

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, March 12, 2018 at 4:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

Present and constituting a quorum were:

Cindy Nelsen	Chairperson
Scott Thomas	Supervisor
Tom Horton	Supervisor

Also present were:

Jim Perry	District Manager
Jason Walters	District Counsel
Jay Soriano	GMS Community Manager
Susie Raab	GMS Aquatics Director
Two Residents	

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

Ms. Nail Nassan, 918 Dogwood Drive, stated my issue is regarding Phase 1. I'm here to appeal the \$50 fee that they gave me because the 24th of last month I went to the place and I did what I was supposed to do and cleaned the whole place and there was someone there to check it out and verify everything was clean and after that they gave me a penalty of \$50. They did not give me the full refund and I would like to appeal the \$50.

Mr. Soriano stated this was a normal rental and she had a nighttime rental so there was a party in there the next day. I was told by the attendant she did clean, just not well enough. We probably would not have noticed if it wasn't outrageous but it was something that took extra time for cleaning and the biggest problem was the complaint we got from the next party. I was given pictures from the next party where the floor wasn't swept, areas weren't mopped and there was food in the sink. I was sent the first picture and then they got upset. This complaint was brought to Wanda but she wasn't happy with Wanda so if she was going to appeal to you

guys I would have explained that it is a black and white thing. I'm lucky the next party wasn't demanding some kind of discount or refund on their end because they took time to help that attendant clean up and noted everything but her party really should have cleaned more. There was an attendant there that night that did note that they were cleaning up until the last minute but they were also partying around the cleaning up. She has rented before so she does know the contract and know the steps for our rentals. The clean up and set up in the beginning is part of that four hour time period. Usually Wanda sends multiple emails which she did here and she also sent an email to her explaining why the \$50 was kept out of the deposit for that clean up. In the email she sent beforehand reminding her of the party was that you have to do this whether you end your party a little early so that you can get a good clean up. Our issue is making sure it's ready for that next party so this is the consistent factor when it comes to clean up and prep time.

Mr. Horton asked you say you have pictures of it?

Mr. Soriano responded yes. The first picture here the resident sent was when she was sweeping the floor and she got the first dust pan full of stuff. I have the personal statement if you want to see it. It may not have taken us two hours or anything like that. We are usually doing that extra clean up. It's not until it's real extensive clean up that Wanda is going to say, yes we want \$50. This was more about the fact that we were cleaning and the next resident was angry enough to voice her complaint with us.

Mr. Horton stated I believe whoever rents should get a clean room. This doesn't happen very often does it?

Mr. Soriano responded no. I have a report here of how many times we rented last year. Out of the 688 rentals I might have had 10 times where we had to keep deposits and most the time they are understanding that we spent extra time cleaning. Some times it is well worth the \$50 if they are getting out of there last minute. For you to get fined for extra hours is a lot more so if you didn't clean up ahead of time and you're there for an extra hour we might keep \$100 or \$150 depending on what the deposit is. In this room we've kept up to \$500 if they've gotten out two hours late because that is spelled out in the contract what those dollars are for.

Ms. Nelsen asked so the party attendant doesn't check the room, they are just there as an attendant?

Mr. Soriano responded she will do a walk through but that is to note major things. We pay that party attendant so if they had to stay there longer to clean up for her we would have to pay for that party attendant and we may have kept more. The little items we're usually cleaning, it was the fact that there was a party the next morning so we're cleaning there with that next party. \$50 is the smallest amount we will keep.

Mr. Horton stated I'm okay with fining \$50. It should be clean. The next group coming in should expect a clean room.

Ms. Nelsen stated I agree. Do we need a motion?

Mr. Walters stated I don't think we need board action. This is something that staff has discretion over. Obviously a resident is free to come and voice their concerns and if the board wanted to take action on that they could, but given the lack of appetite for that I don't think there is board action required.

Ms. Nelsen stated we're going to defer to staff's opinion and we're in agreement that the room wasn't clean enough.

Ms. Nail Nassan stated if for example you rented this place and an attendant checked you out, if she's there to check me out and she supervised everything then when we signed the paper then my responsibility is over. Right?

Mr. Soriano responded no. This happens in other rentals too whether it's a hotel conference room. If they find something after the fact that's why we don't refund your deposit that night. There is a case that we could find something later. We've actually found chairs hidden here with legs broken. We have that ability to go back. If we were there and noticed it was a little dirty we probably would have taken the extra time to clean it up. This was not a major issue but it was the fact that the next party had an issue. I can't argue with pictures and statement from a renting party that came in after you.

Ms. Nail Nassan stated but on the contract it says if for example they see something broken like a chair. You give me a certain amount of time to fix the issue and if I don't fix it that's when you take my penalty. If it's a cleaning issue you are responsible to call the person who rented the place to clean the area.

Mr. Soriano stated we don't have time for you to come back in. We had a rental after your's. That doesn't mean you're automatically absolved from any responsibility. There is a party coming in that was starting that morning after your's the night before so we had to have

that place ready to go so we take the time to clean. That party even helped us to clean so we have to charge you for that.

Ms. Nail Nassan stated if I left someone else with the job I would say okay I did not do it. What did I do that's major that requests \$50?

Mr. Soriano responded sweeping and mopping.

Ms. Nail Nassan asked so I did not do that?

Mr. Soriano responded not enough. It may be a bit subjective but like I said the issue was with the party coming in enough to where they were angry and they paid for it. They have a security deposit and they pointed out everything that wasn't done ready for them. It would be the same thing if you came in that night and you weren't happy with the party before. We have to be consistent and get on everybody to make sure they're cleaning as much as possible and that's included in that four hours. If you wanted to stay longer to clean then you would forego the charge for the cleaning service but you would have to pay for extra time. One way or another that money is going to be taken out.

Ms. Nelsen stated part of my issue is you didn't go through him before you came to us as well.

Ms. Nail Nassan stated I went to Wanda. She just sent me an email yesterday. When they sent me the check I didn't even realize the check was for \$50 and I called the number on the check and they told me there was a CDD meeting here and that's what I did. I rented some chairs and tables. The party before me did not put the chairs together and Wanda said since you already rented chairs they were going to leave them like that. That's not okay but I wasn't at seven at night going to go look for someone to say you are going to pay me the fee. I don't see what I did that was major.

Mr. Soriano stated this was minor. The next party could have probably walked around on the decorations that were left and not said anything to us and it wouldn't have been a problem. This was a statement from the next party. The same way you would be if you came in and it was dirty from another party beforehand. You are expected to do your best job to clean. You guys were there taking advantage of the time all the way up until the last minute and did not clean completely.

Ms. Nelsen asked does anybody on the board want to make a motion?

Mr. Horton stated I think we leave this subject for now. If you want to talk about it talk to Jay or Wanda about this.

Ms. Nelsen stated they've made their decision and we support their decision.

Ms. Shirley Roberts, 3128 Hearthstone Lane, stated this situation that I have has been taken to Jay and the property manager over there asked me to address it with you all. When we will get a property manager for phase one?

Ms. Neslsen asked do you mean the homeowners association or like the soccer fields and the pools?

Ms. Shirley Roberts responded someone that comes out and makes sure the neighborhood is kept up according to the ordinance out there.

Mr. Horton asked you're talking about the homes?

Ms. Shirley Roberts responded yes.

Mr. Horton stated that's the HOA.

Ms. Shirley Roberts asked when would we get an HOA?

Mr. Horton stated there is an HOA.

Mr. Soriano stated this is the CDD, not the HOA. We only handle the common ground areas so the homes that are residential you have to go to that meeting.

Mr. Horton stated it's the first Monday of the month.

Mr. Soriano stated they are the ones that would hire somebody like that to go around and do inspections and make sure people are keeping their yards cut. They've decided to go to a self managed style so they won't have a management company that you can call real easy.

Ms. Shirley Roberts stated we don't have anybody and they told me to come to this one.

Mr. Soriano stated we don't deal with the HOA or private residences.

Ms. Shirley Roberts stated so because of the way my neighborhood looks now there's no one we can go to?

Mr. Horton responded there is, the HOA.

Mr. Soriano stated they're different boards and are completely different organizations.

Ms. Shirley Roberts asked so they would be meeting when?

Mr. Horton responded the first Monday of each month.

Ms. Raab stated they met last Monday.

Ms. Shirley Roberts asked so they would handle all of the complaints of the neighborhood?

Mr. Horton responded yes.

Mr. Soriano stated yes any residential concern. They do have a website and what's happened is each board member has taken responsibility so one handles violations. You send to all the emails so you have record that you've complained. Their website is www.oakleafeastpoa.com and when you get on there you will see email addresses for each one.

Ms. Shirley Roberts stated we have that and it goes directly to Jay.

Mr. Soriano stated the HOA one shouldn't be. I haven't received any emails regarding the HOA.

Ms. Shirley Roberts stated I mean the one that Jay gave me.

Mr. Soriano stated Oakleaf East POA is separate, it doesn't go to me.

Ms. Shirley Roberts stated I'm not going to wait another month for someone to come out. You can't even get down the street and no one is doing anything. I appreciate what you all are doing and I don't want to draw any attention to the neighborhood but I've got to report this because it's gone too far.

Mr. Walters stated yeah go to your HOA. Not only is this board not responsible for that but this board doesn't have the authority.

Ms. Shirley Roberts stated I just wanted you guys to know. I'm not going to wait another month. I've got guests coming out and something needs to be done prior to the first.

Mr. Soriano stated if you're not sure whether it's the HOA and you shoot me an email I will direct you back to them.

Ms. Shirley Roberts stated but the water pump comes to you all.

Mr. Soriano stated the water pump is going. It started about three days ago.

Ms. Shirley Roberts stated it wasn't going Sunday.

Mr. Soriano stated yeah it was.

Ms. Shirley Roberts asked and that brick thing up there is fixed?

Mr. Soriano responded no that's not fixed.

Ms. Shirley Roberts asked why is that not fixed?

Mr. Soriano responded we're waiting on a company to fix it. We can't fix that ourselves.

Ms. Nelsen stated the county told us we have to have a license in masonry to fix that because it is in the roadway and nobody would take the small job. This has been a process. We all live here and we drive by it everyday just like you.

Ms. Shirley Roberts asked it takes twelve months to get it fixed?

Mr. Soriano responded it's not been twelve months. This coming week it will be nine months. The first couple of months we were waiting on the insurance company. The officer gave him a ticket so we didn't find out until about two months later that it was on us because it not valid insurance. We're also limited by the fact that we have to do it properly. We can't just get a mom and pop guy that doesn't have a license to come out and build the tower. It is a structural issue and it sits on the side of the road. If that thing were to fall over that could cause a serious issue.

Ms. Shirley Roberts stated I am very much aware that it has not been a couple months. It's been several. What I'm telling you is from experience and having knowledge of zoning and what you all have to do and insurance, it does not take ten months to get that done.

Mr. Soriano stated and we're going as fast as we can. If you have a suggestion that will help me get it done faster, please email me but I work with the county and the insurance company that deals with a lot of municipalities throughout Florida and special taxing districts and things of that nature and this is normal. This does happen. This is not something we're just deciding not to fix.

Ms. Shirley Roberts stated ten months is too long for us to wait to get it fixed. Then you've got a fence that has been knocked down.

Mr. Soriano stated that is not our fence

Mr. Thomas stated that is the County's land. We cannot go on that land and remove that fence.

Ms. Shirley Roberts asked so that has nothing to do with us?

Mr. Soriano responded it's in Duval County.

Ms. Shirley Roberts asked so the pump is up and running?

Mr. Soriano responded it's up and running.

Ms. Shirley Roberts stated it shouldn't be a year. It concerns me because I've been here for 17 years and you all have been elected. I feel like residents that reside here, if you get the CDD tax you shouldn't make us wait ten months to get a brick fence put up.

Mr. Perry stated ever since that incident happened they are fully aware of the issues related to get a contractor and dealing with the County. As Jay said, this is not unusual. I have another district in Volusia County and it was smaller job than this and it took about seven to eight months. The problem is getting licensed contractors to do a small job plus the permitting and so forth. I hear what you're saying but please be advised this board understands what staff has been dealing with and of course we want to get it done as quick as possible.

Mr. Thomas stated I drive by there every day. I see it and I'm frustrated with the lack of movement but there are only certain things we can do. The next thing is we have to get heavy equipment so he has to shut down a lane to get the equipment in and then he has to get another permit from the county to shut down a lane. You know as well as I do once you submit stuff through the county you're subject to whenever they decide to say yes on that permit.

Ms. Shirley Roberts asked so you already have dealt with zoning and licensing and all that?

Mr. Soriano responded yeah.

Ms. Shirley Roberts asked so your concern now is you haven't gotten a contractor to do the job?

Mr. Soriano responded we have. They've started on it. We also have the problem of custom trim work out there so they have to work with somebody else to get the trim work done.

Ms. Shirley Roberts asked so the contractor you have dropped the ball?

Mr. Soriano responded no he's had it for a month. It took us that long to get somebody to agree to do the job and once he did he's been doing the work for a month and that's not long at all.

Mr. Horton stated I think what we're forgetting here is it's not just the column of bricks. There is some artwork that goes to it. You need artwork that doesn't just pop in there. It's got to be uniquely done so we have to find somebody else to do a small job like that and once we find somebody to do the unique artwork that goes with it we can put it all together.

Mr. Soriano stated we even reached out to the original contractor that built this place 14 years ago when the first buildings were being built and they turned it down. It would have been easy enough for them because they know the work but they turned it down. They have much larger jobs that they can't pull away from.

Ms. Shirley Roberts stated thank you all for allowing me to vent.

Ms. Nelsen stated we are all as frustrated by the column as you are but we've been updated weekly as to what's going on. It's been a very frustrating process and after the hurricane contractors just aren't available.

Mr. Thomas stated it's too small a job to make any money off of it.

Ms. Shirley Roberts stated I rented this building here six months ago for the entire eight hours and when I got here the place wasn't cleaned up to my standards so I cleaned the place up and the lady that was here I told her what they need to do to get this place cleaned because the attendant that is here when she looks at the place she will walk through the entire place but if you were like me you know when something is nasty if you see something on the floor so to get out here and shut this place up if those people complained it really was nasty.

Mr. Soriano stated we don't want you to feel like you're expected to do that. If you had complained to us we would have looked back to that party beforehand too. The attendants are not paid to be here extra hours to clean that's why it's spelled out in the contract that you must do it as part of your party. Also when the attendant is walking through you have to point it out and say I'm not happy.

Ms. Shirley Roberts stated you can easily look down on the floor and overlook that something is here so when I walked back through before I started setting up I saw a lot of stuff that could be looked over. The sink was dirty. That gets overlooked sometimes.

Mr. Soriano stated a lot of times we're lenient and it's not until someone else complains. This side does keep more of the deposits than your side does but this side is a bigger dollar issue. If someone comes here and spends \$2,000 for a wedding I'm definitely going to hear if things are left dirty compared to a \$150 rental on your side.

Mr. Thomas stated Ms. Roberts, just to let you know, when you pull up the website if you scroll all the way to the bottom it says violation submission and there's also a Facebook link.

Ms. Shirley Roberts stated thank you for all that you do. My frustration comes from the neighborhood looking like crap.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the February 12, 2018 Meeting**
- B. Financial Statements**
- C. Assessment Receipt Schedule**
- D. Check Register**

Mr. Perry stated item three is consideration of approval of the consent agenda and that includes the financials of January. You are 96% collected on the roll which is where you want to be at this time of year and we should be 100% very shortly.

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

FOURTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Walters stated the end of session report should come out in the next few days and I will circulate that once I have it. I would characterize this year as dodging a lot of bullets and there were some big ones that came out late so all in all a positive thing. There will be a few things I think we will have to come back and address before they're implemented as we've done in years past so I'll circulate that and if you have questions please give me a call.

B. Engineer

There being none, the next item followed.

C. Manager

There being none, the next item followed.

D. Operations Manager - Report

Mr. Soriano stated we are in Spring Break right now so I'm working with Susie on events for the rest of the summer but she has a staff that's out here at the pools ready to go and they opened up Friday. I think I mentioned the dates for Spring Campout, April 13th and 14th. The spring yard sale would be the following Saturday, the 21st. The expo is March 24th. It's not our event, however that is a big one known well in the neighborhood.

Mr. Horton asked have you mentioned the yard sale in one of the letters yet?

Mr. Soriano responded not yet. We will be having a email go out this week to talk about upcoming events. With the pools we are still looking for lifeguards, we have swim lessons and the swim teams so we have a lot to advertise and I'll mention it.

Mr. Horton stated the question popped up on Facebook.

Mr. Soriano stated yeah and remember that's something we're taking over ourselves so we will plant all the signs and help with advertising so we did set the date for that on April 21st. Other than the expo which is not our event we don't have a lot going on in March. We have enough to worry about with Spring Break.

You'll see the amenity usage is starting to tick back up mostly due to having some warm weather last month so we had people out and about. Still looking at our card count numbers the fitness center is still staying busy. We really didn't get a slow down this off season which I'm hoping helps us out right now. It hasn't been too bad the last couple of days. We have been busy at the fitness center printing cards but when people come in off season to print their cards it's so much better. What used to happen every year is they'd wait until this week and realize they want to go to the pool and they don't have their cards ready so they wait until Spring Break and then everybody is lined up at the door. They don't care that we have things posted on our website that you should make an appointment, they just want their cards now so usually the staff at the fitness center is getting run over. This last year it's been a little better and they've been coming in on the off season.

Moving on the operations side, we've already covered the column update. He did build up a little higher. He's limited on how fast he can go. He can't scaffold around it so he can only go a few feet at a time and then he's got to come back the next day when everything is secure so he can start building again and that's a ten foot tall column with rebar on the side of it. I forced him to change it a little bit since he's not ready with the precast trim. The bricks sit on top of that so without that he's stuck so I made him change the design a bit so he could start building the tower up without all the precast so hopefully with at least the center column there I'll get a little less heat but he is working on it. His original plans were to be done by the end of February.

We did start clearing out some of the thatch and smaller trees to where I can walk through that corner lot. In the original quote from R&D there were broken down areas of

removing all of the little pine trees, clearing out the thatch and removing the debris. That added up to about \$3,000 worth of clearing and I'm having guys taking an hour or two here and there and clearing it out with chainsaws and the trimmers so we have it cleared where I can walk through and measure everything out. We will probably have to change the design of the sidewalk a little bit. The electrical box is in a little different position than what it looks like on Peter's conceptual drawing. When we do that to get around the electrical box it's going to shorten the sidewalk a bit so right now we're going to be well under that not to exceed it's really how fast do we want to work on it. You guys have already cleared me for that not to exceed amount.

With the dog park planning areas we can always move on with this but I did map out some locations. The big park back there at Fall Creek, the one we were talking about, I've been out a couple times and I actually went out this morning too after all of the rain just to see. The top picture is a picture of Oakleaf Village Parkway, when you come down it's the last park. There are two areas. The one in the back of the park that I was looking at before is a little smaller linear footage when I walk it out it's about 465 feet. That is the area that tends to get a little more wet. We could dig and add some french drains to help with the drainage. The front area that I've mapped out is a little larger. That area won't need the french drains and I can't put them there without getting a lot of trenching done and cost-wise it just wouldn't be worth it to get back to the trees. Either that or I'd have to jet under the sidewalk to drain them out to the road which it still would not be worth. That area already drains out a little better anyway. When I walked it today it was not soggy like the back is so we could go there and it's a little bigger area. It also has the properties so there's a bench there right next to that space and a gazebo real close so if we wanted to fence that in we wouldn't have to add a lot of amenities on the outside for people to sit and hang out. Looking at initial costs if I get rid of the idea of digging trenches and french drains. Now our first step would be getting quotes for fencing. This has to be chain link fencing to make sure dogs aren't getting out and running into the road. Chain link fencing is going to cost us anywhere from \$20 to \$30 a foot for install. On the cheaper end at \$20 a foot we're looking at just the regular galvanized steel look. We normally have the rubber coated chain link fencing. It is a little bit more expensive so you're talking more in the \$30 area. With that linear footage just to install that fencing we're talking about \$9,000 to \$11,000 worth of fencing. This would be kind of a start off area to give us a zone.

We can always talk down the road about what we want to add in for more seating or shading. We've already kicked out the idea that we can't do much with water whether it's for the dogs or the residents because we don't have potable water out there. To do that we have to install a meter and then we're spending a lot of money but we can do the basics, a couple benches and a shade area. If this is something we want to keep moving forward with I can start collecting actual quotes and look at whether we want our guys to do it which would be cheaper but the problem with that is timing to figure out when we can do that and still do the rest of the work around the neighborhood. It can be something we look at doing at the end of summer as we get to the next fiscal year if we save summer throughout the summer real well. If we know we're at a minimum of \$10,000 and we're saving money and we want to put \$15,000 towards it then we can do it October. I want to be able to bring that layout and if we did the front I don't think we would need the french drains.

Ms. Nelsen asked where is that powder coated fence? I'm concerned about the look of that right at the beginning of that subdivision. Is there one here?

Mr. Soriano responded the fencing that we use is the basketball courts and tennis courts. We don't have any chainlink fencing in the neighborhoods anywhere. It is going to be inside a vinyl fence. The vinyl fence split rail is what you will see first so if we wanted to hide it from the road view we might say we have to add a few thousand dollars worth of plants along there so we can hide the chain link behind the vinyl fence. That would just be an added cost.

Mr. Horton asked the color would be green?

Mr. Soriano responded I would go with either green or black.

Mr. Thomas asked I know some of the other locations we looked at parking is an issue and I have noticed there are people who are parking right there at the end where the utility access is.

Mr. Soriano responded yeah right in the middle of the road. By doing this we're going to have people come in that either don't live in Oakleaf or those that don't want to walk there. They can live across the street in the Oaks and they just don't want to walk, they're going to drive their car. That's going to happen so we're going to add to that problem so what we will probably have to do is beef up security and when we see people we can kind of threaten that we will have their car towed if it's on our property. If they're parked on the street I'm stuck

because that road doesn't belong to us so I have to have the county support us in moving them. All of us have complained about people parking out in the roads in front of our houses. We can call the sheriff's office and unless it's a major safety issue where they're blocking an emergency vehicle they usually won't do it so you just get a stern letter from the HOA that you're not supposed to do that. Parking on our property if they pull up on that grass is different.

Mr. Horton stated it seems like we're creating a situation where you want people to use it but we don't want them to drive down here.

Mr. Soriano stated that was my thought in trying to find a place a little more central but we don't have a lot of good options in the middle of the neighborhood unless we do it at the soccer fields but we already know what that's going to cost. There is a small area at the back of the tennis courts at Double Branch that could be used. It would be smaller than these two areas but the dog park doesn't have to be large. You guys could take a look at that area and that would alleviate the issues of parking because we have parking there. In fact when you guys did the new fitness center there was originally a plan to have them cut out a circle parking lot in there so there is that space that could be done there, it's just smaller than what this park is and I would probably have to come up with some drainage issue there too because there's a lot of weeds because of the way it dips down and holds water.

Mr. Horton stated by the same token making it easier to park near the dog park then you have people coming from other areas.

Mr. Soriano stated we're going to have non-residents using our facilities.

Mr. Thomas stated or to get into the dog park you have to have a pass with an electronic gate.

Mr. Soriano stated really I was just looking for direction if this was something we wanted to keep moving on. If you want me to look at the other area I can. To run a pass out there that's still a few thousand bucks. I have to get from the fitness center back there so we will have to trench but it is something we can do. We'd have to be able to enforce it.

Mr. Thomas stated maybe we can revisit it in the summer if we save some money.

Mr. Soriano stated the last thing I have was just to review the policies. I went through and made the changes for the typos that we caught last time and if you noticed I crossed out the items that we did not like so on the page with guests at the fitness center I crossed it out but left

it on there because we did talk about it. I will be presenting to Middle Village in their evening meeting tonight some of those items. They can opt to do something different than you guys but normally we try to keep the same things. It just makes it easier for operations. It was supposed to be a strike through on the advertising, and then the nanny pass was not something we were looking to approve. I added the \$50 for the club room rental. That was a Friday through Sunday rental so only the weekend hours, I wasn't looking to change the weekday hours. These items with the policies we can approve it your happy with the things that we've talked about, however the things that have to do with rates we would have to do a rate hearing in May at the earliest. We have to do a 30 day notice so we would take a few minutes before our meeting in May to approve those dollar amounts. As far as the wording and how things are spelled out we can approve that unless anybody has any other thoughts other than what we mentioned last month.

Mr. Perry stated under the nanny pass the last provision says, "parents card will be inactivated during those months"?

Mr. Soriano responded the idea was the complaints that we get from residents that really want that nanny pass is that they work so much that they cannot make it to the pool so the idea was if you really have that 70 hour work week, because our pools are open 70 to 80 hours during the week if you really can't make it weekends or late hours if we went through these other steps of making a nanny pass you're not coming to the facilities right now as it is so if you inactivate it we believe you're not using it. The idea is not to send their kids to the pool with the nanny and then they go work out during the week. If that have that pass that's active we don't have a way to see that they're some place else and they're hanging out at the adult pool while the kids are at their pool swimming.

Mr. Perry asked so the one weekend they can go their going to have to use a guest pass or how are they going to get in?

Mr. Soriano responded yeah.

Mr. Horton asked I thought we weren't going to do the nanny pass?

Mr. Soriano responded we're not, he just had a question on that one point but you guys did agree to not do it at all no matter what the stipulations were. That to me was one of the ways to truly verify if you truly can't make it then your card is not needed. If their cards were on they could use their card someplace else and we don't have way to ensure whether they're

just paying for a friend to bring the kids to the pool. To me that's one of those ways to find a way around things.

Mr. Perry asked so now there's no nanny pass they will have to pay a user fee?

Mr. Soriano responded yes Mr. Morton had pointed that out that we have that in place already so why are we looking for other ways to find an end around. It is something that's brought up every year by a few families when we get to this time of year. They're ready for spring and they're trying to find a way to make their schedules perfect.

Ms. Raab stated somebody asked me, are you allowed to buy a non-resident pass for a nanny?

Mr. Walters responded anyone can do that.

Mr. Soriano stated we have four or five every single year that purchase these.

Ms. Nelsen stated your nanny just has to be an Oakleaf resident.

Ms. Raab stated that's what I tell them. Get a babysitter that is 16 or older that is an Oakleaf resident that has their own card.

Mr. Soriano asked would we need a motion now to approve the wording or am I still waiting to approve them based on Double Branch's policies?

Mr. Walters responded I think as long as everyone is comfortable we can take a motion to approve the language subject to approval by Middle Village as well.

Ms. Nelsen asked so we're adopting the changes in red?

Mr. Soriano responded yes except for the one that you pointed out. The fitness center, number three, I had added in the words "and their children and/or guests" and that was done as part of it before if we were going to do the rule above it that allowed guests to come in but that was one you guys said no we want to keep the fitness center residents only so that would strike out the and/or guests. The change that was pointed out in there was where it says "accompanied by a resident adult" and I added in there a resident parent and you guys said you were fine if it was an adult and not just the parent. Say they were coming with a neighbor that is old enough, they're 14 or 15 and they have their card and we know they live here and they are still accompanied by an adult. Right now it is their parent, not another adult.

On MOTION by Mr. Thomas seconded by Ms. Nelsen with all in favor the amenity policy changes were approved subject to any possible changes by Middle Village CDD.

Mr. Soriano stated we will remind everybody next month and we will send out a notice after we go through this with Middle Village again tonight for the May meeting to do the couple rate changes.

SIXTH ORDER OF BUSINESS

Audience Comments / Supervisors' Requests

Mr. Thomas asked now that we're clearing everything out on the park we're going to get the final deminsions to Peter and then Peter will come up with a final rendering?

Mr. Soriano responded I can bring back the conceptual if I change it drastically. Right now it's just the legal but I can bring it back and let you know what I'm thinking as far as pricing. It's still going to well under the \$60,00 that we did the not to exceed that you set up so that I could go ahead and move forward. My only question when we did the not to exceed was board direction on timing. If you want me to hurry up that stops me from looking around to find a better deal on the sidewalk. We're still going to be under it either way.

Mr. Thomas stated I would like to just keep on going forward.

Mr. Horton asked has anybody thought about putting a dog park down at the ball fields?

Mr. Soriano responded there is a spot and I'm waiting to hear back from the County. It wouldn't be ours but there is a spot that is kind of unused and I don't know what their planning but as you drive this way from your district you have that road cut out that is on the right there is a plot of land that is on the right that is deemed green-space area. They haven't built the road yet and I don't know what the plan is. They're having a hard enough time getting all their fields built but they may finish that road out and then it would be left a little green space on the right. It's not ours but it's a good little space that they may not have other plans for.

Mr. Horton stated it seems like it could be a good idea because there's parking fairly near there.

Mr. Soriano stated and then it falls under the county rules where you can't use the park as an outside person.

Mr. Horton stated if we build it they will come but if there's no place to park then it's crazy.

Mr. Soriano stated this was a personal request from residents to us to look at it so I'm not going to get anything good out of the county to be able to tell them any time soon but it is

something I've thought about. There is that good space there and right now it gets used half the time for boot camps.

Ms. Nelsen stated and it's feasible that we could donate the money for the fence if the county would allow the property. Maybe we see how much money we save over the summer and see if that's feasible.

SEVENTH ORDER OF BUSINESS Next Scheduled Meeting

Mr. Perry stated the next scheduled meeting is April 9, 2018, 4:00 p.m. at Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

EIGHTH ORDER OF BUSINESS Adjournment

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


Secretary/Assistant Secretary


Chairman/Vice Chairman