

**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 September 26, 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
Patricia Jacob
Luke Jensen
Daniel Haydu

Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Daniel Rom
Jennifer Kilinski (via telephone)
Savannah Hancock (via telephone)
Matt Maggione
Jeff Branch
Matt Roberts
Jay King
Daniel Bauman
Jeff Gibson
Joe Grippi
Lon Newman
Stacy Moseley
Aaron Clausen
Julianne Tevlin
Estela DePaula
Timothy Morando
Leigh Starnes

District Manager
District Counsel
Kilinski | Van Wyk, PLLC
District Engineer
Field Operations Manager
General Manager
Vesta Property Services, Inc. (Vesta)
BrightView Landscape Services, Inc.
Ervin Lovett Miller (ELM)
Project Director (NineOaks)
Operations Manager (Ajax Building Corp.)
KOMPAN Playgrounds & Fitness
Resident
Resident
Resident
Resident
Resident

FIRST ORDER OF BUSINESS

CALL TO ORDER/ROLL CALL

Mr. Rom called the meeting to order at 6:03 p.m.

Supervisors Doran, Jacob, Jensen and Haydu were present. Supervisor Morton was not present.

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

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)

Mr. Rom reviewed the protocol for public comments.

Resident Timothy Morando asked about parking and the policy that only cars are allowed in driveways. He was advised to discuss the parking matter at the next HOA meeting and to contact Vesta if he has any further questions.

Resident Estela DePaula discussed her professional background as a tennis instructor and asked to be considered if the CDD decides to change tennis providers. Mr. Haydu stated no changes are being considered at this time but she should email her contact information.

Resident Aaron Clausen reiterated prior comments about construction design, including suggestions to transition Vesta’s office tile roof to metal and to continue discussions about whether to keep or change the treehouse play structure’s varied elevation levels and the decision to keep the grill and event structure separate.

Mr. Clausen commended Lifestyle Director Ms. Dorsey on help setting up the Yard Club.

FOURTH ORDER OF BUSINESS

BUSINESS ITEMS [approximately 90 minutes]

A. Presentation of BrightView Landscape Maintenance and Irrigation Monthly Report

Mr. Bauman presented the Quality Site Assessment Report.

Mr. Jensen asked for the shrubs at the intersection of Race Track Road, towards Durbin Park and other intersections, to be trimmed to correct site line issues.

B. Presentation of Construction Team Updates

I. Nine Oaks Development, Inc., Monthly Report

Mr. Grippi presented the Monthly Summary of Activities Report.

Mr. Grippi noted a meeting is scheduled with the County to address a bald eagle nest in the area outside of the project. According to the County’s guidelines, it should not be an issue.

II. ELM Update

Mr. Gibson presented the Monthly Summary of Activities Report for both projects and noted the following:

a. Aquatics Improvement Project

➤ Most buildings are in the beginning stages. The sub-consultants will email the pre-designed files later this week.

b. Community Park Project

➤ Regarding the prior and latest design images for treehouse play structures, Option 1 is the smaller structure and Option 2 is the larger structure.

➤ There are options to flip area to the mushroom structure.

Ms. Stacy Moseley, of KOMPAN Playgrounds & Fitness (KOMPAN), discussed the age limits for the road bridge and noted it can be replaced with plantings or other options since this is being custom designed specifically for the CDD.

Mr. Gibson distributed the mushroom structure rendering to switch the double slide and double tower.

Discussion ensued regarding equipment costs, ability to rework the proposal to integrate the mushroom structure, installation costs, budget availability to fund additional costs and the pathway costs being part of Ajax's scope.

Ms. Mosely was asked if a 10% discount is possible if the larger more costly playground is selected.

Board Members discussed having more usage with the double slide than with the mushroom structure. The Board consensus was to approve Option 2, which is the large tree house, as is designed without the mushroom option.

Mr. Rom noted there is about \$34.8 million available in bond proceeds for the entire project.

▪ **Continuation on the Aquatics Improvement Project**

➤ Once the food service consultant is engaged, a meeting will be scheduled with the team to discuss needs and weigh in on the slide tower. Watercolor and Panhandle Cantina Bar menus were distributed.

Discussion ensued regarding menu items, bar service and first and second floor usage options.

Regarding the request for a discount, Ms. Moseley stated that KOMPAN must be protective of hard costs and suggested applying a 5% discount across the full price.

Mr. Gibson reviewed another version of the slide tower showing a different elevation that architecturally matches the existing building. The Board selected slats instead of stucco.

III. Ajax Building Company, Inc., Monthly Report

Mr. Newman presented the Monthly Summary Progress Report, which is through to the Schematic Phase. Ajax’s Current Base Estimate totals \$32,736,224, which excludes items outside Ajax’s scope of work, like the KOMPAN proposal.

Discussion ensued regarding Ajax’s proposed project timelines for the Aquatics Improvement Project, Community Park Project, separate playground equipment project, concerns about staying on the original timeline to avoid closing the pool for two seasons, timelines for the bidding process, transition from the Schematic Phase to the Design Development Phase and the allotted contingency and projected escalation figures.

The Board consensus is to begin the park and aquatics projects at the same time, which allows more time to finalize the playground structure and also provides cost saving.

On MOTION by Mr. Jensen and seconded by Mr. Doran, with all in favor, the KOMPAN Play Equipment Option 2 Proposal for playground equipment, with a 5% discount off the full price, and authorizing the Chair or Vice Chair to enter into/execute the Agreement, was approved.

IV. Consideration of Approval to Engage Environmental Attorney

This item was presented following Item 4C.

C. Consideration of England-Thims & Miller, Inc., Amendment No. 26 to Work Authorization No 1

Mr. Maggiore presented England-Thims & Miller, Inc., Amendment No. 26 to Work Authorization No 1 for a rate increase. The last rate increase was about two years ago.

On MOTION by Mr. Jensen and seconded by Mr. Haydu, with all in favor, England-Thims & Miller, Inc., Amendment No. 26 to Work Authorization No 1, for new Estimated Fees for Fiscal Year 2023/2024 not-to-exceed \$20,000 without further authorization, was approved.

- **Consideration of Approval to Engage Environmental Attorney**

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

To avoid potential project delays, Ms. Kilinski recommended engaging a subconsultant to work with Nine Oaks on potential issues about the bald eagle nest that might arise, although it is located 1,000' from the existing Aquatics Center structure.

On MOTION by Mr. Haydu and seconded by Mr. Doran, with all in favor, engaging a subconsultant to work with Nine Oaks on the bald eagle nest matter, in a not-to-exceed amount of \$3,500, was approved.

D. Update: Tennis

Mr. Roberts stated, to avoid Mr. Miller charging league resident teams a scheduling fee, he is working with Mr. Morton to offer this activity to the CDD. He noted two residents asked if the Board is interested in changing instructors. Mr. Rom stated he would research when the Tennis Agreement contract expires.

Mr. Maggiore distributed and presented the Civil Engineer's layout for the pickleball courts, if the CDD purchases the property south of the basketball court. ELM would make spacing adjustments to add shade structures, landscape, etc. He thinks this is the best location to avoid potential noise complaints. This will require expanding the existing stormwater pond or installing a dry pond, which is his recommendation.

The Board asked ELM for preliminary information, including a cost comparison of the original site versus the new area and the benefit of rolling the project in with the larger project or keeping it separate.

FIFTH ORDER OF BUSINESS

STAFF REPORTS [approximately 5 minutes]

A. Field Operations Manager: Jeff Branch

Mr. Branch distributed and presented statistical updates on implementing the Child Watch Program.

I. Monthly Report

The Maintenance Summary for September 2023 was included for informational purposes.

- **Landscaping Plan**

II. CIP

III. Vendor Scorecards

These items were included for informational purposes.

B. General Manager: Matthew Roberts

- **Monthly Report**

The Monthly Report was included for informational purposes.

A Board Member asked Staff to have the large pond by the Aquatics Complex cleaned up and research cost to install a fountain.

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

D. District Counsel: Kilinski | Van Wyk, PLLC

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

There were no District Engineer, District Counsel or District Manager reports.

Regarding a request to conduct demolition training for first responders, Mr. Roberts will set a reminder for the May 2024 meeting.

SIXTH ORDER OF BUSINESS

REVIEW OF CURRENT MEETING RECAP FOR RESIDENT COMMUNICATION

Ms. Kilinski prepared and presented the summarized meeting notes recapping the updates and actions of today’s meeting, which she emailed to the Board and Staff. Mr. Rom asked Ms. Kilinski to incorporate language pertaining to coordinating the project timing to take advantage of cost savings. The Board authorized dissemination of the amended meeting notes to residents.

SEVENTH ORDER OF BUSINESS

CONSENT AGENDA ITEMS [approximately 5 minutes]

A. APPROVAL OF MINUTES

- **August 22, 2023 Public Hearing and Regular Meeting**

B. ACCEPTANCE OF UNAUDITED FINANCIAL STATEMENTS

- **As of August 31, 2023**

- **Check Detail**

➤ **Credit Card Activity**

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

EIGHTH ORDER OF BUSINESS

PUBLIC COMMENTS (limited to 3 minutes per person)

Mr. Clausen voiced safety concerns about the platform staircase and asked about his prior request to for a cross walk to connect the newly renovated playground area. He suggested a “Graphic of the Playground” display, Board consideration of making the decorative pond in front of the Vesta building a functional stormwater pond and redirecting water away from the basketball courts. Due to the scheduling process, he thinks these projects will take at least two summers. It was noted that Mr. Gibson advised criteria is that the crosswalk should be away from the roundabout. Mr. Roberts will start displaying “Coming Soon” poster boards in the lobby.

Resident Julianne Tevlin asked about the banquet rooms and kitchen access. It was noted that a catering kitchen is planned for one of the rooms.

A resident expressed appreciation to everyone for doing a great job sharing information with the residents.

NINTH ORDER OF BUSINESS

SUPERVISORS’ REQUESTS

There were no Supervisors’ requests.

TENTH ORDER OF BUSINESS

NEXT MEETING DATE: October 24, 2023 at 6:00 PM

- **QUORUM CHECK**

ELEVENTH ORDER OF BUSINESS

ADJOURNMENT

On MOTION by Mr. Jensen and seconded by Mr. Haydu, with all in favor, the meeting adjourned at 8:16 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair

