

**MINUTES OF MEETING  
JULINGTON CREEK PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Julington Creek Plantation Community Development District held a Regular Meeting on March 22, 2022 at 6:00 p.m., at Julington Creek Plantation Club, 350 Plantation Club Parkway, St. Johns, Florida 32259.

**Present were:**

Tom Chambers	Chair
Kevin Gavin	Assistant Secretary
Cindy Howell	Assistant Secretary
Michael Morton	Assistant Secretary

**Also present were:**

Daniel Rom	District Manager
Jennifer Kilinski	District Counsel
Matt Maggiore	District Engineer
Sarah Warren (via telephone)	Bond Counsel - BMO
Sete Zare (via telephone)	MBS Capital Markets (MBS)
Jeff Branch	Field Operations Manager
Matt Roberts	General Manager
Jay King	Vesta Property Services, Inc. (Vesta)
Leigh Starnes	Resident
Howard Starnes	Resident

**FIRST ORDER OF BUSINESS**

**CALL TO ORDER**

Mr. Rom called the meeting to order at 6:00 p.m.

**SECOND ORDER OF BUSINESS**

**ROLL CALL**

Supervisors Chambers, Howell, Morton and Gavin were present, in person. Supervisor Doran was not present.

**THIRD ORDER OF BUSINESS**

**PLEDGE OF ALLEGIANCE**

*Disclaimer: These summary minutes are intended to only highlight the topics discussed, items being considered and actions taken.*

All present recited the Pledge of Allegiance.

**FOURTH ORDER OF BUSINESS**

**PUBLIC COMMENTS *(limited to 3 minutes per person)***

There were no public comments.

**FIFTH ORDER OF BUSINESS**

**BUSINESS ITEMS [approximate 90 minutes]**

**A. Review Bond Financing Timeline and Poll *(to be provided under separate cover)***

Ms. Kilinski stated, in addition to the handout, a memorandum was previously distributed that provides an overview of the process and a detailed timeline of all the milestones, starting with tonight’s meeting. She discussed the validation documents, validation process, figures in the Engineer’s and Methodology Reports, the Underwriter, Debt Service Reserve Fund, Master Assessments Methodology and the assessment public hearing. Ms. Kilinski stated Staff created a flowchart of decisions, starting with the Board deciding whether to circulate an additional community poll.

Asked if ELM submitted projected costs for inclusion in the overall costs, Mr. Rom stated projected costs were not provided but the costs would be addressed later in the meeting. Ms. Kilinski stated a 15% construction cost escalation is included, plus a 20% contingency.

Referencing a “Draft Resident Poll” handout, Mr. Chambers reviewed the options, as follows:

Option 1: Continue with the Capital Improvement Plan (CIP).

Option 2: Proceed with the Aquatics Center renovation.

Discussion ensued regarding the options, bond issuances, potential associated assessment increase, ELM, ongoing maintenance, holding a third town hall meeting, refining the verbiage prior to circulating the poll, project timing and the November elections.

Mr. Morton stated that he was initially in favor of the improvements but has since changed his mind due to inflation and increased gas and grocery costs and is considering shelving the improvements. Mr. Chambers stated that a significant amount has already been expended on professional fees and due diligence and a majority of residents seem to want the improvements. Mr. Rom asked if Mr. Morton felt that there would be a positive purpose in

moving forward with a basic poll to gauge residential opinions. Mr. Chambers stated there was no need to proceed with the poll if there would be a “no” vote and the project shelved until November.

Asked for an update on maintenance items that require completion, Mr. Branch stated the roofs will need to be replaced in 2023. The Board and Staff discussed shelving the improvements, creating and distributing a more straight-forward resident poll, including a payment range. Mr. Morton stated he would rethink his stance if the results of the new poll reveal that 90% of residents are in favor of the improvements. Mr. Chambers directed Mr. Rom to coordinate with Mr. Morton and a resident or two who specialize in drafting polls, to draft a new poll for the Board’s review at the April meeting. Regarding the timing, the consensus was to circulate the new poll by April 15<sup>th</sup>, receive responses and compile the results by May 1<sup>st</sup>.

Mr. Rom informed Ms. Zare and Ms. Warren that the Board’s consensus was to defer consideration and thanked them for their time and patience.

**Ms. Zare and Ms. Warren left the call.**

Mr. Maggiore stated he has been working with District Counsel regarding the stormwater permanent pond exchange with the POA; the group recently had a productive call and he assumed that, by the next meeting, Staff would have documents ready to execute to effectuate an exchange. Staff was advised of additional assessments required by State law; Staff would have an internal meeting this week and provide an update at the next meeting.

**Mr. Maggiore left the meeting.**

Regarding whether the pool construction costs included geothermal, Ms. Kilinski stated the geothermal is a separate cost. The construction costs are \$18 million and the total cost, including the geothermal, is \$43 million.

Asked what comments he was hearing regarding the improvements, Mr. Branch stated residents are eager for updates; he interacts with a demographic that uses the facility and they are in favor of the improvements. Mr. Chambers stated most residents he encounters state that, although they do not use the facility, they recognize that JCP must improve the amenities in order to compete with neighboring communities.

Ms. Starnes stated the neighbors she interacts with are against the improvements, due to the high cost and felt that there should be more Board discussion of the lazy river and its high

staffing costs to educate residents. She voiced her opinion that the Board should circulate a new poll. Ms. Howell asked about demolishing the grotto. Mr. Chambers stated the grotto could be repaired with the \$3.5 million bond and could be included in the new poll.

- B. Consideration of Master Engineer’s Report for Recreational Improvements**
- C. Consideration of Master Special Assessment Methodology Report for Recreational Improvements**
- D. Consideration of Resolution 2022-05, Authorizing the Issuance of Not Exceeding \$42,575,000 Principal Amount of Julington Creek Plantation Community Development District Bonds in One or More Series, for the Purpose of Financing the Construction and/or Acquisition by the District of the Public Improvements and Community Facilities Permitted by the Provisions of Chapter 190, Florida Statutes, as Amended, and the Ordinance Creating The District; Approving a Form of a Master Trust Indenture; Approving and Appointing a Trustee; Authorizing the Commencement of Validation Proceedings Relating to the Foregoing Bonds; Authorizing and Approving Other Matters Relating to the Foregoing Bonds; and Proving an Effective Date**

Items 5B, 5C and 5D were deferred.

- E. Consideration of Third Amendment to the Agreement Between Julington Creek Plantation Community Development District and Vesta Property Services, Inc., for Amenity Management Services (FY 2023)**

Mr. Rom presented the Third Amendment to the Agreement Between Julington Creek Plantation Community Development District and Vesta Property Services, Inc., for Amenity Management Services for Fiscal Year 2023.

Mr. Chambers made the following recommendations:

1. Advertise a Request for Proposals (RFP).
2. Review options regarding engaging CDD employees.

Discussion ensued regarding the RFP process, Vesta’s fees and Nocatee, a neighboring community that hires its own employees. Ms. Kilinski stated, for the RFP, Staff would present a package for the Board to review the scope of work and costs, publicize the RFP and present responses in June. Mr. Gavin stated he is skeptical about going out to RFP for property services after utilizing Vesta for eight years.

Discussion ensued regarding other amenity companies that might respond to the RFP, the proposed Fiscal Year 2023 budget and budget amendments.

**On MOTION by Mr. Chambers and seconded by Ms. Howell, with Mr. Chambers, Ms. Howell and Mr. Morton in favor and Mr. Gavin dissenting, directing District Staff to present a draft RFP and options for engaging District employees, at the next meeting, was approved. (Motion passed 3-1)**

**F. Continued Discussion: Pickleball Court Construction**

Referencing a previously distributed map, Mr. Roberts confirmed that up to six pickleball courts could be installed in that designated area, at an estimated cost of \$150,000.

Discussion ensued regarding the costs, accessing the capital reserves for pickleball court construction, the skatepark, capital improvement budget, aquatic center project and redirecting funds from gym equipment to other projects. Mr. Gavin suggesting looking for other funds that were projected for use that might not be used.

**On MOTION by Mr. Chambers and seconded by Mr. Morton, with all in favor, proceeding with the pickleball court construction project, in the amount of \$150,000, recognizing that the project cost is above the District Manager’s recommended threshold for the total Capital Reserve fund, was approved.**

**G. Discussion: Wounded Warrior Project**

- **No-Cost Rental Applications**

This item was deferred.

**H. JCP Monument Modernization Committee Request for Participation**

Referencing an email from Ms. Pam Messenger, of the JCP POA, Mr. Rom stated the group is seeking to modernize the monument designs in the community for continuity purposes and would like to invite a CDD Board Member to participate in the process.

Discussion ensued regarding the POA’s request, dated monuments and CDD Board Member availability. Mr. Rom would notify the POA that the CDD Board could not participate at this time but appreciated the invitation.

**SIXTH ORDER OF BUSINESS**

**STAFF REPORTS [approximately 15 minutes]**

**A. Field Operations Manager: *Jeff Branch***

- I. Landscape Maintenance Report: *Brightview Landscape Services, Inc.***
- II. Monthly Report**
- III. Geothermal Pool Heating – Permit Update**
- IV. CIP**

These items were included for informational purposes.

Mr. Branch presented the Monthly Report included in the agenda.

The Board and Staff discussed obtaining informal bids for the pickleball construction project, Vesta staffing guidelines, pickleball reservations and usage fees.

**B. General Manager: *Matthew Roberts***

- **Monthly Report**

Mr. Roberts presented the Monthly Report and discussed day-to-day operations.

**C. District Engineer: *England-Thims & Miller, Inc.***

There was no report.

**D. District Counsel: *KE Law Group, PLLC***

There was no report.

**E. District Manager: *Wrathell, Hunt & Associates, LLC***

There was no report.

**SEVENTH ORDER OF BUSINESS**

**CONSENT AGENDA ITEMS [approximately 5 minutes]**

Mr. Rom presented the following Consent Agenda Items:

**A. APPROVAL OF MINUTES**

- **February 22, 2022 Regular Meeting**

**B. ACCEPTANCE OF UNAUDITED FINANCIAL STATEMENTS**

- **As of February 28, 2022**
  - **Check Detail**
  - **Credit Card Activity**

**On MOTION by Mr. Chambers and seconded by Mr. Morton, with all in favor, the Consent Agenda Items, as presented, were approved and accepted.**

**EIGHTH ORDER OF BUSINESS**

**SUPERVISORS' REQUESTS**

Mr. Morton asked if the Capital Project Plan spreadsheet could be included in the agenda every month. Mr. Rom replied affirmatively and stated that it has been included under the Field Operation Manager's Report.

Mr. Morton asked Mr. Roberts to obtain debt assessment information from the top three communities in the area and from one of the new developments and report his findings at the next meeting.

Discussion ensued regarding real estate in St. Johns County, developable parcels, electricity costs and smart water irrigation system. Mr. Rom would forward an email to the Board regarding a new assessment for a public parcel.

The following items would be included as discussion items on the next agenda:

- Update on POA permit transfers.
- "Parking Lot Report" showing tabled items to be displayed under General Manager's Reports.
- Operational costs for the management of the pickleball courts and an operational plan.

**NINTH ORDER OF BUSINESS**

**NEXT MEETING DATE: April 26, 2022 at 6:00 P.M.**

○ **QUORUM CHECK**

The next meeting would be held on April 26, 2022.

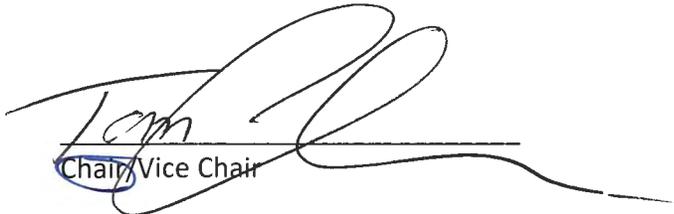
**TENTH ORDER OF BUSINESS**

**ADJOURNMENT**

**On MOTION by Mr. Chambers and seconded by Mr. Morton, with all in favor, the meeting adjourned at 7:50 p.m.**



Secretary/Assistant Secretary



Chair/Vice Chair