

MINUTES OF MEETING  
DOUBLE BRANCH COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Double Branch Community Development District was held Monday, June 8, 2020 at 4:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

Present and constituting a quorum were:

Cindy Nelsen	Chairperson
Scott Thomas	Supervisor
Tom Horton	Supervisor
Andre Lanier	Supervisor
Chad Davis	Supervisor (by phone)

Also present were:

Jim Perry	District Manager
Jason Walters	District Counsel (by phone)
Jay Soriano	Operations Manager - GMS
Chalon Suchsland	VerdeGo
Two Residents	

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Perry called the meeting to order at 4:00 p.m.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of Consent Agenda**

- A. Approval of the Minutes of the May 11, 2020 Meeting**
- B. Financial Statements**
- C. Assessment Receipt Schedule**
- D. Check Register**

There being no comments on the consent agenda items, a motion to approve followed.

On MOTION by Ms. Nelsen seconded by Mr. Horton with all in favor the Consent Agenda was approved.
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**FOURTH ORDER OF BUSINESS**

**Consideration of Proposed Rule Change for Rental of Facilities Allowing Operations Manager to Set Temporary Rates Based on Economic/Environmental Conditions**

Mr. Perry stated your sister district approved a two-month period for Jay to adjust rates in regard to rental of facilities. It's not such a big deal with your district, but with Middle Village it's a pretty important thing to do because of the facilities that they rent. Your rentals are obviously a lot less.

Mr. Soriano stated this was really the result of a concern of trying to fill up those rooms once we're allowed to. We are not currently renting the rooms out or doing any events. We have sent out emails up to July for refunds. Once we do get the go ahead to open up, we're still going to be stuck under some capacity limits so until we get to phase three and we're allowed to open up indoor facilities 100% and we get clearance from the Governor and local jurisdictions, and our insurance group and legal group feel comfortable, then I will run it by you guys. My concern is really renting those rooms when they're told they can only have 75 people compared to the 150 allowed in the past. I do want to fill the rooms once we're okay. We have given thousands of dollars in refunds and have lots of empty weeks, which is lost revenue. Our budget is not set up to make money off of any of our room rentals, but we do like to have that offsetting revenue here and there. Your rooms are much smaller so it's not going to affect it as much, but I did want to be able to offer that if that meant we could fill the rooms easier.

Mr. Horton stated I had an opportunity to talk to Jay about this the other day and I never really realized we've rented it out for \$100 for four hours and we have somebody come in and monitor at \$25 an hour, so there's really no big gain on it. To rent it for \$150, we'd make \$50. To me, we're renting a room and if we can only get 25 people in there, I imagine for a lot people that's all they can get in here anyway for a birthday party. I don't see us changing it very much. If we were to reduce the rate, then we'd be losing money. Granted, we're not there to make money on the room, but we should make a little bit, I think.

Mr. Soriano stated I'm good with that, it was really just for discussion. The bigger concern was for your sister district. They gave me the ability to offer a discount based on those capacities when they come out. Once we hit 100% that might be different, but I did want you guys to discuss it. If we decide to do it, it needs to be kept steady and that discount goes for

everybody whether they feel they're going to have the full capacity or not. At the moment we do have wording in there that was discussed at our rate hearing a few years ago when we increased by \$50 that allows me to offer a discount for off-peak times and I did discuss that with them that as long as everybody feels comfortable, we're considering all of this time right now "off-peak" time then I can offer that discount and we don't have to go through an extensive rate hearing. Originally that off-peak time was meant for weekdays, but we didn't spell that out. I think it's going to be problematic for a few months to rent things out. Normally we don't have a single weekend that's empty.

Mr. Lanier asked what is the capacity in that room?

Mr. Soriano responded the club room is 50.

Mr. Lanier asked do we have an average total of events and the amount of people for the ones that are renting?

Mr. Soriano responded no; we don't keep count. We've had a couple times where people push it and we let them know they have to have somebody leave, but we typically don't have anybody hitting that 50-person capacity in that area. We tend to have more problems with the birthday party area for the pools. It's not quite indoors and the capacity is 35. The clubroom is specific and when they're in there it is 50 people max, but we don't really keep a number.

Mr. Lanier stated what I'm asking is there's 50 people, and let's say the average is around 25 people and we are able to do only 25%, which is 12.

Mr. Soriano stated we can operate right now at 50%, so that's going to be 25 people.

Mr. Lanier stated so I don't think that would really affect someone booking.

Mr. Soriano stated I don't believe so. The big concern was really the big room, but I did want to discuss it with everyone. That's actually a valid point that if we start cutting off too much money, we still pay for somebody to be there to oversee when they don't clean up enough and we have to get it ready for the next party, so we also have expenses.

Mr. Lanier asked for a minimum time frame would it be okay to not make money on it? We haven't had anybody book it yet, right?

Mr. Soriano stated no. We have had people come in to start to ask for July and August time periods, but we've also warned them that we don't know what the situation will be; if we will be able to rent rooms out for use, and what date we will be allowed to but we are prepping for it.

Mr. Thomas stated so we don't need to change the wording, you have discretion because it mentions off-peak? You have a pretty good track record of making good decisions. If we change the wording and it says we're okay to back to 100% then we have to change the wording again.

Mr. Soriano stated we did say for the next two months at Middle Village, so no matter what in two months I can let you know if we're stuck in this holding pattern and you guys can just extend it or you can say no, we're seeing people renting it even without that so let's go back to the normal price. It may cut out a couple people, but I don't see it being that much of an issue. I am not planning to go to an outdoor pool birthday party yet. I've mentioned how the pools have been operating, but I don't want to do some of those big things yet that would take away a big chunk of that capacity out there until we get to 100%. Really, it's the clubroom I'm concerned about.

Ms. Nelsen stated I'm really indifferent.

Mr. Horton stated I don't see a real reason to change the price.

Mr. Soriano stated what Middle Village talked about in their discussion was something like 25%, so when you're talking about these small rooms, you're talking about less than \$25, but right now we only make about \$50 every time we rent it out. It isn't about making money and it's a resident only room and it should be a nice cheap venue for our residents, but I do think it needs to go up. That's a discussion for another time, but it would be something small like that. If we do start booking it out every week, I don't see a need to keep doing that.

Mr. Horton stated everybody knows it is \$150 so if we lower the rates and raise them down the road that could be confusing.

Mr. Lanier stated that could be discussed by Wanda or whoever is in the office. I would just hate to lose everything.

Mr. Soriano stated I just don't want to propose that a discount is going to guarantee anything. We still have people for this room wanting to cancel in August or September because they're worried about their family members from other places. I've told them at the moment we're not giving that refund yet, because we want to see how we're going to operating. If we open up in July and in August we're allowed to be at 100%, it's hard for me to get an August wedding to sign a contract binding them to this amount of money when somebody in September or October is still just concerned that they're not going to be able to have their

grandparents, and now they're demanding a full refund when that would typically be a cancellation on their side.

Mr. Horton stated something else is we have somebody in there for only 25 people. Are we going to clean it afterwards?

Mr. Soriano stated that person cleaning is actually there so it's ready for the next party.

Mr. Horton stated I'm talking about virus cleaning.

Mr. Soriano stated we have to.

Mr. Horton stated that's something to consider if we're going to drop the rates.

Mr. Soriano stated that was mentioned as part of the budget. We do have the cleaning supplies and janitorial and we kind of have to do that right now.

Mr. Horton stated we will leave it to your discretion.

On MOTION by Mr. Lanier seconded by Ms. Nelsen with all in favor authorizing staff to adjust rental rates as an off peak season for the next 60 days at their discretion was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2020-04,  
Approving a Proposed Budget for Fiscal  
Year 2021 and Setting a Public Hearing  
Date for Adoption**

Mr. Perry stated this is the start of the budget process and we will set a public hearing date for August 10, 2020 at 6:00 p.m. In regard to the budget, assessments will remain the same as they have in prior years. The proposed budget is pretty much the same as the adopted budget for last year. We will be refining that as we move forward to August with more hard costs for the summer months especially. There's no real change to the expenditures in the general fund items. For the recreation fund, again, assessments stay the same. We have made some adjustments to interest income and utilizing carry forward surplus. Administrative expenses are basically flat. Maintenance expenses have gone up slightly. The recreation facility expenses have dropped. We've made some line item changes in regard to cleaning and janitorial. In regard to the debt service funds, those stay the same for the bonds. On page 21, which is the capital reserve fund, at the end of the year we're projecting \$1.3 million and the report we did for the fixed asset study would say at the end of the year it would be \$1.5 million, so we're about \$200,000 short. Based upon what we expect for working capital

surplus, which is on the next page, of about \$537,000 we will probably transfer the \$200,000 or so extra back to the capital reserve for this next year, so you're in line with your asset study, and you'll still have in excess of \$300,000 that are not ear-marked for anything. Your sister district is in the same financial situation and it's a really good situation to be in. You've fully funded your working capital for your O&M expenses, you've fully funded your capital reserves, and you still have dollars left over.

Mr. Horton stated I looked through it line by line and only saw a couple of adjustments.

Mr. Perry stated yes and those will change between now and August because we will true it up to more what we're expecting for actuals, but your budget stays pretty flat from year to year.

On MOTION by Mr. Horton seconded by Ms. Nelsen with all in favor Resolution 2020-04 approving the proposed Fiscal Year 2021 budget and setting a public hearing for August 10, 2020 at 6:00 p.m. was approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Mr. Walters stated we've been monitoring the Executive Orders closely and the most recent Executive Order number 20-139 mentions some recommendations for what they're calling phase two. We've been in communication with the staff onsite and Jay has done a really good job of managing those facilities to make sure we're operating in a safe and efficient manner and we will continue to communicate with them and keep them informed of any of those developments as we move forward.

**B. District Engineer**

There being nothing to report, the next item followed.

**C. District Manager**

Mr. Perry stated we have three seats that are coming up for election in November; Mr. Horton's seat, number five, Mr. Davis's seat, which is seat number three, and Mr. Thomas's seat, which is seat number one. The qualifying period starts today with the Supervisor of

Elections and runs through the 12<sup>th</sup>, so if you're wanting to run you need to get your paperwork in.

Ms. Nelsen stated I think you need to go down in person.

Mr. Perry stated it would be better to do that. You can mail it in.

Mr. Davis stated I think they're accepting via email right now.

Mr. Horton stated they also require \$25 too.

**D. Operations Manager - Memorandum**

Mr. Soriano stated I wanted to go over the current events. We have talked about planning to open the fitness centers. They are operating at 50%. This new executive order for phase two allows us to go up to 100%. I am not doing that yet. Right now, I don't see a need to yet, until we get further clarification from the county on a few things. There is nobody waiting in line. We haven't seen that at the pool either. We had set up that 25% capacity limit when we originally opened, and we have yet to come anywhere near that. We had mentioned to Middle Village they had a busier segment and there was about 40 people. We have had a couple days where over the whole 10 hours we were there we added up to about 125 or 150, but not at one time. Even on those real nice 90-degree days right before Memorial Day, they're just not coming out yet. We are prepared for them, but I don't think there's any reason to really start opening up more until we get good solid clarification from the county, which at times has been a little tough. We did try to contact the County for summer camp issues and sports organization issues. A league contacted me because they were wanting to come out and do a four-week mini-series and I'm happy they wanted to serve the residents, but that got canceled out. I'm glad they checked with me first, because they mentioned that Duval County contacted them to hurry up and get them going. Clay County is a little different. In fact, before the Governor came out that Friday to announce that sports could proceed on Wednesday the County had a live conference and said there was going to be no sports, so they started canceling seasons and things like that so I contacted Chad to see if they had anything in writing and the County hadn't given them anything in writing, but then later that night one of the County Commissioners tweeted out that everything was opened, so I worked with the league to make sure we were all covered and they are in their four-week season now. They're going to do this little mini season on the fields and hopefully by the end of that they can start planning for their

next real season depending on how things go with this next phase of opening. We are planning a couple of our programs. The tennis camp is proceeding. We were warning everybody it may get canceled, but as soon as we got the go ahead that we could go through everything we let families know. It's very small compared to last year and the year before. Generally, you might have 100 kids out there and they use the pool, but I didn't want to take away from capacities yet, even though we're not hitting it. If we continue along this route, I can let them know there's not an issue with it. In fact, your sister district voted on going ahead and allowing the swim team to proceed, however that's also extremely limited. Right now, the recommendations from USA Swimming are at one a lane. I am going through this with the swim coaches so we can have a shortened program, however this is something that might give us the ability to serve 30 kids when we normally have close to 150 kids on the team, but we are trying to get these things going and offer it to the residents while staying within the guidelines given to us.

We did get quite a few appointments, but we are still not to where we normally are. Typically, this time of year we're printing off about 500 cards a month if not more and you'll see there were 246 for this last month. Once we started opening, I had concerns we were going to get run over and we have not yet. It is slowly increasing, but I don't have any fears that we're going to hit capacities or get run over yet.

We sent out emails to let everybody know they could cancel and get refunds for events up to July. We haven't gone beyond that yet because we're waiting to see if we're given the go ahead to open up on some of these things a little more in phases two and three. As soon as I have that ability, I will put the lifeguards in place and open up the slides and spray ground. The original plan for water parks was part of phase three, however throughout the state we're seeing more happening. Orange County has it set up to where amusement parks can submit plans to get special approval. I don't know if we're going to have to do anything like that. However, I don't see it being right away. Almost everything I'm doing is about a week or two behind what the Governor comes out and says. I don't want to put Jason or Jim's office in a bind and they start getting calls. The Governor says one thing, but everybody else might say something else.

I did want to give you guys a couple of updates on the maintenance items. Everything is ripped out for the playground at Nature's Hammock. Hopefully this is a quick ship item to replace the one playground. I will be under the not to exceed amount so I'm trying to work



with them on getting a second for that same amount and we will go from there. I only ripped up the one playground since we had the time. We do have a new bid for concrete that may raise the price. I will bring that to you guys next month and we will probably have to ratify it so we can get it done quickly. All bids for construction work period have gone up considerably. Construction work was one of the one things that didn't slow down during all of this. It's hard coordinating them and getting them out and nothing is cheap right now, so chances are it's going to be more expensive than what we looked out. I did get a bid from the guy that I use a lot on the brick work. He did the columns and S-curve sidewalk in our new park area and he did a really good job. He did come in a little more expensive on the original bid, but this one he's at \$6,200 and I'll probably move forward with that. You guys gave me \$5,000 so it will be a little more expensive.

On MOTION by Ms. Nelsen seconded by Mr. Lanier with all in favor increasing the amount for concrete work to \$6,200 was approved.

Ms. Nelsen stated I know right now if you have an opening you better take it.

Mr. Soriano stated yes. He was hoping if he can get everything done, they can start this week but that will be depending on weather. Really the only item left after that will be the asphalt. That's been on hold quite a bit and if soccer is going to be out there, I may wait until they're completely done with everything before we try to do that work.

Mr. Horton stated your report says, meet with rep for future custom work on "specialized" playgrounds.

Mr. Soriano stated I did an inventory. We pulled everything apart piece by piece and I've taken everything I believe is good and set it aside and I contacted some of the other local playground companies to do as much research as I could to figure out where we could have possibly gotten this custom playground from. I did find one that had worked with Dicky Smith before and provided five-inch posts for it. They are even more expensive than Burke equipment, so I don't believe we will be able to get a whole unit from them, but it does mean they have the ability to get me the pads to go in between the up rights so as we rebuild another playground and take all the pieces off we can powder coat those so they will look brand new. Those aren't the problem. It's the platforms themselves that rust so if they can provide me with

those, we could rebuild another unit and that basically takes the place of us having to replace another unit. If I'm lucky enough and we get some good quotes for those pads with the not to exceed amount you gave me for this first one in Natures Hammock, not only am I trying to get that second playground unit, but if I buy a couple pads we may be able to get a third done and still be in that amount so we will go from working on just that one playground to three different playgrounds. Silver Leaf is kind of a tough one and does have a lot of rusty parts on it and Cannons Point would also be one I would look at.

Mr. Horton asked what about the exhaust fans at the pool bathrooms? Were there none there before?

Mr. Soriano stated there were, but they've never been hooked up. It was set up almost like it was designed for air conditioning, but they just go to an empty exhaust fan in the attic so I brought an electrician in to take a look at it so we could get them going. They are set up the same way in that field house bathroom. If you've been in there, especially in the summer, sometimes it seems like it gets a little stagnant. We did put in extra fans in that bathroom. I don't believe it's on the report because we just finished about a week ago, but they were also set up the same way. We have exhaust fans in the venting, but nothing is actually wired up.

Mr. Horton stated I thought we were going to replace the door in the back with a regular door. Is there something there now or are you going to wait until you get the new building up?

Mr. Soriano stated we're moving on that one now. This was actually a bit of a gift. We get people dumping stuff quite a bit in our dumpsters. Over the time we were closed we had a few mattresses, but we also had a set of nice double doors, full glass. The lifeguards have always bugged me to take off the roll-up garage door on their side. We're going to leave the one on the other side where soccer goes in and out of. It will be better for residents going back there to the bathroom, but it will also be a little better for the lifeguards. They can go in there and use it as their break room so we will swap that out. It's really just framing since I have a free door.

Mr. Thomas stated we had talked a while back to switching over to the water bottle water fountains as opposed to the regular water fountains.

Mr. Soriano stated we don't have one at the soccer field, but we have one at the pools. It is really nice.

Mr. Thomas stated since we're shifting to more summer sports, it would be nice for those kids to walk up with their water bottles.

Mr. Soriano stated right now they're all off and taped up. We're not allowed to open up the water fountains yet, but we can replace that one. It was the last one on my list because it's the one that gets vandalized and damaged the most. Tennis will get a new one. If you go downstairs in the hallway down there you will see the design of it and at the pools at your facility as you're going around by the concession stand there is one there. They are neat and they have the ADA compliance, so they have the lower fountain and also a spot that you stick your water bottle in, and it has a sensor and actually keeps count of all the bottles saved.

Mr. Horton stated the waterfall at Oakleaf is still out. Is that due to the electric meter?

Mr. Soriano stated no, the meter is up. That goes out and we prime it and it takes us forever. We are just digging those pipes up and we're going to fix every leak and get it going to where we don't have to sit there for an hour or so. Right now, they are spread a little thin. I can bring in extra guys to work on it but I have the guys working on the pools, the door at the guard shack and they're going to be dealing with the fencing around the storage building and of course my guys are going to be the ones putting in the storage building. They were mad at me about the playground, but they got that done pretty quickly. We did have to order a couple new parts. Right now, there's just so many leaks in that system that when the motors turn off from a surge or anything like that they drain out completely so there is a couple hundred feet of piping that goes from the back of that waterfall down the hill and out to the pond and then it has to try and suck it all back up before it gets to that waterfall so it really would have been better designed if we had some kind of reservoir tank that it falls into and circulates there, not really pulling from the center of the pond.

Mr. Davis asked what's going on with the food trucks?

Mr. Soriano stated we've held off on Food Truck Fridays. We have sent out multiple emails and I've sent them out to vendors that there are no special events going on. I did work with Tiffany, who handles our food truck coordinating to make sure they understood when they're out and about that we have certain rules. She's waiting for us to give approval, but when they are here because they show up anyway, that they do things like there's one at each side of the parking lot to where there aren't lines of people that way we don't start getting complaints of concerns of us allowing it. We said there's not supposed to be anything going on

right now, but I know they show up. The issue at the church is a little different because that is not our property. You will see a lot of times three or four food trucks over there and some of them don't follow the rules. I do have one problem with a food truck specifically, Chinchilla. He just shows up and does not work with our coordinator really well. There's a reason we said we would allow the food trucks, but we gave a list of rules and we put one person in charge. She does a great job in coordinating and she works with Lisa in my office to make sure COIs are up to date and all the trucks follow the rules and this guy just doesn't.

Mr. Horton asked is he legal as far as his paperwork goes?

Mr. Soriano stated I don't know. He hasn't given us paperwork.

Mr. Horton stated then he shouldn't be there, but he usually shows up on the church side.

Mr. Thomas asked does the church own that parking lot?

Mr. Soriano stated no, we actually own the slip lanes and if we were to survey it out, we probably own half of the parking spaces. We've always said the parking spaces belong to the pads because realistically you can't operate a business without parking spaces, but I think on everything our district engineer has it's just the slip lanes.

Mr. Davis asked does the food truck coordinator work with us?

Mr. Soriano stated she does a good job of working with us. The problem I included you guys in on Friday, the special event from the sports organization that was doing their own thing, I talked to Tiffany about it and she was one of the multiple people that forwarded me an email from this gentleman saying he had permission from Middle Village CDD to do this special event, which he did not. Once I saw his email, I told her we're not going to look down on you guys. The food trucks have already made their plans and it's really on them because they were given information, it just wasn't honest information. They believed he had talked to me and gotten permission, which he did not, and they decided not to show up. So, Tiffany and the trucks made that decision. I'm glad they did but I didn't tell them they didn't have to.

Mr. Davis stated I got an email from a food truck asking what was going on and I said we didn't say we were going to cancel anything.

Mr. Soriano stated no we didn't. It was really vague. Even when I did talk to Mr. Hart by phone Saturday morning it was, I can't give you permission. The way the Executive Order is written right now it actually still states there shouldn't be social gatherings of more than 50

people, so we can't give permission to do something like that and we're not doing it ourselves. Could there have been 40 people there and it was fine, great, but from what I was hearing from the vendors on Thursday and Friday this was supposed to be a car show, DJ, food trucks and bounce houses, which we don't really allow on our property anyway. We make people buy extra insurance and tell them they can't have bounce houses because there is a lot of liability involved. We buy our own extra insurance when we have events for bounce houses so this is not anything he coordinated with my office and got any kind of approval, written or verbal, so we just vaguely put that out there and I think I copied you guys on the email with him saying we didn't give approval and you do not have permission to operate on our property at all. I can't say anything about Trinity's property. I did speak to Trinity and they said they gave him permission to use their property but they've also said they've been pretty clear they believe the parking spaces are ours so they said the parking spaces and slip lanes, so realistically unless those food trucks park on the grass then it was operating on our property. I told them I'm not going to come out there and play police and kick people out, but we do have that ability if we wanted to. We didn't send out an email to tell them to cancel, that was a decision to make on their own. Tiffany may have been a little more forward and given them the idea to cancel but that's really on her, she's the coordinator.

Ms. Nelsen stated I'm not speaking for her, because I don't know her, but she was probably just annoyed that she was lied to and canceled.

Mr. Thomas asked so did this thing go off or not?

Mr. Soriano stated he had a little event and he actually sent the five-member board for your sister district threatening an injunction. I don't know what legal stance he thinks he has to do anything to us, but he was mad. We will see where it goes, but your sister district did ask me to reply and make communication that he doesn't have permission to do anything. I'm actually going to point him to our website, which not only on the front page talks about not having any events going on, but even in the FAQs section when it talks about the rentals and special events, we have wording specifically for things like the lady with the expo. Carla used to come talk to you guys to get permission so his statements were that he talked to somebody from Middle Village CDD by phone and he got permission.

Mr. Thomas stated my biggest concern is if somebody had gotten hurt and they had a bounce house and they were on our property.

Mr. Soriano stated yes, and I know a lot of times it looks like I'm being strict and a stickler, but that's actually our concern and right now it's a little worse because we have other people telling us how to operate.

Mr. Thomas stated I think in the future we can take a harder line with it. I'm okay with that.

Ms. Nelsen asked is Middle Village going to send a letter?

Mr. Soriano stated I'm going to send an email and Jason and I are going to talk about what we can do and whether there is any kind of concern for sending a cease and desist type thing if he continues so we will go from there.

Ms. Nelsen asked is that organization practicing on Double Branch fields?

Mr. Davis stated they are part of our organization; they just do not feel they have to follow any rules whatsoever and this is just another example of that.

Ms. Nelsen stated that's what I'm concerned about. I believe they have also been holding practices on the Double Branch fields.

Mr. Soriano stated he has sent an email to Wanda asking about training on our fields and I told her not to even respond yet so I can go through this with you guys because I've told many people and I'm guessing I've told lots of his parents that were out there during this time not to be out there practicing. I understand people come out there to train and they're not supposed to. I don't have enough staff to stop everybody. I'm sure you guys saw the angry comments about me when I was going around asking people not to do these things while we were shut down. We had postings everywhere and they're still out there in large groups. I've been told they're the group that was out there training already. When I spoke to him Saturday it was, I'm a resident and I should be able to do this. He is not a resident. He lives in Arbor Mill, so he's not even a resident of either of the two districts. Then it went on to, my director lives in Forest Hammock. Forest Hammock is not part of us. Then he started giving me other names and I asked for addresses and they're in Eagle Landing, so he finally did get to a coach that lives in Whitfield. It's the same way we've been clear in the past that they can be part of Argyle Athletics, which is actually Jacksonville, but just because one of the coaches or parents lives in Oakleaf, doesn't mean they get to use our fields to come out and practice. I'm probably going to point that out and clarify that for him that those fields are not open for usage. We got

that a lot, especially during our close time. People think because it's an open field it's a public space and it's not and I'll make sure I clarify that with him.

Mr. Horton asked this is a new league, right?

Mr. Soriano stated he's trying to build a new league and it's just because of the Pop Warner football team and whatever reasons it came about.

Ms. Nelsen asked could we copy Pop Warner on that as well?

Mr. Soriano stated the email address he's using actually comes from the Oakleaf Youth Sports.

Ms. Nelsen stated Chad could probably help us figure out who to send it to.

Mr. Soriano stated he's given a couple of other names. On their website they don't have a hierarchy list. He said director and gave me some names, but I don't see them spelled out on their website or positions or a board or anything. I don't know if they're that formed yet either. It's one group that's broken off of one group that we do deal with. Both districts have agreements in some form. OSA doesn't do much on your side. That is the approved organization and we kind of do everything through them.

Mr. Horton asked is he expecting to use our fields?

Mr. Soriano stated he asked and like I said, I will send an email back and that will be something else I point out because after this communication he may also feel he's asked and he wasn't given a clear answer that means he's okay to go ahead and do it so we will make sure he knows that's not the case.

Mr. Horton stated you could ask him to come before the Board and that takes the heat off of you.

Mr. Soriano stated he actually told me he was going to be here, and he did not show up at that first meeting so when we respond back to the angry email he sent this weekend it will be, you're welcome to attend any meeting.

Mr. Horton stated what I'm concerned about is if he thinks he's going to use our fields is he coordinating with everyone else.

Mr. Soriano stated he shouldn't have to. Whenever I get any other request to do anything sports related, it has to go through those organizations so if somebody wants to use Double Branch I tell them they have to coordinate with the league and I-9 because there are times where the league is already struggling to squeeze I-9 in. I-9 actually floats back and forth

to using some of OSA's. They have to coordinate with those guys, and they still have to have our approval.

Mr. Davis stated there's no available time or space.

Ms. Nelsen stated yes, and they don't have a usage agreement with us.

Mr. Lanier stated and not being truthful.

**SEVENTH ORDER OF BUSINESS**

**Audience Comments / Supervisors'  
Requests**

Ms. Nelsen asked did we get started on the entrances?

Mr. Soriano stated we have not. They have been doing a lot of other work. I've got a couple pictures of the columns. I worked with Chalon and we picked out are starting ones, so hopefully this next month if we're not drowned out too much you will see some of these columns getting worked on. Because we're doing Litchfield we have Timberfield right across the street I didn't think it would be a good idea to leave them out so Litchfield, Timberfield, Worthington Oaks, and we're also going to go to Pebble Creek and that's going to be as you come in from where the Cottages are and that will put us at 10. There are 26 total columns so we will be just under halfway and we will leave it for a couple things; how much time we have left and how much work we have to go.

Mr. Horton stated I did not hear Stonebriar.

Mr. Soriano stated Stonebriar wasn't in the first one yet. I did try to go to the ones that were worst. Timberfield isn't bad, it's just the problem of sitting across from Litchfield. If you guys want me to, Stonebriar is worse than Timberfield so we could swap them out. I'll just hear they got new plants across the street and we didn't get any, so I tried to do that. That will be under the not to exceed amount. We will see how much on irrigation and things like mulch and labor that we saved on and then I'll report what the final number was.

Mr. Soriano stated we did have an issue at the last board meeting due to a resident urinating on the pool deck. I had to bring up a concern with a resident and at the last meeting they did opt to take their privileges for a short period of time. This is a first offense, however it's a pretty severe offense to me so I did bring it to the Board and there were some other concerns because she had a personal problem with one of our staff people but that board felt pretty comfortable and actually gave her the minimum. They took to the end of this calendar year.



Mr. Horton asked you're talking about Middle Village?

Mr. Soriano stated she is a resident of Middle Village. It did occur here; however, we did set it up to where she can't come to your pool either. Just to inform you there will be resident whom I am taking away their privileges. She is always welcome to come to Middle Village during a meeting and have an appeal hearing and defend herself and that Board can go from there and I can update you guys.

Ms. Lauren Davis stated I've noticed there are several tree stumps coming in to Oakleaf. Is there a plan going forward of grinding them down or getting rid of them?

Mr. Soriano stated if they're in natural areas we generally don't. There are a couple tree stumps where we just took taller trees out and those are different and will get cut down, but the lower ones we generally don't. They will go away because bugs get to them and they're covered in pine straw and mulch. If we wanted to tear some out, it's more the issue of bringing in a stump grinder and paying somebody and it adds up.

A resident stated there is one at the intersection at the light at Plantation Oaks and Oakleaf Parkway and it looks like it was down, but the roots are kind of exposed and it's kind of unsightly.

Mr. Soriano stated I think that's one we actually cut down quite a bit. We can take a chain saw to it a bit more but most of that is under pine straw right now. That is the one I think is right across from the fitness center.

Ms. Suchsland stated we took two out in February or March.

Mr. Soriano stated if you guys want to give me money to buy a stump grinder that would be a little different. I do have to rent one this week because we have the five stumps where the concrete pad is going so we can always rent it for a full day or full week and I'll give it to the maintenance guys and they can try to hit as many as they can along the roadway. Middle Village asked about purchasing one before. We can get little ones, but if you get to a bigger grinder, you're talking \$10,000 to \$20,000. I don't know how these guys get away with \$25 a stump because you have to do a lot of stumps.

Mr. Lanier asked can we have VerdeGo identify stumps in the next week until we get the equipment we're renting?

Mr. Soriano stated the one I'm going to rent I have to have done so we can get to that concrete pad.

Mr. Lanier stated I get that, but if we have it can we have VerdeGo identify some so we can take more out?

Mr. Soriano stated yes, that would just be how much time my guys have.

Mr. Thomas asked the resident to email Mr. Soriano the stump she's referring to.

Mr. Horton asked are you saying it costs more for VerdeGo to do it than for you to rent it?

Ms. Nelsen stated he's saying he's renting it already.

Mr. Soriano stated I have to do the one at the concrete pad. When we do some of the trees, we get that included. I haven't brought them in to just do stumps, but I can look at it and give them a list of 20 or 30 stumps if we want to do that.

Mr. Horton stated if it's cost effective.

Mr. Soriano stated they don't keep the stump grinder here so it's also speed. I do need the ones done very soon.

Mr. Horton asked how far away is it?

Ms. Suchsland stated we are having them come up because we have a pine tree over here just beyond the baseball field that got struck by lightning that we're having them take down and then a palm tree, so they are going to be here and they can just bring the stump grinder with them.

Mr. Soriano stated we can look at that.

Ms. Lauren Davis stated I know I've emailed back and forth regarding Christmas lights before, so is there any potential of getting new Christmas lights in the budget for Oakleaf? I know there are several that are blue, and we've had them for years and they're all mismatched.

Mr. Horton asked we added some last year, didn't we?

Mr. Soriano stated we always add some, but it's not that we're adding a bunch to every area. Last year what we added was probably one or two strands for every single area that we do and that still added up to about \$4,000. You have to remember all of the areas that we do in Oakleaf, and especially your side because you have more entries. I only have a couple of entries I have to do over here and we do a lot on this building, so it adds up.

Mr. Thomas asked were you looking for more consistency?

Ms. Lauren Davis stated yeah, they're kind of just thrown up a lot of the times and some will be rainbow but across the street they will be blue and it's just kind of tacky.

Mr. Soriano stated you have to remember these are maintenance guys going out. I've mentioned this to you guys and if it's something you guys want to do you can push your HOA to get involved, because I have actually run a plan through Rob before to get neighborhoods to get together themselves. I'd be happy to give them a \$1,000 worth of lights because I have bins of older lights, but like I said, we add two new ones every year. It also takes time so it does take approximately five weeks to get all of those lights up. We start the week before Thanksgiving and we're usually putting stuff up all the way through the week of Christmas so it's a lot of stuff time. It would help if the neighborhoods got involved.

Ms. Lauren Davis asked how can we push that out?

Mr. Soriano stated the HOA. I'm limited. I have all these projects and what amounts to two or two and half maintenance guys for your side.

Ms. Lauren Davis asked is there someone specific that knows all of the HOA presidents that we can go through?

Mr. Soriano stated for your side there's really only one. The Village Center has its own, but they would just be those two little entries and then the Cottages have their own, but they don't have the big entry sign so the next sign out is actually ours that we do. Over here there are quite a few HOAs but over there it's really just the one.

Ms. Lauren Davis stated I think it's a great idea and it will help with community involvement. In Nature's Hammock all that playground equipment was removed. I did email Lisa last week because there was a huge metal pipe that was sticking out of the ground and my concern was more safety because the park wasn't really labeled that it was closed, even though I know it's been sent out by email that all of the playgrounds were closed, but what is stopping a small child from riding his bike and getting hurt in there?

Mr. Soriano stated we actually had everything cautioned off even when it closed, and the unit was still up. I took pictures of everything with big yellow caution tape everywhere, it just doesn't last in this neighborhood. We also had signage posted on it. Right now, they're actually open so you can go out to those. That area still had tape around it. Your swings are open and there's also another spot beyond that a big green space that kids will sometimes play sports on.

Ms. Lauren Davis asked but don't you think it would be safer just to close down that whole park with it all being exposed?

Mr. Soriano stated there's really not much left there. What was there was caution taped off. Short of building a fence around it, we're only going to be able to do so much and even then, if I were to put up a sign between your little entry where your split rail is, that's not going to make it either I promise you.

Mr. Horton asked what about that orange fencing you typically see at construction sites?

Mr. Soriano stated that's up to you guys. I have more than enough.

Mr. Horton stated that seems like it would be reasonable enough, I think.

Ms. Nelsen asked when is the new equipment going in?

Mr. Soriano stated it may still be two months. I'm hoping it's quicker but that can take 10 to 12 weeks just for the equipment to get to us. Whether I wrap that orange fencing around or you have one across the front, you're talking about a lot more sharp galvanized posts with fencing on it, compared to what I have right now covered in tape. I can do whatever is asked but to me, that's no different.

Mr. Lanier asked is the pole sharp?

Ms. Lauren Davis stated it's a large metal pole and it has a big concrete piece on it.

Mr. Soriano stated it was pulled out and it's on its side. It probably has a few hundred pounds worth of concrete on the back end.

Mr. Lanier asked so what's our plan with it? Are we going to reuse it?

Mr. Soriano stated yes. We've gotten everything marked and everything can be reused expect for those platforms, which were the biggest issue because we don't want those falling out.

Ms. Nelsen stated I think what they're asking is if the playground is going to get reused.

Mr. Soriano stated no, the new unit will go there so that will eventually come out.

Mr. Horton stated I still like the idea of the fencing. Yes, there's poles that go with it, but you can only do so much. At least it's properly marked.

Ms. Lauren Davis stated exactly, and you would be covered.

Mr. Soriano stated I'm covered with the caution tape. I took pictures to prove that we did it. We know kids are going to rip down signs, take cones and take caution tape but what I can look at is getting the guys out to break up that concrete, which means we have to take time

to jackhammer that off because the poles were meant to be reused. There weren't any damaged uprights. Some of them were rusty but we can powder coat all that.

Mr. Horton stated when you go to put the new one in I wouldn't think you could do it in one day, so I think the fencing might help keep people off of it because it might be dangerous for kids to play on it while you're putting it together even.

Ms. Lauren Davis stated I know the meetings are posted, but as you can see only two of us showed up. Is there any way we could put the meetings on Facebook Live, on the community groups, or something like that? I was lucky enough to be off today, but normally I'm not home until about 6:00. I know there were talks of having one meeting later.

Mr. Soriano stated for both districts we have two a year, so we have four nighttime meetings and nobody shows up for those either.

Mr. Horton stated the best part about this is if anybody has an issue they don't have to particularly come, all they have to do is email us. Our email addresses are on the website. Sometimes what you're talking about, one of us might be able to talk to Jay and solve it before you even get to the meeting or give an answer or something like that.

Mr. Soriano stated to point that out a little bit more, I used to go to all of the HOA meetings, which used to be eleven between the two districts and even then unless it was an outrageously big issue going on like a change of a management company, we really didn't see a lot of people attending so it's not really the time that makes the difference.

Mr. Thomas asked what would it take to go to a Facebook Live meeting? Are there any kind of legalities we have to look at?

Mr. Perry stated you could probably transmit it, but we don't do that on any districts that we do. The Zoom meeting is just by Executive Order and that expires on July 7<sup>th</sup> and I doubt if that will change.

Mr. Horton stated the agenda is posted online one week before for anybody to look at. They can look over it and see if they have any questions.

Ms. Lauren Davis stated I'm on all the Facebook groups and that's the big trend that I see is everybody complains about the times.

Mr. Horton stated they complain, but if you change it nobody still shows up. We do have two meetings at 6:00 every year and still nobody shows up and it's posted on the website so the meeting times are not an issue.

Ms. Nelsen stated the next one is August 10<sup>th</sup> so you can put it out there and we will see.

A resident stated going into Nature's Hammock the street sign that says Canopy Oaks is gone. It's just a pole sticking up. Is that a CDD issue?

Mr. Soriano stated no, all the signage in Oakleaf is the County. If it's a decorative pole then it could be reported whether by you guys or by me and they will put up a new sign, but if it's the decorative pole they will not climb the pole and hang it themselves. They give it to me and my guys because they don't want to damage the decorative poles and pay us for them. I believe the one at Cannons Point is just the galvanized pole. Usually when we have an accident and a car takes the sign out, I get the County to install theirs so we don't have to deal with it anymore. The County owns the streets, sidewalks and flow of traffic so they deal with all of the signage.

A resident stated I don't think it's a decorative pole.

Mr. Soriano stated if it is, they still do the sign, we just do the screwing.

A resident stated there's another street sign at the corner of Canopy Oaks and Wandering Oaks and it looks like somebody hit it because it's at an angle. I don't know if the CDD can straighten it out or the County.

Mr. Soriano stated it depends on the pole.

A resident stated it's just a regular pole.

Mr. Soriano stated I would just call the County and they will come do it.

Mr. Horton stated there is a light pole down across from Goddard.

Mr. Soriano stated there is and that was actually reported right away to Clay Electric. Andre called me on the weekend and we went out there and I don't know if there is an issue with the sensor but it is live so it's snapping and popping at us even during the daytime so we marked it and called Clay Electric that day and said they would be out and they still haven't. It's their pole.

A resident stated there are a lot of them that are out.

Mr. Thomas stated there is a number on the pole, and you tell them exactly which one it is.

**EIGHTH ORDER OF BUSINESS**


**Next Scheduled Meeting**

Mr. Perry stated the next scheduled meeting is July 13, 2020 at 4:00 p.m. at this location.

**NINTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Ms. Nelsen seconded by Mr. Thomas with all in favor the meeting was adjourned.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman