

**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 May 23, 2023 at 6:00 p.m., at the Julington Creek Plantation Club, 350 Plantation Club Parkway, St. John's, Florida 32259.

Present were:

George Doran	Chair
Michael Morton	Vice Chair
Daniel Haydu	Assistant Secretary
Patricia Jacob	Assistant Secretary
Luke Jensen	Assistant Secretary

Also present were:

Daniel Rom	District Manager
Lauren Gentry	District Counsel
Jeff Branch	Field Operations Manager
Matt Roberts	General Manager
Jay King	Vesta Property Services, Inc. (Vesta)
Daniel Bauman	BrightView Landscape Services, Inc.
Jeff Gibson	Ervin Lovett Miller (ELM)
Donny Podany	Ervin Lovett Miller (ELM)
Sete Zare (via telephone)	MBS Capital Markets, LLC (MBS)
Joe Grippi	Project Director (NineOaks)
Scott Miller	904 Tennis

Residents present were:

Aaron Clausen Leigh Starnes James Martin Julianne Tevlin Gene Hand

FIRST ORDER OF BUSINESS

CALL TO ORDER/ROLL CALL

Mr. Rom called the meeting to order at 6:11 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

PLEDGE OF ALLEGIANCE

All present recited the Pledge of Allegiance.

THIRD ORDER OF BUSINESS

PUBLIC COMMENTS (limited to 3 minutes per person)

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

Resident Aaron Clausen asked the Board to consider other options to improve the Davis playground area and recommended looking into “Playgrounds by Zuckerman” and “Playground by Leathers”. He thinks that this should be a survey question in the future.

Resident Julianne Tevlin said it is difficult to hear speakers and asked everyone to speak into the microphone. She mentioned waiting for Mr. Doran to respond to her email about the CDD purchasing land. She asked if materials from the Aquatics Center can be recycled before it is demolished and asked who is responsible for the excessive number of “No Parking” signs on Davis Pond Boulevard. A Board Member stated it is the POA or the County. Mr. Branch stated the POA installs nice tan decorative posts, the County installs metal posts and the CDD installs black poles. Mr. Doran agreed with recycling materials from the Aquatics Center.

Resident Gene Hand described himself as a construction professional and voiced his opinion that the \$42 million for the pool house and a park is excessive and that residents should have a vote. He noted the cost to re-roof the building would be \$100,000. Regarding resident input, Mr. Haydu stated there were several town halls conducted and communications were sent to residents. He offered to speak with Mr. Hand to answer any questions.

FOURTH ORDER OF BUSINESS

BUSINESS ITEMS [approximately 120 minutes]

A. Presentation of Final Series 2023 Financial Summary

Ms. Zare, of MBS Capital Markets, LLC, gave a PowerPoint presentation about the final financing results to fully fund the CDD’s project fund for construction of the Aquatics Complex and Community Park. Overall, she considered this a very successful financing and stated the bonds were priced at a very opportune time and yielded the best results for the CDD, as the market moved over 20 basis points since then.

Mr. Jensen asked if the bonds closed at \$41 million to include the first year’s capitalized interest. Ms. Zare replied affirmatively; the interest payments are covered through November 1, 2024 and the 2024 tax bill will cover the May 1 and November 1, 2025 debt service payments.

Mr. Jensen discussed his email to Mr. Rom about investing the construction funds safely, rather than keeping the funds in a traditional banking product. Investing would be over the first six to 12 months, since that is determined on when processing the first construction draw is anticipated. The Board was amenable but were advised that there are arbitrage limitations.

Mr. Rom stated the U.S. Bank Trustee team is researching other investment alternatives available to maximize the return, which he will email to everyone upon receipt. Ms. Gentry stated the bond funds are in a First American fund sweep account and currently earning 4.63%.

B. Presentation of BrightView Landscape Maintenance and Irrigation Monthly Report

Mr. Bauman presented the Quality Site Assessment Report dated May 8, 2025.

C. Consideration of Resolution 2023-12, Ratifying, Confirming, and Approving the Actions of the Chairperson, Vice Chairperson, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of \$39,370,000 Julington Creek Plantation Community Development District Special Assessment Revenue Bonds, Series 2023; Providing a Severability Clause; and Providing an Effective Date

Mr. Rom presented Resolution 2023-12 and read the title. This Resolution ratifies and confirms all prior actions taken to proceed with the bond process closing on the Series 2023 bonds. Ms. Gentry stated this is an administrative item; this Resolution wraps up the process.

On MOTION by Mr. Jensen and seconded by Mr. Doran, with all in favor, Resolution 2023-12, Ratifying, Confirming, and Approving the Actions of the Chairperson, Vice Chairperson, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of \$39,370,000 Julington Creek Plantation Community Development District Special Assessment Revenue Bonds, Series 2023; Providing a Severability Clause; and Providing an Effective Date, was adopted.

D. Ratification of Nine Oaks Development, Inc., Owner’s Representative and Construction Management Consulting Services Agreement

Mr. Rom highlighted updates to Section 4, “Compensation”, of the executed Owner’s Representative and Construction Management Consulting Services Agreement to include Preconstruction Services, which was inadvertently omitted from the prior Agreement. The scope of services includes developing the Construction Manager at Risk (CMAR) scope and the Request for Qualifications (RFQ) package and other activities necessary to complete the overall process.

Mr. Grippi, of NineOaks, gave an overview about collaborating with ELM on the RFQ and the RFQ process. He stated weekly meetings with ELM representatives are already set up for the preconstruction process and thereafter.

On MOTION by Mr. Jensen and seconded by Mr. Doran, with all in favor, the Nine Oaks Development, Inc., Owner's Representative and Construction Management Consulting Services Agreement, was ratified.

Mr. Rom explained the RFQ process. He recommends appointing certain persons from various entities to the Committee to conduct interviews with respondents to the RFQ and include 25 bonus points in the Evaluation Criteria Ranking scorecard for the Committee's use. Mr. Morton appointed himself to the Committee. Ms. Gentry elaborated that the Committee will be responsible for the limited decision of recommending and awarding up to a maximum of 25 bonus points in the scoring process.

On MOTION by Mr. Jensen and seconded by Mr. Doran, with all in favor, appointing Michael Morton, Steve Lovett of ELM, Joe Grippi of NineOaks, General Manager Matt Roberts and District Manager Daniel Rom to a Committee for the limited purpose of conducting interviews with respondents to the RFQ, on June 21, 2023, and to make a recommendation and awarding scoring of up to 25 bonus points, was approved.

E. Presentation of ELM Monthly Report

Mr. Gibson highlighted portions of the PowerPoint containing the Monthly Summary of Activities Report and plan development work containing floor plans for the first phase of the Aquatics Center, which is in the agenda and was circulated last week.

As to the two surveys, Mr. Gibson stated that the Community Park survey will be completed this week with the Aquatics Facility survey by the end of the month. Mr. Hickox, of Auld & White Constructors (AWC), advised him that the title search is underway.

Mr. Gibson responded to feedback about the updated renderings, as follows:

➤ Regarding the Clubhouse Building Floor Plan and concerns that the second floor party rooms are duplicative of the Bar & Grill area, they are similar but not duplicate, as the Bar & Grill was developed to serve the pool complex and the other rooms will be rented for events.

Discussion ensued regarding check-in points, having the rental agreement include the cost to staff private events, splitting staff offices so that staff can monitor both locations, considering demolishing the POA building and actual staffing/locker room needs.

➤ Regarding "Open Office" space, repurposing the area to something else was requested. Mr. Roberts was asked to identify the space needed for staff use and storage and the preferred

locations and provide an access control plan with a sophisticated access control programming system.

- Regarding the Bar/Grill Floor Plan, an access separate from the main entry was requested and Mr. Roberts was asked to check with the Aquatics Consultants about any code issues for pool access with open bar access during events.
- Regarding the Clubhouse Building Second Floor Plan, flipping the balcony to the other side to overlook the pool was requested.
- Regarding if the plan for the Shade Pavilion Floor Plan is for residents to reserve and hold events in this area, the plan is to install additional cabanas at the trellis point. The plans will be updated to include the cabanas and the kiddie slide layout once the footprint is defined.

Mr. Gibson asked for comments to be emailed to him to incorporate in the plans.

The Board rescinded earlier discussion about demolishing the POA building.

- Regarding the Julington Creek Playground, equipment selections were re-evaluated with Kompan to avoid installing the same equipment as the nearby park; the hill slide was shifted to address potential sight line visibility issues. The cost to install a fence instead of shrubs will be researched. Board Members were underwhelmed with the plan and, in lieu of the hill, the preference is to identify other opportunities to enhance the play options.

Discussion ensued regarding the disparity between the cost of the playground equipment versus the \$1.7 million budget. Using the existing equipment was discouraged. Mirroring it like the park at Rivertown was discussed.

Mr. Podany, of ELM, gave details about the turf pad/sloped area and plantings. Regarding the suggestion, ELM will research materials to install across the lake specifically for yoga.

Mr. Morton recapped the directives for the next meeting to include repurposing the second floor office space, reassessing the entry to the restaurant from the parking lot, checking on the code as it relates to pool access, other access control points, flipping the location of the 2nd floor balcony to face the pool and reassessing other opportunities for the playground.

F. Discussion: Amenity and Park Enhancement Communication

This item was presented following Item 5B.

G. Discussion: Child Watch

Based on the information provided by Vesta, Mr. Rom asked if the Board wants to reinstate the program and include it in the proposed Fiscal Year 2024 budget. The program was previously suspended as it was underutilized and repurposing the room was being considered.

Discussion ensued regarding CDD subsidizing the labor cost, purchasing fitness equipment since the old equipment was donated, staffing with teenagers that need volunteer hours and the possibility of decreased interest once school starts.

The consensus was for Mr. Branch to formalize a program and set a schedule for the online reservation system for the next meeting for a soft launch in July. Regarding parents leaving children and going off site, Ms. Gentry suggested Vesta research the options. She noted another program was exempt from licensing as a child care facility because parents stayed on site.

H. Updates: Tennis

Mr. Roberts recommended purchasing a new software program that is user friendly and will monitor court fees and speed up the check in process. If approved, this could be implemented in-house by June 1, 2023.

Mr. Miller stated that he helped develop the program with the United States Tennis Association (USTA) and that Hidden Hills has used it and has not experienced any glitches over the last three years; most issues are due to user error. Benefits include addressing difficulties scheduling reservations and cancellations.

Mr. Morton stated that he is meeting with tennis members this week and offered to meet with Mr. Roberts and provide feedback at the next meeting.

Discussion ensued regarding determining criteria for charging no shows and having Staff count the players every hour to record no shows.

I. Consideration of Resolution 2023-13, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Rom reviewed the proposed Fiscal Year 2024 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2023 budget, and explained the reasons for changes. Changes are primarily due to the recent bond issuance. Overall, unassigned surplus funds and recreation funds can be used to avoid an assessment increase.

Discussion ensued regarding certain General Fund and Recreation Fund budget line items. It is the Board's discretion as to how much to allot to capital reserves and how much to spend.

Mr. Branch discussed Mr. Scott's maintenance recommendation to order eight pallets of replacement clay per year, which would need to be added to the proposed Fiscal Year 2024 budget. Fencing will be considered at the same time the clay is replaced, in two years.

Mr. Rom will research if the funds for the capital improvement plan are invested.

The following changes will be made to the proposed Fiscal Year 2024 budget:

Page 15, "Expenditures-Court supplies": Change "2,000" to "6,500"

Page 15, "Expenditures-Court top dressing": Change "3,750" to "6,000"

The consensus was to use unassigned funds to offset an assessment increase.

On MOTION by Mr. Haydu and seconded by Mr. Doran, with all in favor, Resolution 2023-13, Approving a Proposed Budget for Fiscal Year 2023/2024, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law for August 22, 2023 at 6:00 p.m., at the Julington Creek Plantation Club, 350 Plantation Club Parkway, St. John's, Florida 32259; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

J. Consideration of Resolution 2023-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date

The following change was made to the Fiscal Year 2024 Meeting Schedule:

DATES: Change September 14, 2023" to "September 14, 2024"

On MOTION by Mr. Haydu and seconded by Mr. Doran, with all in favor, Resolution 2023-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024, as amended, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

STAFF REPORTS [approximately 5 minutes]

A. Field Operations Manager: Jeff Branch

I. Monthly Report

Mr. Branch highlighted activities in the Report.

Mr. Haydu voice his opinion that more pool furniture should be purchased. The consensus was to purchase 10 tables, 40 chairs and 20 tea tables.

On MOTION by Mr. Haydu and seconded by Mr. Morton, with all in favor, authorizing the purchase of pool furniture, in a not-to-exceed amount of \$50,000, was approved.

II. CIP

III. Vendor Scorecards

These items were included for informational purposes.

B. General Manager: Matthew Roberts

• Monthly Report

The report was included for informational purposes.

▪ Discussion: Amenity and Park Enhancement Communication

This item, previously Item 4F, was presented out of order.

Mr. Rom stated the communication contains updates and actions from tonight’s meeting.

It is the same format that was used for every meeting. He recommended approval in substantial form. The Board authorized Staff to finalize and disseminate the communication to residents.

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

There was no report.

D. District Counsel: Kilinski | Van Wyk, PLLC

Ms. Gentry reported on recently passed legislation awaiting the Governor’s signature or veto. He will send a communication to the Board once it is finalized.

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

There was no report.

SIXTH ORDER OF BUSINESS

CONSENT AGENDA ITEMS [approximately 5 minutes]

A. APPROVAL OF MINUTES

- April 25, 2023 Regular Meeting**

B. ACCEPTANCE OF UNAUDITED FINANCIAL STATEMENTS

- As of April 30, 2023**
 - Check Detail**
 - Credit Card Activity**

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

SEVENTH ORDER OF BUSINESS

PUBLIC COMMENTS (limited to 3 minutes per person)

Resident Aaron Clausen stated he liked the hilltop play area and suggested adding a bridge. He feels that \$2 million to renovate a playground but only 10% being for equipment is a good point. He is excited to see ELM’s plans. He discussed his ideas for the pool renovation, including the outdoor pool access point, upgrading the pool slide and waterfall aeration. He suggested posting updated renderings on the website so residents are advised of this project. He was asked to email his request for the updated renderings to Mr. Rom or Mr. Roberts.

Ms. Tevlin asked if the cafe will be a full-service cafe open year-round. The response was affirmative. Regarding the banquet rooms, it was noted that a catering kitchen is planned for one of the rooms. Recommendations include having an enclosed breakroom for the Aquatics staff, an office for trainers to meet with clients, storage space for gym bags, planting bamboo to fill in areas that open up to other communities and communicating better with residents.

Resident Leigh Starnes commended the Board on proceeding with the Aquatics Center project. She agrees with Mr. Jensen and Mr. Haydu’s insight on the park rendering being underwhelming and suggested proceeding with a fence. On behalf of the JC Elementary (JCE) PTO she asked if the CDD will consider donating the largest play structure at the Davis Pond Park to JCE. The Board was in favor of donating it to the JCE PTO. Ms. Gentry advised that this must be done with a Resolution to deem the equipment as surplus.

SUPERVISORS’ REQUESTS

There were no Supervisors’ requests.

EIGHTH ORDER OF BUSINESS


NEXT MEETING DATE: June 27, 2023 at 6:00 P.M.

- **QUORUM CHECK**

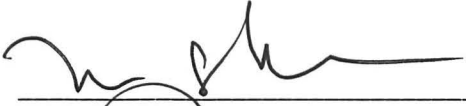
NINTH ORDER OF BUSINESS

ADJOURNMENT

On MOTION by Mr. Doran and seconded by Mr. Morton, with all in favor, the meeting adjourned at 9:35 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair
