

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, May 12, 2009 at 6:00 p.m. at the Julington Creek Plantation Club Multi-Purpose Room, 350 Plantation Club Parkway, St. Johns, Florida.

Present and constituting a quorum were:

Susan S. Beaugrand	Chairperson
Kathleen P. Minnis	Vice Chairman
April Spears	Supervisor
Brian Pincket	Supervisor
Del Dosch	Supervisor

Also present were:

James Oliver	District Manager
Wes Haber	District Counsel
Matt Maggione	District Engineer
Stacie Hernandez	Julington Creek CDD
Shelly Timbol	Julington Creek CDD
Jerry Hill	Julington Creek CDD
Brandy Benson	Julington Creek CDD
Kim Harless	Julington Creek CDD
Stewart Maxwell	Dicky Smith Company

FIRST ORDER OF BUSINESS

Roll Call

Ms. Beaugrand called the meeting to order.

SECOND ORDER OF BUSINESS

Approval of the Minutes of the April 14, 2009 Meeting

Ms. Beaugrand stated the next item on the agenda is approval of the minutes of the April 14, 2009 meeting. Are there any corrections or deletions to the minutes?

There not being any,

On MOTION by Mr. Dosch seconded by Ms. Spears with all in favor the minutes of the April 14, 2009 meeting were approved as submitted.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the April 21, 2009 Continued Meeting

Ms. Beaugrand stated the next item is approval of the minutes from the April 21, 2009 continued meeting. Are there any corrections to the minutes?

There not being any,

On MOTION by Ms. Spears seconded by Mr. Dosch with all in favor the minutes of the April 21, 2009 meeting were approved as submitted.

FOURTH ORDER OF BUSINESS

Discussion of Facilities Improvements

Ms. Beaugrand stated the next item on the agenda is discussion on the facility improvements. This was emailed to everybody after the last meeting. Stewart had revised the improvement budget so we could get this to conclusion. We talked it through significantly. One thing I want to remind everyone is that from the last meeting we had a summary of the capital that we have between the balances on the bonds and the funds that we have outside of the bonds so that the total we have available to fund these improvements and these are the non new facility improvements is a total of \$1,512,207.77. This list of improvements here totals \$1,358,625 so that gives us about \$154,000. Do you have something different?

Mr. Maxwell stated I got with Jerry and Stacie on some budget items to be included and one was furnishings for that building you wanted it all inclusive. There is a furnishings budget of \$12,000.

Ms. Beaugrand asked so the \$12,000 goes in with the Davis Pond office renovation?

Mr. Maxwell stated it could be a separate line item or could go into that office renovation furnishings for that renovation. I have print outs if you want this.

Mr. Pincket asked what items did you mention?

Mr. Maxwell stated playground item no. 1 on the owner's budget was \$70,000 and that is increased to \$135,000 to cover two playgrounds.

Ms. Beaugrand stated that adds \$77,000 to the budget and that takes our little contingency fund assuming we approve 100% of this down to about \$76,000. In looking over this over the last two, three, four, five months we need to come to a conclusion so at some point as we get to the end of the swim season we can start working on this stuff at the other facility. Are there any issues that any of the board members have with the items on this budget? Comfort level with the dollars we are spending?

Ms. Minnis joined the meeting at this time.

Ms. Beaugrand stated we were just talking about the facilities improvements at the other facility. There are two items that changed from the last edition that we saw and those include the playground number went up from \$70,000 and this number is in addition that is furnishings.

Mr. Pincket asked the adjustments to the playground improvements why did it to from \$71,000 to \$135,000?

Mr. Hill stated when we did the \$70,000 that was for the playground itself across from the office. We were talking about moving some of the old equipment from there over to the pool. When the equipment was looked at it would need a lot of repairs done to it so they came back with a price for putting new at both locations. It also added shade structure at the playground and shade for the actual features themselves because they don't come with a shade on them. At the pool we were going to have to redo the mulch, the matting under the mulch and the borders along that would be replaced at both locations. That is the high side. It was in a range of \$115,000 to \$131,500.

Ms. Beaugrand asked did it become ineffective from a cost perspective to repair and move the old playground equipment?

Mr. Hill responded it did because all the decks because they are starting to rust and they said they could be repaired but would only last a short time because of all the rust. The people looking at them said probably in the long run it would be a lot better just to put new equipment in. That is what this is for with the new equipment.

Ms. Minnis stated we are looking out this straight back window are those the shade structures?

Mr. Hill stated they would be similar to those on the actual features but there is also a 10 X 15 foot structure off to the side of the playground for the parents and it also includes benches over there.

Mr. Pincket stated you said the people who looked at it thought it couldn't be used.

Mr. Hill stated it was playground people who install them and do this kind of thing. Each year we have them inspected just to make sure it is safe for everybody to use. Last year everything was okay but it is going to need improvements. This year when they came through some more of the rust has gone through on the decking.

Mr. Pincket asked are these the opinions of people who are going to sell to us too?

Mr. Hill responded that too but when I went through myself without them you can see where it is just a matter of time when the decks are going to rust through. That is all original equipment.

Mr. Pincket stated on the basketball volley court section item 10b is re-canvass shade structure. Tell me what that is.

Mr. Maxwell stated your pool deck, the long shade structures adjacent to it is pretty much that shade structure right there.

Ms. Beaugrand stated there is a trellis area between the basketball courts and the pond which is the only shade structure there right now. That will be replacing the trellis feature.

Mr. Pincket stated I assume the canvass top is built to withstand weather.

Mr. Maxwell stated they are engineered, it is actually the same structure you have out there but the fabric could be selected differently but they are engineered for wind category and all that stuff.

Ms. Beaugrand asked how often do they have to be replaced?

Mr. Maxwell stated they suggest you wash them every year. They last between five and ten years on the canvass depending on how long you are willing to deal with the fading and everything else. Certain colors last longer, neutral colors last the longest.

Ms. Beaugrand asked but the integrity of the fabric?

Mr. Maxwell stated it is a Sunbrella and UV protected fabric.

Ms. Hernandez stated I have only replaced them once on the side of the family pool.

Mr. Hill stated they are in the center of the trellises there are canvass sections and there is one also at the basketball court but they are small.

Ms. Minnis asked the one at the basketball court isn't that a hard roofed structure?

Ms. Beaugrand responded it is not now it is a trellis.

Mr. Pincket stated my concern is from a vandalism standpoint. My final question on this is the doors. Under item 5 we are replacing some doors. The price seems expensive to me. All I see is replacing the doors and hardware, recondition the frames. How many doors are we talking about?

Mr. Maxwell responded that is all the exterior hollow metal doors with the hollow metal frames. They will take out all those doors and dispose of them. They are going to come in and patch and bondo and stain and clean up all the frames, reinstall new hollow metal doors, repaint them and touch up any jambs around those.

Ms. Beaugrand asked does that include the bathroom doors? You have four bathroom doors probably three or four more doors where the concession area is and then you have doors on the excess building.

Ms. Minnis stated that is a separate item and that is the question I have in relation to Brian's question that is \$4,000. How many doors is that item?

Mr. Maxwell stated I could look at the plans but it has been several months now.

Mr. Hill stated I think it is eleven doors and they are in really bad shape.

Ms. Beaugrand stated I think the bath house and the storage room you are going to have two each.

Mr. Pincket stated they are more expensive than I could imagine.

Mr. Maxwell stated that type of door, hardware, paint, removal and replacement does start to add up.

Ms. Beaugrand stated the exterior doors are going to be more heavy duty than the interior doors.

Ms. Minnis asked the question I had with the prices broken down was, is it basically the same per door when it comes down to it or if you threw the storage room up into the aquatics improvements would it bring the price down at all?

Mr. Maxwell stated I would have to look at it. When we initially put all this together we kind of figured that everything was being done at the same time so actually from a discount lower items the small projects that we considered as part of the larger project.

Ms. Minnis stated okay, thank you.

Mr. Pincket stated my last question is on the bonds, the source of the dollars. Not including the series 2006 bonds excess funds we also have \$1.5 million which will cover all

these items if the board chooses to spend the money on all these items. What other purposes or uses would we have for these funds? This is outside of the budget outside the operating budget, maintenance that we are not going to need that is all budgeted already. These are excess funds.

Ms. Beaugrand stated the \$877,000 that is left over are assessments that we collected when we refinanced the bonds and debt service was reduced and we did not reduce the assessments because we knew we could collect these as a funding source for the project. Then there are the Horton funds and going back in history it was always the intent that this money would go into the project. The other thing is we couldn't actually use it to pay down the bonds.

Mr. Haber stated we cannot use it for that.

Ms. Beaugrand stated the option is to use it on the project or put it in reserves.

Mr. Pincket stated or reduce assessments.

Ms. Beaugrand responded no, you can't pay down the bonds. It could be part of your carry forward.

Mr. Pincket stated and reduce assessments.

Ms. Beaugrand stated for one year.

Mr. Haber stated the only thing I would note as it relates to the debt we have the storage facility, the lights, other things here if you wanted to use this money to pay for that and use the money that is currently in your construction account then you could also reduce the debt assessments.

Ms. Beaugrand stated the bottom line is it was always anticipated I think over the years that this money would be used in the projects, this facility, that facility, that was the intent and the reason why we didn't reduce assessments at that time. I think depending on how much we have left over if it is \$100,000 or \$200,000 it is not going to make a material difference in the assessment methodology.

Mr. Pincket stated I agree.

Ms. Beaugrand stated if we have some left over from my perspective I would prefer to see it in reserves.

Mr. Pincket stated assuming we make all these expenditures we are only going to have \$75,000 left.

Ms. Beaugrand stated right but before I was thinking \$150,000 and that is a nice chunk of change to go into reserves with that larger facility not knowing what is going to break. We are

doing a lot of updating which gives me a lot more comfort with the other building and the other facility which is going to reduce our reserve issue in the future but that is what my thought process was whatever we don't spend here probably is appropriate to put in reserves.

Is everyone comfortable with spending this level of money on these improvements at the other facilities? Are there any issues with what is on this list?

Mr. Pincket stated it is my understanding that staff is of the opinion that all these are necessary, these are old facilities and are in pretty dire need of upgrading. I am comfortable spending it.

Ms. Beaugrand stated we have been discussing this for six months at least. I think we have gone through a number of revisions, cut things from the list, added things to the list, modified the list. I am comfortable that we have put a lot of due diligence in this.

Mr. Pincket stated a lot of it is we don't have a choice. We have the money, the money is set aside, it is good planning, now is the time to spend it.

Ms. Beaugrand stated especially as it pertains to the aquatics facility. We have a choice on the office building we don't have to do that, it makes it exceptionally more functional to do what we are thinking about doing here but as it pertains to the aquatic facilities unless we want it to fall apart we need to do it. What about the basketball court?

Ms. Minnis stated it is going to be a total demolition of the current court.

Mr. Maxwell stated no, it would be repairing the existing slab so it would receive a new surface like this one over here. It would be removing all the existing equipment and when it is all said and done it will be similar to this court over here, that finished look plus the landscaping.

Mr. Pincket asked are you scraping off the surface of the court over there?

Mr. Maxwell responded sometimes for that small of a project an overlay is a better move. They are going to repair the concrete and put a new surface over it.

There was another item in there that I don't know if you decided on and that is the water slide is \$153,000 allowance to cover whatever kind of slide you want to put in.

Ms. Beaugrand stated part of our thought process was we were going to see what kind of activity we had over at the other pool.

Ms. Hernandez stated I think over the last two weeks staff has gotten a taste of what it might be like in the summer. The last two weekends have been extremely hot and the pool has been packed. We try to encourage people to remember that we have another facility and I do

believe it is slowly starting to heat up, we are slowly starting to see people coming here seeing the volume of people and choosing to go over to the aquatic complex.

Ms. Beaugrand asked have the other swim teams started practicing?

Ms. Hernandez responded yes.

Ms. Beaugrand stated because I have noticed an increase in traffic over there.

Ms. Benson stated it is picking up on Saturday and starting to get packed. I do know the first half of the morning at 11:00 a.m. our numbers reached 40 over there in the very beginning so it is starting to pick up I have heard people say I have seen it over there let's come over here and enjoy a little more peace and quiet.

Ms. Hernandez stated with that being said I'm kind of rethinking the whole slide that might actually encourage people to go over to the other facility and help the flow a little bit over here. Although having that volume has increased sales at the cyber café which in order to keep that open we need.

Ms. Beaugrand stated I think you are going to have that volume here regardless of what is happening at the pool. I was having this tug of war in my own head because of the additional cost of staffing a slide with guards versus trying to entice more people over there.

Ms. Minnis asked have you always had a café open at that pool? I thought it was on and off.

Ms. Hernandez asked the concession? We run it, the hours change drastically. We cannot afford to have staff in there if there is no one in the pool. Typically we like to open up later in the day when the volume picks up after school, before that it does not make sense to be open. However, if someone does need something to drink they can certainly go up to the window at the lifeguard station and ask and they are capable of going back and servicing people. That is what we have been doing to date.

Ms. Minnis asked during the summer was it open the whole time?

Ms. Hernandez responded yes, seven days a week.

Ms. Minnis stated it is really your spring break, after school this time of year.

Ms. Hernandez stated this time of year. When school is out that is different.

Ms. Minnis asked is it possible during this time of year if we consider the slide that you may not staff it with a lifeguard and close it?

Ms. Beaugrand stated you can do that here too. There is no reason to staff it during maybe a school day when you are not going to have as many children there and the children who are there might be too small to be on it anyway. Staff is going to have to make a decision if there are enough people there to staff it.

Ms. Benson stated we have our slide right now closed at 4:00 p.m and at 4:30 p.m. we open it up. We do have a few people who come through and complain and say they would like to see it open right now and we also have been talking to Stacie about actually adding on an extra lifeguard right now just because of the slide and things like that.

Ms. Hernandez stated we are still hiring. The more college students we can get the better off we are and we are starting to see more of an increase in that which is great because those are the ones who can work early morning and early day. Other than that we have to wait for high school staff to get here and we don't want them to rush here we want them to take their time to get here. It is 4:00 p.m., 4:10 p.m. depending on the staffing of that particular day.

Ms. Benson stated Wednesdays are the earliest days. There are people here at 2:45 p.m. and they are ready for that slide to be open. Sometimes our high school kids just can't get here right at 2:45 p.m. Our residents want that slide open right away, right now, let's go.

Ms. Beaugrand stated my gut tells me we ought to do a slide over there.

Mr. Pincket asked do we have to make a decision tonight?

Ms. Beaugrand stated we don't have to make a decision tonight.

Mr. Pincket stated then let's not, let's give it another month.

Ms. Beaugrand stated give it another month and talk about it in June again.

Mr. Pincket asked it is not going to affect anything you are doing?

Mr. Maxwell responded no if everything were to commence today we have a timeframe before the pool is marcited.

Ms. Beaugrand stated we can't do that until late summer anyway. We have commitments on that pool that we have to honor.

Ms. Hernandez asked do you have any timeframe that once we say go how long it is going to take?

Mr. Maxwell stated the major issues are going to be the fabrication of the slide, the type of fixtures, the rest of the stuff is really a matter of finalizing the scope with Mike and commencing with removal of the deck.

Ms. Beaugrand asked what is the construction term?

Mr. Maxwell responded somewhere between four and six months, the more people you put on the faster you can get it done.

Ms. Beaugrand stated we are going to want to get it done as soon as the teams are finished and start over there as soon as the swim teams are done in July.

Mr. Pincket asked can you factor in the lead time on all the things you mentioned and maybe come up with a timeframe and how much notice we need to make a decision on the slide.

Mr. Maxwell stated I can get with Mike on the slide some lead time for those manufacturers because I'm sure they are not making as many as they had in the past. This is their busy season. If it starts after the summer, they do their installations throughout the summer so they start to free up around August.

Ms. Beaugrand asked we would open that pool in April?

Ms. Hernandez responded spring break.

Mr. Pincket stated I do have another question on the numbers. In terms of the Davis Pond office building renovation how comfortable are we with this one? It is probably one of the bigger items and probably has bigger variables. Is it a high number?

Mr. Maxwell responded it is pretty representative. We have been getting projects that are full completion and they are varying \$30 a square foot so it is pretty representative of what is going to be involved with the interior build out of that area. Also there is consideration on whether to build out exterior space or not.

Ms. Beaugrand stated we will talk about that next as far as the floor plan of that building. You are going to double check the office building numbers for us, you are going to figure out the timeframe for construction and reconstruction of the pool over there, lead time on the slide, how much lead time you need to mobilize for the pool deck as well and total construction time so if we can have that stuff for next time. Stacie if you can have staff keep good track of the usage in the other pool and with this one too.

Ms. Hernandez stated we do, they have a spreadsheet where they take note every hour.

Ms. Beaugrand stated you should have gotten a revised floor plan during the month. You had the one from last month that we looked at. Mike emailed through Jim the existing floor plan as it stands today. Then they also emailed out last Friday a revised floor plan based on the discussion we had last month and the primary difference in that is the issues we had with the

restrooms to the left on the camp side of the facility where you see to the left of the multi purpose room you have a completely different configuration for the check in area and restrooms. That is really the primary difference with the exception of moving around some storage and the offices. Let's just walk through real quick. When you walk in, in the center you have the multi purpose room which is effectively the same size. If you go into the left entry to go into the camp room the entry feature is different there where you have a smaller entry but it goes into a bigger check in area with the storage cubes there instead of the restroom facility. The reading area and craft area are the same the game room is the same, the kitchen is the same and the bathrooms have now moved behind where the check in area is. It is a single bathroom versus the larger double bathroom that was originally designed in there.

Mr. Pincket asked it is still handicap accessible and do we need handicap accessible there?

Ms. Beaugrand stated it is going to be to code. I'm sure it needs to be handicap accessible. Then to the right of the multi purpose facility the primary difference is across the back where we had a couple of offices and another storage room those have been made into three office cubes. Restrooms are in the exact same place, the supply closet is the same with a little minor configuration because the HVAC has been moved to be part of that instead of in the conference room. The conference room is being moved from the storage into where the conference room area is. The conference room changes to storage facility. Everything else is pretty much the same. There is a little nook across from Stacie's existing office where there is office equipment.

Ms. Minnis asked why did you remove the conference room?

Ms. Hernandez stated due to the number of files that we have for the CDD the number that you see in that storage space is actually how many we have now plus if anyone needs a conference we will just use the multi purpose area.

Mr. Pincket asked where were you planning to store all those files in the prior version?

Ms. Hernandez responded it was going to be in an office cube in the center as well as the space in here.

Ms. Beaugrand stated Stacie, Mike and I talked about this before it went to the rest of the board and that is one of the things we talked about because I did have a request to make sure we keep that conference room but when camp is not on we also have the ability to use the reading

area and craft area or even the game room for meeting space as well. Then we have this space that is not being used. I think we have a lot of different opportunities for conference space for the community but we have to make sure that we have the storage at the same time for our files and we don't have it here.

Mr. Pincket asked who is Debbie, it says Debbie's office in the front?

Ms. Hernandez responded Debbie is our assistant administrator to me and Shelly, she helps with payroll and accounts payable. It is a part time position right now and she could certainly share that space with someone else if need be.

Ms. Beaugrand stated those cubes in the back are for everyone to share. It is not just one per office, not just one person's office. If a manger needs to work and there is no room there they go over here. Stacie, are you happy with the functionality of what this looks like?

Ms. Hernandez responded I think it looks much better than it did before.

Ms. Beaugrand stated the other thing we talked about we debated at the check in area I think the check in area is much more functional. Initially Mike had that cube area split up between a storage closet and cubes. We decided to make it more cubes and with the cube function if they are not being used for the kids that can also be used for storage. That is kind of multi purpose too.

Ms. Minnis asked if you were to look at this structure how many kids in camp would this be able to manage?

Ms. Hernandez responded 65.

Ms. Minnis asked Stewart if you have 55 people do those two bathrooms meet the code for that number of people in this building.

Mr. Maxwell responded I can't answer that. Most likely the program he has in there I'm pretty sure the fixtures were in this.

Ms. Hernandez stated I had asked Mike that question and he said yes.

Ms. Minnis stated okay. The reason I'm asking is because in the construction of this building how many times did the county give one answer and come back and contradict themselves so I would rather be on the safe side and also looking back at your concerns of keeping two separate and keeping the kids on one side and adults on the other. I just wanted to make sure that we weren't going to have to overflow into this other one.

Ms. Beaugrand stated here is the other thing and actually the way Mike redesigned that if you notice the front of the restroom facilities on the office side that hallway could be shut in from two different places so if there is a need to use these other two restroom facilities they can close this door that is connecting to the hallway within the office space and have the kids be able to use that at times or if there is a function here and we need more restroom facilities. It is kind of a dual function with the doorway there. I think it is much more functional than either the current plan or the original proposal that we have here. That previous layout took up too much space. Unless anyone has any objections we can give Mike the go ahead. Before we give him the go ahead on the plans as far as spending money or anything we have to do this whole thing next month but I think we are good with this layout here.

Stewart, let's go ahead and cover the approval of the change order no. 15. We had three proposed change orders last month. No. 63 which was the playground lighting for \$15,579. Then the temporary awning structures and that was for the pool area over here for \$4,596 and the storage building out front for \$105,630 for a total of \$125,745. This change order no. 15 documents those three proposed change orders that we approved last month. We can entertain a motion to approve change order no. 15 in the amount of \$125,745. This also increases the time on the contract by 158 days.

Mr. Maxwell stated the current contract I believe is getting very close to expiration so those change orders all added time for permit and construction of that work, primarily the storage building is still in permit right now.

Mr. Pincket stated I assume we want September 19, 2009 not 2008.

Mr. Maxwell stated that is correct.

<p>On MOTION by Mr. Pincket seconded by Ms. Spears with all in favor change order no. 15 in the amount of \$125,745.00 and an additional 158 days to the contract making the new completion date of the contract September 19, 2009 was approved.</p>

FIFTH ORDER OF BUSINESS

Discussion of Preliminary Opinion of Costs

Ms. Beaugrand stated the next item on the agenda would be the preliminary opinion of costs. This is the status of the budget that Stacie had control over. There is \$400 left. We are pretty much done.

SIXTH ORDER OF BUSINESS

Discussion of Cost to Complete Schedule

Ms. Beaugrand stated the next item on the agenda we actually don't have the cost to complete.

Mr. Oliver stated I have an updated schedule but there is a small change to it. It is simply the requisitions that were processed since the last meeting. I will pass this down for your records.

Ms. Beaugrand stated the difference is actually in the series 2006 bond numbers.

Mr. Oliver stated yes that balance fell from \$3,180,000 to \$3,164,000.

SEVENTH ORDER OF BUSINESS

Consideration of Matters Concerning Series 2006 Project

Ms. Beaugrand stated the next item is consideration of matters concerning series 2006 bonds.

Mr. Haber stated I will touch on it briefly from my perspective. I think you were emailed today a supplemental engineer's report and a resolution approving that report. Between the last meeting and today's meeting district staff had a conference call including Jim, my office, Matt as well as bond counsel and the underwriter to kind of discuss the process we are going to need to go through with respect to completion of the project and the redemption of the remaining construction funds. We are still working through that process and will have items for the board to consider in the next agenda package but one issue that came up on that call that bond counsel asked is we were discussing the status of the project and someone raised the fact that the district was working on a storage facility. Bond counsel asked was the storage facility part of the recreation facility. We think it is probably a close call that the existing report could have been encompassed to include that storage facility. However, in an abundance of caution and the district has the authority to do so is to supplement engineer's report by the adoption of a supplemental engineer's report to specifically specify that the storage facility is part of the overall project and therefore it is appropriate to spend the construction proceeds on the storage facility and while we were at it we also added the shade structure and the playground lighting which without the storage facility we probably wouldn't be going through that exercise at all because those were so minimal. For purposes of today's meeting we are looking to have the board approve the addition of those improvements to the definition of the project of the amenity

facility so that way bond proceeds can be used on it. Bond counsel was comfortable that they are integral and sufficiently part of the overall recreation facility that is not something we needed bondholder consent or anything but he did feel it was substantial enough that an amendment to the engineer's report made sense. That is what this resolution before you is today. It is not really to address the amount of money you want to set aside as far as costs and things along those lines. Those are issues we will address at the next meeting. This is merely to approve an amendment to the report so that it is appropriate to spend bond funds on those improvements.

Ms. Beaugrand stated that basically takes away any question as to the validity of using bond funds for this purpose.

Mr. Haber responded yes. If someone were to say I don't see in the description in the engineer's report a storage facility why are you spending \$100,000 on it, you have the authority under the bond documents to amend the engineer's report and that is what you are doing by this resolution.

Mr. Pincket asked you ran this by bond counsel and they are saying it is okay?

Mr. Haber responded yes.

On MOTION by Ms. Minnis seconded by Mr. Dosch with all in favor Resolution 2009-04 was approved.
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Ms. Beaugrand asked at this point the process to take the rest of the bond proceeds and give it back?

Mr. Haber responded I think at the next meeting we hope to have the certificates from the manager and the engineer that are required by the bond indenture saying that the project is complete with the exception of these items. We will have an amended assessment methodology which will compute the remaining funds and then determine what the impact on the debt assessment will be as a result of being able to redeem those moneys. I will either have a combined resolution or two separate resolutions it just depends on how I prepare it but the purpose of which (1) will be to deem the project complete and (2) to finalize assessments. By that you are saying the district has determined that we have spent all the money we need to spend on this project the rest is going to be used to redeem and the final assessment is whatever the

methodology determines. It is going to be the certificate you approve, the methodology report and either one combined or two separate resolutions.

Ms. Beaugrand stated we will have an estimate of what the assessments will be for the budget process.

Mr. Haber responded exactly.

Mr. Pincket stated I have a question related to the use of the bond funds. When the room was built upstairs there was wiring to add some additional treadmill and things like that on the other side of the building that aren't there now. It is crowded. Do you think it would be better if we purchase some of those machines and if the answer is yes I think we can use these bond funds to do that before we give up the money? Or is the cost so minimal that four or five machines times whatever those machines cost?

Ms. Harless stated I don't recommend that at this time. That is actually the only area our trainers can use. We don't have a training room. We have people who constantly use that mirror area and it is not that large. That is the only area where it is safe to use the stability ball or have trainers. There are five additional electrical outlets and five more machines is not going to make a difference with the crowding. Generally it is heavily used for weight, we have a 30 minute limit so people tend to wait and do something else and get back on.

Mr. Pincket stated I have seen and heard the machine goes off at 30 and just reset it and it stays on.

Ms. Harless stated it is on the honor system so we don't have to baby sit them but for the most part the majority of the people honor that. I don't see that five more would impact that versus having that area where we are generating revenue and we have no other area to train residents.

EIGHTH ORDER OF BUSINESS

Approval of Pay Requests

A. No. 315 Payable to Rogers Towers in the Amount of \$140.00

Ms. Beaugrand stated the next item on the agenda is approval of pay requests. Pay request 315 to Rogers Towers.

Mr. Haber stated this is old and I think it has to do with the acquisition of Parcel 50 or it could be the acquisition of the building.

Ms. Minnis asked didn't we have an issue with Rogers Towers before that they submitted a bill for something that we didn't have to pay? That is why I'm questioning something so old. We don't know what it is.

Mr. Haber stated I don't recall that but I can certainly call Joe and get more specificity as to what the bill is for. You can table it and I can come back to the next meeting.

B. No. 316 Payable to Hopping Green & Sams in the Amount of \$344.00

Ms. Beaugrand stated pay request 316 is to Hopping Green & Sams for \$344.00 relating to some of the bond issues, redemption, construction, etc.

C. No. 317 Payable to Basham & Lucas Design Group, Inc. in the Amount of \$675.00

Ms. Beaugrand stated 317 is to Basham & Lucas for \$675 for meeting attendance.

D. No. 318 Payable to Dicky Smith in the Amount of \$17,321

Ms. Beaugrand stated you had emailed out today pay request 318 to Dicky Smith for \$17,121. That effectively on the last page is the change orders adding GFC outlet to the ladies room, time clock wiring, fitness instructor room sound proofing in the sportsplex all approved under change order no. 14. That work is now 100% complete.

Mr. Pincket asked Kim, how is the sound proofing?

Ms. Harless responded I don't have as much of the vibration.

On MOTION by Ms. Minnis seconded by Mr. Pincket with all in favor pay requests 316, 317 and 318 were approved.

Ms. Beaugrand stated you can put 315 on the next agenda.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There not being any, the next item followed.

B. Engineer

There not being any, the next item followed.

C. Recreation Facility Manager

There not being any, the next item followed.

D. Manager

Mr. Oliver stated we will bring the proposed budget to the meeting next month and we will bring that up right after we do the completion process so the new numbers will be incorporated in the proposed budget.

Ms. Minnis asked so the budget will come in June and we will have the hearing in July?

Mr. Oliver responded in August.

Ms. Beaugrand stated we will have two months to review the budget. Actually we will really just look at it next month and then discuss it in-depth in July and approve it in August.

Ms. Hernandez stated I will hand out the handbook in the June meeting. What is the last possible day I can get that to you? We are done but I want another four weeks to see what is actually happening. The more information I can get the better off we will be.

Mr. Oliver stated we try to get the packets out the Tuesday before the meeting so right in that timeframe.

Mr. Haber stated just so the board knows in your June meeting you will adopt a formal resolution which will approve the proposed budget and authorize staff to send the budget to the county who needs 60 days to review it before you can finally adopt it.

Ms. Beaugrand stated but that doesn't mean that we can't modify it.

Mr. Haber stated that is correct.

TENTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Minnis stated I have a question for Jerry and Stacie or whoever can answer the question. Did Cornerstone start their contract?

Mr. Hill stated yes they did.

Ms. Minnis stated the reason I'm asking is along Race Track Road I just noticed there are a lot of branches and a lot of sticks and there are actually piles that if someone threw a cigarette

down it could start a fire. It was towards the sidewalk towards the road. When we say we are responsible for the road on Race Track up to the fence this is between Timber Trace.

Mr. Hill stated up to the sidewalk the outside edge of the sidewalk not the fence.

Ms. Minnis asked so from the sidewalk to the fence.

Mr. Hill stated I think that is POA as far as I know.

Ms. Beaugrand stated I think the sticks you are talking about are actually where the Wax Myrtles are. They were trimmed a while back and never got picked up before Cornerstone came on. It is on the south side of the road north side of the sidewalk between the sidewalk and the road.

Mr. Hill stated on the one side some of the people who live there cut their trees.

Ms. Beaugrand stated I'm not talking about the side that is always an issue. We had issues in the past to make sure the sidewalk path is clear for bikers especially the kids. This was additional trimming that took place with the Wax Myrtles and Magnolias that are along the northern side of the sidewalk.

Ms. Minnis stated I agree with what you are saying Jerry because then as you are walking I notice there is a huge branch that broke off that is dead that is hanging there, if someone threw a cigarette this way it is going to send it up there and the fence and their house. It is an issue on both sides. I wanted to make sure if it was something we were responsible for. When they go out they need to check that.

Mr. Hill stated I am talking to Jeff everyday and we can go out and take care of it.

Ms. Minnis asked were you able to turn over the sprinklers, the timers?

Mr. Hill stated they are in the process of going through all the sprinklers now checking them. Some of it they are going to have to go up and down the road. I have given them information where some of the stuff is. They are working their way down.

Mr. Oliver stated I did want to say for the record that Randy Hicks of Cornerstone is in attendance tonight.

ELEVENTH ORDER OF BUSINESS

Audience Comments

Mr. Schrader stated I am a resident in Magnolia Preserve. I am also here on behalf of the Piranha swim team, I'm vice president of that organization this year. There are a few things I wanted to bring up for discussion. We are excited about the upcoming swim season. The kids

are in the water and kind of fired up. Two issues have come up one is the fees paid by all of the teams, the Loggerheads, Porpoises, Piranhas comes from the members of the swim team that are from outside the CDD and there is an issue as far as fees that each group has to pay. It is my understanding there is a \$600 fee for a non resident to swim and have access to the facility during the course of the year. It is my understanding that is what the Porpoises are paying this year. There has been an accommodation made for our team for the period of the swim team kind of a pro rata situation which we are very appreciative of and I think it is about \$270 and it is also my understanding that the Loggerheads those swimmers that pay just to use the actual competition pool is \$50 a month over that same period of time it is about \$150. One of the things we wanted if nothing else bring up at least for the board to consider in the future for budgeting purposes maybe this year it is already set but one of the things we want to make sure at least bring up as a topic to be discussed in the future is try to bring some uniformity across the board whether it is a pro rata situation for those non resident swimmers. I have not heard any but I assume when folks from the Porpoises who are non members of the CDD hear that our fees are lower and pro rata there might be some concern on their part as to why they didn't have that opportunity. Also I will likely have some swimmers on our team that our pro rata fees from what I understanding they are entitled to use the entire facility, all the pools at the original complex in addition to the competition and also the family can use the pool to swim in the family pool as well over that period of time that pro rata period of three months. I know that there are some swimmers that bring their kids to swim on the swim team and that is all they do, the lap pool and competition pool and have no interest in their family using the other pools. What I would like to see at least bring up as an opportunity is maybe have those have the opportunity to pay the \$150 fee or what have you if their child is truly just swimming in the competition pool and not using any of the other facilities or at least find some uniformity in that across the board. That is just something we wanted to bring up to the attention of the board as something to look at in the future.

There was one additional item I also wanted to bring up and that comes to just the use of the facilities the pools. As most of you know the Piranhas have been swimming for many years and they are using the original pool and it is a wonderful facility. We have that facility and this facility are better than any facilities that we see. We are excited about it and excited about being over there. As you can imagine we have a lot of members on our team the parents are saying

why aren't we swimming in the new facility and we talked to them candidly that we think that the original facility works great for us. What we would like to do is have the opportunity in the future to at least consider that as a possibility of swimming over there a few meets. It is my understanding that it was made available this year to have Amy and we are set and have schedules in place and it probably won't be approved for us this year but what we don't want to do is as a result of the scheduling that has occurred in terms of us being over there this year we do want to leave open the possibility of conversation down the road to possibly swim a few meets here and work on those issues. We just didn't want there to be the impression that since we didn't this year that we wouldn't want to in the future.

Ms. Hernandez stated as far as the fees go I'm not sure if I understand where the \$150 was coming from. The Loggerhead non CDD fee they pay a \$200 registration fee, they pay \$180 as the non CDD, they pay on average \$75 a month to get the coaching so when you total all of that up you come up with over \$1,200 a year and then that per day charge is actually higher than what the Piranhas are paying. I had talked to Jack Jones and he broke it out into a per day charge when he was asked so it is actually lower than what the Loggerhead non CDD individuals pay plus that fee the \$3.30 for the swim team for the Piranhas is actually for the entire family. Whereas the Loggerhead fee is just for that one individual swimmer to swim only at the time that they are practicing.

Ms. Beaugrand stated it is not an apples to apples comparison.

Ms. Hernandez stated you are getting a better deal than the Loggerhead non CDD is.

Mr. Schrader stated that may be the case. This gives me some information too so that I can explain it better. On the other side of it is the Porpoises I don't know if they were given that opportunity over the course of their season but that is something I think we should at least consider making sure that they are aware of that.

Ms. Beaugrand stated there really shouldn't be any proration to be honest with you. That is not how we have our fees set up. An accommodation was made and we will go with that but the fee is set up for the additional usage of the facility for people who don't already pay the assessments like the rest of us do. We have a lot of usage for our facilities and we can't afford to kind of give it away. That was a one time thing an accommodation is the perfect way to describe it but that is not how the fee structure is set up to do any kind of proration.

Mr. Schrader stated let me bring up an additional item on the second topic I was talking about as far as the usage of this facility. I have heard from different sources and I want to understand a little bit better. If we use this facility at least I heard through the grapevine we would not be able to park.

Ms. Beaugrand stated that is not true. Here is the situation. Just like when we had the run in March we made sure that half of that parking lot was reserved for members to come in and use this facility while the run was going on. The same thing would happen with the swim meet, the same thing would happen if we had a tennis tournament or any other special event like that we have to make sure that we reserve plenty of parking for those of us who are not involved with whatever the event is to be able to come and use the facility. So half would be maintained for the swim meet half would be maintained for the members. Overflow parking is going to go along Durbin Creek and down to the county park. I know that is not exactly the most convenient thing but that worked out very well for the run. We had a lot of people for our first year run that came, Morgan did a great job with organization for it. We maxed out the parking here as much as we could with the uplands that we have for the site. We knew it was going to be an issue. We all just have to work together to the best end and not all of us are going to be convenient all the time.

Mr. Schrader asked do you know the number of spots there will be as far as half?

Ms. Beaugrand stated no.

Mr. Schrader stated originally I heard we wouldn't be able to park at all now you have clarified that. The cars come in here and get half the parking for that event that is a perfectly acceptable response. As far as the people having to park down there that is first come first served, get there early and you get the better spot.

Ms. Beaugrand stated you car pool you have someone drop everybody off with all the gear.

Ms. Hernandez stated we also ask that the swim team provide or we could provide someone that will direct traffic. I even offered to pay for half of it. If we can get a volunteer great because people won't abide by signs.

Ms. Beaugrand stated in all honesty I helped organize the Piranhas originally and we always hired an officer from the sheriff's department to direct traffic at the other pool facility all

the time. You have to make sure especially in here when we do have people out on the road that is just imperative.

Mr. Schrader stated thank you.

Mr. Pincket stated Stacie you mentioned the \$200 registration fee for the Loggerheads. Does all that money come to the CDD?

Ms. Hernandez responded yes.

Ms. Beaugrand stated that is on our income statement. The other thing I do want to address is that you asked about the one swim meet and I know that we tried to reserve for the Porpoises and Piranhas make sure that they could do one swim meet here which I agree with you I think the other facility is better suited to run a swim meet. That is something we will keep standing but you are going to work out the scheduling with Stacie ahead of time to make sure we don't have conflicts with everything else that is going on too. That is something that remains open. We will continue to work together as we have over the past 12 years.

Mr. Pincket asked is the plan right now we are saying this swim season to let the Piranhas and Porpoises each have one event at this facility?

Ms. Beaugrand stated that was the plan. The Piranhas didn't schedule a meet here.

Ms. Hernandez stated when we met with Sue many months ago we talked about having one meet.

Ms. Harless stated in the email she said either June 6th or the 13th it is a home meet at the new facility and we booked it.

Mr. Schrader stated we met last week and we decided that we were probably not going to, our schedule is in place and all of our scheduling is done over there. It was not to say that we weren't provided the opportunity it is just that we made a decision.

Ms. Hernandez stated that is the last we heard from Sue so we booked it and are prepared to have a meet here.

Mr. Schrader asked have you made arrangements that I need to talk to you about to make sure you haven't done something?

Ms. Beaugrand stated just clarify whether or not you are going to have a meet here.

Mr. Schrader stated it is my understanding that we are not but I will clarify. I will talk to Sue.

Ms. Benson stated there are some things listed in the June 13th meet are in the league of Porpoises time.

Mr. Schrader stated if the other date is the 6th I can promise you that the Piranhas will not be swimming here on the 6th of June.

Ms. Stuart stated in light of the discussion of overflow parking I think I would like to make the CDD aware that the POA is investigating with the county putting up no parking signs along Durbin Creek Boulevard because we are spending a fortune in homeowner money to replace the sod.

Ms. Beaugrand stated that is not an area where we have had to replace any sod. The frequency of any parking there is not at all.

Ms. Stuart stated I'm just making you aware that we are talking to the county about putting up four no parking signs.

Ms. Minnis asked who enforces that?

Ms. Beaugrand stated I was told they wouldn't put up no parking signs with the soccer fields.

Ms. Stuart stated the county.

Ms. Minnis stated I notice they had them within the homeowners areas where school buses park so parents can't park there but then when we asked for the same thing next to the soccer fields where they came and asked us to re-sod they won't do the same for us.

Ms. Stuart stated we are in discussion with the county now. The situation has gotten out of control.

Ms. Minnis stated knowing that, if you are aware of that to the teams just so you are aware to be looking for these signs so you don't get tickets.

Mr. Schrader stated I don't know how well or not well we will fit in the parking lot and we will figure it out. To the extent we overflow we will make people aware of it.

Ms. Beaugrand stated you just need to abide by the signs.

Ms. Behrmann asked who do we call on weekends for sprinkler problems or what have you?

Ms. Beaugrand asked is it a POA area or CDD?

Ms. Behrmann stated I am not absolutely positive because I know there is Durbin and Race Track but this particular one was Durbin.

Ms. Beaugrand stated you need to call May Management.

Ms. Behrmann stated if it were on Race Track Road do we have someone? What if we see someone spray painting on the pavilion?

Ms. Hernandez stated call the police.

Ms. Beaugrand asked if there is a maintenance issue on a weekend who do they call?

Ms. Hernandez responded the recreation center, call here.

Ms. Behrmann stated on behalf of a resident and professional working person again I want to say thank you for making Julington Creek competitive in the marketplace. It has been an extreme pleasure to be able to bring people here and say for \$1,200 you get this and if you go around the corner for \$3,000 you get this.

Ms. Beaugrand stated for those of you who have been around for a while when we first started talking about this seven years ago and we discussed that one of the reasons for doing this was to keep our community competitive from a resale standpoint for those of us who own property out here. I had a builder/customer of mine just say you guys are killing us because of what we have here Julington Creek is very competitive against new homes that are out there that are better priced than our homes would be on a resale basis but people see the value of living here versus living in Durbin or Aberdeen or any of the places around here. That thought process that we had was true.

Ms. Behrmann stated the joy on people's face when you bring them through here is phenomenal. They just love it. I'm sure we get our share of complaints but it is very much appreciated.

Ms. Stuart stated in line with that we have a neighbor whose house is for sale and he has had two or three realtors so far that didn't even know to tell people that the amenities center was just up the street from our neighborhood. If we could publicize that among realtors that this is open now.

Ms. Beaugrand stated realtors need to do their jobs. We can't do it for them.

TWELFTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet as of March 31, 2008 and Statement of Revenues and Expenditures for the Period Ending March 31, 2008

Ms. Beaugrand stated we are still to the positive almost \$800,000 year to date. That is only through March 31 so we haven't even hit our season.

B. Treasury Report – March 31, 2008

C. Assessment Receipts Report

D. Check Register Summary

1. General Fund

Ms. Beaugrand stated we have the check register for the general fund, items 1684 through 1689.

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

2. Recreation Fund

Ms. Beaugrand stated we have the register for the recreation fund. I have a question on this one. It is one contract and is the partial payment Activity Engineering relating to software. There are two of them \$3,600 and \$3,000.

Ms. Hernandez stated that is for programs for the Julington Creek credit card that we are developing so that families can come in and charge money on their key pass and the children can come up and run their card through and we will have \$100 there that they would deduct from that.

Ms. Beaugrand stated so it is prepaid like a debit card.

Ms. Hernandez responded yes a prepaid card. That is the software to develop that program and making our current key pass work along with that.

On MOTION by Ms. Minnis seconded by Mr. Pincket with all in favor the recreation fund check run summary was approved.

THIRTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – June 9, 2009 at 6:00 p.m. at the Julington Creek Plantation Club Multi-Purpose Room, 350 Plantation Club Parkway

Ms. Beaugrand stated the next scheduled meeting is June 9, 2009 at 6:00 p.m. here.

On MOTION by Ms. Minnis seconded by Mr. Pincket with all in favor the meeting adjourned at 7:25 p.m.

Secretary Assistant Secretary

Chairperson/Vice Chairperson