

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 14, 2021 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
Mike Eckert	District Counsel
Jay Soriano	Operations Manager
Chalon Suchsland	VerdeGo
Jen Muntean	S3 Security

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Audience Comments**

Mr. Jim Haynes, 468 Hearthside Court, stated I was recruited by Andy Fletcher, the tennis pro to try to build up the pickleball program, which takes place at the hard courts over by the soccer fields. We have really been working on that. I came on about January. I think we're building a robust program and we want to make it kind of like the tennis program. I don't know how familiar you are with pickleball, but it's the fastest growing sport in America they say and especially popular with retirees. So far, we have about 25 men and about 20 women who have participated in our program, some on a regular basis. Jay made a copy of some pictures and some other information about the program. I guess why I'm speaking up is our facilities are a little less than ideal. We have blended lines on two of the tennis courts over there, which is a mixture of lines and colors, which can be kind of confusing for the tennis

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players as well as for pickleball players and so our hope is as the program continues to build up and if there's interest in it, we would like to see if there could be some kind of commitment to making improvements either by building standalone courts, or converting some of those tennis courts to dedicated pickleball courts. Almost every night during the week there is a group that meets there using two or three of the courts. Right now, we use portable nets that deteriorate, and you have to pick them up and put them down in between usage, which is not ideal at the present time. All these folks here behind me are pickleball players and they would like to see something more permanent. What would we have to do to see a commitment to that?

Mr. Thomas asked could we explore taking one tennis court and turning it into a pickleball court? One full-sized tennis court equals two pickleball courts. Am I correct on that?

Mr. Haynes responded there's different ways of doing it, but that is pretty much how we would have to do it.

Mr. Thomas stated we priced it out to repaint an entire court. We didn't price out a dedicated net though, did we?

Mr. Soriano responded they run sideways on each side of the half court. We could anchor them into the ground so that's not the most expensive part, it's the painting that is the most expensive part. I've asked Jim if he knew somebody. I would be happy to get more pricing. Our pricing right now is \$8,000 to \$10,000 for one tennis court and before they had asked for two. We also told them to take a little more time. I understand they're building up good. I hate to jump in right away. Not that I don't think it's going to continue, but we've seen this stuff before, so we have to be hesitant. If somebody asks for something whether it's 10 residents or 50 residents, we have thousands of residents. We've been asked for pickleball before, but it didn't get used and the complaint wasn't because of the confusion of lines. We tried and it didn't work. There's lots of amenities out there that people ask for and we try to do what we can. I'm happy to look into spending more money if it's continually growing. We're only a couple of months into this. Jim does a great job. He's passionate and he enjoys pickleball and I think a big reason for a lot of these people meeting is because of Jim. You can see that in our programs that we have whether it's swim, tennis or our soccer program, we have those good coaches there and they're passionate. We have a lot more of those families out there. When we get those changes out there, that program falls down for a while and I also have that concern here. I want to make sure it's going to be building for a while and we can

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dedicate money at any time whether it's one court or two courts. There was also an idea thrown out to look in the future spending capital money on dedicated courts. This is a different price. We do have space so we could create pickleball courts between the tennis courts and basketball courts. It would allow for a nicer facility, but it is a large expense. I don't want to do one and then decide later we want to do dedicated courts too, but I do think we should set a time period that would be a commitment that if this program is still going, we can look at spending money and, in the meantime, get quotes. If I can find somebody lower, great, but if not that's the price we're looking at to do one court.

Mr. Davis stated thank you for bringing this to us. My question is we have 25 men and 20 women roughly, maybe a little more here and there sporadically for the pickleball. What does that do if we take away a tennis court? What is our tennis court participation numbers?

Mr. Soriano responded there are about 30 that would use that; however, they don't use it on a regular basis and they're going to complain if you take something away from anybody. They are also a part of the tennis program over here. Most people like the clay courts. Anywhere you have hard courts, they just don't get used the same as clay courts, however there is going to be maybe a few more that do use the courts over there. It's great for kids and we have a high school program that uses that over there, so we are going to be taking away from people and maybe just a little higher number than what they're at, but I'm going to get complaints from a group one way or the other. Dedicated courts are a whole other animal to build, whether it is one or two.

Mr. Horton asked what are you asking for specifically? One court or two courts?

Mr. Haynes responded I checked my quotes and building materials are sky high right now so they told me even higher numbers, so just to do one and to turn it into two courts would be \$12,000 to \$15,000 now from what I was told. Even that's not ideal because it doesn't quite fit. We all know there is a short baseline. If we're going to do two tennis courts, you're talking \$25,000, I would rather see paying for some dedicated courts and some space that we may have. That would be the ideal situation but one or the other at some point in the near future is what I'm asking for. I think it would be wiser if we could aim toward the bigger goal of dedicated courts.

Mr. Davis stated in the pictures it looks like the lines are the same color right now?

A resident responded they're similar.

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Mr. Davis asked okay so if they were to stand out better, totally different from the other lines? Either way we irritate somebody like we discussed earlier. I'm just trying to see what works better for you guys, if anything, right now.

Mr. Haynes stated what we have now is about as good as you can get when you're trying to blend the courts together but it's tough. You have two different tones on the court, and you have two different color lines and it's not good for the tennis players either because they wonder which lines, they're hitting at. If we converted one, then it's going to be less than ideal as far as the dimensions, and we really need more than just two pickleball courts. We use more than that all the time. I would love to see us aim for the bigger goal of dedicated courts if possible. You're talking quite a bit just to convert the tennis courts.

Mr. Soriano stated if that is what we are looking at, that's something that's definitely going to take a little time. One, we are talking about the budget right now. It's working out well now, but if there are going to be some big changes over the next year for a lot of things such as staffing and all the supplies that we need so that's going to change a little bit, but if we're looking at that big cost then we want to watch what we're doing now. I don't have a problem with looking at that. If it's going to be a paid program that is going to get used, that's what we want to see here. I brought other programs that we really hoped would work and then they get phased out because they're not being used the way we thought. We have a whole room we're going to change around because it's not going the way we would like it to go and it's been years so if they're building and it's going great, I don't mind looking at it. It's not something that's going to happen soon. I don't think we can go ahead and spend all this money on building a dedicated court. If we want to give them a timeframe to come and talk to us again in a couple months.

Mr. Lanier stated I thought it was around December that we had talked about it and I thought we had looked at maybe waiting a year to see what the numbers were.

Mr. Soriano stated I think this was a good chance for them to update us on what's going on. I think it's going better than what I had thought from what we saw in the past so I think Jim is doing a great job, but you may want to ask them to come back in a little while. If dedicated courts are the ultimate goal, I would hate to spend money on paint now and then we come back and have to spend more money.

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Mr. Horton asked if we were to do dedicated courts, how many courts would support the program?

Mr. Haynes responded I think four. We use four frequently now.

Mr. Lanier asked what is an average game length?

Mr. Haynes responded 25 minutes.

Mr. Lanier asked how many games does each person play each night?

Mr. Haynes responded they play seven or eight at least.

A resident stated our average games are 15 minutes and we're usually there for an hour and a half to two hours.

Mr. Thomas asked and with dedicated courts would you begin hosting tournaments or something like that?

Mr. Haynes responded sure. We host tournaments now.

A resident stated like he said, because of the short distance between the base line and the fence, it's hard to do that because people against the fence don't have enough room to hit it the way it is right now. The courts aren't quite long enough.

Mr. Horton asked are all the participants in the program Oakleaf residents?

Mr. Haynes responded like I said, we have about 25 men and 20 women who are Oakleaf residents who are there pretty consistently.

Mr. Horton asked is it limited to just Oakleaf?

Mr. Haynes responded no, we do have some outsiders who come in as guests or pay an access fee to take our clinics.

Mr. Davis stated I don't want to be Debbie Downer here and I'm going to sound like it so I apologize in advance, but for dedicated courts, I just feel like thousands of people that live here are going to pay \$50,000-\$80,000 for 45 people to play pickleball right now. That's just how I'm looking at it. So, if another 45 people come and say they want a standalone amenity, where do you draw the line. I'm just trying to look at the neighborhood as a whole. Like we discussed earlier, I think if in six months from now you have 145 people, I'm just looking at numbers.

A resident stated for 145 people you'd have to have 10 courts. Four courts wouldn't support that.

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Mr. Horton stated Jim, you manage a lot of CDDs. Do you have some insight on pickleball?

Mr. Perry responded at the next meeting I'll be able to bring you some information. The Crossings at Fleming Island is in the process of finishing up their courts. I think it's four courts, but I'm not positive on that. They're building them right next to their tennis facility. I believe the total cost was around \$200,000 but I can get the numbers for you.

Mr. Davis asked would it be out of the question to also get participation numbers?

Mr. Perry responded I don't know if they reset their courts. This is a new program. I'll check. There are some other districts that are looking at it. Most districts right now that are being established and starting their amenity programs, if they're a larger district, in excess of say 700 homes, they might put in two courts, but there's very few that are retrofitting because of both the cost and land.

Mr. Thomas stated I don't want to hold off too much longer and then if we decide to do a dedicated court, how long is it going to take to build it. They've shown the data and the data is increasing a little bit. I think it's going to become more popular, especially in the summer months. Every time we add something to this district that is a little bit different such as the exercise equipment around the track, people take to it. Even the rower in the gym. Here's another activity we could do. I'm leaning toward us not trying to push it off too long, but maybe at least trying to convert at least one of these courts and turning it sideways. At least they'll get two courts they could use. Me personally, I don't like hard courts, I prefer clay courts and I think that is the mentality of a lot of people. When you were over here with Oakleaf tennis, what would you say the ratio was with hard court to clay court?

Mr. Haynes stated people would always choose to play on the clay court and the hard courts were used as a backup.

A resident asked what do you mean by turn them sideways?

Mr. Soriano responded the pickleball courts would go sideways.

A resident stated there would not be enough room for that.

Mr. Haynes stated if you turn it sideways you could do four, but the problem is you're facing east and west and you're staring into the sun.

A resident stated the way it's situated right now is as ideal as it can be.

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Mr. Thomas asked so it's more complicated than just taking the old net down and repainting it?

Mr. Soriano responded if I can get it cheaper than \$8,000-\$10,000 it's just repainting. The net comes down pretty easy and we could leave the anchors in the ground if we ever wanted to go back to tennis.

A resident stated and you would leave the net up because that separates the two courts.

Mr. Thomas stated I guess I need to see a diagram of what they're talking about.

A resident stated I would encourage the Board to go out there and look at the pickleball courts and see what we're talking about.

A resident stated and if you don't have that barrier, then you're hitting into the other people's courts all the time.

Mr. Haynes stated I would be happy to meet you all there at any time. We're having free learn to play clinics throughout the month of June every Tuesday night at 6:30 for Oakleaf residents.

Mr. Horton stated I actually went to one of the clinics. It is a little difficult when you're backing up. I can see where it would be an issue.

Ms. Nelsen stated I think we all agree it's not a realistic time to add a court.

Mr. Thomas stated no, I don't think adding dedicated courts at this time would be in the best interest. That's where I'm at right now and the price is so high. We're talking months and months down the road before you could actually have something halfway decent to play on.

Mr. Davis asked so we will revisit next month?

Mr. Soriano responded what I would say is let's put some time on it and figure out if we want to look at it again. I can get new quotes. Those were old quotes. Over the last year any surface related expense is going up and if they haven't gone up yet, it's because they haven't figured out a way to use that excuse to go up in price for supplies. It may be above that \$8,000 to \$10,000 but I'll see what I can do. I agree that a dedicated court is a big cost, but if it is a true program that builds and people really want it, then yes, we'd like nice facilities.

A resident stated if you build it, they will come.

Mr. Soriano stated it's hard because we've done that before and that hasn't happened. I would say we set a timeline to revisit it with costs that are there and if you want to move

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forward whether it's just paint or we're just going to wait it out and look into doing dedicated courts, it would be a capital expense and it would be a big one.

Mr. Lanier stated we thank you for coming in. We want to support this, that's not the issue. We have to look at the cost benefit associated with it and one of the reasons I think we said let's readdress this is let's see what the growth is and if that growth continues to happen because I think originally when the pickleball courts were painted there were probably five or six people that used them, and we already spent that money then. A lot of the older age group housing developments have growing need with that, so I think we need to see what is going on with the age we've had in Oakleaf and make sure it's something because we've already spent a ton of money on it and we're just now at 45 people. If we take the statistics with one coming once every week or once every two weeks, we can count them in, but that's not a good use for the money that we will spend.

Mr. Davis stated I can think of 300 or 400 baseball kids that want a batting cage out there. It's a lot more than 45 and I'm not putting the pickleball down, I'm just looking at numbers in the community as a whole. I know you guys would probably love a covered soccer facility.

Mr. Horton stated why don't we look at the price of it to convert the courts and what it would take to build two pickleball courts to start off with in case this thing progresses. I'm all for it. \$200,000 is a lot of investment to put in four courts. I don't know if we can share it between Middle Village and Double Branch and how that would work.

Mr. Davis stated it wouldn't work that way.

Ms. Kimberly Farrell, 1016 Drake Feather Drive, stated just one more thing on the pickleball. We talked to Jay a little bit before the meeting.

Mr. Soriano stated what they have a concern with and what they feel like is maybe holding them back is those guests that come in and follow the guest rules. That is bringing a little money but it's usage. On the weekend, they are getting that double rate guest rules just like we have for everybody else. My biggest concern is I can't tell them let's do something different because then we get those complaints whether people are going to play basketball or to the pool. However, they are a program that they're trying to build just like we have with the swim team or tennis or even some of our sports that are not our programs such as soccer or I-9.



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We give them one rate so I kind of looked at it like maybe we could do a special agreement with the program, that way they could get more people in, but that is something I would have to review. I don't make the decisions. I have to keep the rules that we have in place for our guest policies, but that is some way we could work it out that is benefitting them and guests are still going to pay somehow.

Ms. Farrell stated maybe a monthly rate or quarterly rate or something.

Mr. Lanier asked is there any issue legality-wise?

Mr. Eckert responded we have to go through the rate making process if we're going to implement a new rate and the only other thing when I hear about an agreement with a group, I don't know what entity that is that we're having an agreement with, so I think you're really looking at establishing a rate or a policy that you guys establish rather than some sort of contractual arrangement would be my guess.

Mr. Soriano stated I was thinking more like the usage agreement we have with the sports associations, although there's not really an association here.

Mr. Davis asked do you have enough room for more people? Say you have 30 more people show up. You just talked about the courts and not having enough room.

Ms. Farrell responded yes, depending on the night or day. Some nights there's 16 to 20 of us out there and sometimes there's four of us out there.

Ms. Nelsen asked what did we do for group fitness? How did we charge a yoga class?

Mr. Soriano responded she pays the normal policy rate. She was happy because we gave her a cut rate before we went to the \$3 and the double weekend. That was back when there were \$5 passes, so she did come to us and ask for that special change back then, but it moved to what we have now.

Ms. Nelsen asked could we sell the group X number of guest passes at a discounted rate? I'm just throwing something out there.

Mr. Horton stated the only thing I'm thinking about is what the ratio would be of nonresidents to residents.

Mr. Soriano stated I understand what they're asking for and they're maybe hoping that would build it up, but at the same time what it's bringing in and we're cutting money that we want a building program to bring money in so we can do things like paint and building more, even if it's only a tiny bit of offset. Our swim team has offsetting revenue, and our soccer and

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I-9 programs pay those fees to help offset those costs for maintaining the fields. We're cutting one while asking for something else.

Mr. Horton asked Jim, you're familiar with Fleming Island, right?

Mr. Perry responded a little bit. One of the issues they had years ago with their tennis program is they had a lot of nonresident members play and then once they expanded the facilities, they cut back on that because the residents were complaining so it's kind of this double-edged sword that you're asking for visitors to come in and pay and then when the program gets popular you won't have room for the residents.

Mr. Soriano stated it is a way we build up, even when we had the fitness group and we started off the instructors needed their normal clientele that were coming from other places to build the program.

Mr. Horton stated our facilities are primarily for Oakleaf residents so if you get the right ratio in there, like 75% or 80% Oakleaf residents, that might be a good mix.

Ms. Farrell stated right now it's probably closer to 85% or 90% Oakleaf residents.

Mr. Horton stated it's okay to bring outside people in that don't pay, but you have to be careful how we do it. Just like those rental homes that came in here trying to get a good deal to use the facilities. It's primarily for Oakleaf residents that pay to live here.

Mr. Davis stated to me it's like the gym. The more outside people that are nonresidents, the more wear and tear on the equipment and the quicker we have to replace a treadmill or net or paint a court or whatever. Those fees are there for a reason. That's just my standpoint on it.

Mr. Perry stated so for the next meeting we will bring back to the Board estimates on refurbishing and estimates on new facilities.

Mr. Davis stated we only have so much space as well. Let's say in our gym we do a deal for nonresidents, and you have 30 nonresidents in there and the ten residents that want to work out have nowhere to work out.

### **THIRD ORDER OF BUSINESS**

### **Approval of Consent Agenda**

- A. Approval of the Minutes of the May 10, 2021 Meeting**
- B. Financial Statements**
- C. Assessment Receipt Schedule**
- D. Check Register**

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Mr. Perry stated included in your agenda package are the minutes of the last meeting, the financial statements as of April 30<sup>th</sup>, your assessment receipts schedule showing you are 99% collected and the check register.

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

#### **FOURTH ORDER OF BUSINESS**

#### **Acceptance of the Draft Fiscal Year 2020 Audit Report**

Mr. Perry stated we don't expect any changes on this audit report, but there might be minor edits to it and if there is anything material, we will bring it back to the Board. On page one of the audit report is the opinion paragraph and you'll see at the bottom of the page there are no issues with the audit, and it is what is referred to as a clean opinion and that is what this district has had for several years. On page 25 is the report on internal controls. Again, there's nothing cited that raises any questions or issues with internal controls. On page 27 is compliance with the rules of the State. On page 29 there are notes regarding the compliance with the provisions of the Auditor General and there are no issues there either. We do have to file this report with the State by the end of the month so even though it's a draft we wanted to get it before the Board.

On MOTION by Ms. Nelsen seconded by Mr. Lanier with all in favor the draft fiscal year 2020 audit report was accepted.

#### **FIFTH ORDER OF BUSINESS**

#### **Public Hearing for the Purpose of Adopting Revised Amenity Rates; Consideration of Resolution 2021-05**

Mr. Perry stated I will open the public hearing and then turn it over to District Counsel.

On MOTION by Mr. Davis seconded by Ms. Nelsen with all in favor the public hearing was opened.

Mr. Eckert stated just so everybody in the public is aware, you will have an opportunity to comment on this item if you desire. I just wanted to remind the Board, what you have in front of you is a resolution that would adopt this rate. There are two rates. There is the annual

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non-landowner user rate, which is proposed as \$2,200, which is consistent with what the Board directed us to publish notice of and that is for up to six related individuals residing in the same household, and it is non-transferable. It is also not subject to proration and that is clearly set forth in Exhibit A. Also, the club room rental fee for four hours Friday through Sunday is proposed at \$250. For the version of the resolution you have in your agenda package, I've changed the title of it to add the club room rental rate so that will be included on the final signed version. I wanted to go on the record and go through some of the things that staff analyzed in coming up with these proposed rates and these are reflected in your resolution as well. We've analyzed the cost to construct, reconstruct, install, replace, operate and maintain the District's facilities. We've analyzed the level of debt service assessments that existing landowners within the District pay. We've analyzed the level of operations and maintenance assessments that landowners within the District are required to pay. We've analyzed the wear and tear on the community's facilities created by additional use by non-landowners beyond what they were originally planned for. We've considered the fact that non-landowners have no financial responsibility in the event something needs to be replaced or something is damaged that we have to repair. That falls on the District residents to take care of that. We've analyzed the anticipated treatment of the District facilities by persons using the facilities without a sense of ownership. We've also analyzed the possibility of daily user rates and monthly user fees, but we believe those are inefficient for us to implement and we also think the daily or monthly user rates would be unfair because the residents within the District don't have that option. They pay an annual assessment, so they are in effect members for the year. All those factors I just identified are how we arrived at the proposed \$2,200 and the club room rental rate of \$250 so at this point I would ask the Chair if it's okay to ask members of the audience if they have any comments. Once we receive those comments, we can have Board discussion, we will close the public hearing, and then we go into adoption of the resolution. Are there any members of the public that have any comments on either the nonresident annual user rate or the club room rental fee?

Ms. Farrell asked what is the club room rental fee currently?

Mr. Soriano responded \$200. This is just for the prime times, such as Friday and Saturday nights so we're not changing the weekdays. It's a \$50 increase for the weekends.

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Ms. Nelsen stated and the other rate doesn't affect current residents. It's only for people that want to buy in that live outside the District.

A resident asked who would pay the \$2,200?

Mr. Davis responded anyone that is not a resident of Oakleaf has the ability to come and buy a membership to use the facilities for one year. By law we have to offer that.

Mr. Eckert asked is there any board member discussion on this item?

There being none, a motion to close the public hearing followed.

On MOTION by Mr. Davis seconded by Ms. Nelsen with all in favor the public hearing was closed.

On MOTION by Mr. Davis seconded by Mr. Lanier with all in favor resolution 2021-05, adopting revised rates was approved with the correction of having the club room rental rate referenced in the title of the resolution.

**SIXTH ORDER OF BUSINESS**

**Consideration of Moving September Meeting Date up to September 7, 2021**

Mr. Perry stated this item is move the September meeting date from September 13<sup>th</sup> to September 7<sup>th</sup> at this location at 4:00.

On MOTION by Mr. Lanier seconded by Mr. Horton with all in favor moving the September meeting date to September 7, 2021 was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-06, Approving the Proposed Budget for Fiscal Year 2022 and Setting a Public Hearing Date for Adoption**

Mr. Perry stated this is the start of the budget process for the District. We're asking the Board to consider approving this budget today. At the September meeting we will have a public hearing and will be adopting the budget. I'll just do a high-level review of the budge for you. The most important thing regarding this budget is there is no increase in assessments. Regarding the general fund budget, you'll see the revenue is flat. We're not using any carry-forward surplus this year. Under the administrative portion, those expenditures are relatively

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flat. There is a transfer out on the last line item for this year of \$90,000 to the capital reserve fund, which won't occur next year. Your expenses are basically the same as they were last year. Under pages two through four you have short narrative on each of the items. On page five is the recreation fund. Again, maintenance assessments are flat, and we are not using any carry forward surplus for next year. Administrative expenses are basically the same. When you get into maintenance, you'll see there are certain line items that there are some minor increases on. The major increase is the line item for security with your sister district. We've discussed this in past meetings and that's reflective of the level of service that you are looking for next year. Also, regarding the recreation facility expenditures you'll see the budget for this year has a \$200,000 transfer out. When you adjust that, the expenditures should be \$490,000 and next year they're proposed at \$464,000 so again, regarding expenditures for the District, you are pretty much apples to apples. After that you have a short narrative again that runs through page sixteen. Then we have the debt service fund budgets for the 2013A-1 and A-2 bonds, along with the amortization schedule. On page twenty is the operations and maintenance assessments and again, for the various product types the rates are the same as they were in the previous year. Finally, one page twenty-one is your capital reserve fund and again, based upon the funding this last year, you're going to be at 100% regarding where you need to be according to the fixed asset study. Exhibit A shows the different reserves you have available and the excess funds you have available from working capital.

Mr. Thomas asked this is up to date with all the new laws that went into place as far as the capital reserves? There were a lot of changes coming out of Tallahassee.

Mr. Perry responded there's no specific requirement regarding the capital reserves.

Mr. Eckert stated I think there were some legislations proposed dealing with homeowner's associations, but we don't fall within those same laws.

On MOTION by Mr. Horton seconded by Mr. Davis with all in favor resolution 2021-06, approving the proposed budget for fiscal year 2022 and setting a public hearing on September 7, 2021 at 4:00 p.m. for adoption was approved.
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Mr. Horton stated I have a question on the audit. There was that \$5.1 million for the road credits. I'm still uncertain of what that means to us. They had it highlighted in there.

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Mr. Perry stated we have an agreement in place with the County I believe, but we also have some older documents that haven't been looked at in awhile.

Mr. Eckert stated I flagged that issue last month when the issue was raised. I'm going to try and get my arms around what that whole impact fee agreement was at that time. That's not something that has been brought to my attention yet, but I think I'll be able to report to the Board at the next meeting in terms of what that is and if there's any availability for the District to access any funds or sell any credits or anything like that. The legislature just kind of opened up the ability to sell impact fee credits a little more than before, but again, I don't know what these documents relate to.

Mr. Perry stated it goes back to the formation of the District. I'll give you what I know; it's a short synopsis. The District does have credits available. The problem is there are a number of other developers/landowners that have credits also, so with the market value, we can't compete is the bottom line.

Ms. Nelsen stated we're hoping with the market upswing they might get some more value, but probably not since there's so many out there. Those are all sitting out there from 2003 or 2004.

Mr. Perry stated what happens typically is those other landowners have millions of dollars' worth of credits so when they sell some of their parcels, those credits go with them so the ability for the District to get value out of them is very remote. That's kind of where we've been.

Mr. Horton asked who flagged in the auditing? Was it the auditors?

Mr. Perry responded yes, it's just a disclosure.

Mr. Horton stated I just think about our main road coming in. It's getting to the point where somebody ought to repave it or something. I thought maybe that would be something that would help us.

Mr. Davis stated it's definitely worth looking into.

Mr. Perry stated the road obviously is the County and that's got to be part of the road improvement program. There's not a lot around this core area that is left.

Mr. Eckert stated I just want to look at that issue with the new legislation that was just passed dealing with impact fees and seller credits and see if that opens anything up.

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**EIGHTH ORDER OF BUSINESS****Staff Reports****A. District Counsel**

There being nothing to report, the next item followed.

**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've had a few community events since I saw you guys last. We've had two dive-in movies. The first was here at your sister district and then you guys had yours this last Friday. We've also had our School's Out party, and true to everything we've seen in the past, your side always turns out for events twice as much. It almost got to the point where we had to tell some families they'd have to wait outside on Friday until somebody else left. The place was packed. We're actually hitting capacities in those areas. This one here, we were still in school, so I think that limited attendance a little bit. We also had the food trucks set up for the dive-in movie and people were waiting in line before the food trucks even got here. The next dive-in movie will be here at your sister district. We don't do much for July because it's already extremely busy around here, but we get back to it in August and in September we end the summer season dive-ins on your side. In the off season we do them out on the multi-use fields until spring. I also have planned a grand opening for the dog park. It will probably be just me running it, but I am looking at bringing in a food truck. There is a pet food truck that is out here. I've also reached out to a couple of local families that have grooming businesses to see if they would like to help out and that would be a little bit of marketing for them so we will see how it goes. I am trying to finish up the last couple of things in the dog park. It's things like fencing around the culvert at the bottom. He promised he'd be done but I know a lot of those materials are still hard to get. We also haven't received our signs yet with all of our rules on it. As soon as those come in we will be pretty much finished. The park is being used as it is, quite



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a bit, I just have concerns with a couple of areas that we want to finish up. I hope to have a grand opening date in July.

Mr. Thomas asked when he does come back out to finish up the gate, I noticed some of the handles are bent on the gate.

Mr. Soriano responded we have had some people pulling it stuck already. About a week ago I took out the benches to give a little more room in there. Hopefully we will get to the point where families are using it for dog park stuff and not just kids hanging out in there. That's where we see the vandalism.

Mr. Soriano continued. Moving on, our pools are fully open now and our swim team is in full mode here. We are done with swim meets as of this last weekend. They are still practicing though. They don't affect your pool too much, however going into the high school season we do see it a little bit. Oakleaf High School asks to use this pool over here, but we also have it in there that if something else is going on, they may have to utilize your pool for that night. It's rare, but we have had that in the past. Last year we had two high schools here. We had Oakleaf and Ridgeview, so that made it tough sometimes. I don't know if Ridgeview is going to be here this year. They are hoping to get back into practicing at the YMCA but they like this facility better. This district doesn't mind too much since there are those families that are Oakleaf residents. I will let you guys know if there will be somebody utilizing your pool. Aqua Zumba is in place as of a couple of weekends ago and that's been going well.

If you look at our usage numbers, everything is operating full force. Those check-in numbers there are people checking in at the fitness center, basketball courts and pools. That is back up to the May 2019 numbers. You guys were actually higher than Middle Village last month. That comes from those events.

Moving on to some of the operations and maintenance items, there are a couple things that are not on my report that I want to talk about. One is something that VerdeGo has talked to me about. VerdeGo has agreed to donate one of their storage units that will be coming off of your sister district's property that CCSO could utilize. I haven't talked to the officers yet, but that would be something if we wanted to utilize it for a substation in the area, the biggest thing is getting it renovated and to look like something we want out on our property. Whether they can get that done or we want to absorb it, that would be something we'd have to talk about in the future.

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To update you guys on a couple of projects, I did finally get some scaffolds so we can start working on the nature bridge next week so we can get that going. The parking lot expansion, the gentleman I talked to you about last month he did call me and tell me he's just too busy. However, I did get in contact with somebody from Jet Concrete that is a big contractor in the Middleburg area. He has come out and he will handle pretty much everything for me so I don't have to schedule everything separately. He will handle everything with the grading, the dirt and the curbing. He has given me his verbal quote at \$52,650 so if our asphalt guy gives me a decent rate now that he is just doing asphalt, we will still come in under that not to exceed that you guys gave me last year. With that, I will have to keep you guys close because if he comes back and says it's \$16,000 instead of \$14,000, that puts me over that \$65,000 you guys approved. I'm going to keep moving forward and will just report to you on the asphalt portion at the next meeting if that is the case. I don't want to hold off.

Mr. Horton asked you said Jet Concrete can go ahead and start working on it?

Mr. Soriano responded he did say as soon as we can get him his deposit, he could do the work within a week. I don't know when he can start, but he already walked the property. I would like to move that as fast I can.

Mr. Thomas stated because soccer and I-9 are going to be back.

Mr. Soriano stated it's a little bit slower out there right now for those things, so if we could get it done that would be great.

Mr. Soriano continued. There is one last thing I want to ask you for money for. We spoke last month about a golf cart for the new security company. I do have new guys here and they have been doing a good job. They are getting their bumps and bruises because they're enforcing rules that are in place, but they are doing a good job and they're showing up. Staff has noticed a big difference in just having some support, but we talked about getting a golf cart that would be owned by the District. We could use it for other things, but this would be for them while they're here to utilize. I'm looking at used electric carts that are in good shape. I'm still getting prices but I'm seeing anywhere from \$5,000 to \$8,000. I'd like to be able to purchase two. Your sister district is purchasing one for their guys here. If you guys would like the same model, it does make it easier with maintenance. I would look at doing a not to exceed at \$8,000. Hopefully, I can get closer to \$5,000, but I want to buy from somebody that has two of them.

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Mr. Horton asked \$8,000 for a used cart?

Mr. Soriano responded well when I say used, I'm looking for a year or two at the most. I'm not talking about the gas cart that we bought.

On MOTION by Ms. Nelsen seconded by Mr. Davis with all in favor purchasing a golf cart at an amount not to exceed \$8,000 was approved.
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Mr. Soriano stated the last thing is just to update you on the woodchipper. I had asked for a not to exceed and you guys are splitting it with Middle Village. I was waiting for a date from the manufacturer and distributor to get me this machine. There are none to be had. This was going to be an \$8,000 commercial chipper if you remember so I want to find something we can put a lot of work towards now that we're going to have this big nature walk trail and would be using it quite a bit. The next option is to go the next size up, which is \$10,000. I don't want to do that. I don't think I'm going to use it that much, so I am going to drop down to the three-inch. It is still commercial, but it is a big difference. We're talking about \$3,000 compared to \$8,000.

Mr. Davis asked what is the warranty on that?

Mr. Soriano responded it's a one-year warranty.

Mr. Lanier asked we're mostly dealing with pine, right? And they're normally not that thick so we can get away with that.

Mr. Soriano stated it is still commercial grade so what you can buy for your house can be three-inch, but they're not commercial blades in there. That's it for the maintenance side.

There's one last thing I have to do and that is to go through our policies, which I have put in front of you. We took care of the rate hearing issue, but one thing we wanted to do at this meeting is to finalize these policies that we've been working on for the last couple of months. It's been a long time since we've added rules, the only things we've really done is change the wording to make sure it's really well spelled out and people understand what we expect. Once we're done tonight, this will go to Courtney so we can put it on the website. There is one little change at the end we will get to, but the highlighted yellow is what we're going to go through really quick. I did have a section there, number two, on the first page talking about parents updating cards for how many kids they have. We have a lot of those issues where kids have

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outgrown the household and the parents still have those cards that say they have two or three kids and those kids are in their 20s now, or older and they have their own kids. We will get them to update them. We did say if they come in to get their kids cards, they will get that update free. It adds a little bit of an expense to us, but it shouldn't be that much, plus it allows us to make sure we know who is in the house. Moving down, we have the adult children section. That would be the expectation that any adult family member such as parents, uncles or aunts moving in, or the adult children can be considered part of the household and they will fall under the same rules where they have to show a driver's license with the district address on it. There will be no exceptions to that, and the lease owner or homeowner will have to sign an affidavit that is kind of a threatening piece of paper saying if we found out they were lying, they may lose their privileges. If they move, that card goes off. The next one is on page three. This was just to limit the size of coolers at the pool. This was just to get families to bring the smaller coolers, not the large coolers with a whole day worth of food and drinks in there. There is a whole section for the dog park, and these are the rules we went over for ages of use and things like that. These are the items that will be printed on the signs at the dog park. On page eight we have the policies that pertain to pets where we spell out the areas pets are not allowed in such as the fenced in sports courts, the mulched areas and things of that nature. Then we have a small section of wording at the bottom of that with the Clay County ordinance regarding leashes and picking up after the pets. Moving on to number two, that was the one pertaining to skateboards, rollerblades, scooters, golf carts, or any motorized vehicles not being allowed on District-owned properties. I did get asked by Middle Village to add rollerblades and roller skates. We allow the bikes, but it's the same way, if they're causing problems or running people over, that's just like anything else where it's a safety issue. Number four speaks to drones not being allowed on District property without first obtaining written permission from onsite management. On the next page we added a chart of all our rates that were never printed anywhere in the rules before. On the last page this is the one we talked about where we've had the issue with trespassing people and getting them to understand that once they're asked to leave, if they refuse to leave, that creates a bigger problem. If you haven't left by the time Clay County Sheriff's Office has arrived, then we will serve a trespass citation and then you won't be allowed back here so that is included in the wording there. It's still going to be explained to them by staff. I'll work with Mike to change that wording a bit.

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Mr. Davis asked what if they ask to leave and they refuse, they hang around and argue back and forth, some of the stuff we have seen in the past and then they decide to leave two minutes before the Sheriff's office pulls up?

Mr. Soriano responded unfortunately that's dealing with the Sheriff's office. I can still bring you guys the problem and you guys can consider suspending their amenity privileges.

Mr. Davis stated if it's bad enough the cops have to be called on you to begin with, I don't think we should have to wait for the cops to show up and you be there for them to issue you a trespass.

Mr. Soriano stated you guys can still take privileges, but the trespass is issued by Clay County and they will only give it if they're still there, which does create a problem.

Mr. Davis asked so can we put something in there about the privileges if the cops have to be called?

Mr. Eckert stated I think that we tweak the language a little bit. What you're saying is more direction to staff if we have a situation where we have to call the police, we want you to bring that back to the Board to determine what kind of suspension is appropriate whether they issue the warrant or not.

Mr. Davis stated yes, that's what I'm saying. Because right here what I'm reading is we can take your privileges if you're issued a trespass, but in order for you to be issued a trespass, you have to be there when the cop is there.

Mr. Soriano stated the wording of the ones before that, especially if at any level of offense staff may invalidate an access card for a period of one to three days to allow for evaluation by a manager which is me and you guys, and then there's wording in there for me to take it short term until your meeting and you guys can take it longer. I bring you the policy violation and you can set up disciplinary hearings, or decide they can come back, that's up to you guys. So, that's already in there. If we want to change that wording to make it a little more spelled out for the residents we could, but that is the way we do it now. If I think it's that bad, I can turn the card off short term and then I tell them to come here. Normally, they don't come here. They realize they were wrong, and they'll complain on Facebook, things like that. If they leave, they can come to the Board and tell me they don't like the rule and if enough people want to do that, that's fine, but this is what has been asked from the beginning and this is what has been done. You don't get to just refuse. This is what you agreed to.

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Mr. Thomas stated given the recent issue that we had to deal with, maybe a wording change. If a trespass warning is issued, the user may automatically lose District privileges? I'd like to use the word will.

Mr. Soriano stated Mike already pointed that one out. Sometimes I sugar coat things to much so it is, "If a trespass warning is issued the user will automatically lose amenity access privileges, at least until the board meeting occurring 30 days after the incident. If you remember, you guys can also rescind a trespass. If we thought, maybe it was a miscommunication and you thought cussing and threatening people was the right way to do it and we feel like maybe they shouldn't be trespassed, you guys can rescind that.

Mr. Horton stated I was going to question the use of the word may as well. You say they will automatically lose their District privileges if approved by the Board.

Mr. Soriano stated it's going to go to that meeting and then you guys are going to make the decision from there.

Mr. Horton asked but it says if the Board has approved it.

Mr. Soriano stated no, they're automatically going to lose the privileges and they have to wait until the next meeting.

Mr. Thomas stated if Clay County Sheriff's Office is called out here to issue something, you're going to have a consequence right then and there.

Mr. Eckert stated if something happened yesterday, we're not going to be prepared to deal with that today, so that's why it will say at least 30 days before the matter is considered by the Board, that way we can get it on the agenda, they have an opportunity to prepare what they want to prepare and come in and talk to you.

Ms. Nelsen asked if Clay County issues a trespass warrant, we can say we'd like to do away with that? Will they honor our request?

Mr. Soriano responded yes.

Mr. Davis responded it's kind of like pressing charges and dropping charges.

Mr. Soriano stated Clay County's is kind of long. They do a two-year period and we've already talked about automatically looking at everything one year after the point, so we can rescind it at any time.

Mr. Horton stated the three that were in here at one time with their parents, it's been about a year now.

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Mr. Soriano stated yes, their cards are back to being active. I haven't seen or had a problem with them.

Mr. Lanier stated on page seven, I think we need to look at the rate increases on numbers four and five.

Mr. Soriano stated the \$200 will go to \$250 under number four.

Mr. Lanier asked what is ProShop merchandise / Sundries that you can buy for \$1-\$150?

Mr. Soriano responded those items fall in place with things like tennis. I have to have that rate.

Mr. Thomas asked can we go back to the maintenance side? How is it going out there with the drought?

Ms. Suchsland responded much better since the sky has opened up.

Mr. Thomas asked is there an update on the columns?

Ms. Suchsland responded we had some issues with freeze damage and things like that and now that the rain has started, we will do some warranty planting that we lost and start on some of the sod and contractual planting and that kind of stuff through the next three or four months. Other than that, I think we're doing pretty good.

Mr. Lanier asked there was vandalism at the waterfall?

Mr. Soriano responded this has to do with our bubblers. The way they suck water in from the top, they don't come from the pond below, I have these bricks that stop all of the leaves and algae, those were stolen and some of the things were broken. I'm sure it's actually just thrown in the pond somewhere. We found out the bubblers stopped, and we went out there and there is a lot of gunk in that pipe so I have to jet the pipes out. I've kicked out quite a few kids out there. Luckily, we don't have the wakeboarders. Mostly, it's kids fishing up there.

Mr. Horton stated on that subject, the waterfall on the left-hand side is weak.

Mr. Soriano stated I told you we have three motors right now and we operate two. I think I'm going to have to go to turning all three on. You'll see the two over here pushing more water and one of them is actually stronger than the other. The last one gets most of it water from the outlet on that side. It doesn't come over evenly. They also have worn down so when

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you go up there that concrete isn't nice and smooth. That side is actually very jagged and catches all of the algae and leaves so we do go up there and sweep everything out every couple of weeks, but it just doesn't get the water flow.

Mr. Lanier stated I-9, I would like to see one communication with them, or more so about their last days and their tournaments and trash. If you saw the fields after the I-9 tournament, it was everywhere. A lot of it was around the garbage cans, but they're not emptying the garbage so if we could touch base with them on that and I'd like to address the I-9 payment of fees for their football program. They're currently charging \$5 a head and that was because they don't practice. They only show up for the game and then they play. If you go out there any night during the season, they are all over the fields.

Mr. Soriano stated I've seen the director send out emails, he copies me, and it goes to all of the coaches, and they all agree to not practicing. This is a non-competitive type of sports program. They come out and practice a little before the game on Saturday and then they play, but there are some coaches out there two or three times a week and they have the high registration. It is something I've warned about in the past that if we continually see that, it is unfair to some of the other organizations. We charge them a rate based on how much they're using this field. He's tried to reel them in and I hear that they're volunteer parents and they do what they want, but it's still affecting us.

Mr. Davis stated at the end of the day, he's never there. He just sends emails. You have to actually get face to face sometimes, and he never does that unfortunately.

Mr. Soriano stated we really saw it, especially because we were going around and trying to figure out how we deal with things on the security side because there are times that place is so busy, we can't check IDs enough. I have the coaches with I-9, and I've talked to Elite about having their badges on and I would like a list of those coaches so it's easy for our security staff or regular staff walking around asking people. They don't normally carry their cards and we know that. That's why we unlock the bathrooms for them. If we have problems with certain people, then I'm going to start emailing that coach because they're almost looked at like staff. I think we should talk to I-9 and of course, that's part of the usage agreement. Both Elite and I-9 agreed to help take care of the trash and bathrooms.

Mr. Thomas stated remind me what we charge Elite.

Mr. Lanier stated \$10.



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Mr. Thomas stated if they're going to use it just as much as Elite, then maybe we need to bump it up to \$10. Is that what you were thinking?

Mr. Lanier stated yes.

Ms. Nelsen stated but then in the fall we don't have enough room for both programs.

Mr. Lanier stated it's only when the program is there. In the fall it's not going to matter.

Mr. Davis stated he runs winter and spring.

Mr. Soriano stated he does and I'm not sure if he's still using a season with OSA. I know he was going over there for one season.

Mr. Davis stated he's not. Our lease agreement won't allow it now.

Mr. Soriano stated so they're shorter seasons, but he has three seasons.

Mr. Thomas stated so then we're putting more wear and tear on those fields, and we know those aren't cheap to replace.

Mr. Lanier stated and it would be different if they didn't practice continuously throughout the week.

Ms. Nelsen asked do we have a current lease agreement with him and when does it expire?

Mr. Soriano responded we haven't done a new one, but they're year to year. There is a way to allow us to extend that, but we really should do an updated usage agreement.

Mr. Davis stated and look at the wording to see if it's specific to practices and usage. OSA got an email about how we should take pride in the neighborhood, and we should be embarrassed at how bad the field was and I said we're not even playing yet. I can only assume now it had to be about the fields here, which we had nothing to do with.

Mr. Soriano stated I could always deploy more janitorial staff.

Mr. Davis stated not for a for-profit organization. Residents shouldn't have to pay to pick up trash for a for-profit organization utilizing our fields.

Mr. Soriano stated I will work with them on getting a new usage agreement for everybody and getting them to understand the expectations of helping out with bathrooms and trash cans and things like that. Now that we have a storage unit there, they have extra space and soccer is using that. I-9 has looked at what they can put in there, so if we give them some resources, they should be able to do everything we ask, no problem.

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Mr. Thomas stated soccer is running the goals too, right? There is one that is bent in half out there.

Mr. Soriano stated everything is taken care of. I have asked them if they can find a parent to break those large goals down so we can move them into the storage area, that way people aren't bending them. One is broken and the other one just got bent about a week ago.

Mr. Thomas stated it looks horrible. Can we ask them to clean it up by the end of the week or we're going to throw it away?

Mr. Soriano stated if I have to, I will get my maintenance guys to go out there and break them down. When they buy new ones, they put them together.

A resident stated tell them they have 30 days or we're going to charge them. I walk around there all the time and there's kids sitting on top of it. Somebody is going to get hurt and sue us.

Mr. Lanier asked is there a possibility to work with the HOA on estoppel letters for card usage. If we coordinate with them on who has moved out, that may help with ID on who is still a resident and a nonresident.

Mr. Eckert stated there's nothing illegal or inappropriate with doing that. The effectiveness is a different issue.

Mr. Davis stated you're more well versed with the homeowner's association than any of us. How current are they on who is in and who is out?

Mr. Lanier responded the estoppel letters are very current.

Ms. Nelsen stated you have to get an estoppel letter to close so that's how you know a property is changing owners.

Mr. Soriano stated the management for both HOAs is now the same. That is not all of them. We have 11 individual HOAs; those are just the two largest so there would be some that I wouldn't be able to work with. There's some that don't communicate with me at all, and they don't update me. If you wanted to, I could work with them on this.

Mr. Lanier stated it would just be something as simple as an email. They're already going to have the data.

Mr. Davis stated you would be able to cut off cards and stop double usage. I think it's a good idea.

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Mr. Soriano stated we do that right now as part of our audit every year. It does take a good amount of time so maybe as part of that audit that could be the first thing we do is send them a list of what we know has changed and if we're missing anything he should be able to tell us if he tracks all of those estoppels. When a home is purchased, it's easy to see from the tax collector's office. When it's rented, that's different.

Mr. Davis stated you do it once a year so say you run the estoppel letters in February, if something changes in June or July, would it be too much work to do the audit twice a year?

Mr. Soriano responded it takes Becky a couple of months to go through almost 7,000 units.

Mr. Davis stated never mind. I figured I'd ask.

Mr. Soriano stated I can talk to Rob and see how he tracks it, and it may be something it's not hard to do on his end twice a year and that will help us out a little bit. Every time we audit, the first year we started doing this we were catching 40 households. Now we don't get that as much. We've tightened up the wording on our rules, so people understand, but we still catch one here or there. Anything that helps is great.

Mr. Thomas asked when did you hope to make that transition to the new cardio room?

Mr. Soriano responded I spoke to our group fitness instructor for your side, and she is understanding. She's not happy about it, but she understands. We've actually had a discussion for quite some time to say we want this to be more successful for our residents. We're not building a program for everybody else. She was happy that we were going to allow her to keep the Aqua Zumba. I have looked at the floor plan to move the cardio equipment into the aerobics room and then what I would like to do is not purchasing any more cardio because we're going to spread out what we have now, although I am going to buy a new rower and I am looking at the cost of another piece of equipment, but to take the place of that equipment, I will look at what we can fill now that we will move the cardio out in the next couple of weeks. We said we would use that for things like more machines or free weights. I'm looking more at Hammer Strength plate equipment. It is a little safer and we don't have to worry about people having spotters. Benches are always a bit of a liability concern. I do want people to be able to get a little more work than our selective rise machines do now, and they are lower cost. We do have to replace the plates every once and a while. Next month when I move the cardio around,

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I will get an idea of what can fit in there. That's when I will bring you guys some numbers, and we will look at which ones you really like.

Mr. Thomas asked in that other room are there TV hookups?

Mr. Soriano responded there is not, so I will be running some new cable.

Mr. Thomas stated just out of curiosity, would kettle bells be possible or is that an insurance liability?

Mr. Perry responded I don't know of any districts that have any. I would think the carrier would probably not be happy with that offhand.

Ms. Nelsen asked do we have to approve these policies?

Mr. Perry responded yes.

On MOTION by Mr. Davis seconded by Ms. Nelsen with all in favor the district policies were approved as revised.
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Mr. Horton asked did they find where the leak was in the slide pool?

Mr. Soriano responded they came out last week and they just did the visual. They walked through and got all of the piping information. They didn't finish diving or run a pressure to test the pipes and they promised me they would come back this Wednesday to finish up. We've gotten to the point where I am losing quite a few hundred gallons overnight. It's pennies, but that adds up over time. The other problem is that it makes it harder for me to control chemicals going in there. I also cannot move forward to changing over to a salt system until we stop that. Once they come in and give me an idea, I'll have to bring back what the fix is. I don't have any news good or bad yet.

Mr. Horton stated I saw a bill in there for \$795 I think it was for Red Rhino. That is the company, right?

Mr. Soriano responded yes.

Mr. Horton asked is that the total they're going to charge us for finding the source of the leak?

Mr. Soriano responded just for the inspection. They do help with repairs or if it's something too big that is out of their hands, they will send me to a contractor. I have my own

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contractor, but I can tell you Crown has been slammed so I don't know that they would get to me any time soon. If Red Rhino has a contractor ready to go, that's the way I want to go.

Mr. Horton stated on the maintenance report there's an item for coordinating the install of deadbolts on amenity center bathroom doors. Was that just to replace the ones that were there?

Mr. Soriano responded no, at the main clubhouse across from the clubroom by Wanda and Lisa's office don't have deadbolts and never have. They only have a magnet latch, which we've never had problems with people trying to break into your bathrooms. You can see the door frames downstairs have been beaten up three or four different times because they've tried to kick in the magnets. We did start to have a problem with the women's bathroom for some reason. Either they're trying to get in there, or they're just yanking on the door handles, but we've gotten to the point that it's easier if at night instead of relying on that magnet, they will deadbolt everything because you're not going to make it past that deadbolt. That way when staff comes in early in the morning, they can unlock it. Janitorial is here at 5:30 or 6:00 so before most residents need to be there and even then, the fitness center bathroom is open.

Mr. Horton stated I was just thinking, we were giving CCSO access to those restrooms there and that keeps them from getting in there.

Mr. Soriano stated I'd have to do a stepdown key for them that will open just those doors, but if they were there at that time it's the same issue. They could go to the fitness center.

Ms. Nelsen asked can they use the field house?

Mr. Soriano responded we deadbolt that one.

## **SIXTH ORDER OF BUSINESS**

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

#### **Audience Comments**

Mr. George Lanier, 564 Millhouse Lane stated we live in the Piedmont subdivision and it's getting to the point where people have their garage filled with junk and there are vehicles that don't even move parked in the street. We had the fire department come in because we live in a cul-de-sac and the fire truck has to wait for cars to come out before they can even get past to go in and put out a fire. Is there anything we could do? My neighbor beside us was supposed to come tonight. He is livid.

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Mr. Davis stated my neighborhood is the same way. There's a car on every corner. I have one that sits out there, but I do drive it three or four times a week. If it doesn't have a tag on it, that's a different story.

Mr. George Lanier stated it just irks me when they don't have any vehicles in their driveway and the whole street is full. I figured I would throw it out there.

Mr. Davis stated I understand. I used to be on with the fire department and it is a frustration / safety hazard, especially if you have people parking on both sides of the street. If everybody parks on the same side, it's a little better.

Ms. Nelsen stated the school buses can't get through either.

Mr. Davis stated unfortunately our board cannot really do anything about it.

Mr. Lanier stated I feel your pain with that one, but I would recommend you talk with the HOA. It's tough, but I believe there is a nuisance clause that is in the rules tied to the HOA that they can send some basic letters for. That's where I would start and it's documenting it. The squeaky wheel will get the grease. It ties into safety for fire rescue, and oftentimes the mail as well.

Mr. Davis stated yes, I've gotten letters from my mail lady and it's not my truck, it's my neighbor's truck.

Mr. Thomas stated unfortunately as the CDD, we have no power there. If they're blocking your driveway, you can call the County.

Mr. Lanier stated the HOA has an email address. Just go to the website, you can take pictures and you can send those pictures in anonymously. Provide the address and send the pictures and have your neighbors do it too and just touch base with them. I wish we could do more.

### **Supervisor's Requests**

Mr. Horton stated you mentioned changing the pool to salt. Are you making progress on that?

Mr. Soriano responded I've got everything in place to come to you and tell you how much we have to spend. I have to buy the controller, I have to buy the salt cells, but we can't do it until that pool is repaired. It won't save us any money. The salt cells will burn out quick. I have to fill the pool with salt first to do that so it's a waste right now, and our biggest savings

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actually occurs off-season so right now, the more chlorine we can burn through the more savings I get because it's set up as a flat rate.

Mr. Horton stated you sort of touched on the new security company. It's working well?

Mr. Soriano responded it's going well. Ms. Muntean is here if you have any questions. I've been out there, and they are helping to enforce the rules. There are some things that were a little grey because they didn't want to enforce them the way we had them in the old policies because they knew we were changing them, mostly to do with pets, but they do have that now so we should be good to go. Like I said, they've taken the bumps and bruises, but I forewarned everybody that is what is going to happen.

Mr. Horton stated did they give you a report?

Mr. Soriano responded I receive reports and pictures. I can log in and get them every morning.

Mr. Horton stated hopefully you're seeing less issues, maybe?

Mr. Soriano responded I can't say less issues all the time is just because of security. Vandalism is a little tough. Just because we have better security guards that doesn't mean it will stop what people do at three in the morning. If we have more tentative people, then yes it's less likely, but I can't guarantee that. As far as some of our issues with people being out there that aren't supposed to be, the argument of whether we are checking IDs, that's kind of a consistent thing and they're doing a good job with that. That's much better and that's what I want to see.

Mr. Thomas asked is there anything else you need from the Board or are you guys good to go right now?

Ms. Muntean responded overall it's been going well. Any time you start something new like this you're going to have people that are going to be upset. Hopefully that will calm down once they realize it's to their benefit. It's to be expected, so overall I think it's going well. I'm happy you guys approved the golf carts. I do think that's going to be a very large retention issue with the officers in 100-degree weather and they're out there for 12 hours in the elements. We hired some really good people and we had to weed out some not-so-great people so we're still fine-tuning who is here. We've got somebody we're going to promote to site supervisor and you still have the field manager that comes out and we do have the customer service person to really work with Wanda on issues. Something I brought to Jay also is for now while

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we have so many new people, I'd like to do a monthly meeting with all of the officers and a staff member from Oakleaf and somebody from our office to meet and say what did we do good this month and what do we need to work on. One of the emails we got was, it's great that you guys are locking stuff up, but you're locking too much stuff up because we locked a gate we shouldn't have. So just little stuff like that we need to tweak, at least for the first six months that monthly meeting will be good and then we can go to quarterly or something like that.

**TENTH ORDER OF BUSINESS**

**Next Scheduled Meeting**

Mr. Perry stated the next scheduled meeting is July 12, 2021 at 4:00 p.m. at this location.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

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

DocuSigned by:  
*James Perry*  
1471E54342174D3...  
Secretary/Assistant Secretary

DocuSigned by:  
*Cindy Nelson*  
1834ED053396448...  
Chairman/Vice Chairman