

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, February 11, 2019 at 6:00 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	Supervisor
Scott Thomas	Supervisor
Tom Horton	Supervisor
Andre Lanier	Supervisor

Also present were:

Jim Perry	District Manager
Jason Walters	District Counsel (by phone)
Jay Soriano	GMS Community Manager
Bruno Perez	VerdeGo
Four Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Perry called the meeting to order at 6:00 p.m.

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Don Long, 3854 Cardinal Oaks Circle, stated I noticed in the Oaks there have been some cars parking up on a landscaped median. I believe it is on Woodworth as you come in Thousand Oaks. I brought it up in the HOA meeting but I wasn't sure who had any pull on that. It has gotten a little better because at times there have been three cars parked there at once and there is a sign that says "no parking" but I did see one parked there Saturday. I didn't know if you all knew or if there is anything that can be done about it.

Mr. Horton stated I brought it up in our CDD meeting last time and we did talk about it. Jay is aware of it and has been working on it but there's only so much we can do about stuff like that.

Mr. Long stated okay I thought it might have gotten brought up because it did get a little better.

Mr. Thomas asked are they doing it at night or just during the day?

Mr. Long stated usually over night.

Mr. Soriano stated there's not much we can do. I tell them when I catch them but I don't work 24 hours. A lot of residents have my phone number but we can only do so much. We don't have staff that goes around and polices all of the common grounds. There are signs there and our tow company comes out and drives through but they are not going to spend all day every day coming through here. If you see it you can always send me an email. A lot of times by the time somebody gets there, they are gone. Kim, who is an HOA board member, has been helping out and when she does her tours through the neighborhood she will send me a text and sends me a picture of the vehicle. Whenever you see it you can always shoot me a message. A couple of the vehicles that have parked on that first cul-de-sac roundabout have been towed multiple times now so apparently it doesn't bother them that much.

Mr. Davis asked is it intermittent or is it more at night or during the day?

Mr. Long stated it's a little bit of both.

Mr. Davis stated whenever you see them make a phone call and if we can catch them we will.

Mr. Horton stated as I mentioned at the HOA meetings, the HOA can stop by and tell them not to park there.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the January 14, 2019 Meeting**
- B. Financial Statements**
- C. Assessment Receipt Schedule**
- D. Check Register**

Mr. Perry stated you are 95% collected on your assessment receipt schedule, which is great.

Mr. Horton stated we talked last time about R&D and there were two invoices in there for \$5,000 and \$2,000. There's a lot of work during the last two months that didn't get done.

Mr. Soriano stated I have to double-check the \$2,000 one. That one concerns me because it was moving the pipe in the Village Center area and it's kind of hard to tell without

digging it up. The \$5,000 one was to dig the sleeves and I watched them do that. They should have extended the pipe down to our new park. That park I won't be sure of yet until we have an updated plan on the park and we start looking at that. I can see if they actually brought the main line down that we need, however that's probably a few hundred dollars worth of the \$5,000. The sleeve and going under the road was the majority of the work.

Mr. Horton asked are we paying them before the work is done?

Mr. Soriano stated no, December is when they would have been done and this was paid after that. Like I said, without digging that pipe up myself I can't tell but they said they were done. As you'll see a little bit later there are some other things that they also said they were doing every month but it wasn't getting done.

Mr. Horton stated you said they do the work and then you pay them, right?

Mr. Soriano stated yes.

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

FOURTH ORDER OF BUSINESS

Discussion of Amenity Policies – Rentals for Non-District Sponsored Events and Businesses

Mr. Soriano stated I emailed you guys a couple of bullet points of items I'd like to add in. We have an issue that's come up at your sister district that the Board wanted to put wording in to eliminate the problems and cut off any future issues. I think it would be important for you guys to do it too because we have some of that stuff over here on your side and it would open the door down the road to a problem. Realistically it has to do with people using our property to run their own business, whether it's for profit or not for profit. How they go about doing it is really the problem. The expo is where the problem started. There was another resident unhappy with the person running the expo for twelve years and she kind of took it personal and decided she wanted to go out and do her own thing so she rented this room here and decided to start putting on her own expo. She was renting it and paying for it until we caught on and started putting rules on it. She was a little upset and said, "every time I do something you guys tell me there's a new rule", but they weren't new rules. We can't write a rule for every single thing we do. By opening up our facilities to the general public and operating a business we open the district up to liability. We also open ourselves up to other issues depending on the business

itself. We've talked about the food trucks and the health department issues and inspections. Our facilities are not designed for those types of businesses so it puts us at risk. This is really just to specify that this is not what these facilities are for. They are for private gatherings and family events. We want to stay away from non-profit because people will argue how non-profit works a lot of times. For Middle Village specifically, I talked to them about the swim team. It makes a good amount of money but it doesn't make near enough money to offset what we spend on our pools. Once we approved Carla's expo, she became basically part of our District even though we aren't running it. It's our approved event. We also gave her a full list of rules that she had to follow. About a year ago I started putting an expectation on her that she pays for bathrooms and she started getting porta-potties and that's very expensive. The last time she had some problems because she was worried how long they were going to stay there and we already have issues with parking so she does jump through a lot of hoops and she runs a good event. We had some problems last year because it got a little too big but she's gone about it the correct way, unlike what happened here. The whole venue is different because we do it outside instead of in the building so the way it's been set up at your property it's a little bit safer for that, however, as I've mentioned she's not going to be here forever, she will be leaving and that kind of opens the door for other people to say why don't we get to do this. We should just cut it off now and do it on a case by case basis or Middle Village is even looking at saying no special events at all for inside the building and special considerations for outside events. If you guys have any suggestions on additional wording that's what this discussion is for.

Mr. Horton stated the one you just added on there was no special events. How about the clubroom? I think that's where she started off.

Mr. Soriano stated no, there have been other people that have rented out that facility for that but we try to limit that clubroom and as far as I know she wasn't over there.

Mr. Horton asked can you do special events in the clubroom?

Mr. Soriano stated right now we don't have any rules. If people rent it out and tell us they're having a get together, that's all they tell us. We don't have a place in our contract to specifically explain what they're doing and that's where the problem started. One of her comments to me was "you're telling me once I pay for it I can't do whatever I want"; really, no. You guys may recall we used to have a gentleman that ran a teen dance and that became a problem with the County so we cut it off and they went over to Eagle Landing after the very

first one. We almost become a business operation and then you have get looked at by the State to be listed as something else so it would be a better idea just to stay away from this. I wanted to kind of keep it vague because we can't just put every idea we come up with in our policies.

Mr. Horton stated you specifically stated the grand ballroom, it doesn't say clubroom.

Mr. Soriano stated oh, you have my notes for Middle Village. That's exactly like the email that I sent you guys. That was what they wanted Jason and I to look at. Really, they don't want anything termed special event. It's either a CDD approved and run show, or it's a rental for those private parties. We left it open so we could figure out some wording if they want to do something outside.

Mr. Davis stated my only question would be wording and that's something for Jason to determine, whereas in the first sentence it states, "venues have been made available for rental as private functions", but those private functions are open to the general public. The last couple sentences mention they would not be considered for the general public.

Mr. Soriano stated this is the problem we've come into with the one resident is she wants to try to point out all these other things they're doing and compare her venue to a wedding reception. She said caterers are here running a business and making money. It's a private party. Let's say somebody is having a Tupperware party. Usually you have guest lists. You're running a business with that Tupperware party and people have to report income when they do that. She wants to compare one business to the other. When you have a party you have a guest list. You can give us that guest list that night and that is considered a private party. We used to ask for guests lists for certain birthday parties and I tried to get away from that but there are a lot of facilities that are County-owned or water authority buildings that are rented out and they have to watch how they do that. They ask for things like guests lists. I just don't want to get into that. It's really trying to word it in a fashion that it's not just open to the general public.

Mr. Davis stated absolutely, that's where Jason would come in.

Ms. Nelsen stated he has reviewed the wording.

Mr. Soriano stated we don't have to finalize anything tonight. Middle Village will do their nighttime meeting next month and they've already looked at this and asked us to look at limiting events inside the facilities so we will try to add that in and then we can vote on that.

Mr. Thomas asked so if they request a special event the paperwork goes to who?

Mr. Soriano stated me. What has happened in the past is Carla would give me dates I would bring that to you. There would be times that she would show up and ask herself but it got to the point she was doing everything we asked so she was just giving me the dates and I tell you guys what we're planning. She gives me a business license, COIs for the vendors, she pays for the event insurance, and she purchases the porta-potties. All that is done before the event. That's what that second section is. We're not going to limit ourselves and spell out everything that could be asked for. Depending on that event, we may put different limits on one event than another and there's a reason why.

Mr. Davis stated I agree with the wording.

Mr. Horton asked how do you plan to limit the expo over there?

Mr. Soriano stated that may be one we need to get to is limiting the booths. Like I said, she is going to be leaving that so at this moment we will need to figure out what we want to do going forward. Jason had mentioned making it our event and we run it. All that money is going to go to the District. I would have to pay staff and there would be a lot of things she does internally with volunteers that I would have to do. I'm not real fond of the idea but at the same time it would give us complete control. Years ago she only did it once a year and then about four years ago she came to us and asked to do twice a year.

Mr. Horton stated besides the event the only real problem you have is parking, right?

Mr. Davis stated yes because you have sports going on as well and they're taking up that parking, which is limited to begin with.

Mr. Soriano stated traffic is very bad that day going down Plantation Oaks but she does pay for a lot of off-duty officers to be there. There is a little bit of damage to our facilities; most of which can be taken care of easily and that comes along with any type of events like that.

Mr. Horton stated I think overall she's doing a good job so I don't have a problem with her running it.

Mr. Soriano stated it's not a problem with her running it, like I said she's not going to be there soon so we need to cut off the problems we could have in the future.

Mr. Thomas asked do we need a vote to add this to the policies?

Mr. Soriano stated we can but we may change it a little bit because of that wording for the inside facilities and Middle Village won't do theirs until next month so we can wait if you guys want. If you have any suggestions on wording that's why I sent it out beforehand.

Mr. Horton asked is somebody going to take her place after she leaves?

Mr. Soriano stated that would be something if we wanted to but I really didn't want to open that up.

Mr. Horton stated she hasn't made any arrangements for anybody else to take over?

Mr. Soriano stated she doesn't recommend it.

Mr. Davis stated I would say table this until next month.

Ms. Nelsen stated I'd like for the wording to be consistent between the two Districts if possible.

FIFTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

There being none, the next item followed.

C. Manager

Mr. Perry stated we have filed with Clay County all of the exemptions for property that the District owns. We have to do that on an annual basis to it takes quite a bit of time to re-identify and make sure they've included all of our parcels so that's been filed this week.

D. Operations Manager - Report

Mr. Soriano stated we just had the Polar Plunge event and it worked out well. I missed the February weather by about a week. We only had about 44 people pre-register, which has been less the last couple years but I think the weekend before scared everybody. We had a couple families that showed up without pre-registering so there were about 60 people.

Mr. Horton asked what was the water temperature?

Mr. Soriano stated 62 so it wasn't that bad. It woke you up. I spoke about this last month and also presented it to Middle Village; I started looking at some of those events we've

done and things we've changed in the last year or two and last year was the first year we've had our own staff and we also brought back dive-in movies which we hadn't had in years and everybody really seemed to enjoy that. I've been talking to residents trying to look at what we could do differently and one of the requests was more small events on a more frequent basis. What I've set up here is there's something going on pretty much every month. January is pretty tough after the holidays and I'm trying to prepare for the spring. I also stayed away from July just because there's so much going on and our facilities can get over run. I switched out events and planned for some more movies on the green and then we have those dive-in movies in there but I got rid of some of our more costly events. I limited the camp out to one instead of two because we spend a lot of money on those and then the very large Halloween party is a favorite but we spend up to \$9,000 on it. We do have a lot of people that show up to that event, sometimes 500 people, but we will have a couple hundred people show up for a movie and it only costs me a couple hundred bucks. The most expensive part about that is we pay for the movie license. I've looked at doing this calendar instead to give us more of the CDD-run events and if this is something we want to do, I did put the National Night Out on there. If this is something we want to do I will have this calendar up on the website for the whole year ahead of time. Right now, we advertise everything about a month beforehand. This will be the first year we've done anything with the pools for St. Patrick's Day but mostly because we're open because of spring break.

You'll see our numbers are still pretty high for off-season. They will continue to go up as we get ready for spring break. We do have a lot of new homes now on both sides. As we get ready for spring break you'll see a lot of those families that moved in over the winter will be showing up. On the operations side I have a few things for you. The first is the detailed report I spoke to you guys about last month. These are the things I was a little upset with R&D on. We knew there would be things that didn't get done or not well taken care of but when we got into the depth of it there was a little too much money and I didn't think it would be fair to ask VerdeGo to absorb all by themselves to fix and get it all up and running. You'll notice there is an invoice for \$9,875. This detailed report I will be sending to R&D and I've already sent them a couple of emails explaining this. The retort email was these guys don't know what they're doing, they can't test properly, they don't have the right equipment and there's no way all of this stuff isn't working. Everything was working when we were out there. It was a little

unprofessional and they're just trying to get away from it so I'm going to send this detailed report back to them. Of course I know heads can be broken in a week or two but there are 124 nozzles. They gave me a report saying everything was working in the last week of December and VerdeGo took over January 1st. We have not paid them the last bill. Those bills you were talking about earlier were for extras we approved a couple of months ago, however we didn't pay them for their December amounts. They won't be getting that until this part is taken care of. Beyond this \$9,000 I also have some other issues with them. I talked about plants that weren't installed or replaced, weeding, pest control, and fertilization that wasn't done and we have these broken out by line item in our contract so when you add those up it's well beyond \$9,000. If they want to argue back and forth and negotiate what they should paid for out of that \$9,000 that's fine, but right now I'm not going to release anything until we're happy.

Mr. Davis stated here's my only question and it's not necessarily in anyone's favor or detriment, I get it, we replaced X amount of nozzles and X amount of sprayers and X amount of rotors, I get that, but wire testing at \$65 an hour per 66 hours.

Mr. Soriano stated there will be some things they can argue out of this number. Labor is always one they can argue. They can always say we don't want to pay this, we'd be happy to come out and do our own wire testing. They can always get it done for less. They didn't do it then and I have to get it fixed now so that's the biggest problem is tech services and labor for landscaping is in that normal expectation so that's not a real high dollar.

Mr. Davis stated more so the amount of hours because did we report we found 35 bad connections.

Mr. Perez stated there are 33 zones out there and we fixed more than 33, these are just the ones that are outstanding that don't work. It takes an average of two hours. Some can take three hours; some can take an hour and a half.

Mr. Soriano stated for the things like labor I will lean a little on Jason because he will have a little more power to argue that stuff.

Mr. Davis stated I'm just trying to eliminate any pushback from the other side.

Mr. Soriano stated they're going to push back. \$25,000 is a lot of money. They want to negotiate on it, that's fine. We will pay them what they deserve obviously. This is payment we have to put out for them to make sure everything is up and running. I think that should be

coming from that \$25,000. They can argue every point of it if they want and I'll let Jason help me out with what seems fair.

Mr. Horton stated I was out riding my bike the other day and I noticed there was some markings on Loop Road. Is that something we did or the County has done?

Mr. Soriano stated I'd have to look at it. We do have a lot of utility companies out here right now on both sides digging.

Mr. Horton asked what would they be doing?

Mr. Soriano stated a lot of the markings would be locations they're trying to point out what's already down there. We have communication cables that have to go in throughout the whole neighborhood.

Mr. Horton stated AT&T came through.

Mr. Soriano stated we have a lot more utility companies than just them. We have Verizon right now, we have TECO running gas lines through this side and they will have some that go through Double Branch.

Mr. Thomas stated back to R&D, my suggestion for you moving forward is take a firm stance because their seems to be a lot of shadiness going on through their transition. I'm not really willing to back down so if a negotiation does have to happen then my suggestion is to take a very firm stance. I'm not just going to pay this bill to get them out of my hair. The work was not done and it was not done properly. Now we're looking at another \$9,000 for stuff we thought was already done.

Mr. Soriano stated you guys are actually the better side. Your sister district is about twice that amount so they will be losing most of that month over there.

Mr. Horton stated you said there are more flowers and plants that are not done?

Mr. Soriano stated in that contract we talked about the 100 plants they have to replace every year, the 300 one-gallon plants and things like that. It's actually broken up month by month that we pay them. They didn't do any of those replacements as part of that three-month period. It's fine if you don't want to do them because you're nervous you're not going to be here but then we're not going to pay you for that line item. Also, some of the plants we had put in around the track weren't at their one-year time and you'll see some of the azaleas are dead and things like that. Those were pointed out in October. Their foreman specifically told me that he was told not to put them back in until they knew whether they were going to have the

contract. We also use a subcontractor for our pest control, weeding and fertilization and you may have seen them back out here. They were told to stop everything in September. The only they did was oversee your soccer fields. That one was very obvious because the soccer fields would have turned yellow but as far as all of the rest of the work they were stopped in September so for October, November and December we were paying line items for that. Once we add all that up we will be above that \$9,000.

Mr. Horton asked are you going to have a list of what they didn't do like the fertilization next month?

Mr. Soriano stated I'll email you some of that stuff.

Mr. Horton stated I noticed there are plants out here that I think VerdeGo has already put in.

Mr. Soriano stated yes that was another one where they pulled our annuals. It was good intentions because they were starting to look rough and the normal rotation is in January. They under plant and the main reason for that is we have an issue with beds dying I want them to replace it for free so they've always planted less. We should have gotten those replacements before they left in December as part of those monthly payments we made to them but they lost the contract and they just left the beds empty. VerdeGo put everything else in January. I need to get VerdeGo moving so we can get everything repaired so we will need to approve this proposal for them at \$9,845.

Mr. Horton asked why are we approving it if you're holding money from R&D?

Mr. Soriano stated if R&D wants to argue for 3, 4 or 5 months, which they could, we don't want to sit around and not get things repaired.

Mr. Horton asked so you don't want to take the money we didn't pay them and pay VerdeGo right now because we're not sure we're going to get that money?

Mr. Perry stated we're authorizing VerdeGo to do the work.

On MOTION by Ms. Nelsen seconded by Mr. Thomas with all in favor VerdeGo's proposal to do necessary landscape and irrigation repairs and replacements was approved.

Mr. Soriano stated I had mentioned to you guys about doing some enhancements we haven't done in years just trying to get those yearly replacements. If you remember last year

we voted to spend extra money on sod. I've looked at adding on to some areas. If you look at those booklets it mostly addresses Middle Village but in the back pictures 10, 11 and 12 are from areas around the track and where the fence is near the parking area. Most of these are things that I can do on my own but picture ten is one of the benches looking at the larger parking lot. We have a couple smaller areas like that and we would like to put some mulch and small plants in there to kind of fill that area in. That proposal is a little above my amount at \$1,864.

Mr. Thomas asked does the irrigation need to be changed?

Mr. Soriano stated there is irrigation there but it may not be working.

Mr. Davis stated from being up there the last few seasons of I-9 and soccer these three areas are all around entry hang out points and are heavy traffic areas so I agree with mulch and some type of ground cover but you see they're right by a bench so they might get trampled and that's why they're not there now.

Mr. Soriano stated we have some areas that are not meant to be walking areas but people walk across them.

Mr. Davis stated that's what I'm saying. These are obviously meant to be planted but people are going to trample them anyway.

Mr. Soriano stated a couple of these areas you look at are under very large oaks. I'm going to be looking at this on the pool decks this year, starting to put in pour-in mulch and it uses epoxy and rubberized mulch with it. That will stay in place and keep cover much longer. You can also separate small areas where plants go but that pour-in mulch won't disappear like the pine straw. For some of these areas they're too big and it would be a lot more money. I'm just looking at \$1,800 for now. I did talk to them about one area that is just pine straw. I'm going to hold off on that. It's a small amount so I could approve that with them right now but it's pine straw. We have pine straw in our contract so we will probably just do that and take that out of the amounts we do every year anyway. That is an area that just blows away and that is a rather large oak tree so short of doing pour-in mulch and something permanent we're really not going to be able to do any new plants or sod. These other two areas we could add to. Controlling traffic is hard. We have some areas along our parking lots that if I could I would make everything head-in parking. Exhaust kills everything we have out there. I know people hate when parking lots are controlled by exactly how you have to park but with all our

landscaping there is a reason for it. Things like that and the climbing over the small split rail that we have out there to try and stop people from doing that. That's why we don't have a lot of those holly bushes there. They just didn't make it. We don't really have to do that. We are working on a lot of other items right now but these are not real expensive items. We're still going to get our one-year warranty and they're still going to make sure the plant survives as long as possible short of people pulling them up or just stomping them I would expect them to pay for everything.

Mr. Davis stated I agree some of this is needed I just want to consider everything. I don't want these guys to have to keep putting stuff down that's not going to work.

Mr. Soriano stated there are proposals they are working on right now for other enhancements that I prefer that are going to cost a lot more. I talked about wrapping the basketball courts to make it look better and limit our problems. That's going to be a little more expensive, especially if we want to bring in more mature plants. We haven't gotten to that proposal yet. I also want to talk about entries. Middle Village voted to spend a lot of money on enhancing their entries. The HOA on this side offered to give money for that. How much they want to give, I don't know because that adds up. They actually agreed to buy \$24,000 worth of enhancements, which was really needed. If you look some of those pictures for the entries you have, it's ten times the amount of entries they have. This is just for the main entries. We haven't gotten to some of the small brick columns where I'd like to see a little more color. These are the areas we see a little more often.

Mr. Lanier asked are you looking at the sidewalk on the backside?

Mr. Soriano stated this one is not a sidewalk it's just a cut-through.

Mr. Lanier stated that would probably keep people from walking through there.

Mr. Soriano stated we're not adding sidewalk. It's a little more money. This is for the plants and the mulch and the prep work. We have one that has a sidewalk cut-through. All the rest are just openings where people have dug out a little trail by walking through. We can look at that if you want to try to avoid people climbing over the fence. We can create more sidewalk cut-throughs. The biggest problem with that is we have parking spots in front of them so you'd have to take a parking spot away.

Mr. Davis stated no.

Mr. Soriano stated we took the railings out of the split rail because we realized they're going there no matter what. There's only the one sidewalk.

On MOTION by Mr. Davis seconded by Ms. Nelsen with all in favor \$1,864 in landscape improvements was approved.

SEVENTH ORDER OF BUSINESS

Audience Comments / Supervisors' Requests

Supervisors' Requests

Mr. Davis stated next month I'm looking forward to another update with where we are with R&D, which I know you would provide anyway so thank you in advance.

Mr. Thomas stated several residents are asking to see if we could get a couple of rowers for the fitness room.

Mr. Soriano stated actually I had a request that went out this month for one of them for now. They are about a grand and that's about the amount of money I can spend every month without having to wait to come to you guys. If you guys ever want to increase that it does make it easier on me, however, I bought one just to see how it goes. We have two downstairs and people love them. They are not very expensive machines and they are durable too.

Ms. Nelsen asked you have room to put them in?

Mr. Soriano stated we have a little bit of floor space. I think two would be the most we could put in there. We are looking at another year or so and then we will start swapping out all of our machines anyway and I'll probably change around the floor plan. I actually prefer those as far as cardio machines compared to some others.

Mr. Davis asked is it something you can keep an eye on to see if it's used frequently?

Mr. Thomas stated it actually keeps track of the hours and kilometers rowed.

Mr. Davis stated I just mean from a staff standpoint is somebody always on it, or hardly ever on it to see if we really need another one.

Mr. Soriano stated it's a favorite over here so I see that going the same way. Because of the durability too those are machines we always have ready to go.

Mr. Horton asked what's the status of the trees on the median?

Mr. Soriano stated there were 14 more cut down Friday and we had those couple last month. My guys haven't made it out to cut down a few small ones but I'd probably say close to half of what was on that list is down.

Mr. Perez stated Jay did tag off the high priority ones and those were the ones that were done first.

Mr. Horton stated there's a street sign at Stonebrier that somebody had bent over or something and I came out the other day and noticed it was gone. I think it's County but are you aware of it?

Mr. Soriano stated yes, it was taken out. That was on one of decorative posts. The County knows about it and they made it sound like they were going to be out that week and I don't know if they just didn't have the materials. It will be back up there.

Mr. Horton stated we really don't have a lot of storage so I was wondering if we could put some sort of storage building out there and look into seeing what it would cost and where we could place it, etc.

Mr. Thomas asked can we add on to the one that is already out there?

Mr. Soriano stated you mean the pool building? No, there's no room because there's a pond behind it. We're kind of limited.

Mr. Davis stated be careful with storage buildings too to make sure they don't do anything the homeowners couldn't do.

Mr. Soriano stated we have our District Engineer helping me to make sure it matches. We are talking about something that would be a good amount of money if it were something we want to look at next year or two. Over here they're bringing out storage containers and we're going to hide them out behind the tennis facility to keep some of their equipment over here. It would be nice to have storage on the Double Branch side. I have boxes and boxes I have to climb over every day. I only have so much storage so it would be good but I think it's something we will have to look at over the next year or two.

Mr. Davis asked don't we have a street that people love to dump stuff on that is CDD property that we could possibly put some storage buildings on? In phase one between us and the neighborhoods that back up to us where there's fence issues all the time.

Mr. Soriano stated it's an easement road. There's a drainage pipe and that's why we couldn't do anything with it. Clay Utility owns the pipe under it and they won't give us full access to that road.

Mr. Davis stated but with a temporary storage building if they needed to access that pipe we can do something temporary. If we need to move it we can always have it moved so they can do whatever they need to do with that pipe.

Mr. Soriano stated if that's something you guys agree you'd like me to look I can. It's going to be a few thousand bucks.

Mr. Davis stated maybe if there were storage containers there it would cut down some of that thru traffic that were kicking the fence down.

Mr. Horton stated I think the issue there is there is no access from our side.

Mr. Davis stated oh I thought we had access.

Ms. Nelsen stated what about over there by Fall Creek and the Oaks?

Mr. Soriano stated there are a couple spots we could put a small building. This would not be a cheap venture.

Mr. Horton stated I don't think we need to jump on it right now but just think about it and we can see what we come up with.

Ms. Nelsen stated new storage units are opening up so if you want to do seasonal storage we could look at renting some out.

Mr. Soriano stated they do have rules on how you use it for personal use and things like that but I think everything we would do would be fine.

Ms. Nelsen stated just think about it. Whatever would make your job easier.

Mr. Horton stated somebody was on Next Door talking about selling access to our facilities.

Mr. Soriano stated it can't happen. I was hit by about 30 phone calls and email this weekend because of this conversation about not being on Craigslist selling access to our pools. It just can't happen easily. We go through multiple steps for getting cards and it's one of the reasons people get mad at us. They say we're too strict. You have to come in and give me your deed or lease, all the names have to match and you also have to give us your driver's license with this address on it. We do work with people and they get a grace period but if you don't come back to us with that drivers license change that card automatically gets shut off. There's

only a few people that print those cards anyway and that was part of the reason a couple years ago when I was making plans to put the staff here I asked this district that we just keep it at your location because all of the paperwork stays there and they get to see the people when they're coming in for their cards. Because those cards are kind of expensive we have this tracking system. Beyond those steps, we did a full audit a few years ago on all 7,000 addresses on both sides of Oakleaf and we've started that again. It will take a few months but if people have moved out and the house is sitting empty their cards might not have been turned off if the new owner hasn't told us anything so there are ways around it but it doesn't last long and there's not an easy way to sell access. There are multiple pools in Oakleaf and I have heard about this for Forest Hammock that there was a gentleman getting in trouble with the HOA because he was giving out his key fob and whether he's charging for it or not, he's causing problems. There's a reason we're strict and we have those computers that will pull your picture up. You can't use somebody else's card. We don't let you know if you don't have your card and unfortunately a lot of times staff won't let people in that we've known for years. The main reason for that is they know as soon as they let them in, the person behind them is going to get mad and say you didn't let us in and they're going to call me and yell at me saying they didn't do this for us. We have to be consistent. We have almost 30,000 active cards out there. Is there a way to find a loophole? I'm sure there is, but it's not easy.

Mr. Horton stated I figured it would probably be almost impossible unless it was an inside job. I just wanted to mention it.

Mr. Soriano stated he was saying the homeowner wasn't going to be here this summer so he was going to write out a lease for him and that's on the homeowner. He's renting out his house basically once he does that so he's got other problems if that's what's actually happening.

Mr. Horton stated my last thing is the guys are doing a good job keeping the bridges clean. It looks really good.

Mr. Soriano stated we did purchase a 125-gallon tank and pressure washer so now I just have to have the right part so we will have a mobile washer and it will make it a lot easier. Right now most of the time they're cleaning it by hand with buckets. That was something you guys asked for a couple months ago.

EIGHTH ORDER OF BUSINESS

Next Scheduled Meeting

Mr. Perry stated the next scheduled meeting is March 11, 2019 at 4:00 p.m.

NINTH ORDER OF BUSINESS

Adjournment

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


Secretary/Assistant Secretary


Chairman/Vice Chairman