

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 on Tuesday, August 11, 2009 at 6:00 p.m. at Fruit Cove Middle School, 3180 Race Track Road, St. Johns, Florida 32259.

Present and constituting a quorum were:

Susan S. Beaugrand	Chairman
Kathleen P. Minnis	Vice Chairman
Del Dosch	Assistant Secretary
April Spears	Assistant Secretary

Also present were:

James Oliver	District Manager
Wes Haber	District Counsel
Matt Maggione	District Engineer
Stacie Hernandez	Julington Creek CDD
Jerry Hill	Julington Creek CDD
Ashley McVeagh	Julington Creek CDD
Stacey Passen	Julington Creek CDD
Stewart Maxwell	Dicky Smith Company
Residents	

FIRST ORDER OF BUSINESS

Roll Call

Ms. Beaugrand called the meeting to order at 9:30 a.m.

SECOND ORDER OF BUSINESS

Affidavit of Publication

Mr. Oliver stated included in your agenda package is an affidavit of publication for tonight's meeting and public hearing. In addition to this published notice, a mailed notice was sent to all the landowners at least 20 days prior to this public hearing.

THIRD ORDER OF BUSINESS

Approval of Minutes of the July 14, 2009 Meeting

Ms. Beaugrand stated included in your agenda package is a copy of the minutes of the July 14, 2009 meeting. Are there any additions, corrections or deletions? The only thing I have

is there were several instances were the Bolles School was referenced and it was misspelled. It should be spelled Bolles.

Ms. Minnis asked what is the Food and Beverage Manager’s last name?

Ms. Hernandez responded Passen.

On MOTION by Ms. Minnis seconded by Mr. Dosch with all in favor the Minutes of the July 14, 2009 Meeting were approved as amended.

FOURTH ORDER OF BUSINESS

Public Hearing Adopting the Budget for Fiscal Year 2010

A. Consideration of Resolution 2009-07, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2010

On MOTION by Ms. Minnis seconded by Mr. Dosch with all in favor the Public Hearing Adopting the Budget for Fiscal Year 2010 was approved.

Mr. Oliver stated there is a public hearing to adopt the budget every year. We have had it at this location the past three years. In June a proposed budget was approved by the board of supervisors and we provided a copy to St. Johns County as required by Florida Statute. Staff has been refining that budget and we published notice of the budget hearing in the St. Augustine Record, as well as sent a mailed notice to each of you. The mailed notice is required by Florida Statute when operation and maintenance costs are projected to increase. In this case we are talking about a \$30 increase in operation and maintenance costs. Whether it would have increased by a \$.01 or \$100 the mailed notice would have been required. Many of the items in the budget have not increased. Start up expenses and the cost of operating and maintaining the new facilities have necessitated an increase in assessments related to O&M. As the new recreational facilities are still in their first year of operations, staff is still fine tuning the cost projections and revenue projections. There are no changes to the debt service assessments. In fact, these are fixed amounts and do not increase. At last month’s meeting the board of supervisors certified the series 2006 project, which is the new recreational facilities and they were certified complete. The board is now returning \$3,015,000 of unused bond proceeds to the trustee. These funds will be used to redeem bonds, lowering the 2006 debt service assessments by approximately \$30 for a single family unit and about \$22 for a multi-

family unit. Essentially, this District has four budgets. There is a general fund or administrative budget, a recreation fund budget, a series 2002 bonds debt service budget and a series 2006 bonds debt service budget. If you could turn to page one after the cover page, you will see the general fund budget. Each of these budgets has two sections; one is a revenue section, which will include the assessments and any other revenue sources, such as revenues earned. It will also include the expenditures section, which are the projected costs. In each of the columns we will have the FY09 budget that was adopted last year and then you will see some columns to the right, which shows the amount spent to date, projected over the next few months and then the projected total for the FY09 budget. Then the very last column to the right is what was approved by the board for consideration for adoption of the fiscal year 2010. The first budget, the administrative budget, does not have a lot to it. It is just the administrative requirements to keep the District going. At the bottom of the expenditures you will also see the landscape maintenance budget. There was also a significant decrease in landscape maintenance from fiscal year 2009 to fiscal year 2010 and that is because earlier this year this District went through an RFP process in which they solicited proposals from a number of landscape providers, so there was a significant reduction in cost. Overall the general fund expenditures are dropping from \$369,000 to \$332,000. The next budget, which is the biggest budget, starts on page six and that is the recreation fund budget. At the top of page six you will see a revenue section and you will see over 40 line items for revenues for the recreational component. The revenue section includes carry forward surplus, assessments to be levied against landowners and program revenues. Then following the revenue section, you will see 11 different sections of expenditures. There is actually a decrease in expenditures projected for the recreation fund budget from \$3.813M to \$3.77M. This is funded by \$2.325M in assessments to come from property owners and \$313,000 of carry forward surplus of unspent funds and then \$1.132M is from revenues generated by programs ran by the CDD. During fiscal year 2009 when this budget adoption process was held before the new facility even opened the revenue projections for programs were \$1.464M. For this year we project to fall short of that by \$450,000. What staff did for fiscal year 2010 was to come in with a much more conservative revenue projection from programs of \$1.132M. With some of our brand new programs we spent the past year refining these programs and finding out which ones have been large successes and may actually put more staffing and resources, so that there would be

more revenue earned. The programs that are not successful may have to have a hard look at them or be cut. Although, these programs are not necessarily self supporting line items it is important that these programs as a whole can be supported by the revenues as a whole. Some will be money earners and some will fall short but overall we expect program revenues to meet those associated costs. As we enter fiscal year 2010 and looking forward to the fiscal year 2011 budget, staff will focus on cutting costs, as well as exceeding those revenue projections. As a reminder fiscal year 2009 costs were projected for a brand new facility that wasn't even opened. I would like you to take a look at each of the 11 sections. You will see most of those sections do have projected cuts. One section of which does not is the salary section. We have a projected increase, but that is going to be tied to the success of these same programs we are talking about. If you look at the recreational fund budget we operated at a projected deficit of \$200,000 for fiscal year 2009, which was covered by surplus funds that were on hand but we are committed for fiscal year 2010 to have a balanced budget. We accepted the audit last year and there was no financial emergency. Beginning on page 14 of the debt service budgets, for debt service 2002 there is no change. The assessment for a single family remains at \$214.85. These are a fixed cost. It is like an amortization table for a 30 year mortgage because there is a 30 year pay down on these bonds. On page 16 are the series 2006 bonds and these are the bonds that supported the project that built the new recreational center. The project was declared complete at the last meeting and \$3,015,000 was turned into the trustee resulting in lowered assessments for that portion of the assessments by about \$30 for a single family home and \$22 for a multi-family home, so that \$30 reduction is balanced by the projected \$30 increase in assessments. Based on these two components of O&M and debt service, the combined new assessment for a single family will remain at \$765 and multi-family assessments at \$510. The commercial lands assessments are based on acreage and will remain the same as fiscal year 2009 assessments if this budget is adopted as is. Once the board has discussed the budget we will turn it over to the audience and then if you can turn in your card when your name is called.

Ms. Beaugrand stated we have been discussing this budget as a board for the last three months, so you may or may not hear a lot of discussion tonight because we have talked about it for so long. Actually with the opening of the recreation center we have really been discussing this budget for three years. At this point I will open the discussion to the board.

Ms. Minnis asked of the programs is there anything you would project removing or potentially keeping them there or are there any other revenue projecting ideas that have come in since last years budget?

Ms. Hernandez responded we are constantly changing the budget. Each manager reports to me on a weekly basis on revenues and expenditures. Kim and I and Jeri meet on the aerobics classes because they are not filling up. We are constantly reworking and rescheduling. If we do a program and no one shows up then we may change it to something else.

Ms. Beaugrand stated one of the things we talked about was one of the programs that has been very successful is tennis and we are expecting additional growth because the tennis season started well before we opened last October, so that program is continuing to grow very well. That is where some of the salary increase is included. If it doesn't grow then we don't spend the money. I think another one like the babysitting is not a profit venture but it supports other areas like the aquatics and the aerobics and the fitness and the tennis that are profitable ventures, so it is worth that being a cost center to us to keep those other more profitable areas.

Ms. Minnis asked as far as the child watch, the camps have been very successful but have they been at capacity?

Ms. Hernandez responded yes, they are.

Ms. Minnis asked when you have special events have you seen an increase in child watch?

Ms. Hernandez responded not yet. We are hoping and we are still offering it, so that adults can have the opportunity to go to events by themselves, with or without their children. It is not being well used right now but we are hoping it grows.

Ms. Minnis asked as far as the camps go, do you think you will see an increase next year?

Ms. Hernandez responded yes. We are at capacity now with 55 children and hopefully with the renovation of the building we will have more space and we hope to add 10 more.

Ms. Minnis asked I witness people lining up to pay for tennis camp for children but are those camps separate from other kind of camps?

Ms. Hernandez responded yes, they are and that has grown tremendously. I think we started the first week with seven kids and now we are at 27.

Ms. Minnis asked besides the camps, what other programs are bringing in the expected revenue?

Ms. Beaugrand responded the swim team and tennis.

Ms. Hernandez stated the swim team is great. The fitness classes are doing well. The café is picking up.

Ms. Beaugrand stated I think we are seeing a gradual increase across the board. I know the fitness classes are tending to be more full than not.

Ms. Hernandez stated we are expecting more growth than what we had last October, since we issued so many more access cards. We were issuing thousands of access cards between October and March.

Ms. Minnis stated I have polled people at the tennis courts, since I started playing again and I'm taking lessons, which I believe are very reasonably priced and I have no complaints about the cost. I have heard I wish we had more courts. I know I'm joining the woman's league and a lot of the people I talk to were former tennis players and are now coming back because they are older and clay courts are better for them than the county courts and also, because it is a structured program. There are night leagues now and on Saturdays, which the county doesn't have right now. I have seen a lot of people coming back to the sport, since this has opened up.

Mr. Dosch stated I would like to commend you and your staff on how you developed the budget and how you continued to monitor it. For those of you who haven't attended the last two happy hours it is a very fun event. Don't be misguided by the words "happy hour" because it is truly a happy hour because it is a lot of socializing. It is a fun time to sit up there at the pool side and meet your neighbors.

Ms. Beaugrand stated if anyone desires to talk please bring up your comment card and if you don't have one and you want to talk they are located at the back corner table.

Mr. David Branham stated I am here as facilities manager representing the Community First Credit Union. We owned a parcel of land close to one acre at the corner of Flora Branch and Race Track Road. We would like to make some objection to the amount of the assessment of that land. I would like to read the letter of objection that I sent in and get it on the record. We have received the proposed budget for the Julington Creek's assessments for the upcoming fiscal year. We feel the assessment of \$20,972.23 is excessive for that parcel of land and the

credit union would like to request that this be considered. Owners of lake parcels realize no benefit from the amenities that the assessments help pay for during any given year. The 1st Credit Union of Florida is a not for profit financial entity that works very hard to take care of its members money. The credit union is owned by the members, so we return profits by offering higher investment rates and lower loan rates for those members. An assessment of this size creates a hardship on our operating budget because we do not benefit from the amenities bonded projects. We do not believe the credit union should be subject to this size of an assessment; therefore, we are requesting reconsideration of the vacant property in the Julington Creek Plantation Community Development District and we thank you for consideration of this appeal. I understand your position at the credit union and we look forward to hearing from the board soon.

Mr. Oliver stated an assessment methodology is put together at the beginning of the District, and in this case it was back in 1996 to assess each of the lands within the District. Once the assessment methodology and the bond issue are being prepared it actually goes in front of a judge for validation and that happened in 1996, 2002 and in 2006. When this District was formed 40 acres were carved out for commercial land and according to the assessment methodology 15% of the District's costs were allocated to commercial land, regardless of what these commercial lands may be, whether a credit union, a bank, a restaurant, etc. This is something we can get into a bigger discussion about after the budget hearing is the assessment methodology would have to be changed. For it to be changed we would not only have to go to the bond holders but it would also affect all of the assessments because there is long term debt associated with these bonds. If someone's assessments go down then someone else's is going up. It is tied to the assessment methodology.

Mr. Haber stated as Jim mentioned in connection with bond issues 2002 and 2006 an assessment methodology was approved. There were public hearings held at each of those bond issues and at that time the board was provided with an assessment methodology prepared by an assessment methodology consultant who advised them that in their expert opinion the benefit to the properties that are being assessed exceeded the debt associated with those properties. The operation and maintenance assessments that are being levied annually, which are the assessments that are levied for the budget that we are adopting today are levied in accordance with the same allocation method set forth in those methodologies. The District does that

because they have already gotten the expert opinion on the methodologies for the debt. Generally speaking they are able to rely on that same methodology for the allocation of the O&M expenses. The matter in which those are drafted and the circumstances that they look at is the potential use of the property. The fact that the property is vacant or not vacant does not go into that analysis because they look at what ultimately that property is going to be used for. I think that fact of the matter is if I had to guess in 2002 when the vast majority of the assessments for those particular bonds were issued the property that was paying those assessments remained vacant. I think there are a number of home lots that are vacant at this time and those lot owners pay those same assessments regardless of the fact that there is no home on there. They are going to pay the assessment because the potential for that benefit and your ability to use that property is still there, so what they look at is the intended use of the property as opposed to what is actually being used for that property.

Mr. David Branham asked is it possible to get a copy of the methodology that was used?

Mr. Haber responded yes. It is public record. I think your request if probably formal enough that Jim's office can send that to you. If you have any other questions you are always welcome to call Jim's office or my office regarding the process.

Mr. Bob Carr stated I'm looking at this from my own personal perspective and I'm thankful for the time that you put into it. I work for a company that has no pay increase this year and no bonus this year and no 401K and at the same time I was looking the fact that we are increasing salaries, human resources and employee benefit as a result of those. Is there not a limit on cell phone reimbursement and say that is all you get? I'm also looking at these increases in salaries and they are not a whole lot but you start adding them all up like the HR is \$6,067 a year increase. On page one you are projecting a management cost of \$45,478 for this year but next year it is \$46,842, so that is \$1,300 increase. You are looking at printing and binding and you are saying I think my cost this year will be \$8,900, so I'm going to charge \$10,000. You start adding up those thousand dollars up and even if our rates didn't go down at least it would be use to pay off the debt.

Ms. Beaugrand stated I think the biggest one that you mentioned was the HR expense and hopefully we provided some explanation to that earlier that is a budget projection if the programs don't grow as we expect them to then that money will not get spent and the only way

it will get spent is if we have the revenue to offset it and we will make more on that than what we spent. As far as the cell phone expense I can't disagree with you and I think we need to have an initiative with staff to really limit that usage as much as we can to keep those costs down. Printing is not a huge increase and we certainly had some major reductions in our costs this year, primarily in our insurance. We rebid our insurance and we had a huge reduction there.

Mr. Oliver stated last month it was suggested that we provide one set of the invoices at the meeting instead of printing and sending to every supervisor, so any costs that can be cut for printing and binding we will do it.

Ms. Beaugrand asked so that printing and binding cost was actually projected based on the bigger?

Mr. Oliver responded correct.

Ms. Beaugrand stated there are things that we are trying to do to save money. We are not trying to spend every penny in this budget by any means. We are looking at everything all the time to keep the costs down. We are residents too and we pay the same bills.

On MOTION by Mr. Dosch seconded by Ms. Minnis with all in favor the Public Hearing Adopting the Budget for Fiscal Year 2010 was closed.

Ms. April Spears joined the meeting.

Mr. Haber stated in your agenda package you have two resolutions that are directly related to the budget that you just reviewed. The first resolution 2009-07 officially adopts the budget. The purpose of the resolution is really a twofold; under Chapter 190, Florida Statutes you are required to formally adopt a budget and adopt a resolution adopting that budget and also appropriating the necessary funds to pay for that budget. If you look at the resolution itself, the whereas kind of goes through the process we already went through. You then go to section one, which officially provides for the adoption of the budget that Jim just provided to you. Section two discusses the appropriation of the funds. On the second page you will see a number of blanks and all those blanks represent the different funds that the District has in each of the budgets. Jim will fill in the numbers on this resolution for the general fund, the recreation fund and the debt service fund. The capital projects fund for series 2002 will be

zero. The debt service fund series 2006 is a debt service budget and the capital projects fund 2006 will be whatever is remaining that was set aside to finish up the storage facility and the other final aspects of the 2006 project. Then the total of all funds is what is going to be placed in the blank on that first page.

Ms. Minnis asked what about the last paragraph that says the District Manager and the Treasurer have the power within the given fund to authorize the transfer of any unexpected balances?

Mr. Oliver responded that allows movement between line items but any significant movement would be brought back to the board anyways for approval.

On MOTION by Ms. Minnis seconded by Mr. Dosch with all in favor Resolution 2009-07 Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2010 was approved.

B. Consideration of Resolution 2009-08, Imposing Special Assessments and Certifying an Assessment Roll

Mr. Haber stated the purpose of this resolution is twofold; one, it imposes the assessments that will be used to fund the budgets that were just adopted as a result of resolution 2009-07. As Jim mentioned previously the District publicly noticed ads for today's hearing and we also mailed notice for today's hearing. The purpose of the hearing was to impose those assessments. This resolution will impose those O&M assessments. Jim has with him today an assessment roll, which gets attached to this resolution as an exhibit. The assessment roll was not included in your agenda package to save costs for the District. The assessment roll shows all the units that are located within the District and it shows how the assessments break down amongst all those benefiting units. This resolution also serves to certify the assessments for collection. It certifies not only the O&M assessments that are imposed with this resolution but also the previously levied debt assessments for the 2002 bonds and the 2006 bonds. What this resolution does is it certifies those assessments for collection to the St. Johns County Property Appraiser and Tax Collector; such that those assessments will go out on the tax bills for all the properties located within the boundaries of the District. The District won't have any obligation beyond certifying that to the county to collect those assessments, thereafter the county will have the responsibility and obligation to collect the assessments and then remit the payments back to the District, so the District can then use those funds to fund the O&M costs, as well as

pay the bond holders on the two bond issues. This resolution imposes the O&M assessments and certifies for collection the O&M and the two debt service assessments.

On MOTION by Ms. Minnis seconded by Ms. Spears with all in favor Resolution 2009-08 Imposing Special Assessments and Certifying an Assessment Roll was approved.

FIFTH ORDER OF BUSINESS

Discussion of Facilities Improvements

Ms. Beaugrand stated last month the board approved the work to be completed on the pool decks for the competition pool and the recreation pool. Then we have the other two sections of the improvements that we have been discussing over the last year relating to the aquatic buildings that are located at the older pool, the bathhouse, the storage room and secondarily to that, the basketball and volleyball courts, the park pavilion and the playground equipment. One of the things that I wanted to bring up was we have had a lot of discussion over the last five years about what kind of improvements we want to make at the older facility. It has been there for 12 or 13 years. It needs to be updated at this point to keep it up to our standards and keep it consistent with what we have at the new facility now. With the funds that we have available to cover this cost and these are non-bond funds, I think we need to consider not putting the slide at the new facility. It is another \$150,000 for the cost plus the human resource expense that goes with it. That will take us to almost the max on the budget. Personally, I would prefer to have the \$200,000 in the bank as contingency for us as we move forward because we still have our first full year of operation ahead and there may be other minor things that we want to take into consideration. I'm not sure that is our best use of funds at this point and time. I wanted to hear the board's thoughts on the slide at the old facility and the timing at what point we want to move forward with the remaining improvements out there.

Ms. Minnis stated at last months meeting we said we had to make decisions to make these improvements because of the eagle zone. I went up to the old pool and I walked through with one of the aquatics staff and we looked at places that need to be repaired. The marcite is cracking. The deck is cracking. Then we had the discussion about the slide and when I go to the new facility to play tennis I pass the old facility and I have been noticing the number of people there but I started thinking if you have a slide there, whether you have a lot of people or a few people you have to have two lifeguards and that is an added expense. The other thing I

was thinking about was April's comments and it is the fact that if you have little children and they can't go down the slide then you can take them to another pool that doesn't have a slide that they aren't going to stare at the whole time. There are a lot of residents that like that pool because it is quieter and more adults go there. I agree with Susan and that the addition might make it more attractive, I think there is better use of that money.

Mr. Dosch stated I have been going up to the old aquatic center for the last four weeks and doing some water aerobics and swimming and I have to agree with Kathy and Susan. It fluctuates with the number of people there. It is never crowded. Sometimes there are only five to eight people at that pool and I don't see the justification of putting in a slide in. I think it would change the personality of the pool. I think people like to go there and relax and swim. I think it is better that we not consider the slide for that facility.

Ms. Beaugrand stated the other things that we need to discuss is looking at the other two change orders to complete the remainder of the improvements that need to be done on the facilities there. I'm in favor of getting this work out there, so that Dicky Smith can get the work done and have it all going at the same time. We have already approved the work that would be done on the portion of the deck.

Mr. Maxwell stated they will start that work the week of the 24th of August.

Ms. Beaugrand stated I would like to recommend that we move forward with the phase three and the phase four change orders as identified at the last meeting. Phase three it would be for \$106,641 and that is for the improvements relating to the aquatics building, the bathhouse improvements and the storage room. Then, the \$107,782 relating to the improvements at the basketball and volleyball courts, the Davis Pond Park Pavilion.

Ms. Minnis asked does the Davis Park Pavilion include the playground equipment?

Ms. Beaugrand responded that doesn't include the playground equipment because that is in the budget below that. You are ready to go with what you have chosen, as far as the new playground equipment for Davis Pond Park, right?

Mr. Maxwell responded yes, we are.

Ms. Beaugrand stated so I think it would be appropriate to add the playground equipment to that fourth phase, which is applicable to the Davis Pond Park, which is another \$135,000 in the budget.

Ms. Minnis stated that playground improvement we have been discussing that since this whole project started years ago. I believe due to timing we need to remove the old equipment before the eagle zone, so that is why we need to get it in now.

Ms. Beaugrand asked we can buy that equipment without it going under your contract? Were we planning to have it installed by Dicky Smith or were we doing that outside of the contract?

Mr. Maxwell responded we had discussed doing it ourselves and hiring a company to take the old equipment out. We have just been waiting to go ahead with it. We are going to do it ourselves.

Ms. Beaugrand asked so we wouldn't add that to the change order but we would do that outside of the change order, so we would do a third approval by the board by going ahead and approving the \$135,000 for the expenditure for the playground equipment?

Mr. Maxwell responded right.

Ms. Minnis stated we were reminded at the last meeting that has been one of the projects that was supposed to be this overall project. When we built the facility it wasn't just to build a new facility. It was also to bring up the existing facilities in the community, the park and the other pool up to a better standard, so the community would continue to use them. We have recorded minutes where we have gone over pictures, different structures and we've gotten opinions from other parents, so there are a lot of documented minutes where we have discussed this playground. We just haven't discussed it as we were closing out the new facility budget.

Mr. Maxwell stated today's change order is number 18 and it was for PCO numbers 69 and 70, which were small pool house revisions and office revisions from the last meeting and also PCO numbers 71 and 72, which were for phases three and four for the aquatic building and the park pavilions that are in your current budget.

Ms. Beaugrand asked what PCO's were approved at the last meeting?

Mr. Maxwell responded PCO number 69 for pool house revisions to reconfigure the floor plan and the pool house plan.

Ms. Beaugrand asked and number 70, right?

Mr. Maxwell responded yes and PCO number 70 for the storage building and revisions to incorporate and office.

Ms. Beaugrand asked then 71 and 72?

Mr. Maxwell responded PCO number 71 was for phase three and PCO number 72 is for phase four.

Ms. Beaugrand asked so that all makes up change order number 18?

Mr. Maxwell responded yes.

Ms. Beaugrand asked that includes those four PCO's?

Mr. Maxwell responded yes.

Ms. Beaugrand stated the total is \$231,558.

On MOTION by Mr. Dosch seconded by Ms. Minnis with all in favor Change Order No. 18 totaling \$231,558 was approved.
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Ms. Minnis asked with this line item what will this next change order do?

Ms. Beaugrand responded with the \$135,000?

Ms. Minnis responded yes.

Ms. Beaugrand asked isn't the \$135,000 for the playground equipment replacement?

Ms. Minnis asked but why is it on Stewart's budget?

Ms. Beaugrand responded it is an allowance, so we are not going to pay overhead profit to Dicky Smith. It is an allowance only to document it from a contract standpoint. It would be PCO number 74 for \$135,000 for the playground equipment at Davis Pond Park and behind the original aquatics center.

Mr. Dosch asked the \$135,000 is for the purchase and installation the playground equipment?

Ms. Minnis responded it is for the purchase, installation and removal of the old equipment.

On MOTION by Ms. Minnis seconded by Ms. Spears with all in favor PCO No. 74 for Playground Equipment at Davis Pond Park for \$135,000 was approved.

Mr. Maxwell stated PCO number 73 is the addition to storm drainage at the storage building.

Ms. Beaugrand asked can you explain what has occurred there, so the board understands why we are doing this?

Mr. Maxwell responded the initial design didn't incorporate any site drainage. It was just a storage building in that area and upon further inspection of the permit and the engineer's record we are diverting a significant amount of drainage from the lawn area. We wanted to intercept that drainage and divert it directly to the storm drainage, so we could watch out for landscape maintenance issues and that is what this is for.

Ms. Beaugrand asked so before the drainage that came off of that circular lawn area kind of fed through where it is now an impervious surface now?

Mr. Maxwell responded it can get around the building. It was initially thought a swell could handle this area of drainage. We observed now that during heavy rainfall that water backs up in that area. The more optimum solution would be to actually put some design drainage in there to get that water going quickly.

Ms. Beaugrand asked how much is that change order again?

Mr. Maxwell responded \$3,286.

Ms. Minnis asked is there anything to improve the drainage because of the bugs? My son was asking why that building wasn't on the other side of the fence. The building is sitting where the bike racks used to be and there has been a little back hoe in front of it, so is it the drainage that is on the three quarters here?

Mr. Maxwell responded yes. It is the entire radius long. It kind of goes around to one side of the existing tennis pavilion and it goes across the bike rack area. The storm structure is behind the storage building. There will be a smaller yard drain and then there is about 100 feet of edged drain around the sidewalk to help that area kind of perk down.

Ms. Minnis asked so you are tying into an existing drain?

Mr. Maxwell responded yes.

Mr. Haber stated before the board takes action on it and I discussed this with Matt prior, but if you could just confirm that this would come from the funds from the 2006 bond issue. The District set aside funds to pay for these project completion issues, so I just want to confirm for the record there are sufficient funds in those funds that were set aside for this additional improvement to the storage facility?

Mr. Maxwell responded yes.

Ms. Minnis asked, “Matt, is this any significant change to project completion?”

Mr. Maggiore responded no.

Mr. Haber stated I’m comfortable that the project was described broadly and not the max improvement plan that these type of changes that facilitates the construction of the improvements that were identified are okay.

On MOTION by Ms. Minnis seconded by Ms. Spears with all in favor PCO No. 73 in the Amount of \$3,286 was approved.

Mr. Maxwell stated the next thing I have is an application for payment number 19. It is not billing any work that has been completed. This is simply the retainage balance of the original contract. All the work from this point forward will show a 10% retainage, so this time there will be a zero retainage balance at least for the work completed.

Ms. Beaugrand asked so this finalizes the original portion of the contract?

Mr. Maxwell responded yes.

Ms. Beaugrand asked so the balance to finish is effectively the current change orders that we recently approved?

Mr. Maxwell responded correct.

Ms. Beaugrand asked so our retainage starts over fresh at this point?

Mr. Maxwell responded yes.

On MOTION by Ms. Minnis seconded by Ms. Spears with all in favor Pay Request No. 324 to Dicky Smith in the Amount of \$48,475 was approved.

SIXTH ORDER OF BUSINESS

Approval of Pay Requests

A. No. 323, Payable to Hopping Green & Sams, in the Amount of \$400.00

Ms. Beaugrand stated included in your agenda package is pay request number 323 to Hopping Green & Sams for \$400.00. This is consulting costs relating to the project completion documentation.

On MOTION by Mr. Dosch seconded by Ms. Minnis with all in favor Pay Request No. 323 to Hopping Green & Sams in the Amount of \$400.00 was approved.

Ms. Minnis asked I just want to make sure there is nothing outstanding that Stewart is waiting on from us to decide on?

Mr. Maxwell responded that is it.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

There being none, the next item followed.

C. Recreation Facility Manager

There being none, the next item followed.

D. Manager

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisors' Requests

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Audience Comments

Mr. Marshall Harrison stated I have a couple questions about some of the landscaping going on and specifically the area behind Stone Ridge along Race Track and the area between the soccer fields. That is not being cut between the sidewalk and the fence. It is full of trash.

Ms. Beaugrand stated the area between the sidewalk and the fence is the POA's responsibility.

Mr. Harrison stated I have been told that but I've also been told just the opposite. I do know that you guys are not cutting the grass all the way the sidewalk to the street sign. There is an area about two feet wide.

Ms. Beaugrand asked in that same area?

Mr. Harrison responded all the way down through there and that is kind of consistent with other areas like westbound from Race Track and Durbin Creek. There are a lot of areas in there where they are not cutting all the way up.

Ms. Beaugrand asked, "Jerry, you will check on that, right?"

Mr. Hill responded yes.

Mr. Harrison stated I have been told two different stories between the sidewalk and the fence.

Ms. Hernandez stated over the last eight years we have gone through Nanak's, Trim Terrific and now Cornerstone and I have never told any of the people that have done service for us to do that section you are talking about. It has always been the POA. Back in 2007, I did get a call from a member of the POA and we talked about what the POA did and what the CDD did. He wrote up a description of what we were to do. I looked at it and I agreed with it and he agreed with it. He gave it to me and I put it on our website and he put it on the POA's website, so that did come from the POA. It does state in there that the POA takes care of that strip.

Ms. Minnis asked do you still have that document?

Ms. Hernandez responded yes, we do.

Mr. Harrison stated I would like to get that emailed to me. There is another large area in question too. Behind Publix there are about 100 by 75 foot area between the sidewalk and the street that is not being cut by anybody. Nanak's cuts the area at the entrance, which belongs to the POA but then there is a section that is not being cut by your guys.

Ms. Beaugrand asked in front of the Publix center?

Mr. Harrison responded yes.

Ms. Beaugrand asked kind of in front of where the SunTrust Bank Branch is?

Mr. Harrison responded it would be on the western end of the Publix Shopping Center.

Ms. Beaugrand asked that should be the retail center, right?

Ms. Hernandez responded my understanding, it is.

Ms. Beaugrand asked can you get in touch with the retail center and remind them that is there responsibility?

Mr. Hill responded we start where the fence begins again past the Wendy's.

Ms. Beaugrand asked so in front of the whole retail center is the responsibility of the retail center up to where the POA does the entrance?

Mr. Harrison responded I know it was not Nanak's because I drive past there almost every morning and the guy that is cutting it is not in a Nanak's uniform.

Ms. Beaugrand asked can you follow up with the property manager over there and remind them that is there responsibility?

Mr. Harrison stated the sprinkler heads are shooting straight up in the air along Race Track and especially in the area along Julington Creek Elementary. A couple of them are bubbling up into big puddles and one of them is shooting water in the drainage ditch. There are also a bunch in the median that need adjusted or fixed. That is terrible when people drive through here and see what Julington Creek looks like. What they see along Race Track Road is really going to affect our property values.

Mr. Jack Jones stated I am here representing the Parana's Swim Team tonight. I'm following up about the pool temperatures and what we might be doing to address that issue.

Ms. Minnis stated I started going back in past minutes and I did not see this addressed in previous minutes. To put the record straight I walked into the meeting and there was a group of people and that was the first time I have ever heard of it. We have talked about closing this project for months and that we were on target to shut down the project at hand and my goal was to keep that meeting on track and I went by the agenda. This then came up in audience comments. I explained in that meeting that I did not know what the aerator did, so when someone said they were here for aerator I had no clue because my kids were never involved in swimming. I wasn't really sure what the issue was until the staff and other members explained what the aerator did and why it was needed. The other thing I also heard that this has been a problem for years but I have been on this board for nine years and that was the first time I remember hearing it. I don't think it is a dead issue.

Ms. Beaugrand stated it has been an issue for years. I helped start the Parana's back in the day. The temperature of the pool has been an issue but Ashley has some information.

Ms. McVeagh stated I'm the Aquatic Director of the CDD. After the last meeting when it was brought to the board's attention Brady and I did some research on temporary aeration systems. There are three options if you choose to have an aerator at your aquatic center. The first one you can have the CDD staff build an aerator system and the cost for this is between \$1,000 and \$1,500 and it would take about a day worth of labor. JCA does have an aerator that was built by staff. They built a two year scope and they use it every night from May through September. They have an average drop of four or five degrees when you use it, which keeps their pool at 82 degrees. The second option would be to purchase a water cannon, which I believe is what the gentlemen at the last meeting had suggested. He suggested that we go for a \$4,000 one. After speaking with the company I realized that one wouldn't be efficient because we have a pool that is 150,000 gallons and that cannon is only up to 60,000 gallons, so we would have to do the three horse power. If we would get one before October of this year he would give us a \$500 discount. Eagle Harbor does use a water cannon that was purchased by this company. They have two of them now and they have had them for five to seven years, so they do last.

Ms. Beaugrand asked what kind of temperature drop does it create at Eagle Harbor?

Ms. McVeagh responded they have three different pools that these aerators on. The ones that are similar is the 115,000 gallon pool and it has a four to seven degree drop, so it is similar to the one you would build yourself. The third option would be to install an in-ground aerator and the cost of it is \$20,000.

Ms. Beaugrand asked if we were to do what JCA did and build one for this facility, how do we know that is going to provide the proper effect to the pool that we are looking for? What I don't want to do is spend \$1,500 and find out that it does one or two degrees and we could have spent \$5,500 and had more consistent benefit.

Mr. Wilson stated schematics are the same concept as the water cannon. It uses the same pump, except we build it.

Ms. Beaugrand asked it has the horse power that is necessary?

Mr. Wilson responded it has the same stuff. It just doesn't have their name on it. I built the one at JCA.

Ms. Beaugrand asked how long has it been working at JCA?

Mr. Wilson responded about three years and it is still working there.

Ms. Beaugrand asked what is the water source that gets pumped through the aerator?

Mr. Wilson responded the intake comes from the pool itself. It takes it from the pool and then shoots it out.

Ms. Minnis asked can you explain what a water cannon is? Is it electrical?

Mr. Kyle Wilson responded it is electrical. It is pretty much a pool. It keeps the water out instead of re-circulating it through the pool.

Ms. Beaugrand asked similar to what they have at Bolles?

Mr. Kyle Wilson responded yes.

A resident stated I had to laugh at people's comments about parents that have to look at that slide all the time. If you have kids that are too small for that slide then you might as well go home because that is all you're going to hear about all day. We talked about the personality of the aquatic facility and there really is something to that. I have not seen this water cannon work with people in the water but I'm told that the folks at Eagle Harbor it is an attraction for them. I'm not sure if you can run it while kids are swimming in the pool but if you can it sounds like it is kind of a fun thing. In previous meetings that I have attended one of the things that I know that the board and Stacie has been dealing with is how do we get more people to the facility and that was one of the reasons behind the slide. Regardless of what we do with the aerator, anything I think that can add as an attraction to the whole facility and not cost \$150,000 would probably be in everybody's best interest. This aerator wouldn't just benefit the swim team. Obviously, that is why I'm here but there are a number of adults who swim laps.

Ms. McVeagh stated I spoke to the aquatics director at Eagle Harbor and they do use the aerators at night when there is no one in the water. There are reports of use during the day, which may violate due caution. Also, the water pressure going into the pool is very high when you are using the cannon and they do not want to take the chance of patrons getting injured. We don't use our aerator at the recreation center during the day. We use it at night. We set it from the time we leave at 9 p.m. to 5 a.m., so it runs for the entire night.

Ms. Beaugrand stated we are getting ready to close that pool because of the construction. I think this is something we need to look into a little bit more. This is not something we have to do tonight because the pool is going to be closed until next April. I would like staff to do a little more research and make sure. This isn't like what they have at

Bolles. Bolles have it along the edges. They have their on when people are in the pool. Did I read in the minutes that the swim teams were willing to chip in on the costs?

A resident responded when initial conversations, which did not include the board, so you didn't miss anything because we never brought it up before. We had conversations amongst ourselves but we never brought it up before you because we didn't know if we needed to. In talking to Kyle awhile back it was only going to be \$1,000 we would be willing to raise the money. If it becomes a dollars and cents issue, we are willing to contribute.

Ms. Beaugrand stated I think it would be a great give back to the community if the teams could contribute to the costs by doing some fundraisers. In the meantime, we will continue talking about it at the board meetings. I would like a recommendation from staff as to which of these options make the most long term sense to do.

TENTH ORDER OF BUSINESS

Financial Reports:

A. Balance Sheet as of June 30, 2009 and Statement of Revenues & Expenditures for the Period Ending June 30, 2009

Mr. Oliver stated included in your agenda package is

B. Treasury Report – June 30, 2009

C. Assessment Receipts Schedule

D. Check Register Summaries

1. General Fund

Ms. Beaugrand stated included in your agenda package are the check registers that have gone out for the month of July and include items 1703 through 1713. Are there any questions?

On MOTION by Mr. Minnis seconded by Ms. Spears with all in favor the General Fund Check Register Including Check Nos. 1703 through 1713 were approved.

2. Recreation Fund

Ms. Beaugrand stated included in your agenda package is the check register for the recreation fund and includes check number 4328 through 4503. Did we make money on the luau?

Ms. Stacey Passen responded I think we were \$160 to the good.

Ms. Beaugrand asked is the take away gourmet a successful program?

Ms. Passen responded it is a program that is growing. We are seeing consistent orders.

Ms. Beaugrand asked but we are not losing money on it?

Ms. Passen responded no, absolutely not.

Ms. Minnis stated I have done it. The only thing that I have mentioned was the Assistant Manager that is up there for the second time they changed their packaging from the first time and it caused a little bit of confusion but I have gotten it for my family on the nights that I play tennis and I have gotten it for my in-laws and they raved about the lasagna.

Ms. Passen stated we are trying to create a convenience for the community.

On MOTION by Mr. Dosch seconded by Ms. Minnis with all in favor the Recreation Fund Check Register Including Check Nos. 4328 through 4503 were approved.

ELEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – September 8, 2009 at 6:00 p.m. @ Julington Creek Plantation Club, 350 Plantation Club Parkway, St. Johns, Florida

Mr. Beaugrand stated our next meeting is September 8, 2009 at 6:00 p.m. at the Plantation Club.

TWELFTH ORDER OF BUSINESS

Adjournment

Secretary/Assistant Secretary

Chairperson/Vice Chairperson