

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, December 14, 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
Chad Davis	Vice Chairman
Scott Thomas	Supervisor
Tom Horton	Supervisor
Andre Lanier	Supervisor

Also present were:

Jim Perry	District Manager
Michael Eckert	District Counsel
Jay Soriano	Operations Manager - GMS
Chalon Suchsland	VerdeGo
Sam Crozier	Towers Group
Ken Brown	American Homes for Rent
One Resident	

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Audience Comments**

Ms. Kimberly Farrell, 1016 Drake Feather Drive, stated there are a group of us that like pickleball on my side. We play five or six days a week and we've had up to eight people at one time. We can't have any more than that because there are only two nets. I would like to ask for consideration that permanent pickleball courts be put in over there. The tennis players feel the need every single day to move the pickleball nets out of the way even though there are two courts without pickleball lines on them. One to two times a week we're taking our own broom and our own blower to blow and sweep off the courts. They've lost the broom at the fitness center, so we have to bring our own now. By them moving the nets every time, we're constantly having to fix them because it keeps breaking the nets. There are the first two that

have pickleball lines that we've tried putting it on one or the other and it doesn't seem to matter which one we put it on, they always move them. I've talked to Court Surfaces and the estimate that they gave us was \$8,000 to \$10,000 to totally convert one set of tennis courts into two pickleball courts, including the permanent nets. Two of them would be great, but if we at least had one that was a dedicated pickleball court, that would be awesome.

Mr. Horton asked is it a group you're talking about?

Ms. Kimberly Farrell responded yes and it's getting to be a very popular sport, especially among the 40+, 50+ generation. Arbor Mill has their own dedicated pickleball courts over there and they have a clinic every Wednesday morning, but they have 12 to 16 people that play. We haven't been able to do that. The other thing that I wanted to ask, is can we have free pickleball clinics on our side for our residents and not with a pickleball coach?

Mr. Thomas stated the first thing, you want to convert one of the tennis courts into two pickleball courts, or two pickleball courts?

Ms. Kimberly Farrell responded preferably two, but a minimum of one. The lines are drawn on two of the courts right now.

Mr. Thomas stated from my own understanding, if we took one of the tennis courts at the very end, that can be recreated into two pickleball courts?

Mr. Soriano responded each side of the court.

Ms. Kimberly Farrell stated and leaving the tennis net up, because that is a barrier between the two courts.

Mr. Thomas asked so there's not going to be an expansion or anything else beyond your fence line?

Ms. Kimberly Farrell responded no and even if you did two of the tennis courts, it still leaves them two tennis courts over there, plus six or eight over here.

Mr. Thomas asked you're saying they would have to be resurfaced?

Mr. Soriano responded no, just repainted.

Mr. Thomas asked \$8,000 to \$10,000 just to repaint?

Mr. Soriano responded it was almost \$4,000 when we did just the lines. That's probably the going rate for that.

Mr. Thomas asked do the nets that we already have fit perfectly on there?

Mr. Soriano responded no she's talking about being a permanent net. We purchased those so that they could be mobile. We do have a lot more tennis players using that facility.

Mr. Davis stated that would going to be my question. You and your staff know more about the usage and what goes on over there.

Mr. Soriano stated we definitely have a lot more tennis players than we do pickleball. We've really tried to push getting tennis over there. A lot of Double Branch residents won't come over here. Realistically, hard courts are probably better for teaching, or kids. When they get serious, they come over to the clay courts. You can't play pickleball over here so that is the only spot for pickleball.

Ms. Nelsen asked how many basketball courts do we have?

Mr. Soriano responded we have two.

Mr. Horton asked are the tennis courts that busy over there?

Ms. Kimberly Farrell responded when we're there we see probably twice a week one of the courts used. I don't know about other times of the day.

Mr. Horton stated I hardly ever see anybody there.

Mr. Thomas asked can we take it under consideration and get some estimates? I don't know if that's a contractor we can use or if you have your own guys.

Mr. Soriano stated it's always a good idea to have a couple estimates.

Ms. Nelsen stated I'd like to collect some data on usage.

Mr. Soriano stated my biggest thing is usage. If you remember, we did those lines a long time ago so it's just starting to build up because of her group. We can look at it.

Ms. Nelsen asked is there a way we can collect data over the next month or two and see what our tennis usage is versus pickleball?

Mr. Soriano responded yes.

Mr. Horton asked where do you put the pickleball nets at if we convert the courts?

Mr. Soriano responded they're going to go sideways in that half of the court.

Mr. Horton stated so you'd have to move the lines around then.

Ms. Kimberly Farrell stated no, just the tennis lines would have to be removed.

Mr. Lanier stated the second part of your question was?

Ms. Kimberly Farrell stated a gentleman has said he's more than willing to put on some free pickleball clinics to get it built up over here like he has over at Arbor Mill. He's a great

coach and a great person. Is there any problem with a resident doing a pickleball clinic for other residents?

Mr. Soriano stated that's a little bit different. I personally don't know the independent contractor that is being used for pickleball. We don't pay for any staff over there for the tennis courts whatsoever. These guys over here have decided to try to organize it on their own. We don't like to step on any toes; however, I know Jim Pains and he's definitely really passionate about teaching, but I don't want to step on anybody's toes, especially when they're doing it on their own free time, the same way that we stay away from stepping on soccer's toes or any of the other sports organizations, so I don't want to take it out and say we're going to give it to somebody else. I can find some way to get Jim to work with them. It might be a little tough, I don't know.

Ms. Kimberly Farrell asked as long as it's all residents is there any reason that we couldn't?

Mr. Soriano responded yes because our policies stop you from bringing people in to teach. Even if he's saying I'm doing it for free, that's the same thing we get with people doing personal training and not coming through us and it creates liability on the property, so our policies don't allow that. The employees that we have here have gone over there and done it on their free time so that's how it was being done. Jim actually did try to go over there the year before he left, and he really didn't get much participation at all. After he left someone else was brought in. It's something I can work on, but I'm not willing to just say yes, and make that change.

Mr. Horton stated I don't understand the liability part.

Ms. Nelsen stated it would be a usage agreement just like we do with anybody else.

Mr. Soriano stated I try not to tell people how to employ their people. Double Branch doesn't pay for anything. Middle Village covers the tennis pros and they're setting up 1099 employees so I'm not going to tell them who to hire and who not to hire.

Mr. Horton asked would you pay somebody else to come in and do it?

Ms. Kimberly Farrell responded no. Not a lot of people know how to play, so we just want to teach people how to play and not charge them, so we get the interest.

Mr. Horton asked do you have somebody in mind that could do it that's a resident.

Ms. Kimberly Farrell stated yes, Jim Pains that we're talking about.

Mr. Horton stated I don't understand the problem.

Mr. Davis asked how large is your group?

Ms. Kimberly Farrell responded we've had up to eight players but there are about 12 of us total.

Mr. Davis asked and none of them were able to make it today?

Ms. Kimberly Farrell responded no; they're working.

Mr. Eckert stated just to address your question from a legal standpoint, this comes up all the time, but you have people who are using district facilities that have no agreement with the district, you have issues in terms specialty use, you have issues in terms of who you're letting use your facilities, especially when minors are involved, and you also have issues in terms of injuries and letting people in who may not be residents and how do you enforce that when you have a non-resident user fee. There's a whole bunch of issues when you allow someone else to come use your facilities. Plus using them if they're charging, you're allowing somebody to use a public asset for them to generate a private profit, so you've got to deal with that issue too because sometimes what we get told is there is no charge, when there really is at the end of the day.

Mr. Horton stated a couple things. First of all, nonresidents can't get it in, so they have to be residents to get in.

Mr. Davis stated guests and visitors. Nonresidents can get in the door.

Mr. Horton asked at the gym?

Mr. Soriano stated not at the fitness floor, but for the basketball courts, tennis courts, pickleball courts, even Zumba. Zumba is about 75% nonresidents that are guests.

Mr. Davis stated and with all due respect, I understand we may have eight to 12 people that may not like the gentleman currently coaching, but there may be 14 or 15 people that love him, we don't know.

Mr. Soriano stated if we want to do it as the District setting up our own tennis staff there, we could operate independently, but that's my biggest concern is they're doing it here out of their own time over there so I would prefer not to tell them what to do when it comes to that. Like I said, I know Jim personally so I think it's a good idea, I would just like to work it out first.

Mr. Horton stated what I would suggest is you send an email, get everybody else on board that doesn't like the way this gentleman does it, send an email to Jay so we have something to go on. Jay can talk to the coach and see if he can change his attitude.

Mr. Thomas stated I think we're getting a little ahead of ourselves. I'd like to for the next month or so go ahead and collect some data and then we need to look into the cost effectiveness and the Board still needs to vote on whether or not we're going to create a dedicated pickleball court so we will cross that bridge and then if we get to that next bridge of who's going to coach it then we will cross that bridge when we get to it.

Mr. Lanier stated some of those numbers also need to go with the time of year. Right now, it's getting cold, so tennis probably isn't that big of a deal, but when they run the tennis camps and they use the facilities on our side, does that change things?

Mr. Soriano responded it does. It goes up and down, especially when you consider camps. Over there, the one thing they've tried to build up because their hard courts are beginners and then your little kids should actually start on hard courts so they're not going to be doing camps per say on that side, but we can still look at that. I can tell you the one time it is busy is we allow usage for high schools, so their tennis teams come here. We also have a very old agreement with Bishop Snyder, so they come here. Because I can't house both of them on these courts, they do go back and forth and that's about the only time they get any extra cleaning. They weren't out much this year. Their athletic director and coaches are both residents here. That is one of the times we're really packed and they're usually there in the morning.

Ms. Kimberly Farrell stated we're usually there in the afternoon.

Mr. Soriano asked what time?

Ms. Kimberly Farrell responded usually between 5:00 and 6:00 p.m.

Mr. Soriano stated that would be our busier time and that would be seasonal also.

Mr. Lanier stated I think it's fair that we take everybody's suggestions and give us a little time to get numbers in and how they run annually.

### **THIRD ORDER OF BUSINESS**

#### **Organizational Matters**

##### **A. Oath of Office for Newly Elected Supervisors**

Mr. Perry being a notary public of the State of Florida administered oaths to Mr. Horton, Mr. Thomas and Mr. Davis.

**B. Consideration of Resolution 2021-02, Designating Officers**

Mr. Perry stated currently we have Ms. Nelsen as Chair, Mr. Davis as Vice Chair, me as Secretary and Treasurer, Jim Oliver of GMS as an Assistant Secretary and Assistant Treasurer, and Ernesto Torres as an Assistant Secretary and the remaining three supervisors are Assistant Secretaries. We would ask that the GMS employees retain the same titles.

The Board concurred that the slate of officers should remain as-is.

On MOTION by Mr. Horton seconded by Mr. Davis with all in favor Resolution 2021-02, designating officers with the slate as listed above was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of Consent Agenda**

- A. Approval of the Minutes of the November 9, 2020 Meeting**
- B. Financial Statements**
- C. Assessment Receipt Schedule**
- D. Check Register**

There being no questions or comments, a motion followed.

On MOTION by Ms. Nelsen seconded by Mr. Davis with all in favor the Consent Agenda was approved.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Mr. Eckert stated something on our radar for the legislative session coming up this spring is the idea of sovereign immunity. Because you are a unit of local government you enjoy sovereign immunity under the Florida Statutes, which essentially means that your limitations on liability if you were sued are \$200,000 per person and \$300,000 per incident. That was last raised about 10 years ago, and it was raised from \$100,000 and \$200,000 limits. There has been discussion and a significant amount of legislation introduced last session, but it didn't pass in terms of raising or eliminating sovereign immunity. If I were a betting person, I wouldn't bet on it being eliminated, but I do think you will see some traction this year for increasing it. The reason why that matters to this board is that one, you may get more lawsuits if there's more money available for attorneys to potentially recover, and then two, your

sovereign immunity is built into your insurance rates so if in fact they do change that for the next fiscal year, you may see an increase in your insurance rates. One of the things the legislators got stuck on last year, was nobody could give them good information on what it would do to insurance rates so nothing really happened, but my guess is staff will have done that research in time for this legislative session so that's a big thing that could affect your budget that we will be keeping an eye on.

Mr. Lanier asked are we looking at possible substantial increases to insurance?

Mr. Eckert responded if they double the sovereign immunity limits. It certainly would be more than 5% or 10%. Given that you have amenities here, you have a significant insurance policy.

**B. District Engineer**

There being nothing to report, the next item followed.

**C. District Manager**

There being nothing to report, the next item followed.

**D. Operations Manager - Memorandum**

Mr. Soriano stated we just had our virtual Turkey Trot. I had reservations about it, and I think you guys did too and we talked about it last month. It worked out great. We had 43 homes registered and I actually had some more pictures come in so there were more than 43 homes, we just know how many were registered. I did quite a few prizes and everybody has come to pick them up. I'm trying to figure out a way to use that in the future, however I am looking to get back to our normal Turkey Trot next year. It will be after Christmas when we got out and wash off the turkeys. We do have a movie planned since we didn't have a Christmas event. I worked with the food trucks and they will be out at our parking lot this Friday, so I sent that out in an email last week. Just to update you guys on the HOA events, it didn't quite work out the way they wanted. She got one participant on each side, so she brought us all of the stuff back. We will finish up decorations this week but most everything is up. Her tree garden also didn't work out as well. It ended up being more groups/teams than businesses. The biggest problem with the trees is they were getting knocked over or falling down. They



weren't quite taking care of it themselves, other residents were coming by and picking them up. It wasn't that she was mad at us, but I think she was hoping we would take care of them more and she was a little bothered by it so she wasn't planning on leaving them out there all month. The residents that were out there enjoyed it, but there's something about doing it commercially. You have bigger trees. We will see if she wants to try it again next year.

To update you on the pools, this side I'm going to send out an email this week letting them know the heaters are on and working overtime in this cold weather. We don't typically pull those covers until after Christmas, but we've already done the second thousand-gallon delivery here so we will start using those covers this weekend. The pool is only open those daylight hours, so the pool is open by 10:00 and they go back on by 4:00.

We said we would come back to the issue of opening up for rentals every month. This room has been opened and we did get a second rental. We had one this past weekend that was smaller and it worked out well and we have a second one for December. We're getting questions. It's not really jumping to hurry up and book this because there are still concerns with this room especially with the weddings because of people coming in from other areas. We're not back to being booked out Friday, Saturday and Sunday. For your room, we're still closed.

Mr. Horton stated I think keep it closed.

Mr. Davis stated yes, we don't know what's going to happen in the next month or so with COVID lockdown. The vaccine is out and that's a fantastic thing, but I say we just ride it out and take it one more month with new administration coming in.

Mr. Soriano stated I'm good with that. Like I said, it's a small number of questions for that room so we can bring it back every month for a quick discussion.

Just to update you on maintenance items, I was hoping they would start some of that asphalt work shortly after our meeting last month. They did start a little late. The track work is almost complete and will be done this week. They've also dropped in the asphalt for our storage building and that looks really good. We can start discussing landscaping in those areas and give an idea of what we want to do. We've talked about hiding the front a little bit. We can even make that driveway look nice with some hedges or grasses. If you get a chance do out and check out the work. The parking lot expansion will still be probably next month before they can get into it. They may grade first, but as far as dropping asphalt it may be a while as they

have another project. Tearing up the one pine tree so we can move the islands around took a good amount of work. That other live oak was cut down quite a bit so we could get the trucks underneath, but I really wanted to save that tree next to the volleyball courts.

I have a couple things to point out. We talked briefly with guest concerns at our facilities. I will forward you guys an email that I received from the soccer group. We are having issues on the weekends out there. Right now, they're not even really playing but one of their operations people is out on the weekend helping out with things such as moving the goals and stuff like that but there are a lot of problems with children and adults that do not live here causing problems with cussing, fighting and things like that. I've talked about my issues with getting CCSO involved before. We do have some personal training going on out there. This last one that involved them specifically was a personal trainer setting up boxing training. They pulled the goals in to make a ring. Something was said to him and got a lot of pushback and cussing and she asked me what to do and I told her we are able to call Clay County Sheriff's Office and they're going to be trespassed if they don't have Oakleaf IDs. If they do have an Oakleaf ID then we will take the time to tell them you can't do this here, please go home today and come back some other time, but you can't be here anymore. If they argue with that then even as a resident, they will be trespassed and they will lose their privileges. We are having those kinds of issues on the weekends quite a bit. Realistically, we've had a lot of pushback even during the pandemic time. Wanda had a couple of arguments with adults this weekend because they didn't bring their cards. We even have signs out that say you have to have your card on property. It is building up a little bit, but I have informed soccer that we would get a little stricter.

One more item for me. It's on the report, it's something that came to me this last week. We have a couple of visitors here. It does affect your district quite a bit. We are going to have a new neighborhood that opens up at the end of Oakleaf Village Parkway. It is being developed by Towers Group. This is Samuel Crozier with Towers Group and I'll let him explain how the neighborhood is going to go, and then there are some things they want to ask about.

Mr. Crozier stated we have exclusively developed here in Jacksonville and the surrounding area. We do 500 to 1,000 lots a year, including Forest Hammock, Arbor Mill and this is going to be called Sugar Leaf. This is the property at the end of Oakleaf Plantation. It will be 118 single family houses. This is Ken, he is with American Homes who is going to buy

all 118 houses. They are a rental group, so they will own the entire neighborhood and all of them will be rentals. They've got an interesting philosophy and I'll let them go over all of that, but what's a little interesting is because of our proximity to the amenity center, we wanted to come talk because we have a couple of tracts of park space that I think could help solve some of your problems. Your pools are certainly at capacity during the summer and from our side, our proximity to an existing amenity would be great. There is space to have their own, but I just heard Jay talking about using your facility without permission and certainly the upside of the rental company is you have someone like Jay working for them that can get calls, so it's not like you calling me and I'm cussing you off and blowing you off and there's nothing you can do with a homeowner. With a large company you have somebody that can actually take responsibility. This is early-stage plat. What we do when we design the subdivision is come up with a preliminary plat. What I have is an overview of the subdivision, and this subdivision is isolated on the far east side. There is no connectivity with the rest of the parcel to the east. That is another developer, and they are coming through the Kendall Wood side, so we will be exclusively coming down Oakleaf Village Parkway. We are building a single two-lane road down through the CDD property that connects into Oakleaf Village Parkway. That tract continues down to the left of the pond that you see so I have Tract 02 on the map. On the east side is approved for a large field. It is about 300-feet wide by 200 and some odd feet. I talked to Peter Ma, your engineer who said yes, you can do exactly what you are talking about. What we came here today for was to get your all's temperature if this was something you guys would like to look at. Jay was telling me about your issues with trying to get some woodland trails approved through the water management district. Our permits actually allow mulch trails to be built inside of the wetlands. We have some mulch trails we're talking about doing around the pond and some other natural things to be done inside those wetland places and then the rest of Tract P is up for whatever other park space we can come up with. Ken will tell you more about their homes and what specifically they're looking for.

Mr. Brown stated thank you for having us today. This neighborhood has been in planning and zoning for quite some time. The company that I work for is American Homes for Rent. We're based out of Los Angeles, California. Today we own about 55,000 homes across the states. Here in Jacksonville we own just under 2,000 homes. We started with the downturn buying foreclosures. Currently here in Oakleaf it's been one of our better performing assets.

We actually own 113 homes today in the community. Our average rent is \$1,700 per month and right now we're operating about a 97% occupancy rate, which has been phenomenal so when Sam brought us this proposal for this new development, it's kind of a no-brainer from our side that we have to move forward, and we would love the opportunity to work with you guys. We would have our own HOA, but we would love to partner with you guys on a membership basis for our tenants and residents. There are two main proposals that we could do for you guys. One is an annual membership for all 118 homes that every year we would strike the check for those membership rights. The second proposal would be having a capital contribution to you guys, whether that's increasing some of the pool capacity, or building new pickleball courts, or adding onto some of the facilities that you guys are currently operating with. With that, we can still continue to pay some portion of that membership fee on an ongoing basis. When we purchase homes, we don't purchase them with the intention of holding them for one or two years, these are long-term assets for our company, and we plan to be here for 15 or 20 years. We have a very strict tenant screen that goes into place. We're not looking for multiple families in one house. We're looking for young families that don't have the ability to get a down payment to buy a house and this is their first step into single family ownership. We wanted to get your initial thoughts or reactions and we could work together for further proposals, but I think there's a lot of advantages in working with you guys as well as working with us, versus us being a standalone pod at the end of the road so let me know if there are any questions I could address.

Mr. Davis asked what is your timeline? Because this isn't a decision that I can make in one, two or maybe even three meetings. We meet once a month and we have to really mull this over.

Mr. Crozier responded we would love to get started on the development as soon as possible, but a development of this size is going to take 15 to 18 months so don't feel like I'm putting a ton of pressure on you guys to make a decision today, but the sooner we got in front of you all, the better decision we can make. So, say 18 months before these homes are starting to go vertical and then we're going to build about five to six per month depending on tenant demand.

Mr. Perry stated for clarification, this parcel is outside the District boundaries and the second thing is, we have provided for already in our rules and rates for non-resident members. You can join at a fee of \$1,800 per fiscal year.

Ms. Nelsen asked does everybody understand the location? This is where the pod is at right?

Mr. Soriano responded no; this is the white vinyl fence that everybody likes to drive through at the edge of the road.

Mr. Thomas asked so that entry is going to be an increased flow of traffic.

Mr. Soriano stated correct, and the way I understand it is there is a road down there and the original plan is that would continue south through those neighborhoods going toward Kendall Wood. However, with that being wetland it doesn't look like that is going to happen anytime soon if it does so Oakleaf Village Parkway will be the only in and out for these residents here, so we are going to have them in our neighborhood either way.

Mr. Lanier stated hypothetically, if our CDD says no to any partnership, what are you guys looking for?

Mr. Brown stated what we're proposing to you guys today is a capital contribution or membership on an annual basis, however if there is something that we can't work out or come to terms with, we can provide our own amenities. If you look at the back cul-de-sac, we can actually take a few lots away and put in an amenity center with a pool complex, so really it comes down to what we would add would be in line with what we would ask from the CDD in terms of total costs. Our number one preference is to work with you all.

Mr. Lanier asked is this something new?

Mr. Eckert responded certainly the annual user fee at \$1,800 is what your fee is. It could be one person, or it could be 200 people who take advantage of the \$1,800 fee per year. We have some people who take advantage of that in districts and some people won't. The fees vary in different districts with different amenities, different costs and different assessments. Typically, what we see is somebody wanting to do a boundary amendment to be part of the District and then they would be assessed and go through your assessment methodology like other units, whether they're treated as a single family 50', single family 100', multi-family. Then they're on equal footing with other residents. That process at Double Branch, because you were established by the Governor and Cabinet, would require I believe going back through

the Florida Land and Water Adjudicatory Commission to get the boundary amended and then the County would also have some input as well.

Mr. Perry stated that process takes several months.

Mr. Thomas asked so these parcels would start at the back of the Oaks?

Mr. Soriano responded beyond that. About 1,200-feet down that road.

Mr. Thomas asked what are we going to be responsible for? Because there's going to be that border if you will.

Mr. Soriano responded we're still talking about it to make sure. I've talked to Peter. I don't know what the required responsibility is. We do own one side of that road right now. DOT owns the other side of the road. They'll build the sidewalk and road and then that generally goes to the County, however most places we irrigate and maintain and that's my concern is that is going to be ours there. As far as American Homes is concerned, they're up to that entry.

Ms. Nelsen asked is that Clay Utility Authority?

Mr. Soriano responded CCUA and Clay Electric are back there. That's where it ends is right at that box.

Mr. Crozier stated that station is actually getting moved to the southern end of ours.

Mr. Horton asked what is the square footage on the houses; one story or two story?

Mr. Crozier responded we're going to provide a mixture of three- and four-bedroom units and they range anywhere from 1,700 to 2,200 square feet. We're projecting an average of \$2,000 per month for rent. They don't exactly compete with your typical buyer of the neighborhood, because your mortgage is probably going to be less than \$1,500, but again, these are tenants that are young families that don't have the down payment to move into a home or older buyers who are downsizing from their family homes and they want the ability to travel. We do all of our own yard maintenance, we maintain the communities, and we actually have several here in town. Maybe I can bring pictures for the Board next time, but we do maintain a beautiful community.

Mr. Horton asked so you maintain the yards?

Mr. Brown responded we maintain all of the yards, exterior of the homes and interior. We have an exquisite property management team. Again, that even goes into the tenant screening which as Sam alluded to, that's the beauty of having us as a partner because you're

not managing a bunch of different renters, you have one property management company if there were any issues. We hope there aren't any, but if there were you would call us directly and we would manage that.

Mr. Crozier stated I met their tenants because they had purchased homes in some of my other neighborhoods and in my experience, they have been things like pharmaceutical sales where they move them every two or three years, young engineers, and jobs that move a lot so you have people that are working engineering for roadways or something big so instead of having to sell your home and buy a new home somewhere else, they're renting and not having to deal with all of that.

Mr. Brown stated and, in all honesty, we try to keep tenants as long as possible. We don't like turnover. We sign one-year minimum leases; however, we like to keep our tenants for five, maybe even ten years and we're starting to see a lot more of that type of tenant demand, especially from our retirees.

Mr. Horton asked so there are some places here in town that are all rentals like that?

Mr. Brown responded yes there are. We actually have 113 in Kendall Wood just south of here that are already built out and fully leased; Black Creek Village, which is off of Black Creek.

Mr. Horton asked Kendall Wood is all rentals?

Mr. Brown responded about half of the neighborhood are rentals so when you first pull into the subdivision there, all of those are our rental homes up front. Black Creek Village is a beautiful waterfront community and that is another well performing community for us.

Mr. Thomas stated sorry to go back to the road again, but it's going to be one way in, one way out forever?

Mr. Crozier responded that is it forever. The county had a major thoroughfare planned and they have revised that plan, so we still have this large tract because it was set up for a four lane divider and the county determined there was supposed to be a large commercial center that they have determined is not going to happen.

Mr. Thomas asked so the county is okay with an extra 100 and something homes on Oakleaf Village Parkway?

Mr. Crozier stated this is inside Branan Field Chaffee, so we didn't change zoning at all so they have planned for this.

Mr. Soriano stated it does bring a lot of other concerns operationally; things like streetlights, the maintenance on the roads and things like that. Once you're inside the neighborhood, that's no longer our worry. That stretch of roadway there is a little bit different and the added portion and the reason I wanted them to come and talk to you themselves is that we are going to have those people coming through one way or the other. There's two ways you can do it. The annexation, or the boundary change, which is a lot of work; or the \$1,800, which is a lot of money. They're really looking for what other options are available.

Mr. Horton asked my concern is can our facilities take the extra people? That's going to be a lot of extra usage.

Mr. Soriano responded that's hard to say. I looked at it and compared to what we have now, somewhere between 1 and 3% of our population uses our facilities right now and we do hit capacity or get close to it at times. This year was a different story all around because we had to limit that capacity but if you look at the year before we are pretty close to that. The demographic is to where there is a high percentage of those 118 homes that would use the facilities. We have to offer it publicly that you can buy into the District no matter where you live and that gives you the privilege to use the place. The people that would do that are the younger families that have children so I would see a higher percentage of that, but I don't know that it's really going to be a straw that breaks the camel's back type of thing. We do have control a little bit. If you remember a couple of years ago, we adjusted that guest policy for weekends and that made a big difference. People just didn't want to give away their free passes. Those type of things help out with control and that would be the same case here. They talk about an annual amount that they want to give and that's a big amount of money. That's one whole line I could do something with, but it's not something we're losing out on if we were to say no because we've got to make it work for those other residents too. My real concern is it's going to affect us and our residents no matter what.

Mr. Horton asked are you willing to pay \$1,800 a year for each home that you build?

Mr. Brown responded that's what we're evaluating right now and what we are ultimately asking for is a negotiated, or reduced rate because we are bringing in 118 and you are only managing one relationship for all 118 homes and that's us, the property management team. We could certainly offer out tenants the option to buy in at \$1,800 and then you manage all those memberships, or we would do a full membership as a company and we would pay that



for as long as we own these homes. As Jay alluded, it's a big number. This is a positive inflow to these facilities. That second option, which I think is even more valuable to you all is instead of us coming in with this annual membership, we have a further reduced rate where we would actually supply you guys with capital to go out and add an additional pool or add additional tennis courts to your facilities so you can moderate some of this capacity that you guys are already having difficulties with. I think that's a very smart option, but I wanted to put it in front of you guys to start thinking about it because this is coming, it's just how can we all work together to make it the best on both sides.

Mr. Horton stated I'm just not sure that we would have the grounds to expand the pool or buildings. That would be tricky. If we were to enter into some kind of agreement where for example you paid \$1,800 a year for each home if a few years down the road you say we don't want to do that anymore. Would it be some kind of contract thing?

Mr. Eckert responded the \$1,800 would be their election. We would have no control over it at the \$1,800, because that is our non-resident user rate for any home. What they are suggesting is something less than that because there is a lot of people that would be doing that. There is an argument for that, and there is also the argument of the six people that we have that are paying the \$1,800 that they can be upset that they're paying more, and you also have the argument out there that other communities or other developers may want to come in with 100 or 50 and then you have to justify why you're doing something this way for this particular developer. I'm not saying it's not worth talking about, I'm just saying there are some concerns you would want to consider before you enter into any kind of agreement. Typically, when someone comes to the District and asks for a boundary amendment, they agree to fund that boundary amendment so the residents in the existing district aren't paying to have land added to their boundary. How I view this is you are opening the door for a discussion and it's weighing what the alternatives are, and do you want staff to explore those discussions, or would you rather staff not?

Ms. Nelsen stated I think this board needs some processing time.

Mr. Davis stated and on top of that I'd like to suggest you guys put together a proposal. You obviously have a number in mind that works for your 118 homes. Can you put together a plan A, plan B and plan C so that we can review it and have more information because we can

sit here with all the unknowns and talk all night long. I think that would be helpful for both sides.

Mr. Brown responded absolutely and next time we meet I can put together something like that. I want this to be a conversation, I don't want to come in and say we're doing this, and you guys have to accept it. We have a very long timeline before we even have to consider it.

Mr. Thomas stated we need to figure out that 1,200 feet.

Mr. Horton stated it seems like it would be easier for you all to go ahead and build your own recreational facilities. Even Kindlewood has their own pool

Mr. Crozier stated we built Forest Hammock and we built Arbor Mill and we put in pools and small clubhouses, so it's something we are certainly capable of and something we've done before. We're here to ask the question of is there a way that we can make this good for both parties.

Mr. Brown stated with GMS managing the site here and for how long that happens, there are certainly things we wouldn't have in our amenities such as the events and all these things that people value as a resident. That's what makes a community and those are things we may not have the ability to do so if there's a way we can all work together I think we can find a way that you would benefit as well.

Mr. Thomas stated I definitely think staff should go ahead and move forward with talking about it and gathering some data.

Mr. Horton asked would there be some way that when you rent a house the homeowners could opt in to the \$1,800 or not?

Mr. Brown responded absolutely. Say we just don't make a conclusion here and we have a tenant that's paying \$2,000 a month and they want to pay the additional \$1,800 to come in as a single use resident they can definitely do that, but we price ourselves on having an all-inclusive package. We maintain the yards, exteriors and roads and we would prefer to have control of that package for our residents even if they don't use it.

Mr. Horton stated you said you did Forest Hammock. That's not all rentals in there.

Mr. Crozier stated no sir. That's an interesting case study. That was 2010 when we came out with that and if you all remember, 2009 was when we started so we pride ourselves on being ahead of the bell curve. This is what I think the future holds is for pushing more towards that rental model.

Mr. Perry stated I think we have direction from the Board. We will work with them and get something together and we will need it at least a week before the next meeting because this will be presented to the Board and they need a little lead time.

Mr. Horton stated if there's something you all would like to present I'd like to get the information before the meeting to study.

Mr. Brown stated if you guys will let me know when your next meeting is, I'm happy to have that presentation together for you guys. I think what would also be valuable information is how those 113 homes we currently own have been performing, as well as what we are preparing to build and some of the amenities we could add.

Mr. Horton asked do you maintain the yards here in Oakleaf?

Mr. Brown responded we usually do not for the homes that we bought in the downturn. That is on the tenants. However, for the new communities we do maintain all of our properties because we have one guy that will go yard to yard so it's very efficient. We pride ourselves on maintaining our properties and providing good tenants.

Mr. Perry stated our next meeting is going to be January 11<sup>th</sup>.

#### **SIXTH ORDER OF BUSINESS**

#### **Audience Comments / Supervisors' Requests**

Mr. Raul Mireles, 3165 Wandering Oaks Drive, stated I live over in Nature's Hammock and my understanding is you are building a dog park in that park area. Where are we at with construction on that? The kids are playing with the leftover materials like some pallets. It just seems like an accident waiting to happen.

Mr. Soriano stated there shouldn't be any pallets out there. There are posts that were loose. We don't have the fencing so they're probably pulling the posts out of the ground. I did get an update that manufacturing is done so it may take another week to get here. Once we get the fencing then we can finish out two projects that are connect: the basketball court and the dog park. Really, the biggest issue is some manufacturing industries are still behind. The playground is complete. We have new borders in there and it's mulched. I do have a climber that we haven't installed yet that will go in between the swing set and the playground portion.

Mr. Mireles asked is there going to be a keyed access to the dog park where as a homeowner I could show you my dogs are up to date on shots?

Mr. Soriano responded unfortunately it is not. This is use at your own risk. We have to put up signs and we have to inform the residents. It is a small park too, but there is no control and no way to do access on it unless we want to spend a lot of money to WIFI all the way from the amenity center. It is kind of unfortunate. All of our playgrounds are designed with no parking lots for a reason. They should be walk up only so we kind of expect it to be residents only even though we know realistically it is not. I was looking at trying to set up something for January as kind of a grand opening but those will be some of the things, we will just have to be able to inform the residents of and we will post a big sign at the front. The gazebo will be the entry into the two portions of the dog park.

Ms. Nelsen stated we did try to put the extra landscaping in the front so there is no parking there. Jay could you have somebody do a drive-by to check on the pallet thing?

Mr. Mireles stated it's like where the posts are cemented in someone put 2x4s on top of those and there is a pallet.

Mr. Soriano stated that may be different whether it's kids or that might even be our material. VerdeGo did go through and clean out our trail and if you noticed, we do have a little homeless encampment on the Nature's Hammock side. I did leave them so I could point them out to CCSO. I do think I know one of our tenants there. There's an area that has caught fire twice now and he's always been present, so I've had to inform CCSO, but it doesn't look like anybody has been there in quite a while. We will remove all of the trash.

Mr. Lanier asked where are we at with the bridge?

Mr. Soriano responded I'm just waiting on a delivery date. That is prefabricated so it comes pre-built, but it doesn't come to me built. We still have to put it together and it's a 24-foot steel bridge so whether I'm bringing in subcontractors or it's me and my three guys construction may be a little while. We just ordered it this last month.

Mr. Horton asked what was the estimate on the delivery time?

Mr. Soriano responded I don't have an estimate yet.

Mr. Lanier asked did you have anything else?

Mr. Mireles responded this is my first CDD meeting. I've been here for seven years an last month I went to my first HOA meeting so I'm just curious, as far as the builder's questions, do residents have any say so in these type of decisions or is it totally up to the CDD and HOA?

Mr. Perry responded your input is always welcome.

Mr. Lanier stated with that, if people come and share what their thoughts are that's only going to help us make a better-informed decision based on the needs on the community so thank you for coming.

### **Supervisors Requests**

Mr. Horton stated I went by the storage building last week and the garage door is still not on there.

Mr. Soriano stated I don't have the garage doors yet for either one of them. We could put up what comes with it. I wasn't going to waste the time to do it twice. I don't have the fencing to enclose the building yet so it's not like it's going to stop anybody from going into it either way.

Mr. Horton stated you mentioned the track and the last time we talked about the drums and the approximate cost. Do you have that?

Mr. Soriano responded I don't have an estimate. I wanted to see their patches. The new spots look great, but they do kind of make the rest of the track look twice as old. It's all smooth, so we don't have to worry about those ruts anymore but you can definitely tell the new locations so I can measure that out and get our 55-gallon. If you want to do any work on those tennis courts, that is the same material so if we're repainting, we can purchase more.

Mr. Horton stated you mentioned labor. Are we going to have our guys do it?

Mr. Soriano responded I will give you an idea for our guys to do it because you're not really going to get it cheaper. We have a lot of project right now, so it really depends on timing so I can get estimates for labor. If it's for the full thing they bring their own materials and that's always going to be higher because they charge us for labor and for the materials. A lot of the companies I work with I try to get it to where I purchase it because I get it at that purchaser rate, and then I don't have to worry about markup. I can get a couple estimates if the concern is we don't want to wait too long, especially if we add more projects if we decide we want to add full pickleball courts and repaint everything.

Mr. Horton stated I take a lot of pictures and I was looking at some old pictures. There are two fountains on each side of the waterfall out here that are just bubblers.

Mr. Soriano stated I replaced the two and we have six back there now but because of the leak that we were having for the longest time, it was always too low so I couldn't run the

pump. It's back on now and we don't have a problem. We can turn those bubblers on if we want. They're not like the fountain we have in the front. All it is, is a PVC pipe hooked to another motor that is in that big pit. It's just a much smaller motor. They do go kind of high, but the nozzle is designed to introduce air into the water, so they look foamy when they shoot up.

Mr. Horton asked can that be fixed?

Mr. Soriano responded we can turn it back on. It's been off for a long time, so it didn't burn the motor out. I just haven't turned it back on.

Mr. Horton stated I went out both sides of the looked at the walking trail and it looks good. The only question I've gotten is a comment from the Waverly side when you get to the water outfall. There was some super thick weeds and we've cut them down, but it looks like it could be a tripping hazard.

Mr. Soriano stated it may be something we're going to cut a couple times and even spray down before something that thick is gone. Before we actually open it up to the public, I would like it to be a little cleaner and clearer in there. It is natural, but I also have plans of going back there with a little pest control to cut down on some of the ticks and things like that since there will be people walking their dogs back there.

Mr. Horton stated it needs to be taken out.

Mr. Soriano stated it's a weed so we will control it as best as possible.

Mr. Horton stated the other thing is the roots. Are we cutting those out?

Mr. Soriano responded there are a lot of pine roots out there. I can get an idea of how much you want to cut out. It might be easier to throw down some more sand and mulch on that tract. We are allowed to do that because it's not a preserve area. They can be cut out but that is a good amount of work. We can measure that out and get an idea of how many hours of labor it could cost.

Mr. Horton stated something needs to be done.

Mr. Soriano stated like I said, I think covering it up would be easier.

Mr. Davis stated you're walking through the woods. There's going to be roots, there's going to be yellow jackets and hornets and squirrels.

Mr. Soriano stated not that I want to say people need to watch their step, but it's not the same as when we look at the sidewalk, pavers or the track or anything like that so really it

would be measuring it out to see what it would cost to cut it or cover it and I can bring that to you and get an idea of what else we might want to do back there. There are some things I think need to be a little nicer, but it is a nice little trail back there.

Mr. Horton stated you mentioned last time you were thinking about changing the pools to salt. Have they been out yet?

Mr. Soriano responded no they haven't finalized their quote for me. I'm going back and forth with Crown Pools. I would really like our distributor for [redacted] [inaudible] to be involved. They want to go with another company, but a lot of it to me is going to be all maintenance going forward too and I've worked with them quite a bit and I know their systems and costs for repairs and replacements. They haven't finalized their quote, but I will let you know.

Mr. Horton stated there was a tree removed near the Litchfield entrance. You guys did that? There is a big stump there. Stumps bother me. I know eventually they will rot.

Mr. Soriano stated if you recall we did 27 trees or 24 trees in the median this last year. That time we did go through and rent one of the stump grinders and did a whole bunch that day. We can also go back to doing that and do some more because there are a few stumps out there that are pointed out to me a little more often. It's really when we want to do it. It does add up at \$50 to \$100 or a couple hundred per stump. We have a lot of stumps out there and we are doing more tree work every year it seems like.

Mr. Lanier stated Jay, great work on all of the projects and VerdeGo, thanks for all your help there as well. Great job on the Christmas trees at the entrance too.

Mr. Soriano stated we moved the Christmas trees but that was actually part of Lauren's project. It stands out more. When she said she would be willing to decorate them if I moved them, we did do that. Maybe I will go with bigger trees next year, so they stand out more. I feel kind of bad because she was a little disheartened from this. We know from years of doing this what the participation level is, but I hope she wants to stick around and try to do something else.

Mr. Lanier stated yes, definitely please say thank you and great job.

**SEVENTH ORDER OF BUSINESS**

**Next Scheduled Meeting**

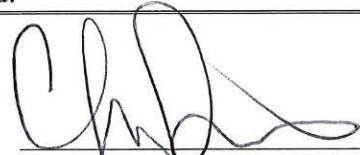
Mr. Perry stated the next scheduled meeting is January 11, 2021 at 4:00 p.m. at this location.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

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

  
\_\_\_\_\_  
Secretary/Assistant Secretary

  
\_\_\_\_\_  
Chairman/Vice Chairman