

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, September 11, 2007 at 6:00 p.m. at the Community Development District Administrative Offices, 950 Davis Pond Boulevard, St. Johns, 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
Wes Haber	District Counsel
Matt Maggione	District Engineer
Mike Lucas	Basham Design Group
Stacie Hernandez	Julington Creek CDD
Laura Callahan	Julington Creek CDD
Shelly Timbol	Julington Creek CDD

**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 August 14, 2007 Meeting**

Ms. Beaugrand stated the first item on the agenda will be the approval of the minutes of the August 14, 2007 meeting. Are there any modifications to the minutes?

There not being any,

On MOTION by Mr. Abbatiello seconded by Ms. Spears with all in favor the minutes of the August 14, 2007 meeting were approved as submitted.

**THIRD ORDER OF BUSINESS**

**Discussion of Recreation Center**

Ms. Beaugrand stated the next item will be the discussion of the recreation complex.

Mr. Lucas stated I want to present to you the official change order. You have already approved the proposed change order so this is just the paperwork signing off on the change order. Then I would like to have some discussion about the interactive fountain.

Ms. Beaugrand stated for the benefit of the audience and for the record will you quickly run through this, this is the builders risk insurance.

Mr. Lucas stated it is the builders risk insurance, and no charge to the change in the sprinkler system.

Ms. Beaugrand stated for the benefit of the audience we have preliminarily approved the contractor to go ahead and do an 18-month builder risk policy versus a 12-month builder risk policy which only had additional premium for that six months at \$5,400 in total versus doing two annuals at probably \$25,000 each.

Mr. Lucas stated if we had gotten started in the beginning of hurricane season there was a chance if there was a strike then we wouldn't have been able to extend it by six months. He went ahead and bought it all upfront.

Ms. Beaugrand stated there was also the possibility if there were any construction delays that we would go past that 12 month period and have the same cost reason issue. The other change order was to change the type of sprinkler system from a wet to a dry system and there was no cost just a change of system.

On MOTION by Ms. Spears seconded by Mr. Abbatiello with all in favor change order no. 1 was approved.

Mr. Lucas stated the next thing I would like to talk about is the features of the interactive fountain. The one on top is the one we originally proposed in the working drawings. We found the parent company was having financial problems and we are concerned if we go through with the system there may be some problems so what we have done is recommend one that is very

similar to it, a little bit smaller, a little less expensive, by the same manufacturer that is doing our slide tower and there are pictures. The one on top is a rendering but the one in the second package and the one we are proposing those are actual pictures which are kind of far away but you can see they are extremely similar.

Ms. Minnis and Mr. Pincket joined the meeting at this time.

Mr. Lucas stated the package on top is the one we originally specified in the interactive pool feature for the kids and we found out that the parent company of is having financial problems and we were concerned about things going through so we picked an alternate which is very close and manufactured by the manufacturer of our slide tower. You can see they are extremely close. The one we are proposing is a little smaller and hopefully is a little less expensive but is the same type of thing.

Ms. Beaugrand stated I think when I originally looked at this it looked like the one you are proposing has two different slide features versus one slide feature in the original plus it has the rope climb and the stairway along with the different spray features.

Ms. Spears stated when I look at the drawing what is the netting?

Ms. Beaugrand responded it is the rope climb.

Ms. Spears stated at Plantation Estates at the spray park there is similar netting and the kids kind of find their way into that netting and get up underneath it and to me it is not very safe.

Mr. Lucas responded they are not going to be able to climb under anything. That goes down to the bottom of the pool so kids will not be able to climb underneath the feature.

Ms. Spears stated the water is real shallow at this particular pool it is just if a child were stuck under there it would be very difficult to get to them because you have to get through all of that netting to get to them.

Mr. Lucas stated the water is shallow in this and the purpose of that net is so they can't climb under it.

Ms. Spears stated this feature didn't have any kind of shade. This one has a top to it.

Mr. Lucas responded the actual photo doesn't have one but what we are asking to do is put that type of roof on there and we will have water coming off the roof.

Ms. Minnis asked will the tunnel slide have water going through it or is it just a plain slide?

Mr. Lucas stated I'm not sure.

Ms. Minnis stated the one you were referencing April, does it have anything like this on it?

Ms. Spears responded it doesn't loop around, it is a tunnel but it comes straight down. It is not quite as long as this one. I don't think it has water flowing through it.

Mr. Pincket asked is this going to be sitting in a shallow pool of its own and accessible from various sides.

Mr. Lucas responded it is accessible from all sides.

Ms. Minnis stated these things shoot water off the side, are they things that kids shoot or just water coming out?

Mr. Lucas responded it is just water coming out. Some of them have valves you can adjust but a lot of times it is just water coming out and they are playing in it.

Ms. Beaugrand stated there is a guardrail with a gun.

Ms. Minnis stated that is what I was asking.

Ms. Beaugrand stated which would be number 16 if you are looking at one of the drawings. Are there any other questions or comments on the change of the spray ground play ground equipment?

Ms. Minnis asked what age group is this intended for?

Mr. Lucas responded there is not a specified age that is for you to decide what you want the age to be. You will have to post it, there is no minimum there is no maximum. You will have to decide what age group you want it to be.

Ms. Beaugrand stated I think we have that addressed in our signage that is going to be in all of the different pool areas.

Ms. Spears asked is there any way to put anything around the edge of the pool that squirts so if you have this in the middle or it is a gradual to shallow?

Mr. Lucas responded it is zero entry. If you want it, it is just a matter of dollars.

Ms. Spears stated I just didn't know how cost prohibitive it is.

Mr. Lucas asked if you want me to check some things I will. Your deck is going to be a little bit smaller now if you start adding all those other things because we have chaise lounge chairs around it and you have kids going around it, so you probably need to get a bigger pool if you start letting them do things like that.

Ms. Minnis stated the more spray things you have, the more older kids you are going to be bringing over there and then they will kind of be intruding on younger kids.

Mr. Pincket asked did you say there is water flowing through this or you didn't know the answer?

Mr. Lucas responded there is water going through some if it as far as through all the slats I'm not sure.

Mr. Pincket stated it is just an observation but to me there is not enough slope in that slide, kids are going to get stuck in that slide.

Mr. Lucas stated they won't.

Ms. Beaugrand stated they are going to be wet from being in the pool. That is going to help.

Mr. Lucas stated these are slide features, the purpose of which is to play in the water. I will certainly check to see if water is in here but there won't be kids getting stuck in there.

On MOTION by Mr. Pincket seconded by Mr. Abbatiello with all in favor the substitution of the spray ground equipment was approved.
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Mr. Lucas stated if you look at the site you can see the site work has begun. They were out building the bulkhead last week. One thing we came across is we had intended on having a lake back there but at the time the drawings were done three years ago the water table was a lot higher and the way it stands right now the water table over the last three years has lowered quite a bit so there is a good chance there won't be a lake.

We are in for permitting on the building, we have answered all of the comments, we hope to have the permit in a couple of weeks and start digging foundations probably in two weeks.

Ms. Beaugrand asked have we had any comments back from the county on the building permit?

Mr. Lucas responded just from the fire marshal. They met with Stacie and on the skate park they wanted me to add another exit out of the skate park as far as emergency exit. In case of emergencies we are providing a gate that will be accessed off the side that holds the sidewalk. It will be on a push button with an alarm so if someone goes out that then the person managing the skate park will know. The same thing with the main amenity area. We sat down with the fire

marshal and told him how we want to control going through the building but in case of emergency what we will have to do once the building is complete, probably Stacie will meet up there with the inspector and tell him how in case of emergency lifeguards are going to be trained to direct people out certain gates in certain ways.

Ms. Beaugrand stated going back to the pond. You are talking about the pond that is next to the parking lot that we were going to have a fountain feature in.

Mr. Lucas responded yes. When we did the borings three years ago we hit water at elevation 17. They were down to 14 and had not hit water and dug down to see where they would hit water and they dug another three feet before they hit water so the water table has dropped that much in three years. We already have the bulkhead built and we will just see by the end of the job if by some chance the water comes back fine, but if not we may end up adding sod to that bed.

Ms. Beaugrand stated so it would be dry retention instead of wet retention so we will still meet the retention plan.

Mr. Lucas responded yes. Our intention was to have a dry retention upfront and two lakes and now all three are going to be dry. We will sod and try to make it look nice. I called the surveyor and the guy who did the borings and he said when we did this three years ago we hit water at 17 and what you do is from that you take the borings to water management and they establish the natural water level and they established it at 20 which was 3 feet above that and we are 10 feet below that and not getting any water.

Ms. Beaugrand stated they also limit you to how deep you can dig down.

Mr. Lucas stated that is part of their calculation. If you decide that you want water in there we can always put a liner in there to hold water but that is going to be costly. I can get you costs for that.

Ms. Beaugrand asked why don't you go ahead and get us costs on that so we know what our alternatives are.

Ms. Minnis asked can you explain that because when they built Bartram Trail High School there is this big thing that it should have been a retention pond that goes down. What if the water table comes back up? Will this pond become a pond?

Mr. Lucas responded yes like it was supposed to. When the borings were done three years ago they hit water the grade of 17 and water management makes you design it with outfall

because they assume water level will come up another 3 feet and once it gets above the grade of 22 you have an outfall that leaks it out into the wetlands. Right now we have dug down to a grade of 10 and haven't gotten any water.

Ms. Minnis asked aren't these retention ponds also supposed to take the displacement of the parking lot?

Mr. Lucas responded all the storm drainage will go in there, the water will be in there for a little while until it leaks down into the ground.

Ms. Minnis stated if you put a liner in and make it a lake.

Mr. Lucas stated then you would have water in there all the time. Today you would have water in there for awhile and then it soaks in the ground.

Ms. Minnis stated okay so it is not going to stay in there, it still would go down.

Mr. Lucas responded unless you put a liner in there.

Ms. Beaugrand stated the liner would keep it in there.

Ms. Minnis asked what if the water level comes up and you have the liner on top, is what I was getting to next?

Mr. Lucas stated we have liners in lakes all the time. You would put it down at a certain level. We put liners in lakes where we want the water to be there all of the time.

Ms. Minnis asked would this be lining three lakes?

Mr. Lucas responded no. The one at the entry was always intended to be dry. It would be your choice if you wanted to line the lakes or not. If you wanted to you could combine two of them. I will get prices on both of them if you want me to.

Ms. Beaugrand stated I would say get prices on the two that were intended to be wet. That way we have a basis for a final decision. Do you have anything else, Mike?

Mr. Lucas stated they are moving right along. They had a little vandalism over the weekend, they have a water truck vandalized. I guess someone threw a concrete block through the windows, slashed the tires and cut all the seats. They have the chain link fence across that opening now. I drove back there last week and once you are back there you can't see the street. I'm not sure where the truck was when it was vandalized. They are making good progress and plan on getting vertical in the next two to three weeks.

**FOURTH ORDER OF BUSINESS**

**Consideration of FY06 Audit Report**

Ms. Beaugrand stated next would be consideration of the 2006 audit report.

Mr. Oliver stated in your agenda packets behind section four is the auditors report for fiscal year 2006. The auditor was Dufresne & Associates out of Winter Park. The auditor's opinion letter is dated May 1, 2007 and that is when the auditor completed the field work. Then they go back and do their confirmations and analysis. This is the opinion letter and if you look in the third paragraph it says, "In our opinion the basic financial statements referred to above present fairly in all material respects the financial position of the governmental activities of the District as of September 30, 2006." Then it has the actual funds, the financial statements for 2006. If you go to page 14 the top paragraph, the summary indicates the District's accounting policies conform to generally accepted accounting principles. I would also like to point out on page 24 the report on internal control of financial reporting, the last sentence of the second paragraph, "we noted no matters involving internal control over financial reporting and its operation that we consider to be material weakness". Then on page 26 there was a previous recommended correction for the 2004 audit and the fourth paragraph last sentence, "the recommendation on the preceding annual financial report has been corrected. In essence it is a clean audit. This audit will be sent to the Department of Community Affairs.

Mr. Pincket stated on page 27 the second paragraph reads that the statements must be included if one or more conditions exist and they determined the district did not meet any of those conditions.

Mr. Haber stated that is a good thing.

Mr. Oliver stated it would be appropriate for the board to accept this audit so that we can transmit it to the Department of Community Affairs.

On MOTION by Ms. Minnis seconded by Mr. Pincket with all in favor the fiscal year 2006 audit was accepted.
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**FIFTH ORDER OF BUSINESS**

**Approval of Pay Requests**

**A. No. 180 Payable to England Thims & Miller, Inc. in the Amount of \$102.87**

Ms. Beaugrand stated behind tab 5 we have five pay requests. Pay request to ETM for \$102.87 relating to the parking lot improvement plan.

**B. No. 181 Payable to England Thims & Miller, Inc. in the Amount of \$219.37**

Ms. Beaugrand stated behind tab B is also for ETM in the amount of \$219.37 for general consulting, meeting, reproductions and so on.

**C. No. 184 Payable to Hopping Green & Sams in the Amount of \$1,819.26**

Ms. Beaugrand stated behind tab C is to Hopping Green & Sams for \$1,819.26 and it relates to recreation construction issues, water management district, permitting, contract with Dicky Smith, easement review and the like.

**D. No. 185 Payable to Julington Creek Plantation in the Amount of \$385.00**

Ms. Beaugrand stated behind tab D is back to the CDD for \$385. I assume this is reimbursement for moneys that we fronted.

Mr. Oliver responded exactly.

Ms. Beaugrand stated it is money we paid to Hopping Green & Sams for reviewing the bid documents and RFP package.

**E. No. 186 Payable to O.R. Dicky Smith & Co., Inc. in the Amount of \$227,434.00**

Ms. Beaugrand stated behind tab E is to Dicky Smith for \$227,434. If you look at page 3 of the schedule in column E you have a total at the bottom of \$252,704. They net out retainage of the \$35,232 which is in column I which is 10% retainage per our contract. That nets to the pay request that would be currently due of \$227,434. I assume you have looked at the pay request and they have completed all of the work stipulated on the pay request.

Mr. Lucas responded the bulkhead is complete. You can see if you go down there they have brought in item 11, \$98,000 site fill and item 9 is site cleaning and stripping so they are really getting into this. Item 25 they only charged 15% of the bulkhead and it is 100% now.

Ms. Beaugrand stated the board should note this is for work completed through August 31 so there is always going to be somewhat of a lag by the time we look at this for approval purposes.

Mr. Lucas stated every pay application will be given to me by the end of the month.

Mr. Pincket stated we talked a little bit about this before, I want to have a better understanding of exactly what your firm is doing to make sure this stuff is done. You are signing off on all of this.

Mr. Lucas responded they will send me a pay application and I will go out there to review the pay application with the contractor and if someone from the board would like to meet out there at a specific time to walk that, that will be fine. Typically, that is what I have been doing. They send me the pay application, I send it to Jim, I go out to the site to make sure what they billed is accurate.

Ms. Beaugrand stated on the front is the architects certification. If you read the language underneath Mike's signature is that he has gone and verified that the work that is being requested is in fact correct and in place.

Mr. Lucas stated to the best of my knowledge.

Ms. Beaugrand responded yes, that is standard.

Mr. Pincket stated okay. Based on your knowledge is based on your site observation.

Mr. Lucas responded yes. Right now I have only been out there once. Once we start going vertical I will probably go out there at least every other week and if there is a time that a member of the board wants to meet out there when I do the pay application review that would be fine.

Mr. Pincket asked to what extent do you hold the drawings and engineering plans out and take a look at the materials we used, how it is being constructed? What kind of detail?

Mr. Lucas responded I take it out there and they have a full set out there too.

Mr. Pincket stated so you are looking at it in a very detailed manner.

Mr. Lucas responded yes.

Mr. Pincket asked is the cost of your services, are they in this budget for this itemization? Tab A we have construction administration. You estimated \$15,000, is that it?

Ms. Beaugrand responded that is ETM but we do have a contract that covers the administration, the inspection services.

Mr. Lucas stated that includes the shop drawings, we think we will have a luxury here since we had a lull here, they probably sent me 50 or 60 sets of shop drawings that have already been approved. Normally, that is done over the course of time. Since we had this time before we got the permits they already sent me a lot of the shop drawings to review ahead of time. I

will be out there every other week to review to make sure they are following my drawings and to approve the pay application.

Mr. Pincket asked you are checking the materials?

Mr. Lucas responded I will.

Ms. Beaugrand stated here is an example from last month. We don't have a pay request from Basham & Lucas this month but here is an example last month where you see construction administration where the contract amount is \$35,000 and what has been billed to date as of last month for that purpose.

Mr. Pincket asked does the bond trustee have someone with eyes and ears looking at the project before they advance?

Mr. Haber responded the process that is used is the requisition process and they are relying heavily on the engineer and the architect to sign off on requisitions. Each requisition is going to have a section that says that the work that that money is paying for has been reviewed and been certified as complete pursuant to those pay applications. They don't but they rely heavily on certifications that are coming on the requisitions being submitted to the trustee.

Ms. Beaugrand stated if you look behind tab E they have a copy of what is being sent to U.S. Bank who is the trustee on the bonds. Once we approve it I sign it and ETM sends it out for payment. Any pay request we approve is handled in the same manner. If there is a separate lender on a project, let's say we have a bank doing the lending the bank will also have an inspector go out there.

Mr. Pincket asked is ETM involved in the review of the construction?

Mr. Maggiore responded not on the recreation facility, but we will on the parking lot.

Ms. Beaugrand stated they did on the road, when we did the road improvements.

Ms. Minnis stated we voted for them to do the oversight and we depend on them.

Ms. Beaugrand stated "them" being Basham & Lucas.

Ms. Minnis stated we voted on it.

On MOTION by Ms. Minnis seconded by Mr. Abbatiello with all in favor pay requests 180, 181, 184, 185 and 186 were approved.
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Mr. Lucas asked do you want me to notify the board when I plan on going out to review the pay application?

Ms. Beaugrand responded yes why don't you email me and let me know and we will let everyone else know. I would like to go out.

Mr. Lucas stated on Durbin I go out there every other Wednesday and the Wednesday closest to the 20<sup>th</sup> would be the day for the pay application. I just have set up a certain time and I can do that with Dicky, and unless there is some objection I will probably continue to do it on a Wednesday because that is when I'm already out here. That way if anybody would want to go you are welcome.

Ms. Minnis stated I agree with that, the only thing is we have to go one at a time because of the sunshine so we have to take turns.

Ms. Beaugrand stated tell me who is interested in going out on an inspection sometime between now and when it is completed and we can make sure that anyone who wants to do it has the opportunity to do it.

Mr. Pincket stated I may want to do it at some time but certainly not every time.

Mr. Abbatiello stated same here.

Ms. Spears stated me too.

Ms. Beaugrand stated we will flip it around.

Mr. Lucas stated I will coordinate that with Stewart and find out when we can set up a consistent date probably towards the end of the month.

**SIXTH ORDER OF BUSINESS**

**Other Business**

There not being any, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There not being any, the next item followed.

**B. Engineer**

Mr. Maggiore stated I believe the supervisors had a request last month regarding the bald eagle status and there will be a search on that. It has been taken off the federal endangered and

threatened species list, however, St. Johns County I understand has not changed their position. Furthermore your bald eagle management plan is part of your development order. To take it out of the development order I think you probably have to do an NOPC. That being said, it appears you are going to be stuck with the bald eagle management.

Mr. Pincket stated even if we wanted to take it out of the development plan you are saying St. Johns County would still restrict us.

Mr. Maggiore responded I haven't verified that with them yet but that is what I have been told.

Ms. Minnis asked who has the authority to take it out of the development order, we don't?

Ms. Beaugrand responded we would have to do an NOPC probably.

Mr. Maggiore stated correct.

Mr. Haber stated I assume so and I would defer to you or Tom Jenks. I don't deal heavily in development issues.

Ms. Beaugrand stated I think to modify a development order I think you have to do the NOPC.

Mr. Haber stated I think you are probably right but I am by no means an expert in that area of law.

Ms. Beaugrand stated that reminds me and we talked about this at the first meeting we had with Dicky and Stewart and Dicky's son that we need to schedule appropriately the work.

Mr. Lucas responded we did and I discussed it with Stacie and they were going to try to get it done before the season ended but they just couldn't do it so I think the earliest they can do it is May 15 so they scheduled it.

Mr. Pincket asked what have they scheduled for May 15?

Ms. Beaugrand stated they have the parking lot and the park.

Ms. Spears stated it is my understanding that it is May 15 or when the eagle leaves. There is a person who keeps an eye on that eagle and sometimes the eagle leaves a month early so if it leaves by April 15, you could start then.

Mr. Lucas stated that would be super because we could get out of there even sooner.

Ms. Minnis stated the other thing was I just read there was a modification to an eagle plan in St. Augustine for someone to build a garage. They have an eagle nest adjacent to the property. You are right we are still tied to the development order so it is not the same thing.

Mr. Lucas stated part of it too has to do with the type of equipment. If you have heavy equipment that would be more disturbing. If someone can monitor it so they can get started earlier I'm sure they would be willing to do that.

Mr. Maggiore stated there is no one that really watches per se but what we can do is have an environmental scientist.

Ms. Beaugrand stated there actually is someone who watches. She sets up her scope across the park.

Ms. Minnis stated she has some affiliation, some credentials to do this. She is the official person who oversees that.

Mr. Lucas asked should we contact her to let her know what we are doing so that she can let us know as soon as it leaves?

Ms. Beaugrand responded yes, she lives right here in Deer Run. I think she would be appreciative that we are concerned about making sure we don't disturb the eagle.

Mr. Lucas stated I will let Stewart know that is what we are going to do.

### **C. Recreation Facility Manager**

Ms. Hernandez stated I plan to finish the detailed specifications for landscape and irrigation within the next couple of weeks. Also for your information on the current landscape projects we started the first week in August with cutting underbrush, dead branches and trash along the south side of Race Track Road followed by our irrigation checks and we found four leaks, three of which were slow leaks and were easily repaired. One leak was rather large required digging up part of the turn lane in front of the soccer fields on Race Track. We brought in more fill dirt and sand so we can continue our seeding project near the soccer fields and starting today for the next two weeks we will focus on the items at the recreation office and the underbrush and sidewalk and on the north side of Race Track Road.

Ms. Beaugrand stated the stuff around the soccer fields, it is not going to matter what we do as long as people are still parking there because they tear up anything that we try to accomplish. They are parking there three or four days a week.

Ms. Hernandez stated they park on the sidewalks all the way up to the fence. If you paid attention to Race Track over the last year I would say probably a year ago there was a point where there was no grass at all. I got a phone call from the county telling me that we need to get grass on there because your irrigation is causing erosion. I told them I had the irrigation shut off for years over there because of all of the traffic that we had. They came in and said you need to do something. I called Nanak's and they said they would sod for \$24,000 and I said no. I asked about seeding and they said seeding won't work. I went back to the county and told them because they wanted us to do something. The county said they would seed for us so they went out there threw some seed down and we got grass although it is sparse.

Ms. Beaugrand stated if you are dealing with the county on this it is a county park why can't the county do something to control where people are parking. They are parking on Durbin Creek Boulevard as well. I have even seen cars pull up inside the fence over on Durbin Creek around the berm.

Ms. Minnis stated they need to put "no parking" signs.

Ms. Beaugrand stated I understand and that is my point, we had them put the reflectors where the sprinklers were in front of Mills Field and people still parked there. I think that is a discussion if the county wants us to do something, that is all well and good but as long as they allow people to park there and I understand there are parking issues but there is a lot of parking at Fruit Cove. If they start ticketing people or putting something up, I don't know what the answer is.

Ms. Minnis asked where is this grassed area? We don't have the responsibility up to the top of the fence where that berm is.

Ms. Hernandez responded we have the responsibility from the roadway to the sidewalk, from the sidewalk to the fence the POA and inside the fence it is the county at the soccer field area.

Ms. Beaugrand stated the point being is I think if the county is pressuring us to do something which I understand where they are coming from, I have no issue with that because I want it to look better too, they need to work with us here and try to figure out a solution.

Ms. Hernandez stated I believe they feel that they have worked with us by throwing down the seed.

Ms. Beaugrand stated I'm talking about the parking situation and there is going to be constant parking there through March.

Ms. Minnis stated this goes back to the very fact that we are required to do the roads and four years ago I asked for this agreement and no one has been able to pull up the agreement that we had with the county. First it was a formal agreement, then it was no agreement, nobody can find the agreement, now we are being told to have the POA and the CDD pay for things that are county roads because we have no agreement. I think we need a formal agreement of what we are required to do on Race Track and S.R. 13 to avoid this very issue.

Mr. Haber stated it is possible to have that type of agreement. It would be the CDD and the county would have to mutually agree to enter into what would be an interlocal agreement between two government entities that govern who is going to maintain what.

Ms. Minnis stated we were told there was one.

Ms. Hernandez stated they are going to maintain just the way they do all the way down Race Track Road.

Ms. Beaugrand stated which is four times a year. I think Kathy's point is and I know she has asked for this before and if I'm not mistaken I think Jonathan has tried to find something and has been unsuccessful in putting his hands on something. Maybe you can make a note to talk to him about that again and see if he made any headway there. In the meantime I think they need to assist us as far as what we can do to keep people from parking there and quite frankly on Durbin Creek Boulevard too.

Mr. Pincket asked is that school parking lot open all the time? The southerly one I think is open all of the time and the one in front of the school is typically not.

Ms. Beaugrand stated sometimes the gates are locked along the side by the park.

Mr. Pincket stated there is plenty of parking there if you can get the people to park over there.

Ms. Beaugrand stated they designed the layout of the school such that the parking is on the side of the school next to the park and I think the original layout was flip flopped and they changed it for that express purpose. If you can bring that up to them as well when you have that discussion with them.

Ms. Hernandez stated I will report back next month. On the annual membership categories as you may recall we had several categories for membership on the new recreation

center. We had a family passholder, the individual, the access to all venue we just passed. Then we had individual passholders to all amenities and just tennis. My question is would the board entertain the thought of adding another membership just for the aquatic complex?

Ms. Minnis asked who has the interest for just that one?

Ms. Hernandez responded we have gotten several phone calls. The people who do it now.

Ms. Beaugrand asked the master swimmers or just to be using this one?

Ms. Hernandez responded it is a variety of people. I would have to say that maybe 50% or 60% might be swim team people.

Ms. Spears stated swim team people would have to go to both pools, right?

Ms. Hernandez responded correct.

Ms. Timbol stated I did get a phone call from a person who lives at Oakpoint One who normally joins the pool just because she lives in Julington Creek Plantation. The current pay structure if they join before the price increases is only roughly \$100 more than the CDD fees so it is reasonable for her. She was wondering if we could keep it reasonable for those that may want to continue at this pool.

Ms. Minnis stated if there is the need and people are expressing it then that is more revenue.

Ms. Beaugrand asked why don't you put something together and bring it before the board next month.

Ms. Timbol stated okay.

Ms. Callahan stated this is the crises communication team that we had to get all the correct phone numbers for everybody. This should be correct. The next thing I wanted to hand out was the proposed operating hours for the pools. There are four packets in total, each one is going to have a title and will tell you which pool it is talking about and you open it up and you will be able to tell what month we are referring to because on the top it will say January, February and also on top it will let you know what pool we are referring to. Within each one of these charts you will be able to see on the top it says weekday and also it says weekend. It is going to break down the programs so you have an idea of what we are proposing. Some of it is general such as aqua fitness for example I just write aqua fitness but within that we are going to

be putting prenatal and shallow water and deep water so rather than naming each one at what time we will be able to do that as needed.

Ms. Beaugrand asked is this homework for the board to review for next month?

Ms. Hernandez stated it is proposed subject to change.

Ms. Minnis stated we have competition, super pool, family pool.

Ms. Timbol stated it is going to say aquatic complex and recreation center and these are going to be the new pools. All of this is proposed for you to look over.

**D. Manager**

There not being any, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisor's Requests**

Ms. Minnis stated I just wanted to thank Susan for running such a well run public hearing, I think you did a great job.

Mr. Oliver stated I wanted to mention that prior to that meeting that Brian Pincket had contacted me to say he had an out of town commitment and couldn't be there.

Ms. Spears stated I just wanted to mention the groundbreaking to get some feedback about what we may or may not want to do as a board for that. Jim's office had sent me some pretty detailed ideas of some different things we could do and I don't know that we really need to get that complicated with it but I just didn't know what the supervisors were thinking.

Ms. Beaugrand asked what do you want to do?

Ms. Spears stated I think it should just be simple. I think we should be there, make an announcement, shovel some dirt and have some drinks and bagels or something. Just make sure the papers are there taking pictures and make a to-do over it but I didn't know what everybody else was thinking. You could have music, you could make it into a big party. My other question was how do you do this? If you invite people to come at what point would there even be a roadway for people.

Mr. Lucas stated a lot of times you get some gold shovels and get the camera crew out there and the board members are all standing there with their hard hats on and put in the shovel and throw the dirt.

Ms. Spears stated then just to that and then it is done.

Mr. Lucas stated that's right.

Mr. Pincket asked is that typically paid for by the general contractor? I don't want to do anything that is going to cost us.

Ms. Beaugrand stated he might have gold shovels in the office for some reason. I have a customer who might have some.

Mr. Abbatiello stated we might ask the county to use their gold shovels that they use periodically.

Ms. Beaugrand stated that is a good idea.

Mr. Lucas stated I will ask Dicky if he has any.

Ms. Beaugrand stated you ask Dicky, you ask the county and I will ask my customer if we can borrow their shovels.

Ms. Spears asked what about hats?

Mr. Lucas responded they will have hard hats out there.

Ms. Spears asked what will be the timing of it? Would you want to do it as soon as possible? Do you want to wait until they have actually started constructing something?

Ms. Beaugrand stated you are not going to see construction for awhile.

Mr. Lucas stated that was my comment if you wanted to wait until the building pad is ready.

Ms. Beaugrand stated they are not going to want to have a bunch of cars back there. The other thing we had talked last month or the month before about getting a sign. I think we need to time it for when we have the sign put up onsite so that the sign can be in the background. Stacie and I conversed as to have a sign that includes the CDD logo, Basham & Lucas' logo and Dicky Smith's logo and obviously Julington Creek recreation center or whatever the official name is and kind of an estimated completion date. We can put like a 4 X 6 sign on Durbin Creek Boulevard and once we have that sign, that is good because there is something there to identify with what we are doing.

Mr. Lucas stated you can even scan your rendering. That is what we did for Eagle Landing, we had the front elevation and then you list the major players in there. We can give her a TIFF file with that so that can be part of it.

Ms. Minnis asked are we doing this shovel thing in conjunction with having the sign up?

Ms. Beaugrand stated I think we need to have the sign in place before we do the groundbreaking so that the sign is there from an identification standpoint. The sign doesn't take that long.

Ms. Hernandez stated he is ready to go. He is just waiting on logos.

Ms. Beaugrand stated it is just a matter if you can coordinate with Stacie when the sign is put up. They need to put it in the right place.

Mr. Lucas stated you just need to call Stewart.

Ms. Minnis asked do we have to put a public notice in the paper that five of us are going to have to meet?

Mr. Haber stated that is probably in the district's best interest.

Ms. Minnis asked can we set the date and extend one of the meetings? Can we do it like a Saturday morning after one of the meetings once the sign is built and extend the meeting?

Mr. Haber responded like a continuation of a meeting? You probably could but you have to notice meetings with a date and time certain. It is not an official meeting, you are not going to be doing any official business. I think it probably is not the best way to do it. I think it may be worth to spend whatever it is to do a separate ad. You need 7 days notice and just get the ad in the paper. I think I recall when the district was going through the NOPC and there was a chance that one or more of you may have gone to the St. Johns County Commission review of that issue I think we advertised that so that way all of you had the opportunity to attend. I think it would be a similar type of ad.

Ms. Spears stated the notification would also be letting the public know what is going on.

Ms. Beaugrand stated we might want to go ahead and put in a separate notice in the paper.

Mr. Haber stated the ad is kind of small but it could say groundbreaking for the CDD recreational facility. The important line will be that all of the supervisors will be there.

Ms. Beaugrand stated so Stacie you are waiting on Basham & Lucas' file and Dicky's. When do you think those will be?

Mr. Lucas responded tomorrow.

Ms. Beaugrand stated once Bentley has all of the files for logos, etc. how long did he say he would need to get the sign produced?

Ms. Hernandez responded a couple of weeks.

Ms. Beaugrand stated so we are probably looking at October for setting a date. We can figure out exactly where we are going to have it.

Mr. Lucas stated if you have it on a Saturday I can get Stewart to unlock the gates.

Mr. Pincket stated I'm fine doing it at the front by the road.

Ms. Beaugrand stated we can figure out the logistics down the road. We have time we just need to figure out a date.

Ms. Spears stated the sign will be at the very entrance if we want to do the pictures by the sign.

Ms. Beaugrand asked how about October 13<sup>th</sup> with a fallback to the week before if we need it?

It was the consensus of the board to schedule the groundbreaking October 13.

Ms. Spears asked what time of day do you want to do this?

Ms. Beaugrand asked how about 10:00 a.m.

Ms. Spears stated we are going to get the sign, check on the gold shovels, we will have the hats. At what point do you contact the papers and let them know and I guess we need to wait until we know absolutely for sure this is when we are doing it.

Ms. Beaugrand asked why don't we have the staff take care of calling the papers? Does that work? Can your office handle that?

Ms. Hernandez responded yes.

Ms. Spears asked do we need a shade tent?

Ms. Beaugrand stated we are not going to be out there that long and it is October, it is not going to be that hot.

## **NINTH ORDER OF BUSINESS**

### **Audience Comments**

Ms. Davis stated I just want to comment that the annual review you had last month was successful but the audio needs to be worked on. There were a lot of people who said they could not hear. Other than that it was great.

Ms. Beaugrand stated thank you.

Mr. Stuart stated talking about vandalism this past weekend, we had vandalism also on Durbin Boulevard with two light poles pushed over.

Ms. Behrmann stated I think it would be appropriate to think of some sort of plaque to go into the recreation center with the CDD board that made it happen. I had a lot of requests, is there any way we can get more material on the website that is easily printable about the new recreation center? This comes from other realtors because they are really trying to push this for a reason to come to JCP but printing off what you have there now is difficult. Maybe just some verbiage papers too like exactly what is going to be in there. I know we have a couple of PDF files but they don't print very well.

Ms. Beaugrand asked Shelly can we put that on your list?

Ms. Timbol responded I will put it on my list.

Ms. Behrmann stated maybe a features sheet and maybe what you think we are going to have.

Ms. Beaugrand stated some of the programs. You can put together a fact sheet as to coming programs.

Ms. Hernandez stated we were waiting to get the budget online before we started telling everyone what we wanted to do in case we had to trim back on programs. We will work on that.

Mr. Pincket stated I ask that you include the description of the current rec facility, it is not on there, the size of the pool, lanes, that kind of stuff and this building so we have all of the assets.

## **TENTH ORDER OF BUSINESS**

### **Financial Reports**

- A. Balance Sheet as of July 31, 2007 and Statement of Revenues and Expenditures for the Period Ending July 31, 2007**
- B. Treasury Report – July 31, 2007**
- C. Assessment Receipts Report**
- D. Check Register Summary**
  - 1. General Fund 8/1/07 – 8/31/07**

Ms. Beaugrand stated behind tab D1 you have the check register for the general fund.

Ms. Minnis stated I have a general question about payment of JEA bills. Do they go directly to GMS?

Ms. Hernandez responded yes.

On MOTION by Mr. Pincket seconded by Ms. Minnis with all in favor the general fund check register was approved.

**2. Recreation Fund 8/1/07 – 8/31/07**

Ms. Beaugrand stated behind tab 2 is the check register for the recreation fund.

On MOTION by Ms. Minnis seconded by Mr. Abbatiello with all in favor the recreation fund check register was approved.

**ELEVENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – October 9, 2007 at  
6:00 p.m. @ Community Development  
District Administrative Offices**

Ms. Beaugrand stated our next scheduled meeting is October 9, 2007 here at 6:00 p.m.

On MOTION by Mr. Abbatiello seconded by Mr. Pincket with all in favor the meeting was continued to September 25, 2007 at 6:00 p.m. at the same location.

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Secretary Assistant Secretary

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Chairperson/Vice Chairperson