

MINUTES OF MEETING  
JULINGTON CREEK PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Julington Creek Plantation Community Development District was held Tuesday, September 12, 2006 at 6:15 p.m. at the Community Development District Administrative Offices, 950 Davis Pond Boulevard, Jacksonville, Florida.

Present and constituting a quorum were:

Susan S. Beaugrand	Chairperson
Kathleen P. Minnis	Vice Chairman
Al Abbatiello	Assistant Secretary
April Spears	Assistant Secretary
Brian Pincket	Assistant Secretary

Also present were:

James Oliver	District Manager
Jonathan Johnson	District Counsel
Matt Maggiore	District Engineer
James Perry	GMS
Mike Lucas	Basham Design Group
Stacie Hernandez	YMCA
Pam Holton	Prager Sealy & Co.
Lori Avampato	Rolland DelValle & Bradley
Several Residents	

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Beaugrand called the meeting to order at 6:15 p.m.

**SECOND ORDER OF BUSINESS**

**Approval of the Minutes of the August 8, 2006 Meeting**

Ms. Beaugrand stated the next item is approval of the minutes of the August 8, 2006 meeting. Are there any corrections to the minutes?

Mr. Abbatiello stated on page 8, the last paragraph about a third of the way down where it says “scenario 4 and has the bond amount of “bout” should be “about.” On page 9 about two thirds of the way down the page it says “If you want to start off with the site work we originally we started off with \$125,000” shouldn’t that be “\$1.5 million”? On page 11 about two thirds down the page, where Mr. Lucas said “The playground equipment stayed the same at \$60,000”, I believe that should be \$50,000.

Mr. Pincket stated on page 21, Stacie made reference to a deputy sheriff that lives in the community but we didn’t get the last name.

Ms. Hernandez stated it is “Seay.”

Ms. Beaugrand stated on page 3, the second paragraph starting with Beaugrand, “Ms. Beaugrand stated there are two minor changes in the middle of \$250.” That should be “totaling \$250.” On page 16, the second line, references Julington Boulevard and that should be Durbin Creek Boulevard.

Ms. Spears stated on page 18, where it says, “Ms. Spears stated just so I’m clear on the timeline. By the ext meeting”, should be “next meeting.”

On MOTION by Ms. Minnis seconded by Mr. Abbatiello with all in favor the minutes of the August 8, 2006 meeting were approved as amended.
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**THIRD ORDER OF BUSINESS**

**Continued Public Hearing to Consider Resolution 2006-08 Levy of Non Ad Valorem Assessments**

Ms. Beaugrand stated the next item on the agenda is the continued hearing to consider Resolution 2006-08 for the levy of non ad valorem assessments.

Mr. Johnson stated if you will recall at your last meeting you approved and finalized your budget and at the time the assessment roll was not yet done so that item has been carried forward for your approval of Resolution 2006-08 which is in your agenda package behind Tab III. The resolution is in a standard form certifying the assessment roll to St. Johns County and providing for a process for amendment and correction if necessary. Jim, do you have any other items associated with the roll to present to the Board?

Mr. Oliver responded no, other than the roll has been completed and presented to the District.

Ms. Beaugrand asked do we need to reopen the public hearing officially?

Mr. Johnson responded you continued it.

Ms. Beaugrand stated then it is already open.

Mr. Johnson responded yes.

Mr. Pincket stated there is a reference in the resolution to Exhibit A, do you have a copy of Exhibit A? I know B is the roll so I am not going to ask you for that.

Mr. Oliver responded we will attach a copy of the budget and that is the budget that was adopted August 8<sup>th</sup>.

On MOTION by Ms. Minnis seconded by Mr. Pincket with all in favor Resolution 2006-08 was approved.

**FOURTH ORDER OF BUSINESS**

**Discussion Items:**

**A. Recreation Center Workshop**

Ms. Beaugrand stated next would be the recreation center workshop.

Mr. Johnson stated by way of procedure, you may recall that you planned to notice a workshop about the time of the most recent hurricane and the workshop was cancelled. We intended to notice your workshop for 5:00 p.m. tonight and the ad didn't run so Jim has placed Item 4A on the agenda. If you will recall in your discussions last month what we are trying to do tonight or sometime soon is come to some resolution as to the legal final outside parameters of the scope of the recreation center in order to access the bond market before the end of this year. Given the schedule we would be looking to bring to you at the October meeting, a bond resolution that would authorize the project that you have at least decided on some outside parameters to include within that project and would authorize staff to work with the investment bankers, preparing an offering memorandum and get that out so that the process could commence understanding that based upon their advice we are looking to wrap that up by the early part of December just to avoid an interest rate hike they foresee over the holidays and also to stay on track for ultimately your bidding and construction schedule that you have established in order to have the recreation center open and using the schedule you had previously discussed. We have here tonight representatives from Basham & Lucas as well as the interior designer, Mr. Perry your financial consultant, and Ms. Holton from Prager Sealy & Co. I suggest that you start

with the facility itself. You had moved that discussion of the engineer's report last month and I think Matt was working with you to address some of those items. I suggest that you revisit that and see where you are in terms of some of those final design items and then you can talk to your financial consultant about the process and timing.

Ms. Beaugrand stated each of the Supervisors have an updated engineer's report. Matt, the numbers changed on the rec center. Can you point out where they changed?

Mr. Maggiore responded basically near line EE you will see cable satellite TV, towards the back of the engineer's report, the spreadsheet. Based on some input I got from Stacie we added some additional line items that weren't previously covered by the Basham & Lucas estimate. Those new numbers are totaled you can see at the very bottom of that first page, the new construction total of around \$13.2 million.

As you requested we broke this up into three vertical columns to indicate costs you have already paid in the center column. Obviously construction-wise you haven't paid for anything yet so that is a zero out column there. If you turn the page you get into more of the development cost, the permitting, design costs. The second page you can see some costs that you have already incurred and paid for. The bottom line is the grand total item of \$15 million for the facility, roughly \$1 million cost you have already incurred so a balance of around \$14 million that you will incur. Further down on the sheet we have added a few line items that I believe represent the contributions you will receive from Horton and the net required down there is basically the grand total minus the cash from Horton.

Ms. Beaugrand stated the number from the facility in the previous report versus the number in this one is a \$440,000 difference. That is not just adding cable kind of stuff.

Mr. Maggiore stated I think it is. I think roughly the items that Stacie helped me with that we added was on the order of \$400,000 to \$450,000. Those would be items EE through TT basically.

Ms. Beaugrand stated okay the card reader is \$100,000 that was in your O&M number before. Part of this is capital expenditures that originally were in the O&M rather than being where they needed to be as a cost of the project itself. That is the card reader line GG, security system, sound system. Those three right there are \$309,000.

Ms. Minnis asked would the liquor license be in this?

Ms. Beaugrand responded that is a one time cost; there is value to a liquor license. I had forgotten that we had some of those capital expenditures in the O&M.

Mr. Pincket stated are the numbers you use here in the report you gave us today, the high numbers from the prior report you gave us?

Mr. Maggiore responded correct. The numbers above line EE for example, the A through line DD those are essentially the numbers that I pulled from the Basham estimate and we took the Cadillac of every option. For example the 12 foot depth on the pool and the waveless gutters. Those should be the high end of Mike's estimate. We added to that basically the numbers that Stacie provided, the \$450,000.

Ms. Beaugrand stated there were a couple of questions last month, one was the parcel 50 assessments. Someone was going to go back and look and make sure that we had paid off the Parcel 50 assessments when we purchased that parcel.

Mr. Johnson responded I believe that we have, in checking the closing statement.

Ms. Beaugrand stated so we don't need to add that cost to this as well. The other thing was whether Horton reimbursed us for our expenditures on the first NOPC application that was made. They were supposed to pay up to \$50,000 worth of the cost of that NOPC. We have NOPC cost in here which says Parcel 50 and 52 and Rayland Parcel. I want to make sure that any expenditures that we had relating to that first NOPC on the Parcel 50, 52 that we get reimbursed for up to that \$50,000.

Mr. Pincket asked is that what the \$50,000 credit is on the bottom?

Mr. Maggiore responded no, that \$50,000 I found on the closing statement and it was listed as \$50,000 for infrastructure improvements to the rec facility site, the Parcel 50. Then there was also the \$500,000 number that we all speak about.

Ms. Beaugrand stated that is it. Instead of just doing expenses they decided to go ahead and just contribute the \$50,000. Their contribution ended going up from \$500,000 to \$550,000. Okay, we are good.

Mr. Pincket stated the question is that we still don't have this money.

Ms. Beaugrand responded we got credited on the cost of that parcel. If it is on the closing statement it is a credit, right?

Mr. Maggiore responded no, it was on the purchase and sale agreement. I believe it listed the \$50,000 as being payable to you, I think when the site plan is approved. The \$500,000 I believe is increments of construction.

Mr. Johnson stated I don't believe it was credited on the closing statement.

Ms. Beaugrand stated then that is why he has it as a credit here along with the \$500,000 so that we know what our net costs would be from a bond issue standpoint. We did pay the assessments on this building at the last closing.

Mr. Maggiore stated I did indicate under development costs, the cost of removing the assessment on Parcel 50 and I just assumed that we paid based on the discussion we had here last month. That is a hard estimate of that.

Ms. Beaugrand stated we need to make sure that is not already in this \$348,000 land cost. That \$348,000 is the net cost on the land, that would probably already include that \$11,000. That may be an overstatement. A double count. Are you going to check on that?

Mr. Maggiore responded yes.

Ms. Beaugrand stated you have the CDD boundary because that is the other question I had written down from last month. One of the things I asked for last month was to verify exactly how much cash we have in the capital reserve to know how much equity in addition to what we have already spent we will have. I know we have to estimate for this coming year but in our discussions last month we estimated in the \$1.5 million range, the cash that we have saved up.

Mr. Oliver stated you can take it off of the latest financial statements.

Mr. Pincket asked do you think it was \$1.5 million after the purchase of this building or before?

Ms. Beaugrand responded it was before because this does not have the \$756,000 does not include this building. We need to verify that. That could be a big difference there.

Mr. Pincket stated the \$850,000 and \$750,000 gives you \$1.5 million in line 6.

Ms. Beaugrand stated this \$750,000 was already out on Parcel 50 and Rayland. Then we had a balance of about \$1.5 million but we had to write a check for this building around \$850,000 so that would put our balance at \$650,000 plus probably another \$650,000 of additional assessments that we would accrue from this year. We need to verify that number if we could.

Mr. Abbatiello stated the accrued number is for 2006?

Mr. Johnson responded or will result from the tax bill process with the tax bills that will hit in November of 2006. You will have additional moneys flowing in from the 2006/2007 year.

Ms. Beaugrand stated the fiscal year we are getting ready to start actually, starting October 1.

Mr. Pincket asked the building is estimated to be done at the earliest time the summer of 2007?

Ms. Beaugrand responded no, you are talking a 12 month construction term, give or take. You are talking at least a year. If we target January to start then 12 months from January.

Mr. Pincket stated there may be another \$650,000 from the next fiscal year assessments.

Mr. Johnson stated I don't think so because when you sell those bonds you will pay those assessments.

Ms. Beaugrand stated we aren't going to have a debt service reserve during the construction period or anything.

Ms. Holton stated you are not going to have capitalized interest. It was in the initial numbers.

Ms. Beaugrand asked does this include the park renovation numbers too?

Mr. Maggiore responded that is another \$500,000 on the next page.

Mr. Pincket stated that is the park renovation. Is that also the paving?

Mr. Maggiore responded the parking lot, yes.

Mr. Johnson asked does that come into hard construction totals of just under \$15 million?

Mr. Maggiore responded hard construction would be \$15.6 million then minus the Horton contribution so it would be \$15.6 million minus about \$550,000.

Ms. Beaugrand stated actually you have that \$13,539,000 at the end of the first two sheets, the right hand column which will be your remaining cost plus the \$548,000 which is the next page for the park renovations and less the Horton number.

Ms. Minnis stated on the park renovation you have \$290,000 and \$95,000 with a total of \$548,000. We have a subtotal for the swim which is \$290,000 and then the park restroom \$95,000. Unless there this other was not subtotaled, added into this?

Ms. Beaugrand stated it is not.

Mr. Maggiore stated the other is not subtotaled, that is correct. It will be the \$290,000 plus the \$95,000 plus the line at the bottom.

Ms. Beaugrand stated yes, with the property it is the correct total for the entire, adding the others in.

Mr. Johnson asked would it be helpful at some point in this discussion for you to look at this from the reverse perspective and have Pam take you through a \$15 million bond issue, what are the required reserves and what kind of construction fund does that generate so you can see what the gap is or may be (a) will be whether that is bridged by the other equity funds on hand and if not (b) let's go back to the table on the construction project and say what could we cut if we have to cut something.

Ms. Beaugrand stated I don't think it is going to be \$15 million. If we are assuming this is the worst case scenario cost-wise right now because you have built the factors in for price increases and everything, and we have \$13,539,000 total on this page less the \$650,000 that we have on hand then that really is like a \$13 million bond issue versus \$15 million.

Mr. Johnson stated I just wanted to make sure we had a good handle on what additional costs there were associated in the reserve funds and so forth, understanding that we have a cap limit of \$15 million from the bond validation.

Mr. Pincket stated you said less the \$650,000 we have on hand, did Pam say we were not entitled to the additional \$650,000 for the fiscal year coming up? We wouldn't have that.

Ms. Beaugrand responded correct.

Ms. Holton stated because once we issue the bonds you will have to pay debt service on those bonds so we would end up using the money that you will be collecting from the November 2005 tax bills. We will be using those funds to pay debt service on the bonds. There might be a little bit left depending on the timing as to when we actually issue the bonds, there will be a couple of months.

Ms. Beaugrand asked Stacie, did you hand out O&M to the Supervisors? Just hand that out. These numbers we all have to remember before we do any trimming of costs or value engineering. If you look at this sheet Stacie has broken it down in pretty significant detail. I will have her go through it in a minute but the bottom line is you have total costs on the last page of \$4,327,975 and she has estimated total revenues coming in of \$2,820,207. The net difference of those two numbers would be the assumed O&M cost which totals \$1,507,000 approximately. I think the runs that Pam did for us before you ran two scenarios \$1.1 million O&M and \$1.5 million O&M. We talked about those last month and I think with about \$11.5 million bond and

\$1.5 million O&M the net increase to a single family resident was \$135 a year. Kind of remember that as a benchmark. The discussions are in your minutes if you want to go back and look at them to remember those calculations because we went through exactly how we got to those numbers. I gave you copies of those last month but I also have more copies here from what Pam did for us before.

Ms. Hernandez stated what I did over the last month or the last six months is gather as much information as I could from scheduled meetings with executive and property managers from Brooks Rehabilitation, Williams Family Y, Winston Skinner, Oakleaf, Epic Forest. I have gone to Eagle Harbor and Queens Harbor. I reviewed current layouts and design, facility changes or additions, the operating budgets, job responsibility and staff management. These numbers you see are based on a good feel for what I believe the community wants, the programs from seniors to adults, opening hours, staffing and this is the worst case scenario. You can always trim. We have scheduled events, one event each month for families. We also have year around swim team, an opportunity for kids to train, we don't have to compete. The aquatic department will handle the swim teams. I had a good conversation with both. Sue Hamock is here from Piranhas and we are going to work together as a team. That it will be in-house and we can manage it and hopefully improve. I also worked out fundraising events in case we have to trim the budget but we still want to maintain some of our programs. I have put in here opportunities to fund raise. Each program has a cost associated with it for extra summer camp, obviously child watch services would be a fee, tennis, junior lifeguard program, basketball and skateboard clinics, fitness, multi-purpose rental, the recreation office rental. The people who are highlighted on page 2 are staff that will be year around, everybody else is part time depending on the programs we decide on. I have job descriptions if you would like to see them. That may give you a better understanding of the job responsibilities for everybody and how many people would be asked to supervise and obviously handle a budget.

Ms. Beaugrand stated one of the things that Stacie and I were talking about earlier is that if you look at the line for tennis lessons and camps, that includes clinics, lessons, camps and court fees which would then charge those who use the tennis courts to cover the cost there. Along those same lines with the fitness center where you see fitness and classes, those would be additional classes like aerobics or spinning or things like that. I guess personal training.

Ms. Hernandez stated I don't have personal training in there. You will see it on the front page but that is another opportunity to generate revenue. I did the basic cost knowing what we could generate. These numbers are pretty solid.

Ms. Beaugrand stated we have always talked about revenue generating possibilities and Stacie has a lot of those in here. We have always talked about making sure we charge for tennis, make sure we charge for some fitness programs. The question we were debating back and forth earlier is do we do an overall charge for the fitness center or do we have the fitness center being able to go and use the equipment just as we can go and use the pool without any additional cost but if someone wants to be in a program like spinning or aerobics then have a charge for that. Those kinds of issues are some of the things that we need to make a decision on because that could have a pretty good effect on our O&M number bottom line.

Mr. Abbatiello stated I think the fitness center is there to be used but the special programs is what they would pay fees for. I don't think you would be able to charge for the fitness center itself for people that just go and use the weights or whatever. The tennis, however, is a different story.

Ms. Minnis stated I disagree. If you join a program and you are going to have a pool set aside for you or a court set aside for you or class space set aside for you, then you pay a fee, how can you say everybody else swims for free and when you play tennis you have to pay the cost? I'm a member too. You have outside people who can join too.

Ms. Beaugrand stated one of the things we talked about if you go and poll the different facilities that are around, court fees and lessons and so on are paid. If you are member at the Y you can go play tennis all you want but you have to pay a court fee, but you can go swimming whenever you want without an additional fee. It is those who use the tennis courts because the maintenance on the tennis courts is exceptionally higher, especially if we go with the clay. You have to pay as you go kind of thing. We can debate on the fitness center and I go back and forth on this in my own mind but we are going to have a capital expenditure to get the equipment put in there but we have to pay a teacher to teach a class, or a personal trainer to be on staff to take half an hour and train someone. That is the kind of thing if you are going to participate in it, you should support it financially for those extras. That is what is going to offset our O&M cost which ultimately if we are really successful help bring our O&M cost down and be able to reduce our assessments down the road too.

Ms. Minnis asked do our swim teams today pay?

Ms. Hernandez responded yes.

Ms. Minnis asked does that go in with the O&M?

Ms. Hernandez responded yes it has.

Ms. Beaugrand stated people who take lessons pay extra. We are incurring the cost over and above the kind of normal operation.

Ms. Hernandez stated that is standard in the industry for people to pay for swim lessons, people to pay for tennis, child care, aerobics classes. I would not necessarily recommend to charge people to come up and use the fitness room, but if they take a spinning class, people expect to pay for that.

Mr. Abbatiello stated that is certainly proper.

Ms. Beaugrand stated the other thing is we have to start somewhere. It is going to be fluid. Some of this we are learning as we go.

Mr. Abbatiello stated this \$1.5 million O&M is for this facility and the new one?

Ms. Hernandez responded this building, that pool and the future pool. Everything is in here.

Ms. Beaugrand stated and the maintenance of the park across the street as well.

Mr. Pincket asked do you have in here charges for people that want to use the fitness room? When you created this list of revenue based on if we incur some kind of incremental cost to put a program on such as a spinning class, you then charge those people for those kinds of costs?

Ms. Hernandez responded yes.

Mr. Pincket asked what else? For example the tennis courts, you are charging people to use the tennis courts but we don't necessarily have an incremental cost when they use those tennis courts, correct?

Ms. Beaugrand responded that is what the incremental cost is, the court fees.

Mr. Pincket stated I know but we don't have an expense in connection with somebody stepping out on the court and using the tennis court. We do if there is an aerobics class. We pay an instructor so we have a cost involved in providing that.

Ms. Beaugrand stated we have maintenance for those tennis courts that we have to do on an ongoing basis.

Mr. Pincket stated there is maintenance for the entire facility.

Ms. Beaugrand responded yes, but the tennis maintenance is at a whole different level when you have clay courts. You constantly have to replenish the clay and there is additional equipment.

Mr. Pincket stated I think the way I envision this is we are not really giving people a choice. We are making decisions now and choices now in terms of facilities to build and the services to provide, the amenities to provide but we are not really giving the residents a choice. We are saying this is what we are building.

Ms. Beaugrand responded I differ with that because it has been awhile and we can't help the time that has passed but we did poll the residents in very great detail through the ad hoc committee to come up with where we are today.

Mr. Pincket stated I understand it was a collective decision that was made. I'm not trying to say that. Once we make that decision we are building the facility and clearly most people are not going to use every aspect of the facility, some are going to use maybe one, some use fitness, some use tennis. Some won't use it all. But they are paying a fee because we are going to assess them annually to use it. If there is an incremental cost to provide a service, clearly that is legitimate, pass it on. I can even see for the tennis court, we have clay courts it is going to be nice, it is kind of accepted in these types of facilities that people are going to pay a little extra to use it. My view is not to spread that entire cost necessarily on just those users, that we ought to be providing some kind of a base maintenance or service there. In other words if it costs us \$100 a year to maintain the tennis court we shouldn't necessarily be passing dollar for dollar onto the residents.

Ms. Beaugrand asked why not? Why should we incur the entire cost? We have some people who will never touch the tennis courts but the users should probably cover the cost of maintaining those on an ongoing basis. Just to take you back a year ago when we did our workshop, I don't think you were at the workshop but we had a number of tennis people at that meeting and every one of them were begging us to make sure we did the clay courts because it is a better surface, it is healthier surface to pay on, etc. and they understood that it is much more expensive on an ongoing basis to maintain and clearly stated that they had no problem paying for it, they are used to paying for it. The goal is not to milk people and overcharge them but to

charge them a reasonable fee and I don't think it would necessarily be the same fee you would have with just a tennis club.

Mr. Pincket stated that is my point.

Ms. Beaugrand stated it is going to be a discount to what the street rate would be because you are paying a base cost.

Mr. Pincket stated that is the point I want to make. When I say recoup our entire cost, that is really what I meant. We are not going to charge the going rate on the street.

Ms. Beaugrand stated not necessarily and that is something that we need to get into more detail on too.

Ms. Hernandez stated these numbers represented in the revenue are very standard in the industry. Meaning if you go into the Williams Family YMCA there is going to be very little difference.

Mr. Pincket stated if I joined the Williams Family YMCA I am paying a monthly fee and I can use the fitness facility. I don't necessarily think that is appropriate for us to be charging people in this community to simply walk up and use a treadmill.

Ms. Beaugrand stated we are not. It is charging them a court fee to go play tennis which is what they are paying at the Y.

Mr. Abbatiello asked the casual tennis player as well as the tournament player?

Ms. Beaugrand responded yes. You would also have a league fee if you were going to be in a league. There would be a fee associated with that as well.

Ms. Hernandez stated these are very standard.

Mr. Pincket stated I don't have a problem with that. If someone wants to join a tennis league they are going to pay for it.

Mr. Abbatiello stated these clay courts are soft. Some people, young people might go in and try to drill holes in it. That is another issue that adds to the maintenance cost. Are all these things factored in, purposeful damage to the clay?

Ms. Hernandez are you talking about vandalism?

Mr. Abbatiello responded yes and it could be during the day or evening hours.

Ms. Hernandez stated that is true, that is when we have capital reserves and contingency for, unexpected costs. The same as we are doing now.

Mr. Abbatiello asked how often are the clay courts resurfaced or maintained?

Ms. Hernandez responded every day. Two hours in the morning and two hours in the afternoon, seven days a week.

Mr. Abbatiello stated as compared to asphalt, virtually no maintenance.

Ms. Hernandez stated if I were to adjust that then I would have to adjust my revenue, because clay courts bring in more revenue.

Mr. Abbatiello stated they are also more expensive to build. It is a thing we have to look at.

Ms. Beaugrand stated Pam, with the \$13 million bond for construction, adding the issuance cost associated with the bond and then coming back and generating what the increase in the assessment would result in for a single family residence.

Mr. Pincket asked why are we starting with \$13 million? I thought we were going to start with the highest number so I want to make sure my numbers are the same as hers.

Ms. Beaugrand stated you have the \$13,538,000 plus the \$548,000, minus \$650,000 in cash that we hold on hand.

Mr. Pincket stated that is \$13.5 million. Does she need to factor any O&M into this?

Ms. Beaugrand responded yes, the O&M at \$1.5 million.

Mr. Pincket asked are we at \$15 million total?

Ms. Beaugrand responded no, that doesn't get added to the bond that comes into play with the assessments.

Ms. Behrmann asked is it possible to get the number section of both those copied for anybody who would like them in the audience so that we can follow along with what you are saying?

Ms. Beaugrand stated I thought we had asked to make sure we had extra copies. They are being made.

Ms. Stewart asked has consideration been given to the fee structure that residents would pay one fee and outsiders who might come in would be a higher fee?

Ms. Beaugrand stated we would have to set a membership fee to the facility in general to start out with just like we do at the pool right now. It is \$950 a year to join this pool. We will have to go through the same thing so those who live outside of the District will have to pay that fee upfront which is more than we would pay for our assessments.

Ms. Stewart asked has that been figured into Stacie's?

Ms. Hernandez responded yes.

A resident asked will the new pool be handicap accessible?

Ms. Beaugrand responded yes. It is going to be zero entry into the family pool.

The resident asked will it have the steps so it would be safe for people to slide down?

Ms. Beaugrand stated I'm not sure I understand what you are describing.

Ms. Hernandez stated in my upfront cost there is money in there for a chair lift for the competition pool. The family pool is zero entry.

Ms. Beaugrand stated what I have seen at resort pools is kind of a chair lift kind of thing where a platform that comes out and you get your chair on it and then it goes back and then it goes down. That is what I have seen before.

Ms. Hernandez stated I have a chair lift in my additional costs and as far as the pool itself I will have to defer that.

Ms. Beaugrand stated Pam has her numbers now.

Ms. Holton stated if we were to issue bonds to fund the \$13.5 million, the bond size would be approximately \$14.775 million which is getting close to our cap. What that includes in addition to the construction fund is you would have to fund a reserve fund which is equal to 50% of the debt service. You would also have cost of issuance and bond insurance and the bond insurance is what you have to pay in order to get a very low interest rate on the bonds. The total bond amount is \$14.775 million and the assessment on a single family home would go up to \$167 versus the \$132 we have done in previous scenarios.

Ms. Beaugrand stated it would go up by \$167. You have the \$14.775 million total bond, the construction dollars within that would be approximately \$13.5 million. The O&M is assumed at \$1.5 million. That would be \$167 increase to the single family assessment. That is before value engineering. That is what we have identified as probably what you consider the worst case scenario.

Ms. Stewart asked is that for 30 years?

Ms. Holton responded it is over 22 years.

Ms. Beaugrand to end it at the end of our current.

Mr. Pincket asked do we have the option of spreading it out over 30?

Mr. Johnson stated it is not a refunding issue, I don't know of any reason why we couldn't do that. I think if we go back to the bond validation final judgment from 2004, we validated 30 year bonds. I would have to check it but that would be normal.

Ms. Beaugrand asked could you run it at a 30 years just to give us a benchmark? While Pam is running that, did you have the meeting with the county for the site plan approval?

Mr. Lucas responded we have the comments back and the major comment was about the turning lane.

Ms. Beaugrand asked are we at the point to submit back to the county for site plan approval? We have to go back based on that NOPC hearing for the zoning we had to go back for the site because the site plan we submitted with the original NOPC was not the current site plan

Mr. Lucas stated I will check with Paul. One of the things we do need to discuss is the turn lane.

Ms. Beaugrand asked can you start from scratch on that because everyone else doesn't have the benefit of the conversations that you and I have had.

Mr. Lucas stated for the site plan approval the one major comment was the left hand turn lane into the facility. The preliminary plans did not provide for that. The comment from the county was that they wanted a study done to either prove, if you didn't do it, prove it didn't need to be done. The gentleman who does the study is doing quite a few of these and he said a lot of things he takes into account is future projected traffic, and in his opinion he was fairly confident that the county would require the left hand turn lane. He has given me a cost to do the study, it was about \$5,000 to do the study.

Ms. Minnis asked what is the cost of doing the turn lane?

Ms. Beaugrand responded \$100,000. It is in there on the second page, line E.

Mr. Lucas stated he can go ahead and spend the \$5,000 with the chance of it not being required but he felt it was a waste of money to have the traffic study done.

Mr. Pincket asked is this for a left hand turn lane if you are heading west on Durbin and make that left turn across the other lane and into the facility?

Mr. Lucas responded yes.

Ms. Beaugrand stated so there wouldn't be a decel right turn lane also? I think you would have a left turn lane as well as a decel right turn lane. We go into a three lane road at that intersection, actually four because you have the right hand turn lane heading east.

Mr. Lucas stated the comment was for the turn lane.

Ms. Beaugrand stated that is exactly what we have right in front of this. It is exactly the same. We just have the left turn lane, we don't have a right turn decel lane right here.

Ms. Minnis asked what if the traffic completely stops then wait, the right keeps moving.

Mr. Lucas stated it would be nice to have that but that is not the problem.

Ms. Beaugrand stated they only required the left turn lane.

Mr. Lucas responded that was their comment to have the study done for a left turn lane.

Ms. Beaugrand stated we are going to jump back to Pam now.

Ms. Holton stated it brings it back down to \$144.

Ms. Beaugrand stated \$23 difference. Why don't we go to Lori now. Lori has a lot of materials that she has to show us for the interior design. Get some feedback on that.

Ms. Avampato stated what I have tonight is a schematic interior design presentation for the new community center and these handouts are the floor plans as well as some schematics.

Ms. Beaugrand stated the basic layout is the same, right?

Ms. Avampato responded everything is pretty much the same. What I am going to be working on with your Board is refining this plan in terms of architectural detail and getting that exactly the way you want. The spaces are the same. We are continuing to incorporate comments like we added a crib room and things like that, which I think are a necessary part of the program.

In the public areas, the main corridors and lobby is to go with this in or outdoor theme in the way of materials, furniture could be in or outdoor and I think that will help you in terms of durability and long term maintenance.

I will show you some stone look tiles and teak and rattan which is in or outdoor. In the plan I have a round circle in the lobby. I had taken a desk and used it in the center of the lobby, I felt the desk was blocking all the circulation so I put it off to the side and it freed up the area and put in a medallion, a stone feature.

I have two different color pallets that I am going to spread out and they are both fairly neutral, they are not what I would consider trendy at all. The materials are all very high quality, commercial grade materials. I have some stone and porcelain tiles which are extremely durable and maintenance free.

In the corridors I would like to do a 6 foot high wainscot that protects your walls and gives you a real nice look.

Ms. Behrmann asked what color pallet are you doing outside? How is this going to blend into the outdoor space?

Ms. Avampato responded from what I have seen on the rendering, the exterior is neutral. We always work together, inside, outside.

Ms. Behrmann stated the comment was made about certain colors are better than others for the pool pavers. Which color pallet will go with light or dark?

Ms. Avampato responded if we do dark it will a little accent and the whole field will be light.

Ms. Behrmann asked which would go better?

Ms. Avampato responded they both would. They are very neutral.

Ms. Beaugrand stated I don't know that we have made a decision as a Board whether we want to go with pavers or acrylic. That is the other thing. The materials that would be on the deck area under the overhangs, were you envisioning that to be different?

Mr. Lucas responded we are talking the same.

Ms. Beaugrand stated if we chose to do acrylic on the pool deck, you would have the acrylic going all the way up to the building?

Mr. Lucas responded we have done that if you want to go with the same thing.

Ms. Behrmann asked why are you showing this dark red? This is Florida.

Ms. Beaugrand responded we haven't chosen a color. That is showing brick.

A resident stated I would like to see that we are considering the fact that the overall theme of Julington Creek Plantation and the interior and exterior design. Our residents feel comfortable that this is part of the plantation and that we have colors and designs that compliment the rest of the community and our other facilities that in there so when people go in they feel at home. I was even thinking in the way some of these centralized medallions in the floor, we could look at our logo for Julington Creek Plantation or something unique instead of something that is static. The overall theme we need to tie into the community overall so people say this is part of the plantation.

Ms. Beaugrand asked do you think those color selections go with our community?

The resident responded some of them, yes, very much so. I want to say that we consider the fact in the interior design that we make people feel at home, that it is part of the plantation and does tie into the overall.

Ms. Beaugrand stated to take that a step further, going back to Ms. Behrmann's comment on the brick, which is why we went in the brick direction because we have so much brick throughout our development. It is just a rendering, we haven't picked a color.

Ms. Metzger stated it would be nice to have since it is the first thing you are going to see when you come into the facility is to blend with the forest around it, not just scream at everybody with it but soft colors would be pleasant to look at.

Ms. Minnis asked when do these colors have to be decided?

Ms. Avampato responded not immediately. Tonight I wanted to get an overall general acceptance for this direction then I can continue to develop it.

Ms. Beaugrand stated I really like the idea of the carpet tiles in the kid's areas. I think that is a brilliant idea. That is going to be a higher wear area.

Ms. Behrmann stated I just want a clarification because since you have chosen this I assume you are going away from our original ad hoc design of going resort. I don't feel resort here. I feel very formal here.

Ms. Beaugrand stated I don't feel formal. We talked about the mystic park kind of theme a long time ago; it just didn't fit into this community.

Ms. Behrmann stated so we are not going resort type.

Ms. Beaugrand stated I think we actually approved that rendering three or four months ago. That doesn't mean we are tied to the brick color that is there or the paint color or the shingle color.

Mr. Lucas stated the elevation and the building is there.

Ms. Beaugrand stated I am partial to green but my only concern is that it is kind of a trendy color right now. I like the gold color too.

Ms. Minnis stated I like the green now but I don't know if I would like it in the middle of winter. I would rather see something bright.

Mr. Lucas asked how do we go about formalizing?

Ms. Beaugrand asked at what point do you need it to be formalized? We have some value engineering to get through too. I don't know if we are ready to make a decision on colors and brick colors and rooftop colors and carpet colors. There are some other harder issues that we still need to deal with from an overall cost standpoint.

Ms. Avampato responded I don't need you to finalize the colors, if I'm going to start design documents and drawings.

Ms. Beaugrand stated what I think we are going to need to do is have another workshop in the not too distant future.

Mr. Johnson stated I am going to suggest that you do it this month.

Ms. Beaugrand stated yes, we need to get the value engineering into play and we all need to take some time because we didn't have these numbers ahead of time along with Stacie's numbers. Now that we have these, we all need to look and find where our pet peeves are in these costs and see what if anything we can cut back on.

Mr. Johnson stated perhaps before you adjourn tonight you could look at your calendars, come up with a date and we will simply continue this meeting to avoid any further advertising and continue this meeting for a workshop item.

Ms. Beaugrand stated that is a good idea. The other thing I was thinking because there is going to be at some point in time our design people need direction on all of these kinds of selections. I think what we need to do to make it easy is give us a list of things we need to make decisions on as far as carpet color, paint color, brick color, roof tile, coming up with the colors outside as far as the surface of the deck. Let's go through it methodically from that standpoint so we know we hit everything and are consistent from that perspective and have everything kind of meld together.

Ms. Minnis stated also when we are doing this, we keep working with paper. We pull up a sheet from last time and it is a piece of paper and when you sit down to do it wouldn't it be better to work from a spreadsheet of some type. Is that what we need to consider for when we do the next workshop?

Ms. Beaugrand stated we need it on a computer so we can make adjustments right then and there. We can do that. That is a great idea.

Mr. Johnson stated in terms of scheduling that, your next meeting is four weeks from tonight and it is October 10. If you aim for sometime around the 26<sup>th</sup> that is two weeks from today and two weeks to the next meeting to give some time for document prep on the year end.

Ms. Beaugrand stated that is a good week for me.

Mr. Picket stated that is good for me.

Ms. Minnis stated that is fine.

Ms. Holton stated yes.

Mr. Pincket asked Pam, can you give numbers on take \$500,000 off the last number you did and another \$500,000 just so I can see how the monthly charge is going to adjust and then for 22 and 30 years.

Ms. Beaugrand asked is there anything on this?

Mr. Lucas stated the finishes are important but that is not what Lori and I need. I need somebody to sign off. We had some meetings as far as floor plans, we had meetings as far as a separate building. Options as far as the junior Olympic pool.

Ms. Beaugrand stated that is what we need to do in that next workshop. We need to get our costs nailed down. That is where the value engineering comes in. What are our options on the pool, the building issues, do we do pavers or some other surface on the deck, all of those things we need to get nailed down in that next workshop.

Mr. Lucas stated structurally I can do a lot but I don't know where future walls are going, interior design, those are critical.

Ms. Beaugrand stated you are talking about tonight.

Mr. Lucas responded no, I just need to know when those things are going to happen.

Ms. Beaugrand responded two weeks, September 26.

Mr. Lucas stated I was expecting some of that to happen tonight.

Ms. Beaugrand stated yes but you didn't tell us about those other things. Those are things you need to bring up and say these are some changes that we have made; because I can't communicate with the other four people up here. You and I might talk about something that is why I said tell the whole group about the turn lane issue. I can't tell them that. That is the hard part about operating in the sunshine.

Mr. Lucas stated to summarize it Lori, Stacie and I went ahead and met and at that point in time Sue was there talking about issues and concerns about the junior Olympic pool and they thought in the original design the deck space wasn't adequate. We redid it and I handed out three site plans and those are things you need to look at between now and the next two weeks.

You have two sets of drawings. The smaller set is for the skate park. The other set is for the amenity area and we will start with 1.2 That is the our very original concept that has resident's club, junior Olympic pool, the fun pool and the same layout but the difference here is we originally had a pool equipment building that had the aquatics directors office at the bottom.

In talking with Stacie she felt that was too far away to have proper meet management. If you look at the bottom right hand corner that is where the aquatics director's office was originally. That didn't work. If you turn to the next sheet which is 1.2A, I took the aquatics office from the pool equipment building and made an individual office next to the junior Olympic pool so she could better manage the meets. It was about \$35,000 to separate the building. That number was included in that bottom line. As a result of the meeting I had with Lori and Stacie the other day, the concern came up as to the pool deck around the junior Olympic pool. There was more deck around the fun pool and we tried to reshuffle it closer to the tennis courts oriented a little bit different way and tried to provide more area for viewing.

Ms. Hernandez stated prior to this meeting I had Sue go to our existing and measure the deck space. We know what we need. She did an excellent job doing that, brought it to the meeting and after that we realized the space we had in our new facility is smaller than what we have.

Mr. Pincket asked do you mean the actual concrete paved area?

Ms. Sue Hamock responded the space that is used for swim meets currently. I did a drawing of the existing pool with the measurements and I have everything that is used currently for swim meets.

Ms. Hernandez stated we realized it was smaller and we asked Mike to see what he could do in shifting things around and that is when he came to this third design.

Ms. Minnis asked what does that add to the cost, if you increase that?

Mr. Lucas responded it is going to be more than \$10,000. I can get more accurate numbers as far as how much deck space but it gave her more deck space around which is probably a little more than what you have now. She asked for a minimum of 25 feet all the way around. This has the aquatics office still over here

Ms. Beaugrand stated the fence that goes around the back of the pool, what kind of fence is this again?

Mr. Lucas responded that was going to be 5 foot high aluminum fence. .

Ms. Beaugrand asked can you see through it?

Mr. Lucas responded yes.

Ms. Beaugrand stated what Brian and I were just talking about you have the fence coming fairly close to the pool facility and maybe what we could do is give us some more open lawn area there.

Mr. Lucas stated we could shove this down a little bit more but we have sidewalk over to the tennis courts. This is where your roller will be stored and the golf cart to get around there.

Ms. Beaugrand stated you have a sidewalk going from the clubhouse over to tennis, that doesn't mean you have to have a fence contiguous to that walk. We could move the fence out so that we have more open lawn.

Mr. Lucas responded originally we had it out here but in talking to Stacie I don't know where you wanted your open lawn if you wanted it more from the outside in or the inside out. It doesn't matter where that fence goes.

Ms. Beaugrand stated I think it makes more sense on the inside because then we can utilize it, if it is next to the parking I don't think you are going to utilize it.

Mr. Lucas stated where that fence goes is not a problem.

Ms. Beaugrand stated I can see where you might want to have some lawn area for tents for tennis tournaments or whatever you might have. We could do it such that it opens it up over here for the pool but still leaves space over here if people want to put up their own little 10 X 10 tent.

Mr. Pincket asked is anything blocking access from this sidewalk into here?

Mr. Lucas responded this is a landscape buffer right now.

Mr. Pincket stated that is it, no fence, okay.

Ms. Beaugrand asked what would to there, what kind of landscaping?

Mr. Lucas responded low bushes.

Ms. Beaugrand stated maybe we can have just grass.

Mr. Pincket stated I just wanted to know if there was something that would stop access.

Ms. Beaugrand stated if we did that, moved the fence out to give us a little more open lawn area there, it would make sense that this part of the landscape buffer might tend to be grass.

Mr. Lucas responded okay.

Ms. Beaugrand stated because it is going to get trampled if we did that.

Ms. Hamock stated my biggest concern that I wanted to express to everybody today as I did with Stacie when I saw the original plan was, I would hate to put all of this money into this

facility which was supposedly started because of the pool meets when we can't even host a swim meet. That is why I did the measurements knowing that we have at each swim meet 450+ people around the pool deck.

Ms. Beaugrand stated the way that this is set up here, is it a little bit more or at least equal to what have over there at that space?

Mr. Lucas responded there is more space in 1.2B than we have right now, 11 feet, 17 feet, 28 feet, 33 feet.

Ms. Beaugrand stated and if you have this grassy area that would make up for some of what we have over here.

Mr. Pincket stated you can't have too much space around the pool.

Ms. Minnis asked what is the purpose of the grass with the people? Is it the mass of kids that you want to shove away from the pool because they are not competing?

Ms. Beaugrand responded right, there is lot of down time during a swim meet. You have a 4 hour swim meet, the kids swim for about 4 minutes. When we have a meet over here that whole berm is a sea of people.

Ms. Minnis stated so it is not for these people to see, it is just to move people out of the way.

Ms. Hernandez responded yes.

Ms. Minnis stated we wouldn't want a gate there.

Ms. Beaugrand stated it depends on whether you want to keep kids from running out to the parking lot or not.

Mr. Lucas stated you don't want to just plan it for that. I think you want to plan it for all of your functions. Is it best for this to move out here so that you do more functions in here or when you are talking about other functions outside. I will put that fence wherever you want. It is what works best for you. I can't move the tennis courts.

Ms. Minnis stated I guess my concern is this was connected up here at one time and now we have a separate building. Now we have another separate building and we keep expanding the separate building.

Ms. Beaugrand stated there is not a second separate building. This is the only separate building.

Mr. Lucas stated it was always the pool equipment for restrooms and the wading pool.

Ms. Beaugrand asked can we figure out the square footage of the deck space around this pool in comparison to what we have right now? I think that would give us a better feel on an area basis.

Ms. Hamock stated if you are comparing deck space to deck space you have to keep in mind the entire grassy area.

Ms. Beaugrand stated I know that is why I'm concerned about this grassy area over here because we have grass over there on two sides of the pool, one short and one long side of the pool and although it is a little dysfunctional with the berm, we could use it better if it wasn't bermed.

Ms. Minnis asked what if you reversed the pool and flipped it? You wouldn't need the separate building because it could be out of this side facing up there. That is just reducing \$35,000 and that was just a thought.

Mr. Lucas stated we are at the limit of our setback. We would have to reconfigure the pool because we may wind up getting too close to the wetlands.

Mr. Pincket stated that doesn't get you any more deck space.

Mr. Lucas stated she is trying to make it one building.

Ms. Minnis stated we have a design and now tonight we have three and I think what we need to know is what is the difference between these.

Mr. Lucas stated you know the difference between 1 and 2.

Ms. Minnis stated I think I missed it.

Ms. Beaugrand stated on 1 this is the original and in going between this one and 1.2A they have a building instead of an events pavilion.

Mr. Lucas stated that cost approximately \$35,000.

Ms. Minnis stated then the extra concrete which you said you would figure up.

Mr. Lucas stated yes.

Ms. Beaugrand stated then going from that where you have the aquatics office next to the competition pool, you go to this and they just slanted the pool differently to give you more deck area. You also have the benefit of this lawn area which I think you almost have to move the fence back. That lawn area is about the same size as the whole competition pool.

Mr. Lucas responded 2/3 of it at least.

Mr. Pincket asked can you give us the measurements so that we can translate that to compare with the numbers they give us.

Ms. Beaugrand asked can you do a comparison on deck space and lawn space?

Mr. Lucas asked how am I supposed to do the grass?

Ms. Beaugrand stated that's right. She doesn't have the measurement on the grass.

Mr. Lucas stated I can do an approximation on the deck area.

Mr. Pincket stated the deck area is not so critical.

Ms. Beaugrand stated deck area is critical too. Is everyone good with this general layout? I'm fine with it. I think it makes more sense; you want to make sure it is functional. We need to know what the incremental difference in cost is and get that to Matt so that he can get to us ahead of time a new rundown on the engineer's report.

Mr. Maggiore stated okay.

Ms. Beaugrand asked what else because I want to make sure you have all of your questions answered.

Mr. Lucas stated when Lori and Stacie met, Stacie was helping Lori understand how functionally it works, so there were some minor revisions in the floor plan. It is minimal but they talked about how the kids club works. They provided a crib room, the crib room has a sink and there was more of a check-in so it is how this lays out to make sure. Stacie worked with Lori on this but who would be the final person to say that is wonderful, that is perfect?

Ms. Beaugrand responded the Board. There is not one person.

Mr. Lucas stated that is what I wanted to show you.

Ms. Beaugrand stated that is what you need to identify that to us tonight.

Ms. Minnis stated we are seeing all these changes and we don't know the cost.

Mr. Lucas stated these are interior walls.

Ms. Beaugrand stated it is a configuration issue.

Mr. Lucas stated we square footed it.

Ms. Minnis stated it stayed the same that way.

Mr. Lucas responded the square footage of the building is the same. It is just the interior walls, functionally how it fits and how it works for you.

Ms. Spears asked will there be two cribs in the crib room?

Ms. Hernandez responded yes. It is not a lot of room.

Ms. Spears asked what is this first little space?

Mr. Lucas responded that is your check-in.

Mr. Pincket stated touching on something Susan said earlier, if you could identify all of these things. Are there ten questions you have like this? Identify all of those.

Mr. Lucas stated the main thing about the site will be the separate building.

Ms. Beaugrand stated and the configuration of the pool.

Mr. Lucas stated I think you are okay with the configuration.

Ms. Beaugrand stated right. What other floor plan changes were there?

Ms. Avampato the only addition to the teen retreat is to add a sink.

Ms. Beaugrand stated it looks like the configuration is changed a little in the office where you changed the break room and this is more efficient.

Mr. Lucas stated this is an area we need to get with Stacie to make sure that layout works. We knew there were five cubicles.

Ms. Avampato stated I know you are going to need a break room but it is a tight space but if the property manager needs a defined, separate office, then I need to redo it.

Ms. Hernandez stated I met with Lori and she did a great job. Keep in mind that people have to come in and be able to drop their kids off and then go upstairs to work out. Ten weeks of camp is going to be crazy but we are used to that.

Ms. Beaugrand stated we also have the multi-purpose room.

Mr. Lucas stated Stacie explained how it was going to used and Lori took it from there and the big thing they did was the crib room that they didn't have before.

Ms. Beaugrand stated we could put 40,000 feet and not have enough. We are talking \$15 million, we have to do the best we can all the way around. We are not going to be perfect anywhere.

Ms. Hernandez stated I made the kids zone larger, it was smaller.

Mr. Pincket asked do you like both of these changes that were made?

Ms. Hernandez responded I do.

Ms. Minnis stated in order to make this next meeting more effective, they are going to provide us a list.

Ms. Beaugrand stated we just got the revisions. Those were the revisions.

Ms. Minnis asked are all the costs in all these pieces of paper going to be on one sheet?

Ms. Beaugrand responded the interior revisions, there is no cost, just functionality. What we went through on the interior layout, that is not a cost issue. You already have the \$32,000 in the building in your cost for the aquatics director building or whatever it is called. The only difference now would be the additional cost associated with the deck. Get that to Matt so that we can have that for the next time.

Mr. Lucas asked are you saying the floor plan for the clubhouse does that work? Do I need any more revisions? Do I need to submit it to anybody else for approval?

Ms. Hernandez stated the minor tweaks can be with the programs. This is it.

Mr. Lucas stated reorienting the pool won't cost anything. You are going to have more depth like you wanted so it is just a matter of putting a separate building out there.

Mr. Chris Spears stated one thing on the budget says CC fitness equipment and OO fitness equipment. Is that correct?

Ms. Minnis stated one has \$150,000 and one has \$40,000 more. What was the additional \$40,000?

Ms. Beaugrand stated I thought we were going to lease.

Ms. Hernandez responded we are.

Ms. Beaugrand stated the \$150,000 would come out on line CC. It will be an O&M issue versus a capital improvement. Then if you go down to OO there was some equipment that you couldn't lease.

Ms. Hernandez responded correct, the free weights, aerobic equipment, that is an outright purchase and a down payment is included in that as well. It would be your fitness bikes, aerobic equipment and free weights.

Ms. Beaugrand stated on line PP furnish equipment in addition to AA. What was the addition on that?

Ms. Hernandez responded in general that was the chairlift, extra supplies for the lifeguard equipment that wasn't covered.

Mr. Spears stated then on the plan for design of the building, there is a service yard area which looks like maintenance.

Ms. Beaugrand stated that is a delivery area.

Mr. Spears stated that would be people coming in right next to the kids.

Ms. Beaugrand responded we have no other place to put it. That is not where any of us want it because it is in the front of the building. If you look at the rendering they have it kind of camouflaged but because of the configuration of the property, how tight we are on the perimeter of our wetlands, it is going to be secured. It is kind of the same in front of this pool building where the dumpster is, it is that same idea.

Personally I like the floor plan changes. I think they are more functional than what we had before.

Ms. Minnis asked do we have to approve this tonight? This new floor plan and then we can move forward?

Mr. Lucas responded it would be nice.

Mr. Pincket asked does it delay you in any way if we gave you answers on all of this two weeks from now?

Mr. Lucas responded we want to have drawings done by the middle of November.

Mr. Pincket stated I certainly agree with the tennis pro office, the whole left side of it. I am going to defer to Stacie on the kids club if she feels that is better and the office space. I am in agreement with this.

Ms. Minnis stated I have a question. When you have that many kids and one restroom.

Ms. Beaugrand stated you don't have one restroom. That is for emergency restroom for the kids who are in there for daycare. Camp kids will go to the regular restrooms right outside the hall.

Ms. Minnis stated okay.

Mr. Spears asked what about space-wise the crib area, it would be interesting to link the multi-purpose room in that section. You could have a door that would make it two rooms. That way you could close off half of the multi-purpose room and you would have one big area.

Ms. Beaugrand stated you don't want kids running through the crib room. You could do that through the storage area.

Ms. Minnis stated I see what you are saying in moving these storage and closets to an exterior wall.

Mr. Don Wright stated I thought there was a requirement when we got into childcare that you have to limit the access to the children. There was some sort of requirement.

Ms. Minnis stated that is what we have. What he was asking is these two rooms are not linked and if there was a way to link this, it would make sense.

Mr. Wright stated that's what I'm saying, I think there are some requirements in putting a doorway between those two areas.

Ms. Minnis stated that is what he was saying, if you had a door that if you needed it, it would be opened and the kids could go between.

Mr. Wright stated I thought we were talking about the wall between the child care area and the multi-purpose room.

Ms. Beaugrand responded we are.

Mr. Wright stated I think there are codes that cover that.

Ms. Beaugrand stated that prevent it?

Mr. Wright responded yes. You need to examine that.

Ms. Hernandez stated this is not a childcare facility in terms of what the state requirements are. This is day camp. It is limited and not year around. If it is year around, you do. The requirements are different.

Ms. Beaugrand stated we are making suppositions here. None of us know the answer. That is something you can take a look at and see if there is a way to make that flow meet code and let us know in two weeks. I know that is not what you want to hear but I think we probably need to take a look at this a little bit more.

Ms. Behrmann asked do we only need two sinks in this big bathroom? You have a door here and when someone comes into the bathroom from outside they use this stall and they have to go through another door to wash their hands and go back through two doors to go out. I just think you need more sinks

Ms. Beaugrand stated it is a code issue.

Mr. Lucas stated we have the number of sinks spread throughout the facility. It is the number of fixtures that is driving everything.

Ms. Beaugrand stated I think we need to take a look at it for another two weeks. Then I think at that point I want the Board to think about the color combinations that Lori brought and what your preference is so that we can give them a decision on that too. Are there any other choices that we need to do for that next meeting?

Mr. Lucas responded we will revisit the site and the orientation of the pool and the additional turning lane.

Ms. Beaugrand stated we need to make a decision on the paver versus acrylic.

Ms. Behrmann stated I understood that we were going to go through and decide about the airnasium.

Ms. Beaugrand stated that is the next meeting.

Ms. Behrmann stated the pool deck, there is only a cost for pavers.

Ms. Beaugrand in the cost breakdown we had last month we had the addition and subtraction of different things. We need to somehow incorporate from the old draft.

Mr. Maggiore stated we can put that all together.

Ms. Beaugrand stated so we have the add ons and deletes depending on whether we do the airnasium or pavers versus acrylic. This is nice and clean for worst case scenario but we need to use this from a working standpoint.

Mr. Maggiore stated we can do that.

Ms. Beaugrand stated then Pam, Brian had asked to do some \$500,000 incremental.

Ms. Holton stated the change in annual assessments. The 22 year maturity and 30 year maturity is \$10 per single family unit. It was on the 30 year the \$13.5 million construction fund it is \$144, if you drop it to \$12 million construction fund it went down to \$134 additional annual assessment so we are talking about the magnitude of \$10 for a million in bond differential.

Ms. Beaugrand stated it is \$10 per million of bonds. We will continue this hearing for the 26<sup>th</sup> at the end of this meeting.

## **B. Actions Regarding Boundary Amendment**

Ms. Beaugrand stated the next item on the agenda is the action regarding the boundary amendment.

Mr. Johnson stated you have in your agenda behind Tab IVB a draft of the boundary amendment. It is in a form that is customarily used by the Florida Land and Water Adjudicatory Commission. Everything is in a draft form and exhibit 7 is not in there which is a very base line textual explanation as to why there is no economic impact on the state or county from this amendment. As you may recall once you approve the filing of this petition, we file a copy with the county and the state. The county will put it on an agenda to decide whether they want to hold

an optional public hearing and in most cases they don't. The state will review it for compliance with the statute, they sometimes do a request for information but ultimately they will refer it back to you. When they give it back to you, you have the option under your rules of procedure of having this full Board conduct a hearing, the rules allow you to appoint the Chairperson, any Board member to be the hearing officer or your District manager to conduct that hearing and then prepare a report back to you as the Board for approval. Those are decisions you can make at a later date. Just so you understand that is how the process and that report goes back to the state, they run a series of notices and ultimately it appears before the Governor and Cabinet and they bang the gavel and it is done. All in all it is about a 7 ½ month process.

The filing fee is called out by statute and is \$1,500 you pay to St. Johns County. Other than inserting the last bits of information I think we are moving rapidly towards being ready to proceed. It is not something you have to do for the bond market, it is not a construction issue, it is ultimately a rate structure issue for you in order to continue to impose rates, fees and charges. As we discussed previously it is the most prudent thing that we go ahead and bring this within your boundaries. I will be happy to answer any questions you have. It is not a rush but it would be a good thing to go ahead and get over with given the lead time. You don't have to take action tonight if you have additional questions.

Mr. Pincket asked this boundary is to add the new property the rec facility is going to be on.

Mr. Johnson responded correct.

Mr. Pincket stated you said it is important for rate issues. I'm not sure I understand.

Mr. Johnson responded Section 190.035 allows us to impose rates, fees and charges for the provision of certain services the way we have typically, customarily imposed them at the recreation center including the rates for outside users. The statute actually says for facilities and services provided within the boundaries.

Mr. Pincket stated so we have to do it.

Mr. Johnson responded I think so.

Mr. Pincket stated authorized agent, is this a format where you have an individual as the authorized agent for the petition? Would it be your firm?

Mr. Johnson responded customarily we have done it as an individual, not for any reasons other than that is custom but it could be the firm, it could be Mr. Oliver’s office. That is the initial point of contact for all correspondence from the agencies.

Mr. Pincket stated it seems to be more appropriate that it would be the firm instead of an individual.

Mr. Johnson stated we can do that.

Ms. Beaugrand stated we need a motion.

Mr. Johnson stated I need a motion to authorize the execution and filing of the boundary amendment petition.

On MOTION by Mr. Pincket seconded by Mr. Abbatiello with all in favor the execution and filing of the boundary amendment petition was authorized.

**FIFTH ORDER OF BUSINESS**

**Approval of Pay Requests**

**A. Pappas Metcalf Jenks & Miller, P.A. for Purchase from D.R. Horton in the Amount of \$12,044.66**

Mr. Johnson stated as your staff we would like that Item A be tabled for now and we will bring that back to you.

Ms. Beaugrand stated that is already in the back-up receipts. Is this what the email was today?

Mr. Johnson responded no that was separate. This is a different issue.

**B. No. 139 Payable to England Thims & Miller, Inc. in the Amount of \$1,163.53**

Ms. Beaugrand stated next is the pay request to England Thims & Miller. I had a question on it. Was this for the second NOPC?

Mr. Maggiore responded it would have been for the second.

Ms. Beaugrand stated okay.

On MOTION by Mr. Pincket seconded by Mr. Abbatiello with all in favor requisition no. 139 payable to England Thims & Miller in the amount of \$1,163.53 was approved.

**C. No. 140 Payable to England Thims & Miller, Inc. in the Amount of \$517.50**

Ms. Beaugrand stated next is pay request no. 140 to ETM.

On MOTION by Mr. Abbatiello seconded by Mr. Pincket with all in favor requisition no. 140 payable to England Thims & Miller in the amount of \$517.50 was approved.

**D. No. 141 Payable to Basham & Lucas in the Amount of \$53,904.25**

Ms. Beaugrand stated pay request 141 to Basham & Lucas.

On MOTION by Ms. Minnis seconded by Mr. Pincket with all in favor requisition 141 payable to Basham & Lucas in the amount of \$53,904.25 was approved.

**SIXTH ORDER OF BUSINESS**

**Other Business**

There not being any, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There not being any, the next item followed.

**B. Engineer**

There not being any, the next item followed.

**C. Recreation Facility Manager**

Ms. Hernandez stated the last couple of weeks we have had several calls regarding the use of this facility. We had several ministry, memorial services, POA, grounds and maintenance committee wants to meet here, fitness and a political campaign. The people who have used it are the ministry, political, POA and we have senior breakfast here on Friday. All are non profits. What we need to discuss is charging and Shelly and I sat down today and came up with a few figures for charging for profit and not for profit organizations. The problems we are having is scheduling during business hours and the problems with after hours and weekends. We feel that

we need to have somebody here and pay them for their time being here. The main foyer is this area right here.

Ms. Beaugrand stated we can't close off the offices.

Ms. Hernandez responded we can close off the offices, we can't lock them. We have the main foyer area, a smaller interior room and we have a small conference room. Those are the only spaces available right now.

Ms. Minnis stated I have a question about this. I am a member of the CDD and I am a private person, I can be charged more than a non profit political campaign, or church to use this facility that I fund?

Mr. Johnson responded your rate setting authority in 190.035 says that your rates have to be fair, just and equitable for users of the same class. The statute does provide some basis for defining classes of users. I am not aware of what the precedent is for distinguishing between for profit and not for profit although there are governmental bodies out there who do make facilities available for example the library you can only reserve that for a community meeting, a governmental body, a public meeting. In those instances they actually make that distinction and prohibit a whole class of users from using the facility. I can't tell you definitively that a court would come down on our side, I think the risk of challenge is relatively low and the statute does allow you to make distinctions between classes and that would be a class distinction that you would be making presumably based upon the use of the building for community service purposes.

Ms. Shelly Timbol stated the people who are these non profits are also residents in the community. It is not people coming in from other areas that have nothing to do with Julington Creek.

Ms. Minnis stated I don't have an issue with that but I have an issue with the fact that someone who has a girl scout troop that may be the girls are in here but they live here and they come ask for it. I wanted to use it just to have a bridge club, I am charged more than a group that is not affiliated with this. That is where I have an issue with this. I think we would be challenged by the residents.

Ms. Beaugrand stated I just don't think that it really matters, I don't know why we would need to bifurcate the rates. The other issue is how many churches have we borrowed rooms from without charge? We had to beg, borrow and steal space over the years to have our meetings.

Ms. Minnis stated I don't have an issue with that but then we could be favoring one church over another that one wants it every Sunday.

Ms. Beaugrand stated I don't think we are going to get into having the church services like the schools are doing. The schools are doing that to generate money to cover extras.

Ms. Hernandez stated as you can see we are limited to 30 people.

Mr. Johnson stated you may not want to adopt this position but I think it would be permissible understanding that you are funding this building out of your recreation system. You have the park, the pool, you will have the other building, you will be operating it out of the same pool of funds. To the extent that those other facilities are controlled access and since they are not a public park where someone can walk up and pull out the challenge you require that they be a user or a resident. You could make that distinction as well in the use of this facility. If you are not a resident or paid user of the recreation system, then you would not be allowed to use it.

Ms. Minnis stated I had the same issue that Susan has with the fact that the Supervisor of Elections is looking for more polling places, that would be a couple of times a year if it meets the standard. We have used all of these other areas and I want to reciprocate. I am more concerned about residents complaining that these fees are not fair to them by lengthened to the private and for profit groups.

Ms. Timbol stated I think there is a certain expectation that this would be okay because currently at the pavilion at the park as sort of giving back to the community if it is a girl scout troop, if it is a Pop Warner football meeting, we only take the cleaning deposit but we do not charge the hourly charge. That has been going on for quite awhile.

Ms. Minnis asked do we have to adopt this tonight?

Ms. Hernandez stated we have a request for tomorrow and I have been postponing everything until tonight.

Ms. Minnis stated we get these things at 9:00 p.m. and we haven't had a chance to discuss it. It is the first time we have seen it and we haven't been able to formulate questions for Jonathan.

Ms. Beaugrand stated I think that brings up a procedural issue. We have known this is an issue for awhile and it is something we need to prepare enough ahead of time to be able to have it put in the package so we do have a chance to look at it and digest it and think about the ramifications.

Mr. Pincket stated when I first discussed this with Stacie my initial reaction was the same as Kathy's. I'm not so worried about residents complaining but I am concerned that it is not fair that a resident could pay his fees and be charged more than a non profit who might not be connected to the community. I understand that probably the majority if not all the requests so far she can tie someone in that organization to being a resident of JCP but there will come a time when that is not going to be the case. I have the same concern Kathy has. Also I appreciate what Susan said earlier that this organization has gotten free access to meeting rooms all over town. I would like to have time to think about it. Bring it up at the next meeting.

Ms. Minnis asked will we need a whole rate structure?

Mr. Johnson responded we normally do that, look at the rates and look at any changes.

Ms. Minnis asked when people have approached, what have you based it on? It is not available yet?

Ms. Hernandez responded correct, we are still in review because we have been. What we have been trying to do is listen to the request, understand who is making it, what their needs are and try to assess and think about it and bring these numbers to you so we can talk about it.

Ms. Spears asked what kinds of things are people wanting to do in there?

Ms. Hernandez responded most of them are small ministry, bible study, we had conference calls, we have had no birthday parties, no anniversary parties, nothing like that.

Ms. Beaugrand stated I don't think this is the place for parties. If anything it is a meeting place.

Ms. Hernandez stated the POA was in here a week ago and they took up this whole space. It made it impossible for us to work. We had to shut down the phone here, answer back there, people who wanted to come in here couldn't because they saw a bunch of people in here. It impeded our working atmosphere for that hour they were here. That might be something to think about as well for them to do it after hours.

Ms. Beaugrand stated that is the kind of judgment you are going to have to make.

Ms. Hernandez stated that is the first time it happened and it didn't function well at all.

Ms. Beaugrand stated it is one thing to use a conference room where they can close a door. Let's put that on the agenda for next month.

#### **D. Manager**

There not being any, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisor's Requests**

There not being any, the next item followed.

**NINTH ORDER OF BUSINESS**

**Audience Comments**

Ms. Behrmann asked at the next meeting could we have extra copies of the numbers available?

Ms. Beaugrand responded yes.

Ms. Behrmann stated I'm trying to understand the numbers on Stacie's spreadsheet. For example front desk staff you have six people and \$56,000. I took that \$56,000 divided by six and came up with \$9,333. Is that kind of what you are getting at here or is it \$56,000 times six?

Ms. Hernandez responded \$56,000 is the total for six staff. These are part time people. We have someone coming in at 5:00 a.m. and staying until 11:00 a.m. There is one person at that front desk. I tried to be as lean as possible but wise as I could be but when people come in they should be addressed by somebody. If we can't afford it that is when that back staff comes back out and comes up to the front and we all pitch in and help out when we can. That person could possible work Monday, Wednesday and Friday. I have the entire Monday, Wednesday, Friday schedule, Tuesday, Thursday, and a limited Saturday and Sunday schedule based on the hours of operation. I have it broken down into actual staff hours.

Ms. Behrmann stated that is to cover 7 days a week and that is what you have done for all of the part time people.

Ms. Hernandez responded yes.

Ms. Behrmann stated when you say some are day campers, is there any way you could say that is based on \$100 times 10 times 50 kids or whatever?

Ms. Hernandez responded I have everything down per hour.

Ms. Behrmann asked isn't that something that is going to be very relevant?

Ms. Hernandez responded these are hard numbers. If you want to come into my office I can show you exactly where these numbers came from.

Ms. Behrmann stated okay.

Ms. Hernandez stated I don't want to throw more paperwork into the mix here. That is based on 50 children, 10 weeks with the charges for that. Those are hard numbers. I have it broken down into age groups.

Ms. Behrmann asked are the tennis lessons based on the norm in the area?

Ms. Hernandez responded correct.

Ms. Behrmann asked do these storage spaces fit all of these tables and chairs?

Ms. Avampato responded chairs no, tables yes. I recommend for that situation is to purchase tables for the function you think you are going to use the most. Banquet type tables you can easily rent. That storage is not meant for the chairs.

Ms. Beaugrand stated this is really what our workshop is going to be about.

**TENTH ORDER OF BUSINESS**

**Financial Reports**

**A. Balance Sheet as of July 31, 2006 and Statement of Revenues & Expenditures for the Period Ending July 31, 2006**

Ms. Beaugrand stated next on the agenda would be the financial reports.

**B. Treasury Report – July 31, 2006**

**C. Assessments Receipts Report**

**D. Check Register Summary**

**1. General Fund 7/27/06 – 9/5/06**

Ms. Beaugrand stated we have the check register for the general fund 1278 through 1296.

Mr. Johnson stated check 001281 which was in the aggregate of \$2,690.96 for my firm, we have a double entry on one of those bills. That bill for \$622.97 should have been \$262.97. I think the bill is already paid so we are going to credit that back. I thought before you approved it, you should mark those numbers up.

On MOTION by Ms. Minnis seconded by Mr. Pincket with all in favor the general fund check run was approved as amended by Mr. Johnson.

**2. Recreation Fund 7/27/06 – 9/5/06**

Ms. Beaugrand stated next is the check register for the recreation fund, 1721 through 1766.

Mr. Pincket stated I have a question on the invoice for the 4 ton compressor.

Ms. Hernandez responded that was for the camp room.

Ms. Beaugrand stated the air conditioner broke.

Mr. Pincket stated similar to what Jonathan did earlier, there is a check in here for Pappas Metcalf we should pull out.

Ms. Beaugrand asked is the one for Paychex Solutions a set up fee?

Ms. Hernandez responded yes.

On MOTION by Ms. Minnis seconded by Mr. Abbatiello with all in favor the recreation fund check register for checks 1721-1763 and 1765-1766 was approved.

**3. Check Register/Payroll Summary – General Fund August 06**

Ms. Beaugrand stated next is the general fund payroll for check numbers 5099 through 5103.

On MOTION by Mr. Pincket seconded by Ms. Minnis with all in favor the check register for the payroll summary was approved.

**ELEVENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – October 10, 2006  
at 6:00 p.m. @ Community Development  
District Administrative Offices**

Ms. Beaugrand stated the next scheduled meeting is October 10, 2006 here at 6:00 p.m.

On MOTION by Ms. Minnis seconded by Mr. Pincket with all in favor the meeting was continued to September 26, 2006 at 6:00 p.m. at the same location.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairman