

**JULINGTON CREEK
PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

April 16, 2020

**BOARD OF SUPERVISORS
TELEPHONIC PUBLIC
MEETING AGENDA**

Julington Creek Plantation Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Fax: (561) 571-0013 • Toll-Free: (877) 276-0889

April 9, 2020

Board of Supervisors

Julington Creek Plantation Community Development District

Dear Board Members:

ATTENDEES:
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
CONFERENCE ID: 7491428

The Board of Supervisors of the Julington Creek Plantation Community Development District will hold a Telephonic Public Meeting on April 16, 2020 at 6:00 p.m., at **1-888-354-0094, CONFERENCE ID 7491428**. The agenda is as follows:

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. BUSINESS ITEMS
 - Consideration of Resolution 2020-05, Setting Forth the Policy and Findings for Payment of Invoices Under the Amenity Management Agreement for Julington Creek Plantation Community Development District During COVID-19 and Ratifying Staff's Actions for Emergency Authorizations
5. PUBLIC COMMENTS (*limited to 3 minutes per person*)
6. SUPERVISORS' REQUESTS (*10 minutes*)
7. NEXT MEETING DATE: May 26, 2020 at 6:00 P.M.

• QUORUM CHECK

Cindy Howell	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> PHONE
Chris Sexton	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> PHONE
Tom Chambers	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> PHONE
Kevin Gavin	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> PHONE
Michael Morton	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> PHONE

8. ADJOURNMENT

"THE MISSION OF THE JULINGTON CREEK PLANTATION COMMUNITY DEVELOPMENT DISTRICT IS TO MANAGE DISTRICT RESOURCES WHILE STRIVING TO BALANCE THE EXPECTATION OF DISTRICT RESIDENTS AND OTHER PAID MEMBERS, IN ORDER TO ACHIEVE THE HIGHEST BENEFIT FOR THE LEAST POSSIBLE COST." *adopted 04/30/15*

“Further, please be advised that the Florida Governor’s Office has declared a state of emergency due to the Coronavirus (COVID-19). As reported by the Center for Disease Control and World Health Organization, COVID-19 can spread from person-to-person through small droplets from the nose or mouth, including when an individual coughs or sneezes. These droplets may land on objects and surfaces. Other people may contract COVID-19 by touching these objects or surfaces, then touching their eyes, nose or mouth. Therefore, merely cleaning facilities, while extremely important and vital in this crisis, may not be enough to stop the spread of this virus.

“That said, the District wants to encourage public participation in a safe and efficient manner. Toward that end, anyone wishing to listen and participate in the meeting can dial in at **1-888-354-0094, Conference ID: 7491428**. Additionally, participants are encouraged to submit questions and comments to the District’s manager at mcgaffneyh@whhassociates.com.

Should you have any questions, please do not hesitate to contact me directly at 904-386-0186.

Sincerely,

Howard McGaffney
District Manager

PUBLIC CONDUCT: Members of the public are provided the opportunity for public comment during the meeting at two places on the agenda. Each member of the public is limited to three (3) minutes, at the discretion of the Presiding Officer. Speakers shall refrain from disorderly conduct, including launching personal attacks; the Presiding Officer shall have the discretion to remove any speaker that disregards the District’s public decorum policies.

**JULINGTON CREEK PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

4

RESOLUTION 2020-05

A RESOLUTION SETTING FORTH THE POLICY AND FINDINGS FOR PAYMENT OF INVOICES UNDER THE AMENITY MANAGEMENT AGREEMENT FOR JULINGTON CREEK PLANTATION COMMUNITY DEVELOPMENT DISTRICT DURING COVID-19 AND RATIFYING STAFF'S ACTIONS FOR EMERGENCY AUTHORIZATIONS

WHEREAS, the Julington Creek Plantation Community Development District ("District") is a local unit of special purpose government, created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District was created for the purpose of constructing, operating and maintaining public infrastructure improvements, including but not limited to various recreational improvements that include an Aquatics Center, a Recreational Center, and related improvements (together, the "Recreational Improvements"); and

WHEREAS, the District issued multiple series of tax-exempt bonds that are secured by assessments on benefitted property within the District to provide for the construction of the Recreational Improvements; and

WHEREAS, the District's Board of Supervisors ("Board") conducted a request for proposal process to select a third-party amenity management provider to manage, operate and maintain the District's Recreational Improvements, and in October 2019 entered into a contract with Vesta Property Services, Inc. ("Vesta") to provide the services set forth in the agreement between the parties ("Amenity Contract"); and

WHEREAS, the Amenity Contract includes the provision of various staff for management, maintenance, operation and programming of the Recreational Improvements; and

WHEREAS, in March 2020, a state of emergency was declared for the State of Florida and for St. Johns County due to the COVID-19 pandemic, which has resulted in the necessary closure of the Recreational Improvements and cancellation of public meetings; and

WHEREAS, due to (a) the need for ongoing maintenance, cleaning, safety and security of the Recreational Improvements during the state of emergency, (b) bond covenants requiring operation and maintenance necessary to protect the integrity of the bond-financed improvements, (c) the desired continuity of operations upon re-opening of the facilities, and (d) the desired maintenance of institutional knowledge of operations, facilities, and staffing, among other considerations deemed a benefit to the District and the benefitted property within the District, the Board finds it is in the best interests of the District, as set forth herein, to pay the positions attached hereto as **Exhibit A** under the Amenity Contract through April 30, 2020, so long as such staff members are retained by Vesta and employed for the benefit of the District and the positions attached hereto as **Exhibit B** under the Amenity Contract until the Recreational Improvements re-open and are fully operational and so long as such staff members are retained by Vesta and employed for the benefit of the District; and

WHEREAS, due to public health concerns related to the outbreak of the COVID-19 pandemic, the need to comply with official guidance regarding public health precautions, and the desire to ensure the public health, safety, and welfare, the District Manager determined it was not feasible to hold a meeting of the Board to address issues related to the Amenity Contract or other necessary emergency decisions, and that it was therefore necessary to make certain decisions outside of the Board's regularly scheduled meeting; and

WHEREAS, the District Manager authorized payment of Vesta's invoices for March and April, 2020, for the positions as more particularly described in **Exhibit A**, attached hereto; and

WHEREAS, the District Manager further made the Emergency Authorization and Emergency Approval decisions, in consultation with the Chairman, as outlined in the attached **Exhibit C**; and

WHEREAS, the Board now wishes to ratify the aforementioned actions of the District Manager, Chairman, and District staff; and

WHEREAS, the Board desires to direct payment for the positions set forth in **Exhibit B** until the Recreational Improvements re-open and are fully operational, subject to the District's contractual rights under the Amenity Contract and subject to the ability of the Board to revisit this subject at any time and make changes in the District's absolute and sole discretion.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS
OF THE JULINGTON CREEK PLANTATION COMMUNITY
DEVELOPMENT DISTRICT:**

1. The recitals stated above are true and correct, and they are hereby incorporated by reference.
2. As set forth in this Resolution, the District's Board hereby finds it in the best interests of the District, its landowners and its residents to:
 - a. Ratify the actions of the District Manager, Chairman and District staff in paying the Vesta invoice attached hereto as **Exhibit A**; and
 - b. Make legislative findings that due to (1) the need for ongoing maintenance, cleaning, safety and security of the Recreational Improvements during the state of emergency, (2) bond covenants requiring operation and maintenance necessary to protect the integrity of the bond financed improvements, (3) the desired continuity of operations upon re-opening of the facilities, and (4) the desired maintenance of institutional knowledge of operations, facilities, and staffing, among other considerations deemed a benefit to the District and the benefitted property within the District, the District will pay the positions staffed under the Amenity Contract as set forth in **Exhibit B** until the Recreational Improvements re-open and are fully operational and so long as such staff members are retained by Vesta and employed for the benefit of the District and subject to the District's contractual rights under the Amenity Contract and subject to the ability of the Board to revisit this subject at any time and make changes in the District's absolute and sole discretion.

- c. Ratify the actions of the District Manager, Chairman and District staff in making the Emergency Authorization and Emergency Approval decisions as outlined in the attached **Exhibit C**.
- 3. Actions of the Board pursuant to this Resolution are not intended to alter any of the terms or conditions whatsoever of the Amenity Contract other than to pay for services all or partially rendered for the time period specified herein.
- 4. This Resolution shall be effective as of its adoption on the date listed below and shall apply to all actions undertaken in furtherance of the emergency authorizations and payment of invoices as set forth herein.
- 5. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

PASSED AND ADOPTED this 16th day of April, 2020.

ATTEST:

**Julington Creek Plantation Community
Development District**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: March and April 2020 Vesta Invoices

Exhibit B: Ongoing positions through closures – anticipated staff and amounts

Exhibit C: Emergency Authorization Decisions

Exhibit A: March and April 2020 Vesta Invoices

Exhibit B: Ongoing positions through closures – anticipated staff and amounts

Exhibit C: Emergency Authorization Decisions

Emergency Authorizations and Approvals during COVID-19 Related Closures as of April 7, 2020

<u>Emergency Authorization</u>	<u>Subject Matter</u>	<u>Dollar Amount (if any)</u>
2020-1	Delay in iVenture Project given amenity closures	
2020-2	Suspension of billing to Loggerheads and 904 Tennis given amenity closures	
2020-3	CES – Recreation Center Filtration System	\$13,605
2020-4	Vesta Payment of March/April Invoices	See Exhibits A/B to Resolution 2020- —
2020-5	CES – Aquatics Complex Filtration System	\$13,605.56
2020-6	Slide Restoration Project	\$86,900
2020-7	Stonebridge Paint for Gym and Stone Wall Cap	\$10,820 (combined)

**JULINGTON CREEK PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

7

JULINGTON CREEK PLANTATION COMMUNITY DEVELOPMENT DISTRICT**BOARD OF SUPERVISORS FISCAL YEAR 2019/2020 MEETING SCHEDULE****LOCATION***Julington Creek Plantation Club, 350 Plantation Club Parkway, St. John's, Florida 32259*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 22, 2019	Workshop	6:00 PM
October 24, 2019	Regular Meeting	6:00 PM
November 19, 2019	Regular Meeting	6:00 PM
January 28, 2020	Regular Meeting	6:00 PM
February 25, 2020	Regular Meeting	6:00 PM
March 24, 2020 CANCELED	Regular Meeting	6:00 PM
April 16, 2020	Telephonic Public Meeting	6:00 PM
April 28, 2020 <i>rescheduled to April 16, 2020</i>	Regular Meeting	6:00 PM
May 26, 2020	Regular Meeting	6:00 PM
June 23, 2020	Regular Meeting	6:00 PM
July 28, 2020	Regular Meeting	6:00 PM
August 25, 2020	Public Hearing & Regular Meeting	6:00 PM
September 22, 2020	Regular Meeting	6:00 PM