

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, April 8, 2008 at 6:00 p.m. at the Bartram Trail Branch Library, 60 Davis Pond Boulevard, St. Johns, Florida.

Present and constituting a quorum were:

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

Also present were:

James Oliver	District Manager
Wes Haber	District Counsel
Matt Maggiore	District Engineer
Mike Lucas	Basham Design Group
Stacie Hernandez	Julington Creek CDD
Shelly Timbol	Julington Creek CDD
Ashley McVeigh	Julington Creek CDD
Morgan Ragland	Julington Creek CDD
Jennifer Ferguson	Julington Creek CDD
Jerry Hill	Julington Creek CDD
Kim Harless	Julington Creek CDD

FIRST ORDER OF BUSINESS

Roll Call

Ms. Beaugrand called the meeting to order at 6:00 p.m.

SECOND ORDER OF BUSINESS

Approval of the Minutes of the March 11, 2008 Meeting

Ms. Beaugrand stated the next item is approval of the minutes of the March 11, 2008 meeting. Are there any corrections to the minutes?

Ms. Minnis stated on page 3 the sentence reads, Ms. Minnis stated to Brian's note this equipment comes in, it should be "when" this equipment comes in.

On MOTION by Ms. Minnis seconded by Mr. Pincket with all in favor the minutes of the March 11, 2008 meeting were approved as amended.

THIRD ORDER OF BUSINESS

Selection of Audit Committee

Ms. Beaugrand stated next is selection of audit committee.

Mr. Oliver stated three years ago we went through an RFP process to select an auditor for the district in accordance with Chapter 218, Florida Statutes and the three year period has run out. It is time to start the audit process again and this would be for the fiscal year 2008 audit. Tonight we need to select an audit committee and then have an audit committee meeting in conjunction with the next regularly scheduled CDD meeting at which time we will approve selection criteria and issue the RFP. We will come back 30 days later to review proposals for selection of an auditor in the July timeframe.

Ms. Beaugrand stated so that they are in place in time to begin the audit at the end of the fiscal year end September 30.

Mr. Oliver responded correct.

Ms. Minnis asked you select the committee tonight. Don't they meet prior to the next meeting to come up with a criteria then the criteria is submitted at the next meeting?

Mr. Oliver stated we would begin the 6:00 p.m. meeting with the audit committee, make recommendations for selection of criteria and present that to the board during the CDD meeting. The committee is actually coming up with the criteria which will be provided to the committee before the meeting with a review and any changes you want to make. Then the full board would adopt that criteria during the CDD meeting immediately following adjournment of the committee meeting.

Mr. Haber stated pretty much the criteria are statutorily set. The committee will be making a determination whether or not to include price is the biggest decision the committee makes and they also approve what the RFP will look like. The remaining criteria are set forth in Chapter 218.

Mr. Oliver stated for quorum purposes it has worked well to have the entire board serve as the audit committee.

On MOTION by Ms. Minnis seconded by Mr. Pincket with all in favor the board members were selected as the audit committee.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2008-05
Confirming District's Use of St. Johns
County Supervisor of Elections to conduct
District's Election of Supervisors in
Conjunction with the General Election**

Ms. Beaugrand stated the next item is consideration of Resolution 2008-05 confirming the district's use of the St. Johns County supervisor of elections to conduct our election.

Mr. Haber stated this is a resolution that this board has approved previously in pretty much this exact same form except for whatever changes may be there for different board members. Pursuant to Chapter 190 when elections take place as a general election as opposed to a landowner election, those elections are handled by the St. Johns County supervisor of elections. This resolution is at the request of the St. Johns County supervisor of elections to show our intent to use their services again to handle that election.

On MOTION by Ms. Minnis seconded by Mr. Pincket with all in favor Resolution 2008-05 was approved.

FIFTH ORDER OF BUSINESS

Approval of Pay Requests

A. No. 229 Payable to Julington Creek Plantation CDD in the Amount of \$12,413.60

Ms. Beaugrand stated the next item on the agenda is item five which is the approval of pay requests. The first one is a reimbursement to the district for \$12,413.60. Staff has outlined what the items are. Stacie, were these included in the sheet?

Ms. Hernandez stated the upfront costs are behind Tab 6.

Ms. Beaugrand stated this is computer equipment it looks like two additional lap tops. You have your plan in place as to how many PCs, how many lap tops. Are we at the point now where we have purchased all of the PCs and lap tops or is there additional equipment that needs to be purchased from that perspective?

Ms. Hernandez responded there may be additional equipment purchased.

Ms. Beaugrand asked is that cost of \$12,413.60 included in the spreadsheet behind Tab 6?

Ms. Hernandez responded yes.

Ms. Minnis stated I thought this was just software.

Ms. Beaugrand stated I don't see how it is because for example March 2008 on that spreadsheet you have \$2,913.60 and this is \$12,413.60.

Ms. Hernandez stated if you look at access card reader system that is \$9,500 and that is the first invoice you see.

Ms. Beaugrand stated okay.

Mr. Pincket asked are we approving taking money from the capital improvement fund to pay to the CDD, in other words reimbursing the district?

Ms. Beaugrand responded right.

Mr. Pincket asked didn't we already approve the purchase of this equipment out of the district funds? That is why I'm asking if we have seen this before.

Ms. Hernandez responded it is in this agenda package in the back of the check register. You haven't seen this before.

Mr. Pincket asked has this equipment been bought already from funds out of the district's operating account?

Ms. Beaugrand responded correct.

Mr. Pincket stated so it has already been bought.

Ms. Beaugrand responded correct and it is reimbursing the operating account funds with the capital improvement funds.

Mr. Pincket asked why didn't we have to approve the expenditure out of the operating account?

Ms. Beaugrand responded it is just a timing issue. It is part of the budget which is why we asked last month for them to do this because this is basically what we have budgeted in the recreation center budget for this equipment. We asked last month to have a running tally of this so we know where we stand between what we have spent to date and what we have against the budgeted items so we know what the remaining figure is. Just check and balance making sure staff is keeping an eye on how much more they need to buy and what they have left and whether we are meeting budget or we are going to have an issue with exceeding budget or not. If you want them taking an extra step and coming before us, at this point it is going to be difficult to do because we have five months.

Ms. Hernandez stated we would literally have to meet every week.

Mr. Pincket stated that is fine.

Ms. Beaugrand stated the check and balance is this sheet with the budget making sure that they are staying within the budget.

Ms. Hernandez stated we are on budget and everything looks good.

B. No. 230 Payable to Basham & Lucas Design Group, Inc. in the Amount of \$5,943.44

Ms. Beaugrand stated pay request 230 is to Basham & Lucas for \$5,943.44. As you can see on the backup this relates to construction administration, shop drawing review, CDD meeting attendance.

C. No. 231 Payable to Hopping Green & Sams in the Amount of \$728.51

Ms. Beaugrand stated behind Tab C we have pay request 231 to Hopping Green & Sams in the amount of \$728.51. That by and large relates to equipment lease review for the recreation center equipment.

On MOTION by Mr. Pincket seconded by Ms. Minnis with all in favor pay requests 229, 2340 and 231 were approved.

D. No. 232 to O.R. Dicky Smith & Company, Inc. in the Amount of \$413,881.00

Ms. Beaugrand stated handed out is pay request 232 which is to Dicky Smith in the amount of \$413,881.

Mr. Lucas stated they are making real good progress. A lot of the basic site is cleared and prepped and getting down to just the final 10% as far as putting on the finishes. If you look down the percentage complete everything is basically 90% and it will basically stay that way until the building is done and they put the final coating of asphalt on. The site is really looking clean.

The buildings are almost dried in. As far as the recreation building they have the brick work done, they have shingles on the two story parts, they actually have stucco scratch coated on everyplace they are actually putting the finish coat on the back of the building so you can see the color of it. They have started to install windows so hopefully, within two weeks the building

will be dried in which means they will be able to proceed with all of the interior build out. In the meantime they have been doing mechanical work on the inside but they are limited to what they can do until the building is dried in.

The pool house building is basically done except for the finish coat. They have the shingles on it and they started the stucco on the pool house. The pools are ready for the final coat as far as the marcite, ready to fill it up with water which they won't do until the very end when they do all the marcite and the final finish coat. They are progressing very nicely. You will see when we talk about PCOs I do have an aerial site plan that you can sort of get a rough idea of what the site is looking like even though it is a rough picture you will be able to see how the site is clean and all the buildings are progressing very nicely.

Ms. Beaugrand stated so we are at 57% completion at this point. One of the things that I brought up before the meeting is that with our contract with D.R. Horton they were supposed to give us a progress payment if I remember correctly at 50% so we need the district manager to connect with D.R. Horton to give us that first payment of the \$500,000 that they had allocated to this project. It is in the contract for the purchase of Parcel 50.

So there are no issues and everything is moving as expected?

Mr. Lucas responded yes. I have asked for an updated schedule. I think we are a little ahead of schedule and I hope to get that because I need to let Lori know so she can plan her finishes and all of her scheduling to get furniture. He is going to give us an updated schedule.

On MOTION by Ms. Minnis seconded by Mr. Pincket with all in favor pay request 232 to O.R. Dicky Smith in the amount of \$413,881 was approved.

Change Order No. 6

Mr. Lucas stated we approved the PCOs last month for addendum no. 6 and now this is the formal addendum. Last month we approved PCOs for the toilet seat covers, clubhouse hose bibs and the AD coordination for a total of \$5,060.

On MOTION by Ms. Minnis seconded by Mr. Pincket with all in favor change order no. 6 in the amount of \$5,069 was approved.

SIXTH ORDER OF BUSINESS**Discussion of Recreation Complex**

Mr. Lucas asked do you want to talk about the PCOs or the meeting with St. Johns County first?

Ms. Beaugrand stated let's talk about the meeting with St. Johns County first. I asked Cyndi Stevenson our commissioner to set up a meeting with Joe Stevenson to discuss the sidewalk issue that we have been talking about on an ongoing basis for some time. The approval of the permitting they required us basically to build a sidewalk to nowhere along the frontage of our particular parcel which is right where our entry is. Those sidewalks go to nowhere. One of the things we have been discussing is the potential need from a health safety and welfare issue of building a sidewalk from our entrance down to the four way stop at Flora Branch and/or doing a very enhanced crosswalk right in front of our entry to the sidewalk on the north side of Durbin Creek Boulevard. We wanted to see if there was any kind of help we might be able to get from the county in terms of putting this sidewalk in and we discussed both the sidewalk going from the site to Flora Branch as well as from the site to Race Track Road. I think we kind of prioritized going from the site to Flora Branch if we had to pick and choose because you have homeowners coming from the majority of the plantation in three different directions from there if we had to narrow it down. We discussed both ways. Obviously, if we could get both put in that would be the best of all worlds. In the discussion Joe Stephenson who is the head of roads and transportation for the county was there, Troy Blevins who is in charge or recreation with the county, Cyndi Stevenson, Mike Lucas and myself. Obviously, budget is an issue, we all know about what has happened with budget issues so they are cutting left and right. The 2008 budget is done and basically Joe said when it comes to safety issues they are more amenable to discuss those issues for obvious reasons that if our commissioner chose to make the request that he could include it as a possible project for the 2009 budget which starts October 1, 2008. Basically he said that our chances of getting any match or any amount of money allocated to do this project would be greatly enhanced if the district matched some of those funds and he didn't specify what percentage or what dollar amount he just said if you could contribute to the cause that gives them the ability to place it in higher priority in their long list of items that all the different commissioners want to add to that pot for the budget process.

Mr. Lucas stated which shows we are prioritizing it by the way we are initiating and putting our money upfront too.

Ms. Beaugrand stated one of the things that we have discussed several times is Mike had gotten a proposal from Connolly & Wicker our civil engineering firm to give us the cost of doing the engineering to determine what the work is, permitting, costs, etc. for those two segments of sidewalk and he got a cost for each of them separate and one together which gave us some discounting to the total cost. If we as a district would like to pursue getting the county's help and getting this work potentially completed we have to go ahead and get the engineering portion of the work done.

Mr. Lucas stated to do just from our site to Flora Branch was \$17,400.

Ms. Minnis asked that is engineering only?

Mr. Lucas responded that is engineering only. Joe ball parked the cost of construction anywhere between \$75 to \$100 per lineal foot.

Ms. Beaugrand stated that included engineering, right?

Mr. Lucas responded it is just construction cost.

Ms. Beaugrand stated so the lineal footage for the site is 2,600 lineal feet so that is about \$175,000 to \$225,000. The site to Race Track Road was how much for the proposal?

Mr. Lucas responded \$35,400 and that was 3,400 lineal feet.

Ms. Beaugrand stated so that is \$250,000 to \$325,000. Doing both together?

Mr. Lucas responded \$48,600.

Ms. Beaugrand stated if we were to engineer both. He is willing to put both of them in knowing that we would probably only get one done initially and maybe one done the next year and if we put them both in then the other one gets better priority the next year if they both don't get approved this year.

Mr. Pincket asked what is the cost of building the sidewalk in front of our property?

Ms. Minnis asked the cost of the two sidewalks to nowhere then the cost of the whole sidewalk, is that what you were asking?

Mr. Pincket responded yes, I'm trying to get an idea of what we are going to spend anyway on the sidewalk to nowhere.

Ms. Beaugrand stated it doesn't matter, that is a county requirement, it is already in our budget.

Mr. Pincket asked these are all additional costs taking it from the end of the sidewalk to nowhere to Flora Branch.

Ms. Beaugrand responded right, taking it from our property line to Flora Branch and our property line to Race Track Road.

Mr. Pincket asked have we exhausted the option or possibility of getting a waiver of building a sidewalk to nowhere emphasizing we are going to do the crosswalk?

Mr. Lucas responded we asked.

Ms. Beaugrand stated we have to do the crosswalk regardless too.

Mr. Lucas stated we had already asked and he was pretty adamant.

Ms. Beaugrand stated it is not just Mr. Stephenson that does that, that is the county planning and permitting.

Mr. Pincket stated right but there are waivers you can get and it might be something you want to consider going through that process. It is not that involved to ask for the waiver. I would rather put the money in building a safe crosswalk. I think everybody is going to be able to use that sidewalk across the street and there is no problem with everybody using that to flow into the recreational complex.

Mr. Lucas stated one thing I'm working on with Joe is we have a crosswalk but in our conversation he said a high emphasis crosswalk and I'm not sure exactly what that means yet but he asked me to send him drawings of what we are proposing which is basically striping across the street and I am going to get with him and some other people in the county to figure out what a high emphasis crosswalk is.

Mr. Maggiore stated what the DOT calls a high emphasis crosswalk, instead of having stripes parallel to where you walk the stripes are perpendicular. Instead of having two lines it is 18" stripes.

Ms. Beaugrand stated I think it is also a reflective plastic coating versus just paint so in the evening in the dark car lights reflect off of it too and I don't think it is white maybe it is yellow.

Mr. Maggiore stated they would both be white it is all thermoplastic. The difference is instead of having just two lines to walk between you are walking on a railroad track looking surface.

Ms. Beaugrand stated we also asked about the possibility of getting a flashing light similar to what they would have at a school zone warning. He said to be honest with you that doesn't really work because people become immune to it they don't even see it unless there is

something that changes to draw their attention to it. For those of you who live in Whispering Pines that crosswalk in front of the entry to go across to where Fruit Cove Middle is was brought up in the meeting by Commissioner Stevenson and they are looking into emphasizing that walk as well.

Whether we end up choosing to bite the bullet and ultimately have to pay for a sidewalk or whether we are able to get the county to pay for part or all of the sidewalk we would still have to do the engineering so the issue at hand tonight is whether we want to go forward with trying to get this concept through with the county and go ahead and pay for the engineering. The other thing we would have to do as well is to basically lobby all the commissioners other than Cyndi Stevenson who is on board 100% but we would need to talk to the remainder of the commissioners to get their support on this as well.

Mr. Pincket asked are we discussing doing the engineering without any commitments or promises from the county?

Ms. Beaugrand responded right, absolutely no commitment.

Mr. Pincket stated I want to go back to the possibility of not doing the sidewalk at all although the issue may have been raised with staff in the county, planning and zoning or whatever department that is.

Ms. Beaugrand asked you mean the sidewalk to nowhere portion?

Mr. Pincket responded yes.

Ms. Beaugrand stated that is a separate issue.

Mr. Pincket asked is it though because we are talking about spending \$48,600 on engineering right now to engineer a sidewalk from nowhere out, shouldn't we exhaust the possibility if we all agree or the majority of the board agrees to take a shot at eliminating constructing the sidewalk altogether? That is my position. I think it is a sidewalk to nowhere and even if you run it to Race Track and run it to Flora Branch it will get used but it is easy to cross over if you are at the intersection of Flora Branch and Durbin to that six foot wide sidewalk and walk the distance you have to to cross over in front of the recreation complex if you had a safe crosswalk. To me that is the better way. We would save money on not only not having to construct a sidewalk to nowhere but on these engineering costs and whatever portion of the sidewalk that we are trying to get the county to participate in. To me I don't see the utility of building a sidewalk on that side of the street.

Ms. Minnis stated if the intent is to eventually connect it down to Flora Branch or back to Race Track the thing about Flora Branch if my kids were riding their bikes you are more likely to have a car stop at that four way stop that they do every day then all of a sudden this flashing light and enhanced crosswalk. From safety everyone is going to sit there and go why in the heck did they do this, why didn't they build it so we can cross at a safer intersection? I think we should do the due diligence to do it right and connect it both ways.

Ms. Beaugrand stated or at least one of the ways.

Mr. Lucas stated I can't say that my civil engineer exhausted all the efforts to see if we can eliminate it but he certainly raised the question and they were very adamant about it. In fact when Susan and I were in a meeting they said they would make you do it anyway because you have empty home sites that should be connected.

Mr. Pincket stated because there were staffers adamant about it, they don't have the ultimate decision authority.

Mr. Lucas stated I'm not sure how far he took it as to what the next level would be but I can certainly ask that question.

Ms. Minnis stated but to the other point those staff people send the head planning person to the commission and they put the emphasis on "it is our policy and this is how we do things" and that is what gets passed.

Mr. Pincket stated no it is not. I used to be on the PZA and I know the staffer comes there and they make a recommendation but I can assure you the PZA just doesn't adopt the recommendation of the staffer blindly.

Ms. Minnis asked who has to approve this, is it the PZA and then the county?

Mr. Pincket responded most likely. The PZA has the authority to approve certain things without going to the commission but it is very few and this is probably one that would go to the county. I don't know that for a fact.

Ms. Minnis asked does anyone know the answer?

Ms. Beaugrand stated the approval of a sidewalk I don't know if that would go to the county.

Mr. Pincket stated the waiver of a sidewalk.

Mr. Maggiore stated your original approval would have been through development review, it is not really planning. They are usually pretty adamant about it and the reason being is

once you are gone you are gone and they can't make you put it in five years from now when other people have built sidewalks.

Ms. Beaugrand stated what Joe said parallels what you just said that if he had his way he would require sidewalks to go in right upfront even on subdivision improvements where now the way the county does it is the developer gets a sidewalk bond and the homebuilder puts the sidewalk in and that sidewalk bond sits out there until all the sidewalks are put in. In one sense it makes sense because the construction is going to crack that sidewalk anyway.

Ms. Spears stated as far as safety is concerned I would be concerned about crossing that road right there, just doing the cross over. It is expensive to add all of that sidewalk. It seems if we are going to do our part the county ought to do all the rest.

Mr. Pincket stated people are going to use the crosswalk.

Ms. Beaugrand stated people will use both. The question before the board is whether we want to go ahead and contract with Connolly & Wicker to do the engineering necessary to determine exactly what work has to be done. Just for information purposes that \$75 to \$100 per lineal foot is only an estimate and in this case it may be more than that because if you look where we are talking about, most particularly between our site and Flora Branch there is a swale and there is not a whole lot of level ground so there is going to have to be some reengineering of the drainage swale that goes along the road side. There is no way of knowing what that actual cost is and as to whether the county would even approve it unless we go through this process. The question is whether we as a board want to go through this process and spend either just the money for Flora Branch or just the money down to Race Track Road or the money for both.

Ms. Minnis asked do we have to do this now?

Ms. Beaugrand responded we have said that three months in a row. If we want to get into the budget process for 2008 we have to get it in with the county now and we have to start lobbying the commission. We have talked about this two or three months now and we need to either move on it or put it to bed forever. The last time we put it off I said I am going to call Cyndi I'm going to see what we can do about getting a meeting with Joe Stephenson which I did and Mike and I both went so at some point we have to make a decision. Obviously, it is not going to be something that gets put to bed completely before we even finish construction of the recreation center but at some point we have to make a decision on this.

Mr. Pincket asked how long are the engineering plans good for? From a real standpoint they might be good for a long time?

Ms. Beaugrand stated three years.

Mr. Pincket stated in other words the county will accept an engineering plan or most people would accept an engineering plan as being valid if it is not more than three years old?

Mr. Maggiore responded St. Johns specifically approves plans for three years.

Mr. Pincket stated the reason I asked that is if we are going to spend money for both but as you pointed out the chances are better for half or one or the other if the plans are going to go stale maybe we can vote on spending the money to engineer one side, put that in and this way we are asking the county for only half of it now and engineer it again next year for the other side.

Mr. Maggiore stated they are good for three years and a one year extension and if you start construction at the end of that time period you are still good.

Ms. Beaugrand stated on something like this I think the county would be amenable to working with us too since it is a safety issue versus just a desire.

Ms. Minnis stated if we do one side all the residents on one side of Julington Creek would be happy and if we did the other then the other people that would use this sidewalk and these people would be unhappy. If we were to do it I recommend doing the whole thing if we can have it for three years and then hope we are going to get matching funds. Is there any way you can get any state funding? I know the bridge that is on Race Track Road that goes over the creek was built by the state for the county. I'm just thinking long term maybe we want to hit the county but is there any way there is state money matches anything the county money does matches what we do?

Mr. Lucas stated one of the things that Joe talked about was since it was more in your subdivision and the people who live in Julington Creek although you would have some people who live outside he was saying it was the more mix of people who are using something the stronger your fight is to get that. That is why county roads get things faster than a road like this. If you had people from Aberdeen coming in and using this he said that would really push the cause.

Ms. Beaugrand stated there is a limited population impact being property owners of the district and members of the facility.

Ms. Spears asked if you wanted a sidewalk you go to the county to ask for the sidewalk, is it normal for them to ask that party to do the engineering?

Ms. Beaugrand stated it is on county right of way it is not on our property. The approach was to get the county to pay for it and he said getting some match from the community would help the case especially in light of the budget crunch issues that are pervasive today.

Mr. Lucas stated we would get it a lot faster than going down the pecking order of roads that are heavily traveled.

Ms. Spears stated so part of our contribution would be to supply the engineering.

Ms. Beaugrand responded correct. Let's say for conversation sake it is \$200,000 worth of costs they may say okay we are going to appropriate \$100,000 or \$150,000. We don't know if they will appropriate anything but we can't find that out unless we do something here.

Ms. Minnis asked does anyone know why they decided to build a sidewalk from Dewberry to the pool on the other side of Davis Pond?

Ms. Beaugrand responded if I remember correctly that was a school board issue because they wanted a sidewalk for safety purposes for kids to have a sidewalk all the way down Davis Pond or Race Trace Road.

Ms. Minnis stated my thinking is of kids living on the other side down this way would have that sidewalk to go towards Fruit Cove, etc.

Ms. Beaugrand stated they would still have another cross, they would have that cross by the entrance by Whispering Pines. It would be safer for them to cross at the four way.

Mr. Lucas asked didn't they say sometimes they like to have sidewalks down both sides of the street and sometimes when they don't want to do both sidewalks they make one side of the street have a wider sidewalk.

Ms. Beaugrand stated there is an eight foot sidewalk on that part of Durbin Creek Boulevard.

Ms. Alvarez asked what about when they put in a sidewalk the portion that leads up to the library? If that was county funded that was over \$100,000. We didn't pay any money for engineering so why do we have to do it now with the clubhouse?

Ms. Beaugrand stated we approached them for them to pay but the problem is when that got funded there wasn't a budget crunch issue.

Ms. Alvarez stated there will always be budget crunch issues.

Ms. Beaugrand stated there wasn't at the time. I'm not saying it is right or wrong I'm just saying at the time that was funded we didn't have the same kind of budgeting issues that the counties are all having today. He is trying to find a way for us to be able to get some funding from the county. This is the alternative.

Ms. Alvarez stated that is a lot of money.

Ms. Beaugrand responded I agree it is a lot of money.

Mr. Stuart stated the portion of the sidewalk north of the site up to Oakwood Branch a portion of that should be covered by D.R. Horton with their properties.

Ms. Beaugrand stated yes, we thought about that.

Ms. Behrmann stated just as a reminder most of you weren't around back then but in the ad hoc committee that was always on the plate that we wanted to do a sidewalk if at all possible from Race Track right down to Flora Branch.

Ms. Beaugrand stated if we had enough money to do so.

Ms. Minnis stated the reason I have been asking if we had to decide is I guess I'm worried about cost overruns and other things on this project and spending \$50,000 on a study alone much less paying for it.

Ms. Beaugrand stated we have the total change orders to date.

Mr. Lucas stated you have a credit from Dicky Smith net \$53,000.

Ms. Beaugrand stated but you add back the \$139,000. Remember we have the money to do this if we choose to do it. We have the money to pay for the entire sidewalk if we choose to do it because we had pre-collected and we issued the full amount of the bonds as a safety feature if you remember with the intent that if we don't spend that money then we refund it back to the bonds. The money for this kind of thing is not an issue, we have more than enough money. That doesn't mean we just go and spend money, we have to be careful stewards but the point is if we want to spend \$48,600 plus \$300,000 on a sidewalk we have that money to spend if that is what we choose as a district to do. It is a matter of whether we feel like it is the appropriate thing to do or not.

Mr. Pincket stated it seems like this is our best way. I know it is county property and I would like the county to pay for it but the political reality and economic reality is it is not going to happen for a long time. I think the facility will get a lot of use so if the consensus is that it probably is a safer route for a lot of people coming from Flora Branch as well from Whispering

Pines, Pine Chase and everything to the east staying on the south side, Race Track south of Durbin you don't have to cross the street, to me it is something we should do. I anticipate the recreation facility is going to get a lot of use, I hope it does. I think Kathy made a good point a lot of people might want to send kids of an appropriate age on a bicycle and would feel more comfortable if they don't have to cross the intersection at Flora Branch and then cross back over in front of the recreation complex or if you are coming from the neighborhoods to the east that your kids don't have to cross twice as well to get there safely. I will go ahead and spend money on the full engineering study for the \$48,600.

On MOTION by Ms. Minnis seconded by Mr. Pincket with all in favor the engineering study for sidewalks for both sides in the amount of \$48,600 was approved.

Proposed Change Orders

Mr. Lucas stated you should have received a list of PCOs. We are going to strike a couple of them off the list. We are not going to talk about 21 right now or no. 28. I will skip over those when we come to them.

PCO no. 19 has three options. This came about once we got out there and started looking at the tennis courts, how the tennis courts drain to the wetlands. The tennis courts drains all the way across from one end to the other and it goes across into the wetlands. Typically what my tennis court guy would like to see is once it gets to that area to drain a gradual area of about 10 feet before it drops off and drains because what that does around the edge of the tennis court we have a brick banding and the way we have ours set up is we have a pretty substantial drop off right at the edge of the tennis courts and he is afraid if we leave it the way it is over time it will erode away and possibly that brick band would come loose and we would have to come back and fix it so he proposed to leave that brick band and put a concrete curb all along the edge of the wetlands to eliminate this problem. What he offered in the way of if you look at 19A we are going to eliminate 4 feet of fence that basically divides each court. One thing that does is it makes it easier when you groom the court when you roll it back and forth since we have the clay and he is going to give a credit of 240 feet of fence at 3 feet tall and the brick a credit of \$3,700. The cost to do the concrete curb would be \$7,300 so the total add for this option 19A would be \$4,300.

Taking it a step further once we got out there and started looking at 19B the one thing that was brought to our attention Dicky Smith who has done a number of these courts went back on Plantation Oaks and a few other areas because the concern was over the timeframe that you have 9 months to a year if that Har Tru surface is draining over to the wetlands we are going to possibly have a maintenance problem and right now it would just collect in the swale and 9 months to a year the tennis pro or whoever would have to go in and dig that trench out and it would be more difficult to maintain. What he did in other facilities was he went back and actually put in a trench and he is proposing on this to put in a gutter to collect the sand and to help with the maintenance of this court over time. In building this gutter we are adding about \$24,000 in cost. He feels this will be a very good long term benefit, maintaining the court, eliminating the erosion away from the tennis courts. We feel this is going to be the best alternate to help with the maintenance on the courts.

19C would be instead of pouring a concrete gutter to actually purchase one. This is one foot wide and this is what has been done in some of the other facilities. It is basically a trench drain down along the edge of the gutter and it is one foot wide and one foot deep and the Har Tru surface would go inside that drain, the water would flow over and after a certain amount of time you would have to go out and lift the trench cover off and empty out the Har Tru surface so we were more concerned that this long term is more expensive and it would be more of a headache. After talking with Stacie and everybody else I believe the one we would like to recommend is 19B which is the change order for \$24,000.

In talking to your pro where he is now he doesn't have any type of gutter and at the end of the year or whenever it is appropriate he has to dig out all this and it is a maintenance item. It could be left alone but long term it is more of a maintenance item and we were trying to think of what is best for the courts and what is best for maintenance purposes.

Ms. Minnis stated I am having a hard time understanding where this would be.

Mr. Lucas responded this is all along the edge of the courts. The courts to end to end and the courts back up to the wetlands.

Mr. Pincket stated explain what happens at the end of the courts. What is 19B proposal?

Mr. Lucas stated the courts are going to drain into this and you are going to create this gutter system and it is going to go down gradually and you are going to have baffles in here to

help block the Har Tru from silting in one area and the water is going to down through there, collect in the storm drain area.

Mr. Pincket asked between the edge of the court and this curb, is there a drop?

Mr. Lucas responded no.

Mr. Pincket stated so we catch it before it runs down the embankment.

Ms. Beaugrand asked is there any preferences by the board?

Mr. Pincket stated staff's recommendation of 19B.

Ms. Minnis stated the third one doesn't make sense to me.

Mr. Lucas stated the third one is instead of building a gutter you are buying a trench already manufactured. It is a metal trench like you would drive over in a driveway. You are paying a lot of cost for that and you still have to come in and lift this surface out and dig out all the Har Tru material. This is what they have done at Eagle Landing, Eagle Harbor. The one they did at Eagle Landing was only 6" wide so it is a maintenance nightmare.

Ms. Minnis asked if we have a really bad rain, this just fills up?

Mr. Lucas stated this would connect to your storm. All of your water is still connected. This is trying to collect your Har Tru and it is deep enough that your Har Tru would be on the top and it would gutter your water. In trying to cut the cost Dicky came up with 19B and thought maintenance wise it would be a lot easier to deal with too.

Mr. Pincket asked does it affect fill dirt from the sides of those tennis courts?

Mr. Lucas responded this will be right on the edge of your tennis courts. You won't have anything but your Har Tru material going into it with the rain water.

Mr. Pincket asked on the other side of this four foot gutter that is just dirt sloping down to the wetlands?

Ms. Beaugrand stated actually we will sod it.

Mr. Lucas stated Dicky brought it to our attention because he had to go back on Plantation and do it and at Eagle Harbor. At Eagle Landing the owner put the 6" wet trench drain and found out that didn't work because it is so narrow. Thinking long term how to maintain these things he came up with 19B.

On MOTION by Mr. Pincket seconded by Ms. Minnis with all in favor PCO 19B was approved.

PCO 22

Mr. Lucas stated PCO 22 has to do with conditions we encountered during construction as far as mechanical. Once the mechanical started installing the duct work and trying to coordinate with the floor trusses and keeping our ceilings as high as they could be on the first floor and then trying to make the transition from the mechanical attics which are on either side of the second story and transitioning at the roof when they got in there it didn't work as the mechanical engineer had drawn it. They had to go back in and create soffits, we had a lot of over trunks that crossed themselves and I spent a lot of time with Dicky Smith and the engineer trying to resolve some things but in the end it amounted to a change. Part 2 what they attribute \$20,000 to in order to make all these things work. The second part of 22 is a roof rack that all the equipment is set on. The engineer had hoped to be able to put it on more framing up but code required that it be built up on a roof rack that is about 24" high. It is something that my engineer did not fully detail on his drawings thus it was not priced correctly. Basically it was almost omitted. It is \$14,000 for the roof rack for all the equipment that sits on the back of the building if you notice there is a well on the back. This rack is for all of that equipment to sit on. The next part is \$3,300 on the irrigation pump there was lack of coordination between landscape drawings and electrical drawings. The irrigation pump didn't have any power to it so we had to go ahead and provide power for the landscape irrigation pump. What we tried to do and what Dicky is doing to work with us on is when the civil engineer submits his drawings he submits it far in front of landscape drawings and as we cross the wetlands we have a bank and he has to show the county that those banks are going to have some type of treatment on it so they don't erode away.

Ms. Beaugrand stated we are talking along the main entry road.

Mr. Lucas responded yes. As we cross the wetlands that is a two to one slope so what he showed on his drawings was those banks to be seeded and sodded and that was basically going to be temporary until the landscaper was able to get in there and in order to get the county drawings approved this was put on there and this was the amount of \$37,000 and what Dicky is going to do is work with the landscape contractor and make sure that the slopes are maintained until he can get his sod on there so he is going to give back that \$37,000 so the net change to this change order is \$1,200.

Ms. Beaugrand stated so on an ongoing basis he is going to make sure that the integrity of the slope is not eroded.

Mr. Lucas responded yes.

Ms. Beaugrand stated instead of sodding and resodding with the landscape contractor.

Mr. Lucas stated when the landscaper comes in he will have to strip that sod which you will get a credit back since he doesn't have to strip that back and that will come back from your landscaper.

Ms. Beaugrand stated later down the road.

Mr. Lucas responded yes. He is trying to work with us and help out to ease some of the pain of this so he is going to coordinate that with the landscaper to maintain those banks.

Ms. Beaugrand stated I appreciate the creativity.

Ms. Minnis asked what option do we have if we don't do this?

Mr. Lucas responded you have to do it. You don't have to take the credit.

Ms. Minnis stated the only thing is approving this now with this credit here and that is very creative. Is there any chance that we are still going to end up with this maintenance of the sod until this is going to happen if we have really bad rain we could end up having to rebuild it up.

Mr. Lucas stated you don't, Dicky does. The contractor is responsible for it. He is giving it back. He is maintaining the banks until it coordinates with the landscape guy to get it in there so that the banks are right.

Mr. Pincket stated on a related question you mentioned the roof items. Is it visible from the pool area?

Mr. Lucas responded no. Since we were short on ground area around it, typically you would put them on the ground but we are putting them on the roof. There is a well we are creating to screen these.

Mr. Pincket stated okay.

Mr. Lucas stated we have 12 or 13 of those units and instead of setting them on the ground we are putting them up there.

On MOTION by Ms. Minnis seconded by Mr. Pincket with all in favor PCO 22 was approved.
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PCO 23

Mr. Lucas stated PCO 23 is what we are proposing. Originally the irrigation to the tennis courts was set up off your domestic line which would be a bit more costly so we are proposing to sink a well and that well would be dedicated for the irrigation of the tennis courts. We thought we might cross it over with the irrigation but the irrigation is basically running all night too. The tennis court irrigation would be running all night. In order to try to save you money if you look on the next page we tried to budget what your costs were a month and this may be conservative and a little bit low or it may be high, we ballparked it at \$1,700 a month for the water bill alone. I think Stacie came up with a higher number. This well will pay for itself in less than two years.

Ms. Minnis stated the only thing about wells is the amount of iron. Is there any concern for tennis court maintenance based on that?

Mr. Lucas responded this would be a deep water well, it wouldn't have that sulfur smell.

Ms. Minnis stated I thought they put a moratorium on these kinds of wells.

Mr. Pincket asked did you say we have to water the tennis courts all night virtually every night?

Ms. Hernandez responded they are watered at night.

Ms. Beaugrand stated obviously long term this makes more sense to drop a well than to pay the irrigation fee for city water.

On MOTION by Mr. Pincket seconded by Ms. Minnis with all in favor PCO 23 was approved.
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PCO 24

Mr. Lucas stated if you will look at some of the pictures I have provided to you now, Dicky tries to shoot an aerial each month and you can see what is going on. This is a picture of the bank. It has water and it is going to have water and after walking it with Stacie we were thinking that it would be an opportunity not only for your Kodak moment down the road but a walking trail around there and there may possibly be provisions of walking to the wetlands. All we want to do with this PCO was bring a panel out from the main panel so that when and if you

decided to add site lighting or anything like that it would be easier to do. This will provide electrical conduit from a panel for future service in the amount of \$1,900.

Ms. Spears stated later you could have light on the fountain and lights on the sidewalk potentially.

Mr. Lucas stated there could be a lit path around that. You could walk through the wetlands. We are trying to create an opportunity since we don't know what if anything you would want to do, now would be the time to bring a panel out of the building and set it out by the bulkhead so you could tie into that.

Ms. Minnis stated it cost \$2,000 to redo the electrical in my kitchen when I remodeled so this is a bargain. I think it makes sense to spend it now.

On MOTION by Ms. Minnis seconded by Mr. Pincket with all in favor PCO 24 was approved.

PCO 25

Mr. Lucas stated we were asked to add a dishwasher in the kids area. In the infants area there was originally two under counter refrigerators and we are going to eliminate one of the under counter refrigerators and substitute that with a dishwasher.

Ms. Minnis asked why?

Ms. Hernandez responded due to the volume that we think we are going to have in the child watch area for cleanliness, sanitation, toys that is what the dishwasher is going to be used for. It is quick, it is recommended, it will be safe.

Ms. Minnis asked it is not for people bringing anything in? It is only for our personal use for toys or whatever.

Ms. Hernandez responded correct.

On MOTION by Mr. Pincket seconded by Ms. Minnis with all in favor PCO 25 was approved.

PCO 26

Mr. Lucas stated we were asked to add an ice machine at the tennis pavilion. We have a vending machine out there but this is to run water and provide a drain for an ice machine.

Ms. Hernandez stated it is right next to that circular lawn area.

Mr. Pincket asked is it in an area we can lock off so that during the day people can't just go in and open it up.

Ms. Hernandez responded it is outdoors.

Mr. Pincket asked who on the staff would kind of be in charge in watching that?

Ms. ----- stated the tennis pro and me.

Ms. Minnis stated the purpose is to be used by everyone in general.

Ms. Hernandez responded the purpose is primarily tennis but it is outside and can be used by other members. It is really underneath the covered pavilion area for the tennis storage.

Ms. Minnis stated I'm just wondering what ice is going to be inside the kitchen area.

Ms. Beaugrand stated there is already an ice machine in the snack bar area.

Ms. Minnis stated so this is a second ice machine.

Ms. Hernandez responded yes.

Ms. Beaugrand stated remember the snack bar area is on the other side near the spray ground on the opposite side of the facility from the tennis courts. It is going to be next to the competition pool. If we have events at the pool it could be used for any event.

Mr. Pincket stated my only concern is this would be an attractive nuisance.

Ms. Hernandez stated we will address those issues when they come and make a decision on what we need to do and maybe we have a lock on it and it is only opened by the team captains so they can refill the ice. We will take it as it comes.

On MOTION by Mr. Pincket seconded by Ms. Minnis with all in favor PCO 26 was approved.
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PCO 27

Mr. Lucas stated at the entry to the amenity center as you drive up where the signage is we originally had two gooseneck fixtures to light the signage at the entry. When we changed the name and it got a little bit longer from just amenity center to the Plantation Club we were worried that the two goose necks that we specified are not going to light it properly so we want to add a flood light on the parking lot fixture right across the street to light it better. To change out to a flood light from the goose neck is \$700.

Ms. Beaugrand asked are we getting rid of the goosenecks?

Mr. Lucas responded yes.

Ms. Beaugrand stated so we have the offset of the original cost associated with the goosenecks.

Mr. Pincket stated it is already factored into this.

Ms. Minnis asked is this going to be objectionable to anyone surrounding that area?

Mr. Lucas responded it is a tiny flood focused on the front only. We have a parking lot post at that corner where you pull in and it is going to be mounted on that post and aimed at the signage.

Ms. Minnis stated okay, I don't have an issue with it.

On MOTION by Mr. Pincket seconded by Ms. Spears with all in favor PCO 27 was approved.
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Ms. Minnis asked if we get a list like this again can we get a total as we go through it?

Mr. Lucas responded I won't know what you are accepting or not accepting. Hopefully, this won't happen again.

SEVENTH ORDER OF BUSINESS

Discussion of Preliminary Opinion of Costs

Ms. Beaugrand stated the next item on the agenda is discussion of preliminary opinion of costs. We had asked Stacie and staff to provide us with this last month as we were going through not only the pay requests but the check receipts as well so that we could keep track of what the budget is, what we have spent to date, what we have left, making sure staff is cognizant of whether they are on budget. I presume you are continuously looking forward as to what is left to be purchased and that it is within the budget if what you have remaining to fund.

Ms. Hernandez stated the upfront cost here as well as our budget for the year, at the end of each week I ask the managers to send Shelly the overall budget and the overall budget is divided into departments. When she receives that information from all of the department heads. I review that budget and included in that is the preliminary upfront costs. I review all of those budgets at the end of each week. Every other week I ask my managers to not only give me what they expect to date but proposed at the end of the year.

Ms. Beaugrand stated so that goes with the whole budget plus what we have project budgeted which are separate numbers.

Ms. Hernandez responded absolutely.

Ms. Beaugrand stated the one thing that is not on here is the signage. I guess the signage you had in here was really replacement signage for the old pool facility. Is that right?

Ms. Hernandez responded yes that was for our current pool.

Ms. Beaugrand stated one thing we should probably add to this for tracking purposes because that is a separate item too just like the other capital expenditures. If anything else comes up like that it needs to be added as well for tracking purposes.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Haber stated I have two items both of which have been passed out to you. One is informational and is the quarterly impact fee distribution that is provided to you on a quarterly basis. They are sent to our firm and just a result of a settlement agreement from previously filed litigation and I just wanted to let you know the distribution has been made.

Ms. Beaugrand stated I can't believe we are still getting impact fees with the way the market is.

Ms. Minnis asked is there anywhere the district is tracking what we received such as a spreadsheet?

Mr. Oliver responded we can prepare that.

Ms. Beaugrand asked do we really need it? We have to be able to track it back to the permits pulled to really know whether they have paid us the correct amount.

Ms. Minnis stated I was the one that filed the lawsuit so I think we should because there has always been a discrepancy of what was really pulled. I think rather than wait to the end to just say we know what we got. When they say this is the last payment we have an idea that yes, that is right. There were figures in that settlement that said this is what we were expected to get. Since then developers have changed hands, attorneys have gone away, county administrators have left, commissioners have turned over, there are very few people besides Carol Strickland and some of the people who filed the lawsuit that are aware of the settlement. Would your office have these letters?

Mr. Haber responded my office should have a record of them.

Mr. Oliver stated also we have the deposit records so we can build a spreadsheet.

Ms. Minnis asked does anyone object to doing this?

Ms. Beaugrand responded no, the reason I asked is we have the records of what the county has given us on a quarterly basis but to really know whether this number or the number is the amount that they remitted to us is correct they would have to provide to us the underlying calculation to get to the \$11,490 for example. If we are going to track it then we need to get the underlying information.

Ms. Minnis stated in 1997 they gave me a hand written document that has the houses and the impact fees. Around 2000 while this was all going on they converted the impact fee collection and tracking to an automated system. I have the original document but then to track this back her total should match based on the settlement agreement based on what the county gave me.

Ms. Beaugrand asked was the settlement agreement an estimate based on numbers of units or dollar per unit?

Ms. Minnis responded it was a percentage the total of all fees collected. Up to this point the developer would get this, at this point residents would get this and then it totaled 100% in the end. In that calculation if you take the total and you take this and then you take that middle number where they said this is what they collected, they should all match up.

Mr. Oliver stated the county will probably provide us with the calculations so I will ask them first and then we will check our records.

Ms. Minnis stated I would like to see us check our side first and go back to the county later. The other thing is when do they think build out is.

Ms. Beaugrand stated we have a couple of hundred lots left in Plantation Estates and the four units.

Ms. Minnis stated since we are getting close I would like to make sure that we do that.

Mr. Pincket stated I think it is a good idea depending on how much work is involved to do a high level review to make sure we are at least in the ballpark and I agree the county will give you the numbers just match it up against the number of permits pulled or whatever, kind of a high level to make sure we are in the ballpark. Ms. Beaugrand pointed out the impact fees

have gone up over time so the number will probably exceed the estimate in the settlement agreement.

Ms. Minnis stated the other thing was the settlement was about 2003 so there shouldn't be that many of these letters.

Mr. Haber stated I will do that. The only other issue I had was the memo that addressed the issue that was raised at the last meeting regarding support of charitable not for profit organizations. In short our research showed that because CDDs are limited special purpose governments we are only entitled to do what Chapter 190 or any other legislative statute provides and there was nothing specifically addressing a CDD's ability to support not for profit charitable organizations. In other words we would suggest that you adopt a resolution saying we support we think what they are doing is great or contribute money, however, because this district does have recreation powers and the district does have the authority to adopt rules and policy that relate to the recreation and together with the recreation power is cultural and educational uses for those facilities. To the extent there are any charitable not for profit organizations that you would want to extend for example set up a billboard or set a rate that might benefit a charitable organization you can do that, however, all charitable organizations would need to be treated equally. Meaning that to the extent that you get an application from one or another you can't differentiate for any reason, it is equal protection constitutional issues that we would be concerned with there.

Ms. Beaugrand stated in other words we can't give JCP Cares priority.

Mr. Haber responded right.

Ms. Minnis stated to that point didn't we adopt a resolution just supporting them?

Ms. Beaugrand stated I don't think we ended up adopting it for this very reason.

Mr. Haber stated I can go back and look but I think that was a concern we expressed in connection with the adoption.

Ms. Minnis stated I would like to know, I thought we did. That is why I think it is in conflict with this if we did.

Ms. Beaugrand asked can you double check that Jim?

Mr. Oliver responded yes.

Ms. Minnis stated if we did adopt it can you unadopt it?

Mr. Haber responded I don't think you can unadopt it. I don't know that there is going to be a penalty or problem with the document if it was adopted, it was probably an oversight. I don't think there is a concern about adopting it. I wouldn't want to make a habit of doing that. It makes sense to look to see if we have done it but I wouldn't take any action as far as unadopting it. Looking into it in more detail a CDD is there for a limited purpose of maintaining its improvements, funding new improvements it is not there for these types of things.

Ms. Minnis stated thank you.

B. Engineer

Mr. Maggiore stated the only thing to report is we did verify that Dicky Smith's electrical contractor is storing your lighting fixtures inside a locked box inside a locked facility and his commercial insurance covered that as well.

C. Recreation Facility Manager

Ms. Hernandez stated as a reminder we are having a swim complex grand opening April 19th so please join us for all the games we are going to have.

It is that time of year again when I start the budget process. The majority of the managerial staff has been hired and everyone has a good understanding of their current numbers. I will be working with all managers on their department's first draft in the month of May for inclusion in June's agenda package. After the board's review in July we will make any necessary changes for the August meeting for approval in September so they are ready to go in October for the new year.

Mr. Oliver stated as long as we approve the proposed budget by June 15.

Ms. Hernandez stated just for your information the document that Morgan is passing out is from Black Box Network Services. Black Box has designed a single network for all locations that would provide access to the internet, wired and wireless. They are also providing the entire cable and fiber infrastructure at the new recreation center, the pool, the sportsplex facilities including communication with our current properties. You will see in the drawings the overall layout of connectivity.

The second handout is for AB satellite and all its controls, the LCD TV and sound system. You can review that at your leisure.

Mr. Pincket stated we are going to have wireless access at all facilities.

Ms. Hernandez responded yes. Next, Susan, Brian, Wes please check your personal numbers listed on our crises communication sheet document for accuracy and let me know if there are any changes.

Ashley has been working hard on researching programming for the sportsplex operation and staff training and at the last CDD meeting she had asked for thoughts on allowing BMX bikers to be included in the skate park environment. You requested information for the April meeting and Ashley has prepared a spreadsheet for your review.

Ms. McVeigh stated on here you will notice there are some skate parks listed throughout Florida. The first section of skate parks allow no bikes at any time. The next section lists some skate parks that allow separate sessions of bikers and skaters and the next one offers mixed sessions with bikers and skaters at the same time. I called every single one of these and on the right hand side are notes of the parks.

Ms. Minnis asked is the skate park layout final?

Ms. Beaugrand responded yes. We did that a long time ago. We did that after we had the community meeting in this room and got the input from the kids who were here and Paul came up with the final layout at that point in time.

Ms. Minnis stated I wasn't at that meeting where you had the people because I was out of town.

Ms. Beaugrand asked what is your recommendation?

Ms. McVeigh responded staff is recommending that the first two weeks of operation the skate park will only be open to skateboards and inline skates. After the first two weeks of operation we think the skate park should open on Fridays for four weeks for bikes during the hours of 12:00 p.m. to 3:00 p.m. and 7:00 p.m. to 10:00 p.m. and after those four weeks of bike only sessions we are going to propose that the skate park open to skateboards and inline skates and bikes for one Saturday and then after the mixed session we would like to meet with the board again to reevaluate the no bike policy.

Ms. Beaugrand stated including potential conflicts with all the users and potential damage if any to the facility itself and so on.

Mr. Pincket asked why do you recommend that bikes be integrated that slowly or not at all for the first two weeks and then 6 hours?

Ms. McVeigh responded just because the CDD hasn't operated the skate park yet and I feel like the first two weeks of operation we should see how the one set of users works.

Mr. Pincket asked why couldn't we have at least a day of bikes or a few hours of bikes?

Ms. McVeigh responded we can, that was just my recommendation. It is up to you.

Ms. Beaugrand stated after two weeks you were adding what?

Ms. McVeigh responded for four weeks on Fridays between the hours of 12:00 p.m. and 3:00 p.m. and 7:00 p.m. to 10:00 p.m.

Ms. Minnis asked 12:00 p.m. to 3:00 p.m. and 7:00 p.m. to 10:00 p.m. is bikes only.

Ms. McVeigh responded yes.

Ms. Minnis asked and 3:00 p.m. to 7:00 p.m. is skateboarding?

Ms. McVeigh responded yes and after those four weeks on Saturday the hours are 10:00 a.m. to 10:00 p.m. we will have both users and see how the two users work together.

Ms. Minnis asked based on the layout you think all users can use both on a Saturday?

Ms. McVeigh responded it is a trial period.

Ms. Beaugrand stated it is a trial. Unless we try it out you really don't know.

Ms. McVeigh stated it is up to you, this is what staff came up with.

Ms. Hernandez stated Ashley and I have both gone to other facilities to try to see how these two groups come together and we have not been successful in seeing the two groups out. We don't know if we are just going to get Yuri and his kids coming up or if we are going to have 20 other people. We don't know. We don't want to exclude anyone, we want to take it slowly and see what happens and make an educated decision on that.

Ms. Beaugrand asked Yuri does that sound like an appropriate plan to you?

Mr. Bahamonde stated it sounds confusing, I wouldn't know when to show up.

Ms. Beaugrand stated I think you are being a little critical. We can post the times. It is a trial period for the first month and then to see how it works, how the integration works and then we will make up the final schedule.

Mr. Pincket stated I suggest we permit bikes even during the first two weeks but give them some time.

Ms. Beaugrand stated I agree with you there. Use this schedule but forget that first two weeks, just go ahead and start.

Mr. Pincket stated I think it should be some weekend time as well. For the first six weeks the bikes can't use it.

Ms. McVeigh asked do you want me to tell you the hours of operation and then you can decide what you would like the bike schedule to be?

Ms. Beaugrand stated this will be in the fall it opens in October.

Mr. Bahamonde stated I was going to ask that Ashley look at the schedule and have it how it alternates in a way that makes sense.

Mr. Pincket stated I think whatever we come up with the users of the facility are going to know when they can use it. Ultimately we will figure it out.

Ms. Hernandez stated it will be on the webpage, it will be posted, we will hand out fliers.

Ms. Beaugrand stated we may find that just like on the City of Deland with too many users they split the days between the skates and the bikes and that makes sense if there is not heavy usage then I think it makes it more amenable to have both on there as well. It is going to be a trial regardless.

Mr. Pincket stated we just have to see the volume of use skaters are versus bikes and make some adjustments. It is interesting that the City of Deland didn't say they went to separate sessions because of conflict among the users it was simply volume.

Ms. Beaugrand stated on Deltona it says alternate days and times between bikes and skates, they opened as a mixed park but due to animosity between the two users the park separated the users. Deland was the overcrowding issue. The Edge skate park in Naples have separate times allowed for bikes and they don't mix the users due to different speeds and use of equipment. Those were the ones that had separate sessions, those were the reasons between the separate sessions.

Ms. McVeigh asked do you want to plan a schedule for bikes based on the times?

Ms. Beaugrand asked what time does the skate park open in the fall?

Ms. McVeigh responded Monday through Thursday 12:00 p.m. to 8:00 p.m., Friday it is 12:00 p.m. to 10:00 p.m., Saturday it is 10:00 a.m. to 10:00 p.m. and Sunday it is 11:00 a.m. to 10:00 p.m.

Ms. Hernandez stated keep in mind these hours may change due to usage, concerns or variety, possible issues. It is our intention that the sportsplex will not tolerate bad behavior.

Ms. Beaugrand stated for the first month I don't have a problem with what you suggested with on Fridays have the 12:00 p.m. to 3:00 p.m. and 7:00 p.m. to 10:00 p.m. for bikes and 10:00 a.m. to 10:00 p.m. Saturday for all users.

Mr. Pincket stated starting from day one.

Ms. Beaugrand stated yes and use that as a trial period to see how everything works with the understanding that if it is just bedlam even on day one we may change at day two. We may make the executive decision for safety purposes to go ahead and split it up. Why don't we start out like that?

Mr. Pincket stated I agree.

Ms. Beaugrand stated we have to start somewhere.

Ms. Minnis stated I just think mixing it on a Saturday for the first time rather than a Sunday you are going to have a lot of people. I would rather see it mixed on a Sunday.

Ms. Beaugrand asked why don't we change it to Sunday instead of Saturday because you will have a few less people probably on a Sunday.

Mr. Pincket asked do you want to make maybe some exclusive even if it is a few hours exclusive bike and maybe split it on Saturday?

Ms. Beaugrand stated you have to test it out.

Mr. Pincket stated right now Saturday is exclusively skaters so the only time bikes can use it on the weekend is when they are mixed with skaters on Sunday.

Ms. Beaugrand stated and on Friday. You have 3:00 p.m. to 7:00 p.m. for skaters and 7:00 p.m. to 10:00 p.m. for bikers on Friday.

Mr. Pincket stated that is fine. It is really going to be Stacie monitoring it to see how it works.

Ms. Beaugrand stated I'm thinking now do we want to have a place for kids to hang out especially on a Friday night, maybe the split should be on Sunday versus Friday and have everyone able to do it on Friday so that is a place for kids to hang out whether they bike or skate on a Friday evening. Maybe do the split usage on Sunday at the beginning. The whole purpose of doing a skate park is to have the kids have a place to hang out on Friday evening. Why don't we swap that and you figure out the times on Sunday.

Tennis

Ms. Hernandez stated I would like to take this opportunity to announce the director of tennis Scott Miller and Scott is working tonight so he will not be joining us. Scott is coming to us from Palencia Club in St. Augustine where he has held the head pro position for the last two years. He has eight years of fulltime teaching experience at clubs that include Queens Harbor and Deerwood and prior to working he played as a member of the University of North Florida tennis team. Over the past seven years Scott has helped develop and expand Palencia and Deerwood. He has been the primary coach for many players top 30 in Florida and has worked with junior players that have gone on to play at UNF, UCF, USF, FSU, UNC Texas A & M, USC and UF. On April 2 Scott and I held our first tennis meet we had over 70 individuals. Everyone seemed very excited and interested in the tennis program. We are in the process of petitioning and establishing an adult county club first coast working women's league as well as outlining the adult and junior clinic programs for the fall. Our tennis meeting really jump started our signups. We are both very pleased with progress to date. Scott should be on board fulltime between May and June.

Additional pass holders.

Ms. Hernandez stated currently we have four different annual pass holder options. After many meetings with both the director of tennis and year around swim team coach I feel that perhaps two additional youth only annual pass holders would be a value. First being the junior tennis annual pass fee of \$300 for use of the tennis courts only and for the timeframe of clinics, private lessons and matches only.

Ms. Beaugrand stated if we do that we have to have a whole new public hearing if we were to do that this year.

Ms. Hernandez stated I'm just bringing this up.

Mr. Haber stated you need two separate notices, one 29 days in advance, one 30 days in advance of the public hearing, holding the public hearing.

Ms. Beaugrand asked does it include a mailing to everybody?

Mr. Haber responded no, just two separate published notices in the newspaper.

Ms. Minnis asked are these pass holders for juniors I assume these people are under 18 and they don't live in the district.

Ms. Hernandez responded correct.

Ms. Minnis stated I have an issue with that.

Ms. Hernandez stated I just thought I would bring that up for the use of the tennis courts only and for the timeframe of clinics and private lessons. By adding outside passes for specific timeframes already occupies current residents we feel we would not impact the usage and would allow for our teams to compete and practice with some of the top players in Jacksonville.

Ms. Beaugrand stated let's let the dust settle and see what the usage is and keep that in mind, bring it back up but until we see how it all shakes out we could be overcrowded day one.

Ms. Hernandez stated okay.

Ms. Spears asked the 70 people who came to the meeting were they are Julington Creek folks?

Ms. Hernandez responded there were over 70 and I imagine 90% of them were. I think there were three ladies in the audience from off of 210.

Ms. Beaugrand stated that is a great turnout.

Ms. Hernandez stated there were a lot of these players that have worked with Scott and want to continue but they don't live in the community and they wanted to get in on the group clinics. That type of thing, it wouldn't be individual where they are doing other things. While we hold a clinic which could be a lineup of five to ten young men, some of those would be very high end competitive players that would add to the program. Same thing with swim team. I don't see anymore than maybe 15 or 18 tops that would probably want to joint the swim team rather than hiking up to Bolls that are at that level.

Ms. Minnis stated I guess I just have an issue of the problem we have with kids within the district whose parents are here that we have had problems in the past at the pool with no parental control.

Ms. Beaugrand stated those were little kids that we had issues with in the past those were not teenagers.

Ms. Minnis stated kids are kids. I'm just saying when we separate the parent responsibility from this is where I have the issue. If they really want to stay with him then I think they would be willing to pay the family or group or whatever that other designation is.

Email issues

Ms. Timbol stated when we initially set up our email it was web based, it was linked to our website and that was a fine configuration while we were a small company also an update configuration for private use as well. Now we are growing and preparing for more growth and in doing that we are going to change our email configuration that began immediately when we installed our server. To better understand this imagine that you had to go to the post office to get your email, our post office used to be the website now with the service the post office is the server located within the recreation office building. When we made the switch to the server the server did not recognize any of the JCPCDD.org email domain outside of our internal network. When that problem came to my attention I tried to rectify it. Obviously, that was incomplete and I apologize to Kathy that she still had issues getting her emails. I did come up with a solution today talking with Mike Anderson who is the individual that we use for our IT problems and all the different issues that we need along those lines. I have for each of you directions on how you can access your emails through our server, however, I would like to give those to you after the meeting because it does involve some passwords.

Ms. Minnis stated so what we have is not used anymore we are going to a whole new network?

Ms. Beaugrand stated we got an email not too long ago or I did anyway.

Ms. Minnis stated I get spam only.

Ms. Timbol stated this was my error. The reason that the rest of you did get that notice and Kathy didn't is because we had alternative email addresses for each of the rest of the board of supervisors. For Kathy all we had was the CDD one so it didn't get to her. We were forwarding the emails you were getting that were coming through the website, we were forwarding them to your personal email address. That is still not the best situation because if you wanted to respond your personal email would be on the response. This will allow you to log onto a website so you can respond to those emails and then your JCPCDD.org email address will be on the response.

Mr. Pincket stated I did receive an email recently and did you want us to reply? My name was spelled wrong on it so I tried to reply back saying it is spelled wrong, correct the name and resend me an email and that didn't happen.

Ms. Timbol stated I will make a note of that when we talk after and I will look into that.

Ms. Beaugrand stated I can't access the website at work, it is a blocked website at my office.

Ms. Timbol stated the email service we have now is called Postini and you will see an invoice for that company in the back of the check register. We had to go with this because we are not using the same system webmaster that we had. This has been recommended to us and it also provides us with additional enhanced filtering. So far it has been working fairly well.

Mr. Pincket asked will we be able to control at a facility or any one of our facilities that are wireless they are basically going to run through our server so we are going to be able to control filters or website access and limitations and things like that?

Ms. Timbol responded the website is still different from our email. We haven't changed the web host.

Ms. Beaugrand stated he is talking about someone who brings their laptop to the facility and accesses the wireless.

Mr. Pincket stated we should be able to control because they are going to run through our server.

Mr. Timbol stated no that is going to be different. As I understand the way WIFI is going to be set up it is going to be on a totally different channel and there are going to be firewalls and I don't think that is going to go through the server. That is through the phone network. The server is totally different.

Mr. Pincket stated we should still have controls on limiting website access, correct.

Ms. Beaugrand asked do you mean if someone brings their laptop then our WIFI would limit them to what website they can access?

Mr. Pincket responded right.

Ms. Hernandez responded I don't know.

Mr. Pincket stated it runs through our equipment on our premises and we control it.

Ms. Minnis stated if I bring my laptop I get your signal but I end up logging into Bank of America and from Bank of America they prevent me from going out to certain websites.

Ms. Beaugrand stated they are still going through their own provider.

Ms. Minnis stated you are logging on to your own provider.

Mr. Pincket stated okay.

Ms. Minnis asked are you worried about what people would be using it for?

Mr. Pincket responded yes.

Card Issuance

Ms. Timbol stated I wanted to give you an update on the card issuance. We are no longer issuing cards from the recreational office but we did issue 5,054 cards. Now it is going to begin again after the pool opens on April 19th and as of today we did get the computer network set up at the aquatic complex. It is a wireless based network and tied in with the recreation office and if you look closely you can actually see a little square satellite dish on top of the tower over the center of the aquatic complex entrance area and it is pointing toward the recreation office and there is another corresponding square dish over there. We tested it today and we were able to scan a card and the picture came right up so it is working.

D. Manager

There not being any, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Pincket stated I have decided not to run in the fall so it is only fair to people who are interested that they know that there is going to be a seat open. I enjoyed it and will say all of my good-bys later but it has been a great experience. I think July is the qualifying period.

Ms. Minnis stated the cards are May 19 and available on the state website. They changed the rules you don't have to have 1% of the district you have to have 25 residents within the district. They have to be residents who live in Julington Creek.

Ms. Beaugrand stated it has to be registered voters within Julington Creek. That makes it so much easier.

Ms. Minnis stated I just called the supervisor of elections and the rule changed and although Chapter 190 says 1% of the registered voters a new law was passed for special districts that it is 25 cards, no campaign account, it is a \$25 fee but there still is the 10¢ per card review. If you submit 25 cards it is better to get 35 cards you can pay out of your pocket the \$3.40 or you don't do the cards at all and pay a qualifying fee of \$25.

I am in the process of applying for approval, Bank of America changed its laws based on code of ethics, based on the SEC, based on every other federal regulation, there is a new way to

apply to run and I haven't gotten the final approval but I do intend to run. That is why it was "to be determined", it was to figure out what is the new formal process.

Mr. Pincket asked do you mean the process within B of A?

Ms. Minnis responded yes for conflict of interest.

TENTH ORDER OF BUSINESS

Audience Comments

Mr. Stuart stated Trim Terrific has been doing a good job in the areas that they have been working in but there is one stretch on the west side of Race Track Road, Southern Creek and Riverside has not been cut at all.

Ms. Beaugrand asked is that supposed to be maintained by their POA over there?

Ms. Hernandez responded yes.

Ms. Beaugrand stated May Management needs to say something to them.

Mr. Stuart stated there are new regulations that will go into effect in July or maybe it is the first of the year in regards to treatment for insects and also for weeds.

Ms. Beaugrand asked regulations put in place by whom?

Mr. Stuart responded the county and the state.

Ms. Harms stated I ask your forgiveness if this is an issue you have covered, I have read most of the transcripts online. Have the tennis court fees been changed since your last publication? Am I reading it correctly? In other words if I go down to the tennis court with my child I have to pay a fee to use the tennis court?

Ms. Hernandez responded yes. It is \$4.00 per person per court for 1 ½ hours. We haven't changed that yet.

Ms. Harms stated then it says \$2.00 per person for 2 hours.

Ms. Hernandez responded that is for doubles so it is still the same bottom line, it is still the same cost.

Ms. Harms stated this is from what I understand because they are clay courts and you wanted clay courts because they are better for competition.

Ms. Beaugrand stated to be able to use the facility a paid user can go in and use the facility, go to the pools, go work out. Anything that requires additional costs on the part of the district to operate such as the tennis courts, swim lessons, daycare, fitness classes where we have to hire instructors things like that where we are paying additional costs to be able to provide

these services those will be fee pay services and that includes the tennis because the maintenance costs on the tennis is exorbitant. That is going to be one of our highest operating costs. That is why we are doing it that way. We have to cover our costs or we end up having to assess all the homeowners additional costs to cover operating and maintenance. Our thought going into it was to try to have the people who use the services pay for those services in a reasonable incremental way rather than burdening the entire community. We are doing our best to keep the assessments as low as we possibly could and still provide the kind of facility that the residents have told us that they want us to provide.

Ms. Harms stated on that same note you are checking in people for the skate park and you
Ms. Beaugrand responded no, there is no fee.

Ms. Harms stated or the basketball court.

Ms. Beaugrand stated we have lifeguards at the pool too, do you want us to charge to go into the pool? That is part of the overall operating and maintenance. The additional cost of maintaining those courts is much different than running the skate park. There is no ongoing maintenance such as having to make sure that the clay is put on properly and maintained properly and watered and the whole nine yards and being replaced on a periodic basis as well. The maintenance associated with that part of the facility is really greater than anything else. If I am not mistaken we surveyed costs of similar fees, user fees around the community to come up with those fees. Is that right?

Ms. Hernandez responded yes. They are lower than Williams YMCA right now. Our total assessments are \$679 whereas other communities where people go in for free are anywhere from \$1,500 to \$3,000 a year.

Ms. Minnis stated when we did the committee the interest from moving in here in 1994 was that everyone that plays tennis seriously wants to play in a league. Most people who play in leagues a lot of them are going into Mandarin and playing at the YMCA and paying for courts there but there were certain requirements to have league ability and people were asking for league quality courts.

Ms. Harms stated I appreciate that and the leagues are going to pay to use those courts on top of the per person fees?

Ms. Beaugrand responded yes. They have to be members, paid users of the facility.

Ms. Harms stated you can't go out and play there with you kid because it is a league quality court, we didn't include a non league quality court for the residents to go and play.

Mr. Pincket stated we had to make a lot of decisions.

Ms. Minnis stated I started playing tennis at a young age and I played at a country club and it was for that reason, to get private lessons to go on playing tennis but also there were standards you had to go by. It was different than going to a park and just letting anybody come out and hit the ball and stay there for two hours and follow the rules, if you are disrupted you leave. You have to have certain things.

Ms. Beaugrand stated the other thing is we budgeted as best we could budget going into this facility and until we operate the facility for a year to validate our revenue and expenses that is when we will be able to look back and say what is it truly costing us to operate this facility and what revenue streams do we have coming in to help offset those costs. Once we have some historical data we are going to be better able to look back and make sure that what we are charging on these things is correct and we are going to be looking at this on an annual basis. Sometimes on an ongoing basis if we see something out of whack we have the flexibility to play with it some. We have got to be sure that we don't have to go back to the best of our ability to the residents and do this humongous assessments, we are all residents too and we don't want that. We are trying to balance it out and that is where we are today.

Ms. Alvarez stated I have been to all these meetings and I am really floored at how the money is being spent. I remember this five years back the discussions were going on about the pool and I know you have made a lot of decisions since then and I think you made a lot of good decisions but I am honesty floored with how it is being continuously added on. The cost keeps climbing up. I'm not talking about specific ones to say I want a clay tennis court. The average homeowner like Christine and many other neighbors who say I would like to just enjoy this facility with my family on a family recreational basis not on a league basis not on a professional basis, they are really not being allowed to do this. I have seen the same thing happening at the current lap pool we have over here. When I started going there when I first moved here every afternoon in the summer I was kicked out of the lap pool because the swim teams come in, mothers come with younger siblings, congested the family pool adjacent to it, the YMCA got smarter and had swimming lessons in that family pool, now a pool I couldn't hardly use before I have this much room less because there is a swimming lesson, there is meet lesson, there are

families with their little kids trying to make use of that pool but the average Joe is really being discriminated against. Your board as a whole has not taken that into consideration.

Ms. Beaugrand stated I disagree with you. You have been at some of the meetings but you have not been at all the meetings. We have gone through this painstakingly to try to make the best decisions we can. If you don't agree with us that is your prerogative. To be floored over what we have spent, we have been very discriminating to what we have spent. We have had to spend extra money on some things we had no choice, we have had choice on others. We are trying to make the best decision. The total increases that we have put into place have not been that high on a percentage basis when you look at the total cost of the facility. You are welcome to go look at the numbers. We are trying to do the best we can. Why don't you run?

Ms. Alvarez responded because I am not a citizen of this county, I am a resident alien and cannot run.

Ms. Beaugrand stated that is a good reason and I wasn't saying that in a negative way because you are a community activist.

Ms. Alvarez stated I know, I would do it otherwise. This is not to be aggressive or defensive it is I just think there is a lot of money being spent here. The engineering study on the sidewalk for instances, when this building was discussed and when it was going to go in and where it was going to be placed I'm thinking shouldn't it have been part of the discussion.

Ms. Beaugrand responded it was but we weren't going to allocate money for that sidewalk until we knew we had enough. We had to make sure we got the base facility.

ELEVENTH ORDER OF BUSINESS

Financial Reports

- A. Balance Sheet as of February 29, 2008 and Statement of Revenues and Expenditures for the Period Ending February 29, 2008**
- B. Treasury Report – February 29, 2008**
- C. Assessment Receipts Report**
- D. Check Register Summary**
 - 1. General Fund 3/1/08 – 3/31/08**

Ms. Beaugrand stated you have the check register for the general fund.

On MOTION by Mr. Pincket seconded by Ms. Spears with all in favor the general fund check register was approved.

2. Recreation Fund 3/1/08 – 3/31/08

Ms. Beaugrand stated you have the recreation fund.

On MOTION by Ms. Minnis seconded by Mr. Pincket with all in favor the recreation fund check register was approved.

ELEVENTH ORDER OF BUSINESS

**Next Scheduled Meeting – May 13, 2008 at
6:00 p.m. @ Community Development
District Administrative Offices**

Ms. Beaugrand stated our next scheduled meeting is May 13, 2008 back at our offices at 6:00 p.m.

On MOTION by Ms. Minnis seconded by Mr. Pincket with all in favor the meeting was continued to April 22, 2008 at 6:00 p.m. in the CDD administrative offices.

Secretary Assistant Secretary

Chairperson/Vice Chairperson