

**MARSHALL CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

**OCTOBER 19, 2022
AGENDA PACKAGE**

Call-in information 646-838-1601 and Conference ID: 857 497 025#



210 N. UNIVERSITY DRIVE, SUITE 702
CORAL SPRINGS, FLORIDA 33071

Marshall Creek Community Development District

INFRAMARK

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October 12, 2022

Board of Supervisors
Marshall Creek
Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Marshall Creek Community Development District will be held **Wednesday, October 19, 2022** beginning at **4:00 p.m.** at the Marshall Creek Amenity Center, 625 Palencia Club Drive, St. Augustine, Florida where the Board may consider any business that may properly come before it. Following is the advance agenda for the meeting:

- 1. Roll Call**
- 2. Audience Comments**
- 3. Approval of the Minutes of the September 21, 2022 Meeting**
 - A. Discussion of Open Items
- 4. Engineer's Report**
- 5. General Manager's Operations Report**
 - A. SJCSO Roving Patrol Violation Log
- 6. District Manager's Report**
- 7. Attorney's Report**
- 8. Supervisors' Requests**
 - A. Discussion of Issuing an RFP (Supervisor Entman)
 - B. Reconsideration of General Manager Bonus Policy (Supervisor Entman)
- 9. Adjournment**

Enclosed for your review is a copy of the draft minutes of the September 21, 2022 meeting.

The General Manager's Operations Report is enclosed for your review. Also enclosed is the SJCSO Off-Duty Roving Patrol Violation Report.

The balance of the agenda is routine in nature. This agenda package is being distributed electronically with hard copies to follow. In the meantime, if you have any questions, please let me know at (904) 436-4102. I look forward to speaking with you at the meeting.

Sincerely,

Janice Eggleton Davis

Janice Eggleton Davis/ms
District Manager

Cc: Michael Eckert
Jonathan Johnson
Hank Fishkind

Ryan Stilwell, P.E.
Warren Bloom

Katie Hollis
Brett Sealy

Third Order of Business

**MINUTES OF MEETING
MARSHALL CREEK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Marshall Creek Community Development District was held on Wednesday, September 21, 2022, at 4:00 p.m. at Marshall Creek Amenity Center, 625 Palencia Club Drive, St. Augustine, Florida and via conference line at 646-838-1601.

Present and constituting a quorum were:

Howard Hoffman	Chairman
Kathy Moss	Vice Chairman
Howard Entman	Assistant Secretary (via phone)
Richard Luciano	Assistant Secretary
Monique Perna	Assistant Secretary

Also present were:

Janice Eggleton Davis	District Manager
Michael Eckert	District Counsel
Ryan Stilwell	District Engineer (via phone)
Katie Hollis	General Manager
Members of the Public	

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Roll Call

- Mr. Hoffman called the meeting to order, and the Board and Staff identified themselves for the record.

SECOND ORDER OF BUSINESS

Audience Comments

- Mr. Chip Johnson, Sophia Terrace, addressed an accident at the gate that he was involved in. He further addressed his concerns with safety at the gate.
- Mr. Owen Collins addressed security and the gates.
 - Mr. Eckert addressed CDDs, public roads funded by tax-exempt bonds, noting the CDD can monitor access but cannot restrict access.
 - Ms. Hollis addressed Envera and access.
- Ms. Katherine Hutchinson addressed her understanding that the CDD has the ability to turn the roads over to the HOA and inquired why the roads have not been turned over.

- Mr. Eckert noted this information is incorrect. As a public entity, the District cannot give away property to private entities.
- Ms. Hutchinson inquired if the HOA could buy them.
- Mr. Eckert noted they may be able to at some point after the bonds are paid off, but there are still state law issues that would need to be analyzed and addressed before any transfer.
- Mr. Terry Shaw addressed the gates on both sides being open for a week. Additionally, he inquired if the CDD is under control of the County, and if the County is responsible for maintaining the roads.
 - Mr. Eckert noted the roads are owned by the MCCDD which is a unit of local government and independent. While MCCDD does not have to report to the County, they do have to follow local ordinances, resolutions, and laws. The roads belong to MCCDD, and they have restrictions in state law that require them to make the roads accessible to the public. Anything funded through tax-exempt bonds issued to a public entity has to be accessible to the public. Much like the amenity center has to be accessible to the public and there is an annual user fee that the District has established that members of the public could pay if they wanted to join the amenity center.
 - Mr. Hoffman noted there was a lightning strike on the South Loop gate that fried the boards on both the Envera and Comcast systems. Currently, it is Comcast holding things up. They have been onsite several times and are working on it.
- Mr. Shaw inquired if the CDD will be cleaning the gutters on the streets when the rains slow down.
 - Ms. Hollis noted they pressure wash the gutters once per year in the Spring.
- Mr. Shaun Guerard inquired where he can see audited financial statements, P&L, and balance sheet.
 - Mr. Eckert noted the resident could contact Ms. Davis and she will be able to provide those.
 - Ms. Davis noted she believes they are provided on the website as well, but if he provides her his contact information, she would be happy to email them.

- Mr. Guerard addressed the matters with Mr. Johnson's accident at the gate noting they are all concerns. He inquired what the solution to the problem is.
 - Mr. Eckert addressed the fact that the CDD is established by F.S. Chapter 190. It is the charter for all CDDs, and they only have the powers set forth within the Chapter 190. They do not have police power. Any concerns with a child predator or anything like that should be directed to the Sheriff's Department.
 - Mr. Hoffman addressed the off-duty sheriff patrols.
- Ms. Vanessa Voudrie inquired if the off-duty patrol officers carry guns.
 - Mr. Hoffman noted they do.
- Ms. Voudrie inquired if there are homes within Palencia that have no connection to Palencia.
 - Ms. Hollis noted there are on Shannon Point.
 - Discussion returned to the roads and making them private.
- Mr. David Williams inquired if the gate is up does the camera still record the license plate.
 - Ms. Hollis noted it does.
- Ms. Amanda Koff, 249 Otero Point, addressed the security issue noting people come in from Nocatee and Pine Island and drive through her yard.
 - Mr. Hoffman noted she is in Sweetwater Creek, and it is nothing MCCDD has control over. The SCCDD Board meets the first Thursday of each month.
 - Ms. Hollis noted if they let her know, she would be happy to send it to the off-duty officers.
- Ms. Shelley Fauerbach addressed Envera and suggested having Envera and a guard at the gate for the residents to feel safer.
 - Mr. Hoffman addressed the community surveys noting the majority of people want the gates, not necessarily the guards. The cost of adding guards to the current situation might be \$600 to \$700 per family.
- Ms. Lisa Reinstine, Spanish Marsh, inquired when the Envera contract would end.
 - Ms. Hollis noted there is a 30-day out provision.
 - Discussion continued on the Envera contract and exploring the option of going back to a guard.

- Ms. Hutchinson inquired about the cost difference between the Envera technology and actual guards.
 - Ms. Hollis noted she can provide the cost analysis; over four years it has saved \$1 million.
- Mr. Luciano noted he has no safety concerns outside the gate.
- Discussion continued on the gates.
- Ms. Perna addressed gated versus non-gated communities, the money having Envera has saved the community, and noting the only other thing she might add is a guard during the day.
- Ms. Moss addressed the increase in assessments for a manned gate.
- Discussion continued on the gates with it being noted it is something they can look at as they get closer to the Envera contract end.
- Discussion ensued on parking on roads with it being noted again that the CDD has no police powers and has to follow County ordinances for parking, speed limits, traffic enforcement and such.
- Mr. Brad McFarland, 637 Treehouse Circle, addressed the conditions and upkeep of the neighborhood. He inquired what they are going to do to make the place look like it used to.
 - Discussion continued on the appearance of the community with Ms. Hollis addressing the fitness center and landscape maintenance/irrigation.
 - An unidentified speaker noted today the fence/gate from the pool to the parking lot is unlocked.
 - Ms. Gunia noted the gate has to be unlocked during open hours per fire code. They will look to see if it is something they can upgrade.
- Ms. Hutchinson inquired if they could post the meeting notification on the doors here or the doors of the gym.
- Mr. Shaw addressed SCCDD spending money to expand the fitness center when they are unable to keep up with what they have.
 - Mr. Hoffman noted the funds are from a bond refinancing and must be used on capital projects.

- Ms. Voudrie addressed the community coming together to halt the storage facility. She inquired if the CDD can purchase the land that is now for sale.
 - Mr. Hoffman noted he thinks the POA should do it. The CDD needs to do keep reserves for roads and sewers.
 - Discussion ensued with it being noted the CDD can purchase land for recreational purposes but not for speculation of selling for a non-public purpose, but it is a question of where the funds come from.
 - An unidentified speaker inquired if they could change the ruling on it that it remain a green space.
 - Mr. Hoffman noted it is owned by a private developer and they cannot tell them what to do with it.

THIRD ORDER OF BUSINESS

Approval of Minutes of the August 17, 2022 Meeting

On MOTION by Ms. Perna seconded by Ms. Moss, with all in favor, the minutes of the August 17, 2022 meeting were approved as presented.

A. Discussion of Open Items

- None.

FOURTH ORDER OF BUSINESS

Engineer’s Report

- Mr. Stilwell reported they are working on a proposal for the crosswalk and flashing beacon. There is an update in Ms. Hollis’ report.
 - Mr. Hoffman inquired if the County has said they will approve it.
 - Mr. Stilwell noted the County said they would review the plan, but they may require a traffic study.

FIFTH ORDER OF BUSINESS

General Manager’s Operations Report

A. SJCSO Roving Patrol Violation Log

- Ms. Hollis further reviewed her report in the agenda package and provided updates:
 - For the ADA access at the tennis center, currently the side gate is open. They will be installing an additional card reader on the left gate.

- Food and beverage contract – the owner of Kokomo’s will be relocating out of the area and will be ending their contract at the end of September. Ms. Gunia has been actively working for months with different vendors and companies to come in. She has narrowed it down to two vendors and will keep everyone updated after Kokomo’s has departed.
- Ms. Gunia addressed the companies having liquor licenses. They will take the winter to see what they can do to approve what the vendors can do with the facility and be up and running by March.
- Ms. Perna inquired about the workshop they discussed.
 - Ms. Hollis addressed thoughts on her transitioning out of her role at MCCDD and someone new transitioning in with regard to holding a workshop to talk through the things they would want from the new manager.
 - Ms. Perna addressed having Board members as a liaisons – subject matter experts, such as tennis, fitness center, and pool – where they engage with the community.
 - Mr. Hoffman noted this person would not be able to speak for the rest of the Board members. Ms. Moss has been doing this for tennis for years. He noted once they have a replacement, they could work on having a workshop.
 - Ms. Hollis noted it would be a good idea to have a workshop to go through what the Board would like to have done, maybe start a small group to go through things, like the gate.
 - Mr. Hoffman noted the Board cannot charter the group.
 - Mr. Eckert noted the Board can have committees, but they must meet in an open public meeting, they have to take minutes and every committee member is subject to the Sunshine Law. The only way a committee can meet outside of the Sunshine is if they are only factfinding, and they are hardly ever just factfinding. They can have liaisons, but he suggested having workshops to define what this person can and cannot do. They cannot have authority to make decisions, but they can gather knowledge and bring that information to the Board and then the Board can be more informed.
 - Ms. Moss noted they have done that with tennis, and she thinks it has worked.

- Mr. Hoffman noted they will put it on the agenda once they have a person coming in to replace Ms. Hollis.
- Dr. Entman inquired about a charity tennis tournament and if that needed to come to the Board for approval.
 - Mr. Hoffman noted this is the Boggy Creek tournament.
 - Ms. Hollis noted it is a different tournament.
 - Ms. Moss noted this is something they are doing through the D Team as a fundraiser.
 - Dr. Entman noted it came to the Board as a matter of procedure.
 - Ms. Perna inquired if there is a policy for that.
 - Ms. Moss noted this is a charity tournament the D Team started to help abused girls.
 - Ms. Hollis noted it is not through Marshall Creek.
 - Mr. Hoffman inquired if District employees are contributing time or effort.
 - Ms. Moss noted no, it is not formal where Mr. Salmon or staff will be working it.
 - Mr. Hoffman noted if it is residents on their own doing a fundraiser, he does not know why they would get involved.

SIXTH ORDER OF BUSINESS

District Manager's Report

A. Consideration of Tri-Party Succession Agreement

- Ms. Davis outlined the Tri-Party Succession Agreement from the Trustee where they are changing the entity name that is going to be the Trustee for the bonds. Mr. Eckert has reviewed it, made a recommended change that they did make, and this is for the Board's consideration.

On MOTION by Mr. Luciano seconded by Ms. Perna, with all in favor, the Tri-Party Succession Agreement with US Bank Trust Company, National Association as Successor Trustee was approved.

B. Consideration of FY 2022 Audit Engagement with Berger, Toombs, et al

- Ms. Davis outlined the FY 2022 audit engagement with the current audit firm. They are proposing to continue but have a slight increase from \$4,175 to \$4,800.

On MOTION by Ms. Perna seconded by Dr. Entman, with all in favor, the FY 2022 Audit Engagement with Berger, Toombs, Elam, Gaines and Frank was approved.

SEVENTH ORDER OF BUSINESS

Attorney’s Report

A. Consideration of SCCDD / MCCDD License Agreement

- Mr. Eckert addressed the request at the last meeting to enter into a license agreement with SCCDD to allow them to use a driveway that MCCDD owns to access their amenity center to make improvements. He worked with the SCCDD Counsel, working from the document MCCDD had agreed to with SCCDD some time ago, incorporating the provisions requested by Ms. Moss. He recommends approval, noting they can wait to execute until a later date, but the form of the agreement is something they feel comfortable recommending to the Board.

On MOTION by Mr. Luciano seconded by Ms. Moss, with all in favor, the Sweetwater Creek CDD / Marshall Creek CDD License Agreement was approved.

B. Update Regarding Pending Personal Injury Claims and Morgan & Morgan Request for Waiver

- Mr. Eckert addressed that there is a law firm representing the District in a personal injury case. The attorney that was working on the behalf of the CDD on the personal injury case has moved firms to the firm that is suing the CDD. The request is by the attorney’s new firm, Morgan & Morgan, that you waive any conflict as a result of your former Counsel now going to work for the firm that is suing you. They claim they will put up barriers so the person cannot get information or share information relative to this case. He noted his recommendation, since this is a person that was actively involved in the case and representing the District, that they deny the request.

On MOTION by Ms. Perna seconded by Ms. Moss, with all in favor, the request to waive was denied.

EIGHTH ORDER OF BUSINESS

Supervisors’ Requests

A. Music Policy for Pickleball/Tennis Courts (Supervisor Moss)

- Ms. Moss noted she had sent out a short note that in their policy for tennis they do not have a policy with regard to music. There was an incident where someone was playing music on the pickleball courts and someone on the tennis courts was bothered by the music and there was a back-and-forth. There is a music policy for the pool and fitness. She is suggesting something very benign to be put into the list of other policies since it is not addressed. They can either say personal audio devices are not permitted unless equipped with headphones or music is not permitted on any courts unless approved by tennis management.
 - Ms. Perna noted she thinks option two is fine.
 - Mr. Luciano inquired if this is a Board decision or a tennis decision.
 - Ms. Moss noted they have to put it in the policies.
 - Mr. Eckert noted they have approved policies in the past and it would be an amendment to those.
 - Ms. Perna noted it should mirror the other policies.
 - Ms. Moss noted she wants whoever is at the tennis center to have the ability to address whoever is on the courts to prevent having some kind of altercation with music.

On MOTION by Ms. Moss seconded by Dr. Entman, with all in favor, music on the courts to be at the discretion of Tennis Management was approved.

- Mr. Hoffman addressed General Manager candidates and Board members having interviews. He requested Mr. Eckert provide his thoughts on this.
 - Mr. Eckert noted currently Ms. Hollis is employed by FirstService not the CDD; she is not a CDD employee. Her replacement will also be employed by FirstService; they will not be a CDD employee. The CDD has this agreement with FirstService for a lot of different reasons, but one of the benefits of that agreement is that FirstService is an independent contractor to the District, which means a lot of the liability associated with negligent hiring and things like that rest with FirstService, not with the CDD. He understands people have had “meet and greets” with people FirstService has proposed that may fill that role. There is nothing

wrong with that, but it is not a CDD decision in terms of who FirstService hires, and they need to keep that in mind. There is a 90-day termination provision in the FirstService contract without cause, so FirstService is going to try to find somebody who they think will do a good job for the District and the District thinks will do a good job, but it is not something the CDD should be voting on in terms of “we want this person or that person.” If the board does this, they are taking on some of the liability which is the whole reason they have the independent contractor in the first place.

- Mr. Hoffman noted they have all had a chance to meet with FirstService representatives, also one from another company, but again they are not voting. He would like to get a feel for, with what they have done so far, whether they are comfortable with the candidates who have been presented to them. He has had a chance to talk with four, make some site visits, and phone calls, and he is very comfortable with Ms. Tharpe. He inquired if anyone else is willing to express an opinion.
- Ms. Perna noted she has only met with two.
- Mr. Luciano noted he talked with one, but he said to FirstService it was their responsibility to put people in. He thanked them for the opportunity to interview those people, but it is their responsibility, and if he does not like them, he fires them in 90-days.
- Ms. Moss noted she would like to meet with one more candidate.
- Dr. Entman noted he would like to put this off for the next meeting so that everybody can meet with everybody. They are not selecting the candidates, the management company is, but they are selecting the management company. If another management company comes to them with someone they think would do a better job, then they will fire FirstService and hire that company. He does not think they should make a decision today.
- Mr. Hoffman noted they are not making a decision, they are expressing opinions. He thinks they need to move on with it, not only because Ms. Hollis wants to move one, but Ms. Vinelle Miller is also moving on. He thinks it would be important to have some time for the new person coming in to work with Ms. Miller as well as

Ms. Hollis to make a smooth transition. If the Board is not comfortable expressing opinions tonight, he would suggest continuing the meeting for two weeks to October 5th and meet again to express their positions.

- Mr. Luciano noted his opinion is FirstService should put someone in to replace her immediately and if they do not like that person in 90-days they give 90-days' notice.
- Ms. Perna noted she would like to meet with the others.
- Ms. Moss noted she can agree to two weeks. With Ms. Miller leaving also, it might cause a problem and she would like to see them get someone.

NINTH ORDER OF BUSINESS

Acceptance of the August 2022 Financial Statements and Approval of the August 2022 Check Register and Invoices

On MOTION by Ms. Moss seconded by Ms. Perna, with all in favor, the August 2022 financial statements were accepted, and the August 2022 check register and invoices were approved.

TENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Ms. Perna seconded by Ms. Moss, with all in favor, the meeting was continued to October 5, 2022 at 4:30 p.m. at this location.

Janice Eggleton Davis
Secretary

Howard Hoffman
Chairman

Fifth Order of Business

Marshall Creek CDD Operations Report for October 2022 Meeting

Notables:

- Join me in welcoming Belynda! We are very excited to get started today.
- Kudos to our team for preparing our District for Hurricane Ian. Currently, it seems as if our Boardwalk's pier was the only extensive damage we received. Our District Engineer inspected the Boardwalk after the storm and communicated the following:

Katie – Per your request, Paul Moss from our office went out to review the boardwalk yesterday. Overall it was in pretty good shape, but it appears that the water was about 2-4ft over the top of the boardwalk during Hurricane Ian and damage was sustained to the eastern end.

Outside of the storm debris throughout the boardwalk, the majority of the damage that Paul observed was the last approximately 50 ft of the pier at the eastern end of the boardwalk. It appears that a few of the piles at the end of the pier were pulled up, however, we don't know if they can just be reset or need to be re-constructed completely. Based on our historical work on the boardwalk, it is our recommendation that the next step would be to have a structural engineer review and provide recommendations on the extents of the damage and proposed areas that require repair.

Please let us know if you would like us to reach out to a structural engineer once you have reviewed this information.

I have communicated this information to Janice. Janice will contact our insurance adjuster for a site visit.

- Neighborhood Publications price increase notification: With increased workloads and maintenance/labor costs, we will need to introduce our first price increase in several years. The monthly fee will be going from \$440/month to \$500/month starting 01/01/2023.
- It has been discovered that two homeowners on Spanish Marsh Drive have removed large portions of their protected preserve areas behind their homes:
 - 149 Spanish Marsh Drive
 - 152 Spanish Marsh Drive

Our legal counsel will be talking to the Board of Supervisors at the meeting regarding a letter of compliance.

- **Ryan, please provide updates:** Items for Prosser:
 - SPANISH MARSH: Currently, we have long time standing water occurring approximately behind lots 64,65,66. Prosser will be on-site this week to review the standing water along with the yard drains located on the plat. Yard drains 20,21 and 22 are covered as a result of the new construction. We are currently locating them. I do not believe that the yard drains are causing the issue, but our engineers will investigate this further. Also, along the Spanish Marsh wall, all noted yard drains are being located. We have an area along the S Loop

that has increased in water onto our sidewalk. We are researching why this is occurring. Prosser is also assisting our team with this research.

- Leaning Tree Drainage: Prosser will be discussing options with the Board of Supervisors at the upcoming Board Meeting.
- **Update: Quote Obtained.** Quote for culvert repair in Lake 8 off Vale Drive.
- **Update: Prosser communicated: I spoke with Dick at SJC this afternoon and he understands the request for the flashing beacon along Palencia Village Drive. Per his email below, we can draft up plans and submit to SJC for approval. He does not think a full traffic study will be required, but during their review it may be requested. Prosser is putting together a proposal for this design and permitting process for our meeting:** Contact the county regarding the crosswalk flashing lights being added on Palencia Village Drive between Avila and Front Door Lane.
- Items I will touch on at the upcoming meeting:
 - Food and Beverage Contract (Erin)

Administration:

- Sent out an e-mail blast to the District welcoming out new POA Management Team. With this I have updated our Palencia Contact Directory and Website.
- Open positions in the District are continually being posted through FirstService, Indeed, Marketplace and Craigs List.
- Lake and Pond Remediation reports have been provided for the month of September.
- Weekly staff meeting held with the CDD department heads.
- Bi-weekly landscaping ride. A list has been communicated to Jim.
- Bi-weekly engineering ride. A list has been communicated to Shane.
- SJSO schedule created and communicated to our scheduler for the month of October.
- SJSO Violation log and back-up reports for September have been provided for you to reference.
- Speed signs are on their last 30-days of their 60- day cycle along Palencia Village Drive.
- Radar sign speed data has been completed for the month of September.

Amenities Report

Community Events

- Taco Tuesday
- Food Truck Fridayx2
- Breakfast on Market Street
- Trivia
- Book Swap-this event was new and went very well. With thousands of books donated, each attendee left with their arms full. Remaining books have been donated to organizations and Goodwill. This was a free event that over 100 residents attended.

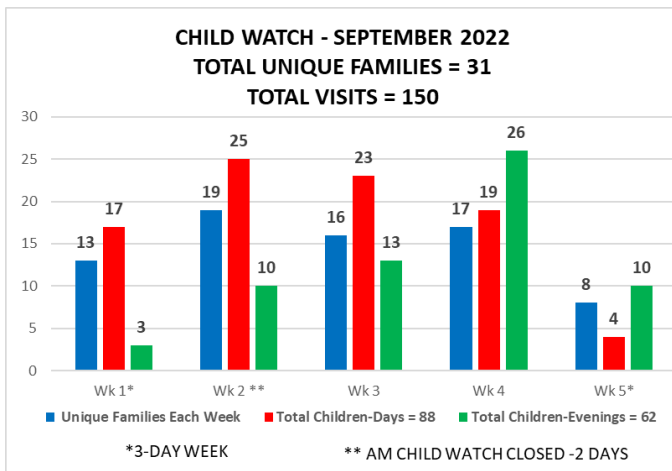
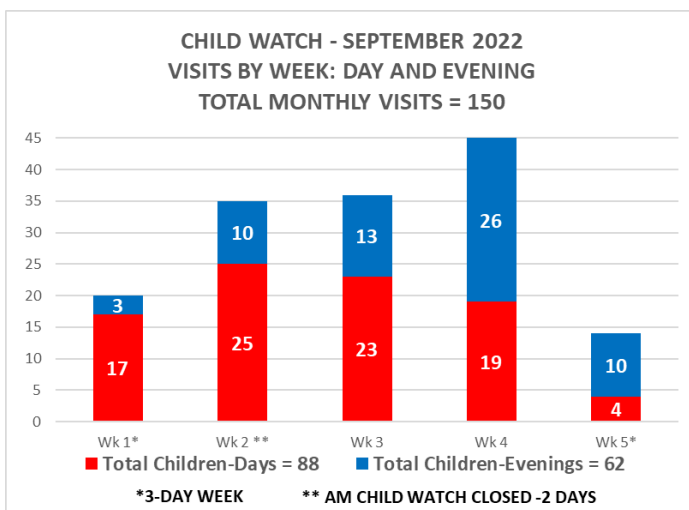
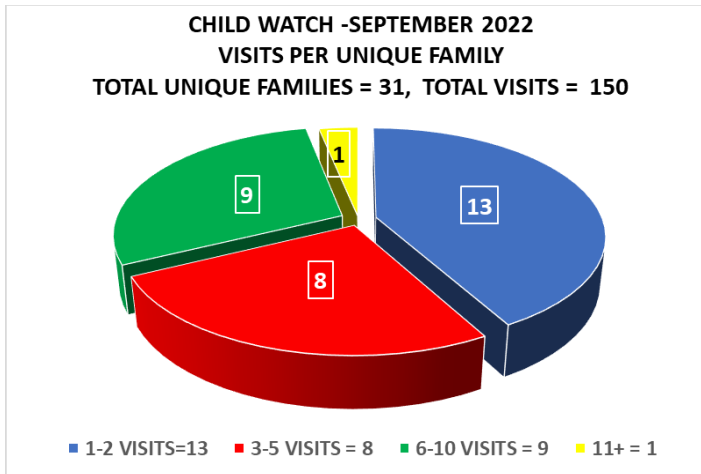
Community:

- Lifeguards concluded the season on Labor Day.
- Kokomo's closed their snack bar for good on September 30th. I have been working with several vendors to replace them.
- Private Rentals of the Meeting Room have increased.
- A new Resident Club started, Inspired Palencia.

Fitness Center Report

Sweetwater:

- Roof inspection-damage-prior to Hurricane, estimate from FCC submitted
- Hurricane Preparation and Reopening: The gym was open by noon on Friday, September 30th No damage to the facility or surrounding area.
- Full bids for Cardio: Three companies, bids included in packet
- Full maintenance to all Cardio: General annual maintenance and diagnostics-repairs needed
- Repairs to strength: Cable, pads, mats
- Purchase of Rope Pull Machine: Incredible response to the demonstration-80 surveys in 10 days.
- Tai Chi Group Class resumed
- Touch up painting in Strength area of gym
- Audio System inspection and testing in Aerobics Room: advise to be replaced
- Child Watch Data:



E-Blast sent to our residents with the following topics:

- Hurricane Ian
- South Gate lightening damage/non operable

Gates:

- Monthly conference call with account manager to ensure all post orders are being followed and any misc. items are addressed if needed.
- Contact Envera regarding live guard options. Eddie Coalwell, MBA would be happy to share information about what this hybrid looks like for the District if requested.
- South Gate damage timeline was emailed to all Board Supervisors on 10/6. Here is an update from 10/7:

Here is the current update:

Parts were requested from our WH team on 10/5

Parts were ordered from manufacture on 10/6

Current tentative schedule Date 10/17 (subject to change depends on product availability and shipping) this could be scheduled sooner or later, preferably sooner.

I will push for an updated arrival of parts on Monday.

Have a great weekend!

10/6

Board of Supervisors-

As you can all imagine the South Gate has been a thorn in our side since the lightning strike. I asked for a timeline breakdown from Envera for record keeping. At this time our replacement parts have been ordered and we are approximately 3-8 days out from receiving them. Below is the time line if this interest you. After I receive today's update I will be blasting a communication to the residents. To date I have heard from 2 residents for updates.

I would like to provide a timeline of events, a current update and next steps for the south entrance at Marshall Creek.

9/12 – Technician was onsite to troubleshoot connection to our equipment. Technician found the Comcast modem was dead, our network switch was dead and we needed to return to replace the switch and troubleshoot the remaining devices. Because the internet connection was offline the visitor gate defaulted in the open position.

9/16 – Comcast replaced their modem on 9/14, our tech went onsite and found we lost a port on the router, we moved the internet to a different port but could not get internet working. Technician installed a temporary network switch and verified connection to the NVR, access panel, etc.

*9/20 – Technician replaced the network switch and found there were cameras offline, he attempted to get the internet working and even replaced the router but connection to our equipment was still not working. *This is when we began working with the ISP to replace the modem, adjust the configuration etc.*

9/23 – Technician met Comcast onsite to troubleshoot with no resolution. Technician also resolved 2 cameras that were offline but we needed to return to replace the exit tag camera. We found the BAI reader had a damaged part that needed to be replaced.

9/26 – Technician was onsite and the modem was still not configured properly, he also went through the gates and found the visitor gate took lightning damage as well and devices needed

to be replaced.

9/27 – Technician was onsite and the modem was configured correctly, we updated the router and connection restored.

At this time there are parts that need to be replaced for the Gates/BAI/Camera which have been ordered.

Engineering report from Shane:

- Ongoing: Pressure washing of community.
- Ongoing: Audits, grinding, and sidewalk replacements.
- Ongoing: Street striping (crosswalks, stop bars).
- Village Green fountain twice a year cleaning and inspection have been completed.
- The Engineering dept assisted with the book fair.
- Filled in area from dead palm tree with brick by the Amenity Center.
- Pressure washed Sweetwater Fitness Center windows and curbs.
- Amenity Center men's room dry wall repair.
- Replaced the slide basket at the Amenity Center.
- Retention pond board replacement is continuing.
- Boardwalk board replacement (124).
- Hurricane preparations and clean up.
- Painted the triangle at the entrance and added PRM's.
- Holiday decoration audit.
- Completed 12 FMX requests and 6 planned FMX tasks.

Landscape report from your Landscaping Director:

- Started clean up following Hurricane Ian.
- Installed new plant material at North Loop Guard house.
- Installed a new bladder tank at Treehouse Park irrigation pump.
- Ran new romex/power service to all irrigation controllers.
- Repaired a 4" irrigation mainline break on South Loop.
- Changed a pressure switch on South Loop irrigation well.
- Repaired a 2 1/2 " irrigation mainline break on South Loop.
- Repaired a 2" irrigation mainline break on the main entry.
- Changed station modulars at the following irrigation controllers. Athletic Park, Village Lakes East, Village Green, Promenade, Hannah, Toria, Oak Common Park, North Loop 3, North Loop 1, Treehouse, North River Park, Heather Park, and Costa del Sol.
- Repaired a 2" irrigation zone line break on the main entry.
- Service boardwalk #5 three times per week.

Tennis:

- October newsletter has been provided for your referenced and communicated to the District.
- Clean up from the storm took about day an-a-half...We had to add a bunch of clay to some of the courts due to the rain washing it away...The staff was very helpful in the clean-up efforts.
- We held our first Play Day for the kids, and it was very successful...We had about 25 kids participate with one of the pros supervising...Our goal with the match play is to help the kids get ready for tournament play.
- Preparing for our upcoming OKTOBERFEST Tennis social to be held on Friday October 21st.
- Pickleball participation/bookings are very strong...Also, added a Beginners Clinic for the month of October.
- Continue to help with the organization of the upcoming Charity event on Nov 5th & 6th.
- New patio furniture arrived for the porch at the Tennis Center...comments are very positive.



FirstService

RESIDENTIAL

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5A.

SJSO Off-Duty Roving Patrol Violation Log

Date:	Improper Parking / Roadway Obstruction	Suspicious Activity or Traffic Violation	Adult Golf Cart Infraction	Juvenile Golf Cart Infraction	Suspicion of Illegal Substance	Model / Vacant Home Suspicious	Child Mischief	Adult Mischief	Warning or Citation	Day of the Week	Officer	Notes
09/01/22		3							3 written warnings	Thursday	Gary Perna	1 written warning for stop sign violation, 2 written warnings (33/25, 38/30) for excessive speed.
09/02/22		1							1 written warning	Friday	Sean Thompson	1 written warning for stop sign violation.
09/03/22		3							2 verbal warnings and 1 citation	Saturday	Gary Perna	1 verbal warning (38/30) for excessive speed, 1 verbal warning and 1 citation for stop sign violations.
09/04/22		2							2 written warnings	Sunday	Michael Tapawan	2 written warnings for stop sign violations.
09/05/22		5							2 verbal warnings and 3 written warnings	Monday	Thomas Evans	2 verbal warnings for excessive speed and 3 written warnings for stop sign violations.
09/06/22	2	4							2 verbal warnings, 3 written warnings and 1 citation	Tuesday	Shawn Emert	2 verbal warnings for illegal parking, 3 written warnings and 1 citation for stop sign violations.
09/07/22										Wednesday	Ian Safer	no violations.
09/08/22										Thursday	Jeremy Banks	no violations.
09/09/22										Friday	Michael Tapawan	no violations.
09/10/22		1							1 verbal warning	Saturday	Brandon Hetzler	1 verbal warning for bicycle w/o lights.
09/11/22		5							2 verbal warnings and 3 written warnings	Sunday	Thomas Evans	2 verbal warnings for excessive speed and 3 written warnings for stop sign violations.
09/12/22		1							1 verbal warning	Monday	Craig Carson	1 verbal warning for seatbelt violation.
09/15/22		1							1 verbal warning	Thursday	Craig Carson	1 verbal warning for excessive speed.
09/16/22		8							5 verbal warnings and 3 written warnings	Friday	Thomas Evans	2 verbal and 3 written warnings for excessive speed and 3 verbal warnings for stop sign violations.
09/18/22		3							3 written warnings	Sunday	Thomas Evans	3 written warnings for stop sign violations.
09/19/22		7							1 verbal warnings and 6 written warnings	Monday	Thomas Evans	1 verbal and 6 written warnings for excessive speed.
09/20/22										Tuesday	Shawn Emert	no violations.
09/23/22		2							2 written warnings	Friday	Jeremy Banks	2 written warnings for stop sign violations.
09/24/22		4							4 written warnings	Saturday	Benjamin Brown	3 written warnings for excessive speed and 1 written warning for no headlights.
09/25/22		4							2 verbal warnings and 2 written warnings	Sunday	Thomas Evans	2 verbal and 2 written warnings for excessive speed.
09/26/22		5							2 verbal warnings and 3 written warnings	Monday	Thomas Evans	2 verbal warnings for excessive speed and 3 written warnings for stop sign violations.
09/27/22		5							2 verbal warnings and 3 written warnings	Tuesday	Thomas Evans	2 verbal warnings for excessive speed and 3 written warnings for stop sign violations.
09/28/22										Wednesday	Shawn Emert	no violations.
09/30/22		4							1 verbal and 3 written warnings	Friday	Sean Thompson	1 verbal and 3 written warnings for stop sign violations
September 2022 Totals	2	68	0	0	0	0	0	0				
2022 YTD total	57	567	0	0	0	0	4	0				
Month to Month Comparison												
September 2021	7	64	0	0	0	0	0	0				
September 2022 Totals	2	68	0	0	0	0	0	0				