have a recreation center. You are going to spend almost \$1 million from what I read on that building, that is an awful lot of our money for something that I don't understand why it is so essential. You may not like what you are hearing but I think you need to be the guardian of our dollars on the recreation center, on the

Realty Building and be very careful with every cent that you spend. I'm just voicing my opinion and I may be wasting my time but I'm concerned about the amount of money that is going to be spent. Originally, I heard the recreation center was going to be \$3 million, \$4 million or \$5 million and after that I saw that it was going to be \$8 million to \$10 million. I don't know if that is correct but I almost choked on that. What is that debt term going to be? I'm concerned and I'm just one person speaking and the only person on this Board that I know is Kathy and I know how hard she worked before any of you were here to guard every dollar that was due to this CDD. She worked very hard. I think everybody here has an obligation to protect our dollars. I am concerned about the size of the recreation center because a lot of people are going to pay for that who are going to have no interest in a skateboard park or fitness center and I think you need to go very slow and be careful about our money.

Ms. Beaugrand responded I appreciate your comments and I appreciate the fact that you are here. We have been working on this for four years and we have gone very diligently and looked at things very closely and scrutinized numbers and we still have more numbers to scrutinize. I appreciate the fact that you are here tonight, I think that is a great thing and I hope you continue coming because it will help you to get yourself educated as to how we go about making decisions. Had you been here over the last six months to a year you would have had a lot of your questions answered. That doesn't mean you are always going to agree with us and there are people in here who don't agree with decisions we have made.

Mr. Hutcheson stated I'm only going by what I read in the community papers. That may be totally off. I'm just voicing my concern.

Ms. Beaugrand stated I understand that.

Mr. Hutcheson stated there is going to be a lot of debt here; just be careful.

Ms. Beaugrand stated you are right. Some of the numbers we have run and talked about over the last couple of months was to understand what our worst case scenario is. The worst case scenario that we have come across to this point is an increase in assessments per single family homeowner of \$165 a year. That is in addition to our \$488 that we are currently paying. That is not a little bit of money, but I can promise you that it is a lot less than the majority of the new developments are paying. Durbin Crossing and Aberdeen are coming in at \$2,500. We need to remain competitive and it has been the Board's stance that we want to keep our properties competitive with the new projects that are coming in that are going to be absolutely

beautiful projects which is great because it makes our whole community that much nicer to live in. We are grossly underserved from a recreation standpoint with the number of people we have had go through our pool facility over the last five years. Stacie does a yeoman's job in managing the number of people we have go through that facility. It is a beautiful facility, but it is not very large and our developer did not properly plan for the number of ultimate homeowners who are going to be in this whole CDD.

Mr. Hutcheson stated you could build five recreation centers with 6,000 homes in here you are always going to be full.

Ms. Beaugrand responded you are probably right. But we can't build five or six recreation centers.

Mr. Hutcheson stated all I'm saying is the fitness center is a wonderful idea but you have to pay for it. A lot of people will have no interest whatsoever. I run five miles every day. I like to be athletic, but a lot of people will never use it but they are going to pay for it.

Ms. Beaugrand responded here is the other aspect that you may not be aware of, a lot of the services that we will be offering will be paid for by those who actually use them. The fitness center will be a fee paid service, the tennis will be a fee paid service, the babysitting will be fee paid service so those users will pay for the cost of operating that. It will not be dumped on to every other homeowner. The facility is paid for by everybody.

Mr. Hutcheson stated I didn't know that.

Ms. Beaugrand responded that is why I wanted to make sure you understood that we don't make decisions on a whim. Kathy and I have been on the Board for almost seven years now and Al and April have been on for almost four years, Brian is new but he is very diligent and every one of us is very diligent going through our thought process. We are spending our money as well as your money and we take that very seriously. I really hope you continue coming so that you will gain that comfort level that some of the other people in here may have gained hopefully. They aren't always going to agree with us, we don't always agree with each other, but I hope I'm right in saying this, that we are very thoughtful in the decisions we make whether you agree with us or not.

Mr. Hutcheson stated it is our money as well as your money and you are the guardian of that money. Every dollar spent should be spent wisely and \$850,000 on the Distinguished Realty Building is a lot of money.

Ms. Minnis stated if you can't attend the meetings, the meeting minutes are online and they go back to October 2004 when this process started. The minutes before that to the date of the start of the CDD are on file in the office. All the discussions we have had of why we went through what we went through, we had an extended meeting, a special meeting, we make sure that what is documented is exactly what has been said. I can tell you what was quoted in the paper as Brian saying it was something I said. What you read in the paper is not always accurate and that is why we do go through these. The amended copies are then put on file as well. I will have to find out if they uploaded this second copy but there is a website now where you can read the minutes if you can't come to the meetings so you can see what was discussed.

Mr. Hutcheson stated I appreciate that.

Ms. Beaugrand stated I'm glad you came and we do appreciate your opinion. I'm just trying to help you understand that I can't tell you how many times fiscal responsibility is said at these meetings when we are talking about spending money. We are very keenly aware of it.

Ms. Katey Stuart stated I was amazed that our commercial people were paying anything towards the recreation center but if it does prove out that they are, I think the proposed plan sounds reasonable since no one would have more than three family passes allotted to them. I don't think that will overburden us too much and it is something they should be given.

Ms. Nicole Alvarez stated I want to comment on the Distinguished Realty building. I am for it and then I'm torn as this gentleman mentioned about the amount of money we are spending on this building and I think that is a lot of money. It is up to you but I'm concerned that there is an organized use, what it will be used for, if it is potential income that will have a positive return.

Ms. Beaugrand asked can we save that comment to the item when we have the Distinguished Realty Building on here?

Ms. Phyllis Abbatiello stated I really feel that commercial people if they are paying money, have the right to have a ticket. I think it would be very unfair to not allow them the ticket.

Ms. Beaugrand responded that is why we are continuing it to make sure we have the right data that we are doing the right thing. I think the anticipation is if they are paying, they need to get something.

Ms. Phyllis Abbatiello stated if they are paying, they are helping us and they are paying for part of that building and what's one ticket or two tickets or three tickets.

Mr. Haber stated your next meeting is scheduled for May 9, 2006 at 6:00 p.m. at Fruit Cove Middle School. I suggest you continue this public hearing to that date, time and location.

On MOTION by Ms. Minnis seconded by Mr. Abbatiello with all in favor the Public Hearing was continued to May 9, 2006 at 6:00 p.m. at Fruit Cove Middle School.

**FOURTH ORDER OF BUSINESS**

**Distinguished Realty Building Purchase**

Mr. Haber stated I spoke with Tom Jenks today who is the attorney working on the deal on behalf of the District and I believe the contract has been submitted to the seller and they haven't received a signed copy of the contract back so at this point the due diligence period has not begun running and we are on a hold pattern until we hear back from the seller and receive a signed contract or whether there are terms they would like to negotiate. At this point we are just waiting to hear back from the seller.

Ms. Beaugrand stated as a point of information, one of the reasons we probably haven't heard back is they do need their corporate approval, so it is not like you or me making a decision to sell our property.

Mr. Pincket asked can you recall the number of days we have in the due diligence period, is it 45 or 30?

Ms. Beaugrand responded I think it was 30. I can't remember. It is one of the two.

Mr. Haber stated I can get you an email.

Ms. Beaugrand asked did you get emailed a copy of the contract?

Mr. Pincket responded I did.

Mr. Haber stated that is the contract that was submitted but it hasn't been signed.

Ms. Behrmann asked what was our response date?

Ms. Beaugrand responded we started calling them the next day and it took several days to actually connect with them.

Ms. Behrmann asked then we don't have an expiration date.

Ms. Beaugrand responded no. We submitted our bid, they accepted our bid; we then went back and submitted a contract. They asked us to submit a contract to them so that contract is in their hands for review at this time.

Ms. Behrmann asked our due diligence doesn't start until they sign.

Ms. Beaugrand responded it doesn't start until both parties sign.

## **FIFTH ORDER OF BUSINESS**

### **Selection of the Audit Committee**

Mr. Oliver stated it is time for the District to select an auditor for the 2005 audit. Normally it would be just a matter of picking an auditor and getting a proposal. However, Chapter 218 of the Florida Statutes changed during the recent session and there are two new requirements. You have to use the request for proposal process to select an auditor and there has to be an audit committee selected to go through that RFP process. There must be publicly held meetings. What I will ask the Board to do tonight is to select an audit committee. The audit committee can be as small as one Board member and the manager and we can select the audit criteria, put a request for proposals out, receive and review the proposals and make a recommendation to the full Board of Supervisors. Ultimately, the Board of Supervisors would select an auditor. I would like to go through that process so that we can select an auditor at the May 9 meeting.

Ms. Beaugrand stated if you were to have two Board members on that audit committee you would have to publish the meetings.

Mr. Oliver responded they have to be publicly noticed meetings regardless of the number of Board members.

Ms. Beaugrand stated it would be more expeditious I would assume to have one Board member.

Mr. Oliver stated even that would have to be publicly noticed.

Ms. Minnis stated we had a request for proposal for the landscaping with England Thims & Miller and Stacie was on that committee, someone from ETM and myself. Was that publicly noticed?

Ms. Beaugrand responded that wasn't a formal RFP process. We did an RFQ on that so it was not formal for that reason. It wasn't required to be a formal RFP based on the contract amount.

Ms. Minnis asked is it based on the amount?

Mr. Oliver responded it is not based on a dollar amount. It can be any combination. Whatever is convenient for the Board of Supervisors.

Ms. Beaugrand asked is there any Board member who would like to volunteer to be on the audit committee?

Mr. Pincket stated I will volunteer to be on the committee.

Mr. Oliver stated I will as well.

Ms. Beaugrand stated we need a motion to have the audit committee consist of Brian Pincket and Jim Oliver.

On MOTION by Ms. Minnis seconded by Mr. Abbatiello with all in favor the audit committee will be comprised of Brian Pincket and Jim Oliver.
---

Mr. Oliver stated as publicly noticed, immediately following this meeting the audit committee will meet to select the criteria for the selection of an auditor. It will take place after the adjournment of this meeting.

**SIXTH ORDER OF BUSINESS**

**Recreation Center Update – Paul Basham**

Mr. Basham stated I want to talk about some changes we made based on the meeting I had with Ms. Hernandez. Ms. Hernandez met with me and she had some very good critique and after I threw my pencil down, I started over. She gave me a lot of insight on what would help her best to most efficiently manage this facility. In basic concept everything stayed the same; same location and function. We just redlined individual parts. Starting with the admin in the office area, there was concern that this wasn't enough space. We decided to move the aquatic staff out to the pool building and that freed up a lot more space so what we have now is a general manager's office and four work station areas that could be food and beverage, office manager, or program director and another work station. We stayed within the confines of what we had before but we reallocated a lot of functions to the other building. In the locker rooms, we created a break room; we had separate shower facilities and we put both of those together and we now have one facility and as I mentioned we created a break room and then on the other side we created a pool storage area that will be for floats and swim team stuff and everything associated with the activities of the swimming pool. We also had a small area for storage off the teen retreat and we also added a walk up check in window for the tennis activities that could also be a potential check in for swim meets. It was another opportunity for control and not bring

everybody through the front door. I laid some tables out in here so you can get a feel for how the space would be used. We talked about putting up a display or screen where you could do PowerPoint presentations and this room would be primarily set up for business oriented functions as opposed to food and beverage type functions. The kids club grew quite a bit in size; it is now about 1,000 square feet of useable floor space. You can see the difference. What we did is moved two walls out so you can see by the number of tables and chairs that it has gotten quite a bit bigger. Overall the building is probably around 16,000 square feet now. We were at 15,600 square feet before. Those are the major changes in the floor plan.

Ms. Beaugrand asked is the square footage of the office area the same, that is just a realignment of the space?

Mr. Basham responded it is, none of this changed. We took one office out, made one office larger and created four work stations. That is clearly admin by putting the aquatic staff in the other building.

Ms. Beaugrand asked what other building are you talking about?

Mr. Basham responded the other building is going to be the pool building. You will see on the next plan that we had restrooms, pool equipment, bulk storage area and then we put another office space on the end of that building.

Nothing is going to change on the second floor. It pretty much stayed the same. I know there has been a lot of discussion about building these spaces out but if that is something we really intend to do, we need to do it now because it affects restrooms, fire protection, panel sizes, mechanical sizes, everything that goes along with building out space. I think it is a decision you need to make. We had always just shown it as storage which has nothing to do in the big picture.

Ms. Minnis asked what about the trusses that are built in there?

Mr. Basham responded it would be similar to bonus room trusses over your garage, so it would be volume space but if we go in there and build it out then we have to provide bathrooms which are based on the square footage, fire protection, mechanical, electrical etc.

Ms. Minnis asked can it be added later?

Mr. Basham responded it could be added later but not very efficiently. Having to add a bathroom upstairs would cost more to do it later than to do it now. If you wanted a comparison there is about 3,600 feet of roof area and if we were to build that out as office space now, that still is at \$175 a foot. We are not building any cheaper because we are building in the roof.

Ms. Beaugrand stated there is not 3,600 square feet of buildable space, there would be less than that because of the roof line.

Mr. Basham responded right, my point was that it would be a full two stories on the second floor, we wouldn't have a one story roof.

Ms. Spears asked are we losing a locker room?

Mr. Basham responded you didn't really lose anything in the locker rooms. Before we were doing two separate locker rooms; one for the swim team if they came in and one for the residents and the two were separated. By doing that I'm duplicating space so based on Stacie's direction of putting the two together we picked up some extra square footage. Before I had mechanical rooms here and I'm going to put those up on the roof.

Ms. Minnis stated you have to share the facilities now, the restrooms, everything when you have a meet, it is just some people know you have a meet. Is there any benefit to having two separate bathrooms?

Ms. Hernandez responded the benefit that Mr. Basham came up with was that if we close that off they couldn't get into the other parts of the facility.

Ms. Beaugrand stated they go in there and play, that's what happens during a swim meet.

Ms. Hernandez stated we eliminated that so that we could have somewhere the staff can have a break room. We are eating at our desks all the time. We need some space for a break room and that was the only space close to where we are at right now.

Ms. Spears asked couldn't they eat in the café?

Ms. Hernandez responded they could. Some bring their lunch and you have to have a place to store it.

Mr. Pincket asked what is the out building where you said the aquatic staff was going to be? What is the purpose of that addition? What will the staff do in that building?

Mr. Basham responded basically all of the operations of the pool area, which would be lifeguard safety.

Ms. Hernandez stated as you had it, we had myself, Shelly, Janice, Laura and any other people I'm going to hire to work in here, fitness director and other people. We were all in this room, which is the size of the room we have now at the pool plus 30 to 50 lifeguards plus 10 swim instructors. We can't even fit in the space we have now.

Mr. Pincket asked does it make sense that the guards are going to be breaking in the other room? I'm not sure I understand the purpose of that out building. You are not going to have 30 to 50 lifeguards sitting in that building. Most of them are going to be out on the deck and others will be on breaks or rotating and things like that. When they are not on the deck they are not all going to fit in that little room either.

Ms. Hernandez responded that room is actually a good size. There will be the aquatic director in there and swim instruction in there, homeowners will be able to come in and register for swim lessons.

Mr. Pincket stated I'm talking about the additional break room that was added. Is that a break room for lifeguards?

Ms. Hernandez responded no it is not for lifeguards; it is for staff.

Mr. Abbatiello asked how many additional square feet were in that pool staff building, that you are adding?

Mr. Basham responded it is 12 X 20. Let me talk about the pool area so you can see what has changed on that as well. Stacie also had some concerns about us putting the water feature in with the same pool so what we have done is taken this entire play element and put it up here which you can see is closer to the bathrooms, the kids play area, food and beverage area and it created more open space back here for parties and just lounging areas. That was the biggest change. The shape of the pool, I still wanted to try to get a zero entry pool, they are now two separate pools, get a zero entry pool up here and we tried to come up with a pool that could be segregated into different functions. Stacie's concern was that we didn't really have a place for swim lessons to take place for the younger kids. We have a nice space for doing swim lesson functions. This pool now is about 6,800 feet and this one was about 1,300 square feet. It is really the same approximate sizes it was before, this arch function is separated now. We put the water slide tower at the end because it would be a great view looking down the access of the pool. We have numerous shade pavilions, party pavilions.

Mr. Pincket asked what is the size of the current recreational pool?

Ms. Beaugrand stated both pools together are the same as the super pool.

Ms. Nicole Alvarez asked is this the managing of the hours between swim teams and swimming lessons, is it going to be similar to what is happening currently at the pool?

Ms. Beaugrand responded you have to remember that we only have one facility now. We have two swim teams and we have limited hours because we don't have the lighting to be able to stay open past dusk. When we have two facilities, the ability to manage that is going to be much greater because we have the two facilities plus we have more time that we would be able to have this facility open.

Ms. Nicole Alvarez stated I remember last summer people who didn't have children, people who wanted to go to the lap pool were kicked out at 2:30 p.m.

Ms. Beaugrand stated currently we always have lap lanes open.

Ms. Nicole Alvarez stated two lanes but there was a spiel of we are leaving you these two lanes because now the swim team is here and they take over the pool.

Ms. Beaugrand stated the problem is that we have one facility so we are trying to accommodate everybody as best we can.

Ms. Nicole Alvarez stated it would be nice to make this new facility more homeowner friendly, not so much swim team friendly.

Ms. Beaugrand stated the kids on the swim team are homeowners. It is all for the same group.

Ms. Nicole Alvarez stated I have four children myself but there are homeowners who might not have kids on the swim team. I'm trying to be objective here.

Ms. Beaugrand stated what is going to happen especially in the summer when school is out, you will have the ability to have more time before the pool even opens to have the swim teams in there with early morning practice. Currently, the pool opens at 10:00 a.m. Right now there is not enough time to have full practices in the mornings for both swim teams. If you have two pools, you can spread it out, start it earlier or start it later so you have less encroachment.

Ms. Nicole Alvarez stated there was a lot of stuff I saw last year even with the YMCA kids camp going on, if the swim team wasn't in the pool then there were 50 screaming kids on the side of the pool. It happened many times.

Ms. Beaugrand stated if we don't have the camp and we don't have the swim team, there are still going to be 50 screaming kids in the pool.

Ms. Nicole Alvarez stated my kids scream too, I'm just saying it is the inconvenience of having these big groups of kids show up because of organized summer activities, I think you should take into consideration not to take that away from homeowners which they are paying for.

Mr. Pincket asked do we currently let large groups or any group of children come from outside Julington Creek to use the pool?

Ms. Hernandez responded no.

Mr. Pincket stated they are all Julington Creek homeowners.

Ms. Beaugrand stated unless they pay the fee of \$960. Just for clarification, in the minutes from the first meeting of March 14, both of the pools currently total about 12,000 square feet at our existing facility and the one super pool is about 9,100 square feet. I think you said the existing junior Olympic is 3,200?

Mr. Basham responded yes.

Mr. Pincket asked you are saying this pool under your new design is 9,100 square feet?

Ms. Beaugrand responded between the water feature and super pool totals about 9,091 square feet. Explain the room you added on.

Mr. Basham responded this is the room we added on to the end. It has two desks in it, an area for kids to do homework when they are waiting for their shift, there are lockers, there is a table for first aid, and an office with storage. As I mentioned it is an extension of this building and it is located in a great location as you can see the entire pool area. It actually works better out here than it did over here.

Ms. Beaugrand asked is that the only difference for that out building, the addition of the 250 square feet?

Mr. Basham responded yes it is. I took a little bit out of bulk storage and made that a little bit smaller. The rest of the building is the same.

Ms. Behrmann stated I still don't think your office space is going to be enough. My suggestion is the same as I suggested before and that is to build the offices upstairs. If you don't use them right away then they can be storage and we can always use storage because we really don't have any and that would have been our storage anyway. I think it is cheaper to do it now than later on. I'm not sure how it is going to change the elevation, it is not going to make the building ugly. It is probably not going to be as dramatic. Maybe not build the full two stories because I know a box is not as nice than if you had done a smaller second floor. I honestly do not believe that is going to be enough office space. We talked about looking to hire people who are going to be a social director, we have maintenance people, we may have a security person, what if tennis goes off the chart and they need three people, they are going to need a place to sit.

Mr. Pincket asked did you say the additional price per square foot on the second floor is \$175 a square foot?

Mr. Basham responded roughly that is what it would run, if we built it out with lights and fire protection. We will have to make the bathrooms bigger somewhere which would probably mean on the second floor we would take these bathrooms and make those a little bit bigger, probably do two stalls in each instead of one.

Ms. Minnis stated my comment is on the office space. I have been working in a cubicle over 20 years and I get a lot done in the square footage I have.

Ms. Behrmann stated I'm not saying it has to be an office with a door, but it has to be walled and lit. The way it is now you couldn't do that. You couldn't put a cubicle there. I don't care if it is wide open space but you do have to finish it with lights and A/C, insulate and that sort of stuff.

Ms. Minnis stated the work stations, are they going to permanently have someone sitting at them?

Ms. Beaugrand responded I would think so.

Ms. Hernandez stated we have four people now.

Ms. Behrmann stated four people for one recreation center is way too small.

Ms. Nicole Alvarez stated there would be the Distinguished Realty building.

Ms. Beaugrand stated that is why you kind of confused me there for a second because I had expected the primary office functions of the CDD to be in the admin building and the office that would be there would be the activities director, head lifeguard, staffing, whatever, but not overall administration. I would expect overall administration of both facilities and the CDD would be in the admin building. The specific functions necessary for that recreation center would be there.

Ms. Hernandez stated I'm not sure how you would divide that up because there is so much overlap.

Ms. Beaugrand stated there is going to be less overlap as you hire more people to do more things. You are all kind of jacks of all trades right now because you have a few people doing a lot of different functions. When we have this new facility there is no question that we are going to have to hire a lot more people than we have now that will do in my estimation more specific jobs. There will be administrative for overall CDD, administrative, billing functions,

that person doesn't need to be there. Stacie is the overall manager, she is going to want to have a place to sit in both facilities but her main office is going to be right over here. That is what I was trying to distinguish because you are going to be doing different things once we have this open because we are going to have more functions.

Mr. Abbatiello stated to add on upstairs, if we decide sometime prior to the time it went to bid, decided that that would be necessary to do, to expand upstairs, we still have several months to do that.

Mr. Basham responded not really. We need to decide soon so I can start designing.

Mr. Abbatiello stated we are at 16,000 square feet, we justified that we need the space. The question is when does it stop as far as the new facility is concerned. We only have a limited amount of area that we can build and to add more square footage we can afford it but we have to decide who is going to manage, how much staff are we going to hire, what are the functions, what are the job descriptions and those are things that have to be decided early on starting now or at our next meeting. I think the addition of space, where to put people, we can always add square footage, but why. We just bought a large building.

Ms. Minnis stated I agree with Al and the other thing that I want to point out is the four work stations concept and these other people. In business offices today you have contractors come in and larger companies share a work area. I go to Charlotte, I can use the same cubicle that someone from Dallas used the day before. You arrange the schedule around it. I can't see these people being full time with all the time there either. They may not necessarily be there. I agree with Al that the whole concept of that other building, was the need for space and with the thought that if it was going to encroach on this then we could sell it but there is room that is not being used by the CDD or Stacie's group in that building as well. We can go offices, offices,, offices, we can build bigger teen rooms but we have to make a decision.

Mr. Abbatiello stated until we know what the job descriptions are, who is going to do what, then we can decide where they are going to sit. They may not all need to be at that facility.

Ms. Beaugrand stated all of the time.

Mr. Pincket stated I think the first question we have to ask is who needs to be at that facility to operate that facility, to operate the day to day of that facility, to manage the facility because that is the minimum space we need there and if we need to decide whether we have it

here. Everything else can be managed off site at the D.R. Horton building where there is sufficient space for management functions as well as what we have right now.

Ms. Minnis asked what is the drop dead date for this decision for building out? What is the drop dead date that we need to stay on schedule?

Mr. Basham responded certainly by the next meeting. Since we only meet once a month I can't move forward without having approval and if we don't have a final floor plan I can't really start everything else I need to start. Certainly, there is plenty I can be doing and if we believe that the extent of what we are going to do is put space in these attic areas then I can start developing more of the building with that thought in mind and whether we build it out or not we don't have to decide tonight, it would be nice to know at the next meeting but that won't hold us up in the next 30 days.

Ms. Minnis stated I would like to have this as an agenda item, for everyone to have time to think about it. I personally would like to go back to the pool and see the existing pool with the guards there and I know it is not the same as if you go on July 4<sup>th</sup>, it won't be the same at this time of year but I would also like to see the inside of the Distinguished Realty Building again and that would give us all a chance between now and the next meeting to see both facilities and then not be running into each other and have any sunshine issues while we are doing this. That will give everyone a chance to get input and for thought to go into these other positions as to where they would be and how much time they would be there and is space sharing an option.

Ms. Spears asked is there any way to finish off an area such as in a home where you have an unfinished bonus room? It doesn't cost quite as much but in the future you could finish it off if you wanted to.

Mr. Basham responded absolutely, we would just need to know down the road that that is our intent to make it office space and therefore, we would have to make sure electric panels, mechanical system, everything is big enough to handle that load plus once you build it out as office space it establishes an occupant load different than a storage room would which trips our bathroom count.

Ms. Beaugrand stated you would have to go ahead and plan for the additional bathroom level. What would be the difference if you drew out the \$175 per square foot cost to add the space, if you were to not build it out but to allow for it, plan for it?

Mr. Basham responded that would be hard for me to answer.

Ms. Beaugrand stated what I'm trying to get to, is it a significant enough number to make sense to even think about that, or is the lions share of the cost going to be in the structure and planning for the mechanicals, etc.?

Mr. Basham responded yes.

Ms. Beaugrand stated it is \$175 to build it out completely effectively what we are only not doing is maybe doing the hookups on the mechanical end of that space and doing the drywall and insulation, which is a pretty minor portion of that \$175 per square foot.

Mr. Basham responded correct, and the bathrooms. You may not build them to the maximum size at this point. I think at a minimum we would go ahead and build these out as big as we can and leave them as storage. If the need arises and you have to expand you will have the space to do it.

Mr. Abbatiello asked at the next meeting could you give a conceptual drawing of what that space would be?

Mr. Basham responded yes.

Mr. Pincket asked can you also add in that, the increase of the bathroom space.

Mr. Basham responded yes.

Mr. Abbatiello stated if we have 30 days, I say we should all take Kathy's suggestion just deferring the decision but knowing that next month this issue needs to be decided.

Ms. Beaugrand stated it is not a full month away.

Ms. Phyllis Abbatiello stated I really think that you have to be mindful of people's money and you have to be guardians of the money. Part of that is you need to have the facts and you really don't have all the facts to make a decision. I know this has been a process and you have been doing it for a lot of years. You still do not have the facts. You didn't have the facts when you approved buying the building that you bought. You need to know how many people you are going to hire, you need to know the spaces, you need to have a better handle on the O&M costs and you can't just keep saying it is only \$100 more, it is only \$65 more, it is only going to be \$35 more and in other subdivisions, their CDD fees are more. The reason why people buy in this subdivision is because your CDD fees are not the \$2,500. That is why Julington Creek is still a popular subdivision. I know because I am a realtor. The cost of the CDD make or break the deal. You can't just keep thinking you have all this way to go because the other subdivisions have so much more expense. It is going to hit them and it is going to bite them in the seat one

day. I hope it doesn't happen here. I think we need to have better numbers. There needs to be better decisions made with the building and I hope that is what you do. I think that gentleman is right.

Ms. Beaugrand stated that is why we are talking about it. I think we are trying to be very thoughtful and taking everyone's opinion and we all have different opinions and positions on it and we are trying to weigh back and forth and I don't think you see us making a rash decision. We are trying very desperately to make the right decisions with the information we have and to get as much information as we can.

Ms. Phyllis Abbatiello stated you don't have the information.

Ms. Beaugrand stated I don't think anyone has said we do. We are working towards that end and we are not going to have every piece of information.

Ms. Phyllis Abbatiello stated you don't know all the figures. It has been a long time in coming and basically a lot of that information should have already been in your hands.

Ms. Beaugrand stated that is your opinion but it is a much easier thing to say than to actually accomplish at this point with this type of a project. We will agree to disagree on that one.

Ms. Katey Stuart stated I really think that since they accepted our bid on the Distinguished Realty Building and it looks like it is going to go through, we are not sure we are waiting for the signed contract, I think if the Distinguished Realty Building is going to be ours that is going to take care of a big part of the problem. We should consider just leaving the building as amended this last time. I think we can live with that. A good point was made by Kathy about sharing cubicles, I did the same thing for almost 30 years. I see our pool has gone from the organic looking pool to a very linear looking pool. The organic looking pool with the curves was much more attractive than this linear one. How deep is the super pool in the deepest area?

Mr. Basham responded 4 ½ feet. It can be as deep as we want it to be but the water slide is going to be 3 and all the stairs are typically 3 feet with a zero entry so in the middle we will probably have two main drains, it could be 4 ½ feet, it could be 6 feet. Typically these pools to be kid user friendly are shallower than they would be over here.

Ms. Katey Stuart stated I'm talking about being senior citizen user friendly too but I don't particularly care for 3 feet or 4 feet but 5 feet is a nice depth and as a senior citizen who doesn't

like to swim laps all the time, I prefer going to the family pool. I would just appreciate it if when we are looking at those, we consider the older resident as well. We are here because we like having families around, we love having kids around the pool but I would also like my dollars going towards some things that I would really get a lot of use out of and I would get more use out of the pool with a 5 feet area where adults can kind of do their thing. Also, where they don't have to get out of pools at potty breaks.

Ms. Beaugrand stated I think the way the design is, there is a way to have a pretty good section a bit deeper.

Mr. Basham stated that would also discourage the older kids from being there all the time.

Ms. Beaugrand stated I think there is a way to get to both. We are not even going to go into the potty breaking tonight.

Mr. Charlie Stuart stated could some of those corners on the squared off areas, be rounded off?

Mr. Basham responded they actually are rounded off but they can be rounded off more.

Ms. Nicole Alvarez stated I was responding to the same thing Katey just said about the purchase of the Distinguished Realty Building. If it was me that would probably be my goal right now to really make the numbers right there for office space for the CDD. I think that would be a good foundation for the Board to know we have this much space. Go back in there and see how big it is and once you know that and how much office space, desk space, storage space, whatever it is you need in there and you have those numbers, something you can go from. Looking at these drawings and Stacie saying she needs a little more space and thinking you could build up the second floor, those are all assumptions and not something that is concrete. I think the only concrete thing you have now in terms of office space is that building once the sale goes through. If it was me I would try to focus on that because it would help you in the long run to make it easier. If you can take it and run with it, it might be a benefit to the Board to get detailed information and go from there and then you can see what you really need. This is beautiful but it is an assumption of what will be and is not set in stone as what you have down the road which is already existing.

Ms. Behrmann stated Nicole to ease your thought process when we started this many years ago one of the major discussions was the fact that now that we have a second facility we

would be able to break up things and say certain hours are for just adults, certain hours are for kids, because we could spread things out you would have a pool that could be open only for a certain function and another pool to spread things out so it would be more friendly to “the residents” even though the swim teams are residents but by spreading it out and by making certain times, the kids could go in the pool.

Ms. Nicole Alvarez stated I did not mean to make it sound like that, I think that is a wonderful idea, it needs to have a balance.

Ms. Beaugrand stated there are more opportunities that we can create having more than one facility.

Ms. Behrmann stated that was brought up on the survey and people wanted functions where there were no children; adults wanted a place to go and have a drink.

Ms. Nicole Alvarez stated I sometimes like to sit there with my husband and enjoy being there without 30 kids jumping around me. I love kids, but there are moments when you don't want them around. That is the point I was trying to make without being insensitive to the families or to the children.

Ms. Behrmann stated my second point is I'm a person who sees the second floor and I cannot fathom why we wouldn't utilize it all. This is where my methodology comes from, if we have the space, finish it off. Maybe we will use it as office, maybe we will expand the exercise room, what have you. I'm just saying offices as a general term, I just feel that if we have the space, I would hate to see it kind of wasted and it is more economical to spend the money under construction rather than rehabilitate it later on. Even if we just put up four walls and a ceiling and don't do carpeting or whatever, but plan that you could use it later. I feel that is a better expenditure of our money than just leaving it blank because we don't know exactly how many people we are going to hire. I don't think even if you go through this month long process, I still don't think you are going to really know how many people because in all of our talks we would think of adding somebody and then we drop it and think of something else. It is going to be evolving and the CDD section is going to change because we are going to be involving so much more features and giving our residents things to do which we have never had to do that before. We are inevitably going to have to hire more people. I know this is other business but in case we don't get to it. I want to remind everybody but the CDD meeting next month is on the exact

same night and time as the POA turnover meeting. I called but nobody from the POA returned my calls.

Ms. Nicole Alvarez stated the only other thing I would like to see and I don't know if it is too late to make the suggestion but I think it would be nice to have some space set aside, like art classes for kids or art classes for adults, some space like a multi-purpose room.

Ms. Beaugrand responded we do have a multi-purpose room. That is what it is for. That is what we talked about early on in the ad hoc committee as well, to have a flex space that could be used for many different things.

Ms. Behrmann stated just because it says teen room, it doesn't mean it is just for teens.

Mr. Basham stated I'm still doing this plan for the second floor, right?

Mr. Abbatiello asked how is this going to look when you are looking at it from the front?

Mr. Basham responded I will show you at the next meeting.

Ms. Beaugrand stated if you enumerate 3,600 square feet at \$175 a square foot, that is \$630,000. Fiscal responsibility here, you heard it, you can tell Mr. Hutcheson that I said it again tonight. We have to take all of this into consideration and there may be some things that make perfectly logical sense to do but we have to watch the budget and we have to make the right decisions and prioritize and we stepped out there a couple of weeks ago with Brian's suggestion as far as the building is concerned and we just have to take the big picture into consideration.

Ms. Minnis stated I have a question for Matt. We discussed at the last meeting that you had the original plans. I said the building was there in 1994 and you said your building plans said 1995. Is it possible to get a scaled down version copy of that building plan so I can take the original plan to what is there now?

Mr. Maggiore are you asking for scaled down version of the plans that Al gave me?

Ms. Minnis asked is that possible?

Mr. Maggiore responded maybe 11 X 17, yes.

Ms. Minnis asked can I come by your office and get that?

Mr. Maggiore responded yes. Would you like the whole set or just certain portions?

Ms. Minnis responded just the floor plan.

Mr. Maggiore responded yes.

Ms. Minnis asked Stacie, so you know when the building is open on Saturday?

Ms. Hernandez responded Distinguished Realty is in there on Saturday.

Mr. Maggiore stated if you give me your email, I will email it to you.

Mr. Pincket asked are you going to email her the plans?

Mr. Maggiore responded yes.

Ms. Beaugrand stated just send them to all of us.

Ms. Phyllis Abbatiello asked when are you going to break ground?

Ms. Beaugrand responded that is hard to say definitively because we still have NOPC and zoning and DRI work that we have to do with the additional Rayland site bringing it into the Julington Creek scheme of things.

Mr. Abbatiello stated I tell people some time in 2006.

Ms. Beaugrand stated the time line that Mr. Basham gave us in February showed completion in late summer of 2007.

Mr. Basham asked what is happening on the NOPC and land use? That is really the long lead item.

Mr. Maggiore stated we are forging ahead with the land use and zoning issues. It looks like we are going to have to do an NOPC to bring the land within the DRI and also a modification to the PUD. Our planners are working on that and I have had numerous discussions with county staff and I believe in the next few weeks we will probably be submitting the paperwork. In your packet tonight is an authorization letter for us to act on your behalf. If you approve that I would like to have Susan sign that.

Ms. Beaugrand stated that is the same thing that we approved for the Parcel 50 to go through the previous NOPC.

Mr. Maggiore stated I believe we are still looking on the order of four or five months to have the land use and zoning issues resolved.

Mr. Basham stated which is within what our schedule was but what I'm trying to do is start my civil design but if the site plan hasn't gone through any type of review process, I'm hesitant to do that.

Ms. Beaugrand stated the site plan has to go through the PUD. They just have to see this from a zoning perspective.

Mr. Maggiore responded I believe it does. I don't know how detailed it has to be shown.

Ms. Beaugrand stated I know when we had the NOPC approval before, I know it has to go back because the site plan that was submitted was an old site plan. We pulled the actual site plans. I know we have to go back with the actual site plan for final sign-off.

Mr. Basham stated that was for 52 only.

Ms. Beaugrand stated you are right.

Mr. Maggiore stated the sooner we can get the finalized at least footprint and layout of the pools, I think that is the level of detail you are talking about.

Mr. Basham stated right, and I think we are there.

Mr. Maggiore stated I know Mr. Basham has changed the footprint of the building a little bit.

Ms. Beaugrand asked if we change location of the pavilion out by the pool, would that trigger a problem with the site plan approval?

Mr. Basham responded I can't imagine that it would.

Mr. Maggiore stated I agree with Paul.

Ms. Beaugrand stated I just want to know the sensitivity from the county perspective. Obviously if we change the actual footprint of the building or change the footprint of the pools the bigger structures, that would be a different story.

Mr. Maggiore stated they are looking at setbacks, buffers, parking requirements.

Ms. Beaugrand stated if everything comes together appropriately with NOPC and PUD within the next six months, when do you think the construction would begin?

Mr. Basham responded it will take two months for civil engineering and then I have to get a water management permit before I can get a Corps permit so that is what is tracking along and if I start it today I would take two months for civil and probably four months for water management, so six months out on my end irrespective of what they are doing on zoning.

Ms. Beaugrand stated Corps won't sign off until water management signs off. We have had our Corps application in for some time now.

Mr. Basham responded it is there. It is not doing anything. My recommendation would be if the site plan is close, let's go in for a pre-app approval because they may very well say we have to have turn lanes which we haven't budgeted.

Ms. Beaugrand stated from a site plan perspective I think we need to give a go ahead tonight for Paul. Do we need that as a motion?

Mr. Haber responded it is appropriate to approve a motion.

Ms. Beaugrand asked are you prepared to approve the site plan as amended?

Ms. Minnis stated if the pool shape changes does that do anything?

Mr. Basham responded no that would not affect it.

On MOTION by Mr. Abbatiello seconded by Ms. Minnis with all in favor the site plan was approved as submitted by Mr. Basham today.

Ms. Beaugrand stated we neglected to put audience comments on the agenda. I will take audience comments now.

There not being any, the next item followed.

**SEVENTH ORDER OF BUSINESS                      Other Business**

There not being any, the next item followed.

**EIGHTH ORDER OF BUSINESS                      Staff Reports**

**A. Attorney**

There not being any, the next item followed.

**B. Engineer – Owners Authorization for Agent**

Mr. Maggiore stated most of my report was the land use issues. The application, the owner’s authorization for us to proceed to submit on the land use issues I would like to review that.

Ms. Beaugrand stated this is the same form we signed previously for the NOPC that was done on Parcel 50.

On MOTION by Ms. Minnis seconded by Mr. Abbatiello with all in favor England Thims & Miller was authorized to act on behalf of the Board for the rezoning and incremental NDP.

Ms. Beaugrand stated there were a couple of pay requests that England Thims submitted that inadvertently go left out of the package. They have pay request 124 for \$509.32 which

relates to the NOPC application and the PUD modification. Pay request 125 for Basham & Lucas for \$43,680. It is catching up for architectural site plan, the environmental engineering and architectural design development and it shows percentages of completion and costs that are incurred.

Mr. Pincket asked by submitting that pay request are you basically verifying that the percentages of work that has been done according to what Paul initially bid are in fact close?

Mr. Maggiore responded no.

Ms. Beaugrand stated they are a conduit for those applications; that doesn't mean they are going to oversee.

Mr. Haber stated as the engineer you certify the pay request before it is sent to the trustee.

Mr. Maggiore responded we do but as far as the level of detail, the actual level of architectural detail is hard for us to certify.

Ms. Beaugrand stated we are looking at our consultant being Basham & Lucas, certifying to us that those percentages are accurate.

Mr. Haber stated I think one of the primary purposes of the engineer approval is largely and hardly applies to this circumstance but often when you are doing a construction of infrastructure project and if there are items that are properly spent by the bond funds and are not properly spent, like clearing lots which isn't appropriate, we are looking to the engineer to say, yes, these are funds properly spent with the bond funds as opposed to the level of detail I think you are requesting.

Ms. Beaugrand stated I think you are talking more to hard cost construction items, percentages complete as to installation and things like that more so than soft costs items such as what this pay application is. That is how it is ordinarily done on a normal construction project as well. The same way it is done with the bond.

On MOTION by Ms. Minnis seconded by Mr. Abbatiello with all in favor pay requests 124 in the amount of \$509.32 and 125 in the amount of \$43,680 were approved.
--

**C. Recreation Facility Manager**

Ms. Hernandez stated at the grand opening we saw 1,500 people on Saturday. For the week we had a total of about 4,500 residents come through. May is generally the time when we

start thinking about next year's budget for the current facility that we have and I usually submit to the Board in June that budget for any review and we also have a public hearing in case there are pool rules and regulations that we change. I start in May get things going, I present it to the Board in June along with the public hearing so we can go over pool rules and regulations if there are any changes. We review it in July if there are changes from the June meeting and it is submitted to the YMCA for approval in August and then the contracts are signed in September for the new fiscal year to start in October.

Ms. Beaugrand stated we need to advertise for the June meeting to be a public hearing for the pool rules and regulations.

#### **D. Manager**

Mr. Oliver stated we will piggyback the budget process and bring a proposed budget for fiscal year 2007 in June and then actually have a public hearing for the budget in August. The public hearing has to be at least 60 days after the proposed budget is approved by the Board. We will go through the budget process and public hearing and adopt a budget for fiscal year 2007 in August and transmit that to the different agencies.

### **NINTH ORDER OF BUSINESS**

#### **Supervisor's Requests**

Mr. Abbatiello stated I have been thinking a lot about the issues that we have without knowing totally what our costs are for construction and O&M, I would like to see an agenda item perhaps for next month and we need to determine how this facility is going to be run, will it be self managed or will it be YMCA managed. Who will manage the programs? Who is going to be the manager? Will it be Stacie or will we go out for another manager? How many will we need to hire, what will the cost of the new hires be and ultimately how is that going to break down as far as homeowner O&M cost. I think that needs to be a discussion if not next month then the following month. That will allow us to get a handle on what our costs are going to be. Then we can begin to think about when we are going to have a public meeting for the homeowners to have an opportunity to hear what it is going to cost.

Ms. Beaugrand stated I brought up earlier and Stacie and I had these conversations ongoing probably for two years, as to what we do when we open this facility as far as the management is concerned, with the YMCA, without the YMCA. There are a lot of additional

costs associated with the YMCA contract. It has served us very well and they came in at a time when we really needed them to come in and it has been beneficial. I have asked Mr. Haber to check into the contract and determine what the process is, if there is a clear expiration date on the contract, if there is a notice provision, those kinds of things so that we know and understand what would be entailed if we choose to not go with the YMCA. The reason I was thinking that is because by and large, Stacie runs the show. The YMCA is back there for risk management and payroll but all the hiring, firing, maintenance, management, control is really run by Stacie and her staff. I'm not sure we get a whole lot more out of the YMCA than we are paying for. We can do payroll through GMS, I talked to Jim about that to make sure that that was an option because that is a huge issue. We can go through the State for insurance like we do with our current liability if we need additional insurance. There are alternatives out there for us. I have thought about this a lot and I know Stacie has thought about it a lot and it really kind of came to a head for me last year when the YMCA threatened to close the pool and almost took it out of our hands and that was an uncomfortable situation and I didn't like the Board not having that kind of control and having someone from a risk management standpoint with a differing opinion from ours and no issue with the county health department. I think it is definitely something that we do need to take serious consideration of and look at our options. Whether we go self management, whether there are other management options out there whatever it may be or keep the YMCA. That is certainly an alternative as well. Timing for that agenda item, I think the May meeting being three weeks away may be a little aggressive for all of that stuff to get something of worth.

Mr. Abbatiello stated I don't disagree with that. It needs to be done.

Ms. Beaugrand stated we do need to start. I know there is a lot of stuff on your plate, starting the new season budget coming up but it is going to be a lot better this year than it was last year because we were in that transition state last year.

Ms. Minnis stated rather than just can it for May since we are all supposed to look at the facility, come back with our questions, can't we come back with a list of questions of what we would like done?

Ms. Beaugrand responded absolutely. I'm not saying we wouldn't have it as an item for discussion. I don't think we are going to come back with many answers in May. I think it is going to be a discussion issue and put it on the agenda from that perspective. I didn't want

anyone to come in May and think we are going to have a lot of concrete answers because we still have a lot of work to do to get to that point. If we came back with some answers, I don't know how good they would be.

Ms. Hernandez stated for May's budget am I doing one for just the current facility under management of the YMCA or am I doing another one if we do that in-house?

Ms. Beaugrand responded I will tell you what I would like to see and this is another thing that Stacie and I have talked about. If we are going to make a change, for example if we decide that we don't want to have the YMCA manage and obviously we have to have a reason, we have to know what the difference in costs would be between the two options or some other option, if it makes financial sense for us to do that then I think it may be more effective and may make sense to phase in to that while we only have one facility and Stacie feels the same way because we have talked about this, phase in with one facility if we choose to do that rather than going and have two facilities at once. You can get the kinks worked out with one a lot easier than we can with two. I think it will make it much smoother if that is the route we choose to go. Stacie, we need both.

Ms. Hernandez responded okay. I needed direction to move forward, however it may fall.

Ms. Behrmann stated I wanted to ask if you could put the interesting things on the agenda towards the end of the night because we have a conflict with the POA so those of us who need to be at both meetings, we won't miss the good stuff.

Ms. Beaugrand responded we have a standing second Tuesday of the month meeting. If the POA does not take a look at that and is inconsiderate enough, that is their problem. Richard's comment was that we are two different organizations, why should we should we talk. What do you deem interesting things?

Ms. Behrmann responded the recreation and your discussion on separate management.

Ms. Beaugrand stated let's move staff reports up and then the recreation center. I think we ought to leave our stuff as is.

Ms. Minnis stated it has been this way, we have the same agenda.

Ms. Beaugrand stated keep the agenda order the same.

**TENTH ORDER OF BUSINESS**

**Approval of:**

- A. Balance Sheet as of February 28, 2006 and Statement of Revenues & Expenditures for the Period Ending February, 2006**
- B. Treasury Report – February 28, 2006**
- C. Special Assessment Report February 28, 2006**

Ms. Beaugrand stated the next item is the balance sheet and statement of revenues and expenditures for the period ending February 28, 2006.

Mr. Oliver stated the balance sheet and statement of revenues and expenditures don't need approval. That is informational only.

**D. Check Registers Summary – 03/02/06 – 04/07/06**

Ms. Beaugrand stated we have the check register for the general fund #1214 – 1232 to approve.

Mr. Pincket stated on the JEA bill this brought to mind a request that Kathy made a while back and that was to have somebody go out and determine each JEA meter to make sure we are paying for only the ones that are CDD meters. Has someone done that?

Ms. Minnis stated we talked about this and Jim said that he and Stacie were identifying them. I know there is a new meter by the library. There is a meter on the golf course that is on no mans land. I said this could come back to bite us. We may have meters that we should be paying for and we are not. We need to be prepared but we might be paying for meters that are not ours. How do we get this information?

Ms. Beaugrand stated we have addresses.

Mr. Oliver stated we have done it with other Districts. We will make that effort.

Ms. Beaugrand stated I have a question on the JEA bill. We have late payments, what happened with that?

Mr. Oliver responded I will find out and if it is a GMS error we will pay the late fee.

On MOTION by Ms. Minnis seconded by Mr. Pincket with all in favor check #1214 – 1232 for the general fund were approved.
--

Ms. Beaugrand stated then we have the recreation fund, check #1569 – 1602.

Mr. Abbatiello stated we may have discussed this before but the \$185,000 payable to the State Board of Administration, what is that?

Ms. Beaugrand responded that is a transfer of our tax receipts into the investment fund.

On MOTION by Mr. Abbatiello seconded by Mr. Pincket with all in favor check #1569 - #1602 for the recreation fund were approved.

**ELEVENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – May 9, 2006 at 6:00 p.m. @ Fruit Cove Middle School**

Ms. Beaugrand stated our next meeting is May 9, at 6:00 p.m. at Fruit Cove Middle School. Are we in the library or multi-purpose room?

Mr. Oliver responded we are in the library right now but I will try to get it changed to the multi-purpose room.

Ms. Minnis asked before we adjourn the meeting can I ask for a clarification of what you stated about the two entities being separate?

Ms. Beaugrand stated what happened was that Maryann talked to Richard and said the CDD meeting is usually the second Tuesday and his comment was something to the effect that we are two different organizations.

On MOTION by Ms. Minnis seconded by Mr. Abbatiello with all in favor the meeting adjourned at 8:15 p.m.

---

Secretary / Assistant Secretary

---

Chairperson / Vice Chairman