

**MINUTES OF MEETING
JULINGTON CREEK PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Julington Creek Plantation Community Development District held a Regular Meeting on January 24, 2023 at 6:00 p.m., at the Julington Creek Plantation Club, 350 Plantation Club Parkway, St. John's, Florida 32259.

Present were:

George Doran	Chair
Michael Morton	Vice Chair
Daniel Haydu	Assistant Secretary
Patricia Jacob (via telephone)	Assistant Secretary
Luke Jensen	Assistant Secretary

Also present were:

Daniel Rom	District Manager
Jennifer Kilinski (via telephone)	District Counsel
Jeff Branch	Field Operations Manager
Matt Roberts	General Manager
Rodney Hicks & Daniel Bauman	BrightView Landscape Services, Inc.
Steve Lovett & Jeff Gibson	Erin Lovett Miller (ELM)
Scott Miller	904 Tennis
Brian Bullock	B.A.B. Tennis Courts

Residents also present were:

Dawn Ross	Beth Ross	Laura Micalizzi
Greg Bailey	Bryan Sparks	Rick Gallagher

FIRST ORDER OF BUSINESS

CALL TO ORDER/ROLL CALL

Mr. Rom called the meeting to order at 6:03 p.m. Supervisors Morton, Jensen and Haydu were present. Supervisors Doran and Jacobs were not present at roll call.

SECOND ORDER OF BUSINESS

PLEDGE OF ALLEGIANCE

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

All present recited the Pledge of Allegiance.

THIRD ORDER OF BUSINESS

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

Resident Butch Ross stated that the deteriorating state of the tennis courts is constantly being commented on. In his opinion, players feel that the conditions are unsafe and prefer to use the Marsh, San Jose or other facilities. Membership has declined and users outside the CDD gates have declined invitations. He thinks the CDD's courts are an embarrassment and becoming more of a liability, as he and others have tripped over the raised lines. He prefers clay courts over cement courts because it is easier on the body.

FOURTH ORDER OF BUSINESS

BUSINESS ITEMS [approximately 90 minutes]

A. **BrightView Landscape Maintenance and Irrigation Report [10 minutes]**

Mr. Bauman presented the Quality Site Assessment Report dated January 13, 2023.

Regarding his recommendation, proposals for "playground mulch" will be obtained to replenish the playground and Plantation Park areas.

B. **Scott Miller Recommendation for JCP Tennis Courts [20 minutes]**

I. **Tennis Agreement**

Mr. Scott Miller, of 904 Tennis, discussed the prior Board's discussions about converting the courts to hydro and deferring making a decision due to other considerations, which ultimately delayed resurfacing the courts. He discussed the following:

- Maintenance: He believes the maintenance plan is solid; they are making adjustments each day they meet.
- Agreement: Staff lays about one to two tons of clay every two to three months because a lot of the clay is gone due to rain washouts and heavy court usage.
- Costs: The courts were last fully resurfaced four years ago. Recent quotes to resurface the entire facility with laser grain and new lines indicated it will take 17 tons per court, equating to 36,000 to 38,000 pounds per court, which is not part of the Agreement.

Mr. Miller thinks the courts can be in perfect condition if the Board approves resurfacing them, which will only take three to four weeks to complete, instead of eight to ten weeks to convert them to hydro courts. Both timelines depend on the weather conditions.

Mr. Miller responded to questions related to shutting down courts two at a time to continue play and the typical down time being at the end of May and the first week of June. He recommended redoing the clay and lines every 24 months due to the amount of play on the courts, instead of every four years.

It was noted hydro courts were not factored into the budget. Court replacement every four years was budgeted and will need to be increased to do it every two years.

Mr. Roberts stated that transition to hydro courts is costly but it will address irrigation issues and reduce the number of complaints about dry courts.

Mr. Branch distributed and presented a spreadsheet comparing irrigation and maintenance costs for clay and hydro courts and discussed the benefits to transitioning to hydro courts, despite the cost.

Discussion ensued regarding revisiting the 904 Tennis contract, inability to change court direction and re-sloping to address foundation issues, which requires tear down, which is almost the same cost as building a hydro system.

Mr. Miller feels that everyone wants clay courts.

Mr. Bullock stated that the total cost to resurface the eight courts is about \$50,000.

Board Members discussed obtaining feedback from players, irrigation, deferring the decision of whether to convert to hydro courts to later this year and building costs into the budget and a suggestion to commence and book the resurfacing project sooner rather than later.

Supervisor Jacob joined the meeting at 6:46 p.m., via telephone.

On MOTION by Mr. Jensen and seconded by Mr. Haydu, with all in favor, authorizing Staff to enter into an Agreement with BAB Tennis Courts, to resurface all eight tennis courts, in not-to-exceed amount of \$60,000, and authorizing the Chair or Vice Chair to execute, was approved.

Board Members were asked to give their feedback on the current Tennis Agreement to Mr. Rom to compile and discuss with Ms. Kilinski and the Team; it and the Tennis vendor Scorecard will be included on the next agenda.

The Board agreed to hear public comments.

A resident felt that the Board should explore other vendors.

The Board consensus was for Mr. Jensen to work with Mr. Roberts to self-form a Tennis Committee to gather information and for Mr. Miller to provide input on improvements for the next meeting. Mr. Branch was asked to obtain proposals for fencing, scorecards and additional shade structures.

II. Cost Comparison Proposal

This item was provided and discussed earlier in the meeting.

III. Maintenance Items/Costs

This item was not discussed.

C. Consideration of BAB Tennis Courts Hydro Court Construction Project [Courts 1-4]

This item was tabled and will be evaluated over the next two years.

D. Discussion: Amenity Enhancements [35 minutes]

Mr. Rom distributed the Supervisor Viewpoints of Renovation Strategies, the Supervisors' email wanting to use the conservation area to construct more tennis/pickleball courts and the District Engineer's response that it is about 99.9% not possible, due to permitting issues.

Mr. Steve Lovett, of Ervin Lovett Miller (ELM), gave a PowerPoint presentation and noted that the pond north of the Amenity Building does not serve a stormwater purpose so two or three pickleball courts could be constructed in this area but access and parking might be an issue.

A Board Member stated he is not in favor of this and, in his opinion, more parking is needed to address the overflow at Plantation Park.

Discussion ensued regarding parking, location of the competition/lap pool, current renderings, pool maintenance costs, the Loggerheads, best use of the Aquatics Complex area and addressing the need for more pickleball and tennis courts.

Mr. Lovett and the Board discussed options to maximize the square footage at the Aquatics Complex.

Mr. Rom recapped discussion items and implementing plans for the competition pool, an “Adult” only pool, no lazy river and providing shade and adequate parking.

Supervisor Doran arrived at the meeting at 7:48 p.m.

Discussion ensued regarding the redesign, access points to various facilities/events and gate access.

Mr. Rom was asked to dedicate the next agenda solely to Amenity Enhancements and compile a rolling action item list that encompasses feedback from this meeting.

Mr. Lovett stated he will provide two alternative plans to the Board next week.

Regarding the Park, Ms. Kilinski stated the Board can proceed with two bond issuances, although it is not cost effective; a Bond Anticipation Note (BAN) can be structured for the first piece.

The amphitheater, pavilions, parking, overlook areas and four-month construction period were discussed.

Mr. Rom and Ms. Kilinski were asked to obtain details to obtain proposals and project timelines and to initiate the park renovations bond to present at the next meeting.

E. Discussion: Vendor Scorecards

Mr. Branch presented a sample scorecard specific to landscaping that can be utilized for tennis. He will work with Mr. Jensen in modifying Jay’s document to a one-page Executive Summary and present a final version at the March meeting.

Mr. Rom stated that BrightView’s contract is coming up for renewal so the Request for Proposals (RFP)_ for Landscape Services will be on the March agenda.

Once the “Vendor Scorecards” are finalized, Mr. Rom will move the agenda item to Staff Reports, below the “CIP” agenda item.

FIFTH ORDER OF BUSINESS

STAFF REPORTS [approximately 15 minutes]

A. Field Operations Manager: *Jeff Branch*

I. Monthly Report

Mr. Branch highlighted items in the monthly Field Operations Maintenance Summary Report and the status of the pavilion improvements.

Mr. Haydu offered to be on site for one-hour, for the next three months, so residents can speak to a CDD Board Member.

Mr. Roberts mentioned the idea in his Report to include Board Members’ bios and photo in the community monthly newsletter. The Board agreed to both. It was suggested that Mr. Haydu’s monthly meeting follow the badge event on Saturday.

II. CIP

The Fiscal Year 2023 CIP was included for informational purposes.

B. General Manager: *Matthew Roberts*

• Monthly Report

The January 2023 General Manager Report was included for informational purposes.

Mr. Roberts stated that the Loggerheads is a mix of 50% resident and nonresident swimmers and the Porpoises is 17% nonresident. This will be reflected in the next report.

Mr. Rom asked if the Board wants any of the “Open Action Items” in Mr. Roberts’ Report transferred to the agenda. Board Members will advise Mr. Roberts individually of the items, if any, that they want transferred to the agenda.

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

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

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

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

SIXTH ORDER OF BUSINESS

CONSENT AGENDA ITEMS [approximately 5 minutes]

Mr. Rom presented the following Consent Agenda Items:

A. APPROVAL OF MINUTES

- **December 20, 2022 Regular Meeting**

B. ACCEPTANCE OF UNAUDITED FINANCIAL STATEMENTS

- **As of December 31, 2022**

- **Check Detail**
- **Credit Card Activity**

Mr. Rom stated that Accounting is correcting costs in the Recreation Fund, posted inadvertently to the “Security patrol” budget line item instead of “Security system”.

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

SEVENTH ORDER OF BUSINESS

SUPERVISORS’ REQUESTS

Mr. Doran stated that, instead of commenting on the plans, he wants to stay neutral on the matter in case the vote is a tie.

Mr. Doran stated that, subject to approval, now is the time to plan this year’s July 4th event. The Board agreed to proceed and hold the event on Saturday, July 1, 2023.

Asked when the “Cooper Park” sign will be installed, Mr. Roberts stated he will contact the vendor this Friday and work with Mr. Morton to coordinate taking pictures, contacting the Jacksonville News and putting an announcement in the newsletter.

EIGHTH ORDER OF BUSINESS

NEXT MEETING DATE: February 28, 2023 at 6:00 P.M.

- **QUORUM CHECK**

The next meeting would be held on February 28, 2023.

NINTH ORDER OF BUSINESS

ADJOURNMENT

On MOTION by Mr. Doran and seconded by Mr. Morton, with all in favor, the meeting adjourned at 8:53 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair