

**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 June 28, 2022 at 6:00 p.m., at Fruit Cove Middle School Auditorium, 3180 Race Track Rd, Jacksonville, FL 32259.

Present were:

Tom Chambers	Chair
George Doran	Vice Chair
Cindy Howell	Assistant Secretary
Kevin Gavin	Assistant Secretary

Also present were:

Daniel Rom	District Manager
Jennifer Kilinski	District Counsel
Matt Maggione	District Engineer
Jeff Branch	Field Operations Manager
Matt Roberts	General Manager
Misty Taylor (via telephone)	Bond Counsel
Sete Zare (via telephone)	MBS Capital Markets, LLC
Scott Miller	904 Tennis

Residents present were:

Jessica Lane	Jody Olson	Gina Betbeze	Hilda Harrison
Matt Lowry	Marie Dunbar	Geretha Hizey	Joanne Hervol
YT Kirby	Rick Chapman	A.J. Sanchez	Gloria Woodard
Tiffany Davis	Jennifer Peters	Roberta Davis	Barbara Jennings
Dirk Clary	Cathy Valentin	Joseph Ruggieri	Carolyn Cardona
Derek Noce	Steve Swenson	Lynn Bestafka	Ian Panzarecchia
Chris Mitchell	Tori Mc Gugan	Mary Chapman	Elizabeth Welch
Jim O'Meara	Mary Baxter	Heather Hilley	Amy Bradfield
Gary McClain	Suzan Rogalski	Mike Keels	Sherry Montgomery
Wayne Auxior	Paul Hutchins	Mark Phillips	Monica Copantsidis
Pat Jacob	Paul Pluhacek	Chris Forta	Stephanie Macovoy
Deb Trout	Robert Parker	Steve Malcolm	Pamela Malcolm
Mary Lovell	Michelle Barton	Julie Goodyear	Gordon Goodyear
Meg Lowry	Val Markham	Dan Haydu	Jean R. Clemenceau
Chris DeRosa	Aaron Clausen	B. Jakubowicz	Patricia Cruz-Valdez

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

Cooper Winters Howard Schoenberger Jason Winters Joanna Dziurgot

FIRST ORDER OF BUSINESS

CALL TO ORDER

Mr. Rom called the meeting to order at 6:10 p.m.

SECOND ORDER OF BUSINESS

ROLL CALL

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

THIRD ORDER OF BUSINESS

PLEDGE OF ALLEGIANCE

All present recited the Pledge of Allegiance.

Mr. Rom stated the meeting was moved to the school to provide ample room for members of the public. Many residents contacted Staff and the Board regarding replacing the skate park with pickleball courts. In the interest of time, the Board will briefly discuss the matter before public comments but no motions will be made until after public comments.

▪ **Discussion: Skate Park**

This item, previously Item 5A, was presented out of order.

Mr. Rom recalled discussion at the last meeting about replacing the skate park with pickleball courts. The decision came about because there is no other area in the CDD for pickleball courts and there were numerous requests for pickleball. At that time, the Board approved a proposal to proceed with replacing the skate park with pickleball courts.

Mr. Chambers stated many emails and comments were received regarding the skate park. He stated that, while he understands the importance of pickleball, due to the response to the Board’s decision, he is in favor of rescinding that vote.

Mr. Gavin concurred and voiced is opinion that another solution is needed. He thanked residents for reaching out and stated the Board has ideas for other options.

Ms. Howell and Mr. Doran concurred.

FOURTH ORDER OF BUSINESS

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

Mr. Rom explained the public comments process and public decorum policy. In the interest of time, he asked for that attendees limit their comments to one and one-half minutes.

Resident Cooper Winters thanked the Board for reconsidering the decision to replace the skate park and stated it means a lot to the skate community.

Resident Mary Baxter thanked the Board and stated fewer people were using the skate park due to the extreme heat. She felt that, use will increase when the temperatures decrease.

Resident Jason Winters thanked the Board and expressed his support for the skate park. He noted that Mr. Winters' petition raised 2,500 signatures and media coverage. He expressed his support for other recreational activities but not at the expense of the skate park.

Resident Patricia Cruz-Valdez echoed previous sentiments and thanked the Board.

Resident Don Baxter echoed the previous sentiments and thanked the Board.

Resident Mike Keels stated pickleball is the fastest growing sport in America. He discussed the nature of the sport and stated it is typical to see 20 to 40 people playing in the morning and the evening. He expressed his support for additional pickleball courts.

Resident Jean R. Clemenceau expressed support for community events and for adding more hours at the Aquatic Center during season. He asked how long renovations would take and questioned the need to close the amenity for so long for renovations.

Resident Megan Ramos Lowery expressed her support for extending the hours at the skate park and the Aquatic Center and made suggestions regarding check-in.

Resident Gina Betbeze expressed her support for improving the CDD but not the large changes being discussed. She suggested changing one of the basketball courts into a pickleball court. She expressed her support for preserving the skate park, minimal updating and keeping assessments low.

Resident Summer Lane expressed support for keeping the skate park.

Resident Chris Sexton expressed support for redesigning the Aquatics Complex and voiced his opinion that the redesign is intended to make the community better for the future. He believed that, even with the project, the CDD's assessments will still be a fraction of comparable communities.

Resident Jennifer Peters voiced her support for an “Adults Only” amenity at the Aquatics Center and for extending the hours for adult use during school hours.

Resident Thomas McGugan encouraged the Board to consider options to avoid assessment increases.

Resident Joseph Ruggieri discussed the amenities.

Resident Chris Mitchell expressed support for reasonably priced amenities, the tennis program, preserving the skate park and keeping costs low.

Ms. Val Markham stated she moved out of the CDD but she pays the membership fee so she can play tennis here. She expressed support for Miller Tennis Management.

Resident Tiffany Davis expressed her support for 904 Tennis and the programs offered.

Resident Ed Eaton thanked the Board Members for listening to the community.

Resident Elizabeth Welch supports keeping costs low.

FIFTH ORDER OF BUSINESS

BUSINESS ITEMS [approximately 90 minutes]

A. Discussion: Skate Park

On MOTION by Mr. Chambers and seconded by Mr. Gavin, with all in favor, rescinding approval of the Court Co., proposal for installation of pickleball courts, in a not-to-exceed amount of \$225,000, approved at the May meeting, was approved.

B. Review: Miller Tennis Management

- I. Agreement**
- II. Fees**
- III. Maintenance Responsibilities**

Mr. Rom stated in addition to the items in the agenda, Board Members received an email from Mr. Scott Miller that included a comprehensive review of the current contract.

Mr. Chambers stated he requested the documentation because he believes the contracts should be reviewed regularly. He spoke with Mr. Miller today and some of his questions from the last meeting were answered.

Mr. Rom stated, in addressing a complaint about the reservation system, Mr. Miller advised that a glitch was addressed and recommended another system.

Discussion ensued regarding reservation systems, popularity of tennis and the demand for expanded hours. The consensus was for the Board Members to review the information and discuss it at the next meeting.

C. Presentation of Master Engineer's Report for Recreational Improvements

Mr. Rom stated the amount included in the Resolution represents the maximum amount of bonds that can be issued in the near or distant future and does not obligate the CDD to issue the maximum amount.

Ms. Kilinski described the steps involved with bond issuance for a specific project, including bond validation, public participation and input and declaration of the special assessments. She stated that property owners can email and communicate their feelings about the issues to the Board.

Mr. Maggiore presented the draft Master Engineer's Report for Recreational Improvements dated March 18, 2022 and noted that it was unchanged since it was presented in March. The Report reflects the design proposed at the time, which included complete demolition of parts of the Aquatic Center and the Community Park across the street. The Opinion of Costs totaling \$31,850,000 includes professional service fees and anticipated cost escalation.

D. Presentation of Master Special Assessment Methodology Report for Recreational Improvements

Mr. Rom presented the Master Special Assessment Methodology Report for Recreational Improvement, dated March 22, 2022 and noted that it was based on the Engineer's Report and it was unchanged since it was presented in March.

E. Consideration of Resolution 2022-07, 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 Providing an Effective Date

Ms. Kilinski stated the difference between actual construction costs and the amount to be validated allows for maximum flexibility if, for example, a decision is made to install pickleball courts or other recreational improvements, without having to go through the validation process a second time.

Ms. Taylor presented Resolution 2022-07, which accomplishes the following:

- Authorizes issuance of bonds not exceeding \$42,575,000, in one or more series.
- Approves a form of Master Trust Indenture.
- Authorizes appointment of a Trustee.
- Authorizes the bond validation process.

Mr. Gavin asked Mr. Branch to summarize the top pending Aquatics Center projects.

Mr. Branch stated two pools need the sand filters replaced, at a cost of approximately \$220,000. Another \$250,000 is needed for roof repairs and several parking lot repairs are needed.

Conversation ensued about the potential recreational improvements including the lazy river and adult pool, the need to receive and evaluate surveys, addressing issues related to trees and consulting an arborist.

Ms. Howell noted that three new Supervisors will join the Board in November.

On MOTION by Mr. Chambers and seconded by Mr. Doran, with Mr. Chambers, Mr. Doran and Mr. Gavin in favor and Ms. Howell dissenting, Resolution 2022-07, 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 Providing an Effective Date, was adopted. [Motion passed 3-1]

Mr. Rom stated a member of the POA contacted Mr. Branch to explore the possibility of a swap to facilitate pickleball courts. Mr. Chambers stated he appreciated the offer but, in his opinion, residents expect amenity traffic to go to facilities and not to individual neighborhoods.

Controlled access and parking were discussed.

- F. **Consideration of Resolution 2022-08, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid by Assessments, and the Manner and Timing in Which the Assessments Are to be Paid; Designating the Lands Upon Which the Assessments Shall be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date**

Ms. Kilinski presented Resolution 2022-08.

On MOTION by Mr. Chambers and seconded by Mr. Doran, with all in favor, Resolution 2022-08, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid by Assessments, and the Manner and Timing in Which the Assessments Are to be Paid; Designating the Lands Upon Which the Assessments Shall be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings for August 23, 2022 at 6:00 p.m., at Fruit Cove Middle School Auditorium, 3180 Race Track Rd, Jacksonville, FL 32259, if available; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date, was adopted.

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. **CIP**

These items were included for informational purposes.

Mr. Branch reported the following:

- New audio equipment was purchased for the upstairs fitness room. Repairs and replacements are planned for the downstairs fitness room's audio equipment.
- An industrial golf cart was procured for tennis court maintenance.
- New annuals were installed throughout the property.
- The café floor will be completed on Friday.

B. General Manager: *Matthew Roberts*

- **Monthly Report**

Mr. Roberts reported the following:

- Options for tennis scheduling will be presented in greater detail at the next meeting.
- Numerous residents requested expanded hours at the Sportsplex. Proposed expanded summer and winter break hours were presented at a cost of \$3,900 annually.

The Board directed Mr. Roberts to proceed with the expanded hours, as presented.

Asked about the gym equipment purchase, Mr. Roberts stated it is approved and he will proceed with purchasing the equipment.

Discussion ensued about pending and approved capital plan expenditures.

Mr. Branch stated some were completed and some are pending. Mr. Roberts and Mr. Branch will update the Project Tracker accordingly.

Discussion ensued regarding supervision at the pickleball courts, possibility of moving the basketball and volleyball courts to the pond area to accommodate a pickleball court and parking demand versus spaces available.

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

- **Update: Stormwater Permanent Pond Exchange with POA**

Mr. Maggiore stated final client review and signoff on the permit exchange should be received within 45 days. The Stormwater Management Needs Analysis Report was submitted yesterday.

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

- **Update: Stormwater Permanent Pond Exchange with POA**

This is duplicate item and will be removed.

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

- **Update: RFP for Amenity Center Management**

Mr. Rom stated the Amenity Center Management Request for Proposals (RFP) is circulating. Several potential bidders toured the CDD; responses are due in mid-July and the Board will discuss the responses at the August 2022 meeting.

SEVENTH ORDER OF BUSINESS

CONSENT AGENDA ITEMS [approximately 5 minutes]

Mr. Rom presented the following Consent Agenda Items:

A. APPROVAL OF MINUTES

- **May 24, 2022 Regular Meeting**

B. ACCEPTANCE OF UNAUDITED FINANCIAL STATEMENTS

- **As of May 31, 2022**
 - **Check Detail**
 - **Credit Card Activity**

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

EIGHTH ORDER OF BUSINESS

SUPERVISORS' REQUESTS

There were no Supervisors' requests.

NINTH ORDER OF BUSINESS

NEXT MEETING DATE: August 4, 2022 at 6:00 P.M.

○ QUORUM CHECK

The next meeting will be held on August 4, 2022.


TENTH ORDER OF BUSINESS

ADJOURNMENT

On MOTION by Mr. Gavin and seconded by Mr. Doran with all in favor, the meeting adjourned at 7:30 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair