

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, September 14, 2020 at 4:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

Present and constituting a quorum were:

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

Also present were:

Jim Perry	District Manager
Jason Walters	District Counsel (by phone)
Jay Soriano	Operations Manager - GMS
Shane Blair	VerdeGo
Wanda McReynolds	Venue Rental Coordinator (by phone)

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience members in attendance.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the August 10, 2020 Meeting**
- B. Financial Statements**
- C. Assessment Receipt Schedule**
- D. Check Register**

Mr. Perry stated the District is 100% collected on the assessment receipts schedule.

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

FOURTH ORDER OF BUSINESS

**Acceptance of the Engagement Letter from
Grau & Associates for the Fiscal Year 2020
Audit**

Mr. Perry stated this is consistent with Grau's proposal. They will start work on the audit after October 1st. This is a standard form letter.

On MOTION by Ms. Nelsen seconded by Mr. Lanier with all in favor the engagement letter from Grau & Associates for the Fiscal Year 2020 audit was accepted.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Walters stated we continue to monitor any kind of government directives and other restrictions or loosening of restrictions that could affect our activities and District operations and we are keeping staff in the loop on those, but so far, it's been fairly steady for the last couple of months.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager

- 1. Consideration of Work Authorization #1 for Onsite Management and Maintenance Contract Administration for FY21**
- 2. Consideration of Work Authorization #2 for General Maintenance Services for FY21**

Mr. Perry stated these work authorizations are consistent with the budget that was adopted. The first work authorization is for the fees that are split between your district and your sister district. There are no changes this year from the prior year, so this is exactly the same other than expansion of an additional year. The second work authorization is for hourly rates. The hourly rate has gone from \$32 to \$35 and the ATV rate goes from \$40 to \$43. I think it's been four years since there has been an increase and we've tried to keep it as low as we can, but it's getting harder to find good employees.

On MOTION by Ms. Nelsen seconded by Mr. Lanier with all in favor of the work authorizations numbers one and two were approved.
--

D. Operations Manager - Memorandum

Mr. Soriano stated I want to go through the opening plans. The biggest concern is going back to school with the kids. There were a couple of adults that were really hoping to get back to the swim at your own risk, and the use at your own risk facility is something we've stayed away from this whole time. There are still recommendations out there that we should be, but there are a lot of things that are getting back to the open sense of normalcy. I believe it's something we can do and still stay safe and clean, however I thought I was going to see a lot more complaints that first week that the kids went back to school. I did get two or three, but after those first couple of days it died down. We haven't really had any complaints since then. Everybody has been pretty understanding that just because the kids went back to school doesn't change everything else out there in the world. We are still operating in the same fashion. However, I have mentioned to all of our residents that we will be discussing this each month and different things that we are going to add on. So, in front of you I have a list of operating plans. There are still some things that are closed. The biggest thing I'd like to get back to is swim at your own risk. I do think this will help out, especially since we're already getting into that time of year where you're going to see an argument from your sister district. The pool back there is typically an adult only facility and they can pretty much go back there any time, any day. They haven't been to that point. When we do allow it, which your sister district thought it would be fine to go ahead and move into that, it will create that argument on your side that the few adults that live over there that want to come and do some laps in the morning when lifeguards aren't there, they do want that facility open. I think the few that are asking for it also know the responsibility is going to fall on them to stay clean and safe and watch out for themselves and accept that responsibility themselves so I do think it's something we can get to. It would be easier if both operated in the same fashion so it's easier on staff. If I do that, I will also be taking away the half hour cleaning time. It doesn't mean we're going to stop cleaning. It just means we're not going to close up and kick everybody out so we can clean. One, we haven't been really run over to where we need to get them out of the way, but two, if I allow the adults to police themselves and go back to do whatever they want, I really

don't see the sense in making the families do that. We will still clean and wash the chairs, things like that. Our numbers are also not that high, but I think it's a problem to clean everything in that time period and still be able to do the job of monitoring the pools but we will still do that so we would be open, we just wouldn't shut down every two hours. That's still only going to occur for the next couple of weeks and then in October it's just weekends. As far as inside at the fitness center, we will still close down. That one is important for a couple of reasons. Our capacity is still a little low. The indoor areas are still a little more concerning to most people, so they do like the fact that we kick everybody out and clean, and there are people that come in and walk on the treadmill for an hour and a half straight. That closure actually does give somebody else a chance to come in. We don't see that capacity at the pools, but the fitness center only holds so many people so when you hit 14 or 15 people, you are kind of filled. The cleaning there is a little more important being an indoor area so we will still do that. I was looking at adding on time in the morning and the evening beginning October 1st. A lot of our residents are used to earlier morning hours and a little bit later, so the way we're operating right now we can just add on those two-hour segments before and after. There are also little items, such as over here the tennis courts aren't open. We will be able to open those up more. I've looked at coffee service as lumped in. There is a lot of rules on food and beverage concession stands and things like that, so we've tried to stay away from it. I don't think it's going to be a problem if it's just a k-cup machine. We do sell k-cups for \$1, but they do everything themselves so we will help keep the counter clean and the machine clean, but basically, they're handling everything themselves. Some of these things, like the guests, we can turn back on. We only have a few weekends left and I don't see us being run over in these last few weekends so it's something we can go back to. That and the swim at your own risk are the big items. We may go back into that this week so I'm going to send out an email letting people know and then before our next meeting on October 1st a couple of items on that list like adding in the extra hours at the fitness center will begin and we will let everyone know by email, unless there are any major concerns for you guys. We've talked about the rental room. I'm not too concerned with your rental room because it is a small venue and we haven't had as many questions about that as we have for this room. Your sister district did open this back up. We have a wedding on the 26th that is somebody that's waiting until we could back open. We're not getting a rush for new bookings. We have had someone that has had questions about going

into November and December, but we haven't had anything booked yet, so I don't see yours booking up right away either. We could open it, it's really up to you guys. We said last month we would go month to month.

Mr. Lanier asked they just opened up bars at 50% capacity, right? We were looking at 25% max?

Mr. Soriano stated for the rooms we were looking at doing 50%. The pools are still at 25%, but that's because our pools are huge, so even our 25% with 100 and something people on the deck is bigger than most pools at 100% capacity. We could increase that, we just haven't had a need to. The facility for the rental is 50%. That does affect yours because yours is small and it's only 50 people to begin with, so they'd have to accept a 25 people limit if they rent it out. In here, it's 150 people so I'm letting people know it's 75 people max, which most are good with because there are still not a lot of places out there that have opened up to rentals yet so they're happy that we're doing anything.

Mr. Horton stated I'm still worried about opening up that club room. I say just keep it closed for now. The pool rules are okay, because like you said the swimming season is just about over.

Mr. Soriano stated you guys really don't make a big revenue from the club room. That one I would probably say the concerns with liability, or let's imagine we have somebody out the day before their shower because we have to close those facilities to clean it for a couple of days to meet those guidelines because we have a positive case onsite, we'd probably get more angry yelling people than it is worth for the small amount of money.

Ms. Nelsen asked and you're not getting a lot of complaints about our room not being open, are you?

Mr. Soriano responded no, not really and there weren't a lot of complaints for this room, but we have had a lot of questions asking to get back to it.

Ms. Nelsen stated I'm good with your other recommendations.

Mr. Soriano stated so we will stay the course and move on these other things. Like I said, I will send out an email for the few things that will be happening this week and the things I'd like to start on October 1st. For our October meeting we will have some discussions as far as what is next. I've already planned some of the community events. We will have our meeting before our first movie on the green. I settled on *The House with a Clock in Its Walls* for the

movie. It's a Jack Black movie and a good Halloween movie. We've already started advertising that and that will be at the end of October. We have a fun run coming up in November the day before Thanksgiving. We also have the fall yard sale. I had some questions about that. Realistically, all we're doing is letting people know it's here. You have to make the decision to have a yard sale. If you don't want people at your house, don't take part in the yard sale. We just put up signs and direct them to the neighborhood. At your sister district they are having the vendor fair. If you remember, we told her to wait and we will come back to that in the spring if she wants to try again if everything is much better.

Moving on, I had a question for Jason. We have our swim teams here and the last meeting we had the school district lawyer come in and we updated their usage contract for this pool. Since we do have two teams here now, it becomes really packed back there and the school district also has a list of rules for them to follow. It has created a need where there may be a day that they would like to go over and practice at your pool. I've cut them off for now and told them to wait because the school district itself had a lot of rules in what they're supposed to be doing this year. Would there be a problem with them coming over and using that? We do have the wording in there for the agreement between the two districts, or would you prefer to do a whole other contract for Double Branch?

Mr. Walters stated I added language to the Middle Village agreement which provided for the indemnification of Double Branch as well, just to make sure if that did occur and there was some overflow usage we would be covered, so I think between those two things we're good but I will take another peek and if we need to, I can address that with the school board.

Mr. Soriano stated it will be rare, but they have already asked about if there is a problem. Unless there are any concerns with you, I would allow it for just that day if they needed.

Mr. Soriano continued; there's an item on there for discussion of continuation of food trucks. Years ago, if you guys remember, we were hesitant about allowing food trucks and we've also tried to stay hands off. We gave it to a resident to control everything and make sure trucks were following rules. They work with Lisa in my office to make sure paperwork is in and they're doing everything that is asked. He stepped away and gave it to another resident. She has been in charge for the last couple of years. She really does not want to deal with it anymore. She's asked to step away and would like us to take over. I told her we didn't want to

spend the time or energy; however, her concern is there is a not a resident in that group that she feels comfortable with. She would rather step away completely even if that meant it ended and somebody else brought it up later. I told her I would bring it to you guys. She does work with Lisa a lot and Lisa knows what to do. It's been kind of off the books right now. Even though they've been over there, there hasn't been an organized food truck Friday event since the pandemic started, but they are going to want to get back to that. She's getting tired of food trucks bickering over who gets to be in the rotation and the issues of when they decide to show up some place on their own and she has to report those bad trucks to me. She promised me she would give me until the beginning of the year.

Mr. Horton stated I'm not sure we want to take care of that ourselves. That's a mess.

Ms. Nelsen stated I agree.

Mr. Horton stated what I would suggest is between now and the end of the year, advertise for somebody in the area to take it over.

Mr. Lanier stated maybe that could be part of the email that you send out.

Ms. Nelsen stated she has a Facebook page. I don't know that we even need to get into it.

Mr. Soriano stated she did say she was sure there was somebody that would want to take it over. Her concern is there's nobody she's comfortable giving it to.

Mr. Horton stated anybody that would volunteer for it I would suggest that we screen them really good and go through her for her recommendation. Hopefully we get somebody that will be good at it.

Ms. Nelsen stated maybe she will make up an application for the volunteer.

Mr. Soriano stated it may not be a resident either. She actually is no longer a resident of Oakleaf, but she's still in the area.

Mr. Thomas stated I'm not willing to get involved with it so if it goes by the wayside, it goes by the wayside.

Mr. Soriano stated that was my concern that if she felt comfortable that Food Truck Friday might not continue for a while if we don't take it over. She was good with that too. She said the one we would hear from is a gentleman that helps coordinate in other neighborhoods and they do it in a fashion to make money off of it, which we never set out for. I will let her

know and see where she goes from there. You never know if between now and three or four months from now she comes up with somebody.

Mr. Soriano continued; I put together a list of projects. We do have a lot of projects in progress right now and not only are we still working on a lot, but we've gotten a lot of work done this last year, but I want to update you guys on where we're at right now. The storage building, I have gotten a couple of verbal quotes. For an outside company to come in and construct, this is one Tom had asked for, and right now I do have one at \$5,600, which is not a bad price. I've mentioned the manufacturer says about 150 hours. I had figured on 160 hours, two guys and two weeks, work the way we do right now and I'm able to move my guys to other projects for a few hours and then come back to that. If I had an outside contractor coming in, at the same number of hours for what we charge right now, that comes out to be about \$5,500 or \$5,600 so that is a comparable price to us doing it in house. That would be something I'd have to ask from you guys. Tom was looking for that last time because he would like to see more of these things getting done. I only have so many guys and so many hours we can put in. In regard to the asphalt work, if you remember when we originally asked for quotes, All Pro was the second-place bidder. They were about \$7,000 higher; however, they also did give us that six months scheduling that Duval did. Now that we're getting back to some of the work, this is a small job compared to some of the things Duval is working on, but if they can't get us in a timely fashion then we will go ahead and spend the \$7,000 more and have the second-place company go in and do it. You guys gave me a not to exceed of \$75,000 and the bid is well under that, so we don't have to put more money toward that. The playground was next and that is actually complete. If you guys have been by Nature's Hammock, the play structure is up. That was all done last week. I do want to go in and do a couple of things to it. That playground is horribly wet all the time. There is a beginning to an outfall structure that stays back there so that is part of our flood runoff. That made it extremely hard putting this playground together and pouring concrete because it sank so we had to do a lot of work to shore up the structure while we were concreting everything in. I have to put new mulch in that playground before we can open it back up so we will get that installed but we will also go over some of these other projects because I do have other plans for that park.

If you notice, the waterfall is on. We have one of the three pumps running and it is all put back together. The other two I'm hoping will be up in the next week or two. Realistically,

that is just an issue of how much time it takes us. Nothing was damaged beyond repair but it's getting to that point where every time it went out, we have to go up there and spend hours re-priming this system so weeks where we had like the last couple of weeks where it seems like our electricity has gone out every other day for even a short period of time, we have to go out the next morning and prime everything up. We can waste five to ten hours a week just trying to get this waterfall going. Now that we've rebuilt everything it should be faster.

The last two items are the walking trail we talked about last month and the dog park. The first picture I put in front of you is a picture of the pond, the numbers are what show up on the property appraiser's website when I put the line in to follow the walking track and those are distances. When you add it all up, it's about a half of a mile. I took Shane out there to walk through so we can look at clearing that trail. I will get to the areas we talked about in a moment, but Shane sent me back a beginning number of \$3,800 to clear that half of a mile. Depending on how wide we want to go or how detailed, it's going to add a little bit of money too, but that's not bad for a half of a mile walking trail.

Mr. Lanier asked how wide are we talking?

Mr. Blair stated the main walking trail is about six-foot wide. There's an area out along the edge of the lake bank where we want to come down, so we don't have critters right on the edge of the walkway, so I think the total width that I was anticipating was about eight to nine feet.

Mr. Soriano stated there are some areas where we may want to do a little more detail work depending on how clear it is, but then there are other areas where we're going to leave everything there, which will be helpful because the neighbors on the other side of the pond aren't seeing people walk back there at all hours. I will want to go out there and spray a little bit so we will do a little investigation of what that may cost because there are going to be issues like sand fleas. It's a natural area and we're not going to get rid of everything, but I do want to clean it up. The next map is what I'll be working with the St. Johns Water Management Board with. You can see the beginning of the trail going around the pond. Those three circles are the trails that are there now. I'm hoping they will look at that and see that they are already there, and we shouldn't have to go through the mitigation process or give up any other land. If we do have to go that route, then it's probably not worth it to add those trails in. We will already have the lake bank trail, but if they agree and realize we're not building a new trail and there's no

structures or anything like that going back there, we're just going to clean up what is already there so we can connect from the playground to the lake bank trail and beyond.

Mr. Lanier asked are we sure those are the only areas where the trails are or are there possibly more back there?

Mr. Soriano stated I'm sure there are. That's all I can see by walking. I'm only going so deep because there are some critters back there. When Shane and I were down there the other day there were some large hissing snakes and some big boar out there and they are not that friendly. Once we start clearing everything out, we won't have much of an issue. You may see something like a deer or board every once and a while, but the snakes will go. They don't like to be disrupted that much so once we start going in with chainsaws and bush hogs and even mowing. I have to remind everybody, what I'm looking at is to start this trail off. We will have some added expenses because throughout the year we're going to have to go out there and trimming and mowing so there's going to be added consistent maintenance too but when that's done that also helps keep the snakes and gators away from that edge where people will be walking. If you follow that around you come to an outfall, it is one of our larger outfalls and this is what we were talking about with crossing that bridge. Right now, it's just an empty area and there's a concrete structure there for the outfall and then it goes back into a preserve area. That span is 15-feet. I went through with Peter on this. As long as we're not touching the concrete, we won't need any special engineering or anything for St. Johns Water Management. We can't put anything in the water, but we can go over top of it. I did ask Peter for a couple of ideas and he sent me things that they did out at San Pablo such as big golf cart wooden bridges that cross their ditches on the right and left-hand side of the road there. I'm not really happy with that price. He gave me an estimate of about \$40,000 to \$50,000. These are structural and they do have big pylons but the idea here was we would start beyond that concrete structure and onto the other side, so I can't put pylons down. It does have to be structural because we're going to have people walking across it, but we're not building this big wooden golf cart path. I'd rather something smaller and skinner or we have a way to block it off, so people aren't driving ATVs and golf carts across there. At the most, bicycles or something like that. If you look at the bridge pictures I handed out, this is what I was looking at. This is kind of a prefabricated setup and this one here is actually 26-feet long, so this is longer than what we need, but they come in four-foot sections and they're shipped in boxes. These are all aluminum

and steel. This is going to be under \$10,000 for a 24-foot section and that is just the metal; that's not to build it. It does take hours to put together and I'll probably need a little bit of equipment because that stuff is heavy, but it has to be light enough and small enough equipment. We can't do a crane service out there. The company I'm looking at is called Rolling Barge and the quote is \$9,360 for a 20-foot heavy duty section and then I would look at adding on wood planks, so it looks a little more natural and wasn't just the aluminum look like you see above that picture.

Mr. Lanier asked what about the maintenance aspect of it?

Mr. Soriano stated right now they have a five-year warranty and then it's however long that metal will last. Of course, we will go out there and check them every year and look for rust or bolt issues and if we have wood on it, we will check that every year. But yes, we will have added maintenance on that. For a walking trail we can kind of let go, but the bridge we have to pay attention to it.

Mr. Soriano continued. Moving on to the playground that we're looking at right now. They kind of connect. They go around that walking trail to the pond and then there's that little pond in the corner that we can cut around and then it comes to the road. When you cross the road there, your sidewalk goes to the left and that goes to your Nature's Hammock playground that we're working at right now. I measured it out. We've been trying for this last year to figure out a space to put a dog park so if you look at the map in front of you, it's an overhead of the playground. The other item that is in the mulch off to the side is your swing structure so what I propose we do is we pick that up and move it to that little white square. This also breaks up that area that we talked about where kids go back and play football and run through the fence and I have the couple neighbors complaining about the rowdiness. That big red area is one-third of an acre. Everywhere I looked, even the smallest recommendations for dog parks from recreation associations said that they should be about a quarter acre or more. I have seen some tiny dog parks. If you drive through Grey Hawk, they have one that's not much bigger than this room. That will give us plenty of space there. There is also a way to split it up if we leave the gazebo there and that would kind of be your entrance and you have benches where you can sit down. The yellow line on the right side would be for your small dogs and then the left side would be for your larger dogs. This also allows me to fence in that outfall structure so the playground is not near that. There's a drain there and we have this picket fence that the kids

always break up. That leads through the woods to the little pond that we blocked off with the split rail fencing. The increased cost would just be for the fencing. Other than labor on that, I plan to reuse the wire fencing with a wood top rail that I had given you guys pictures of a couple months ago. It would be the wire fence that we're taking off of the basketball court right now and it would get repurposed to this. I don't know that I'll make it all the way around, but I don't see a huge cost in supplies. It's really going to be labor. That would be something that we've talked about trying to take some of these projects off of my plate, whether we give them to a subcontractor, or I have somebody else come into to dig posts if that's something we want to do. Then we take this walking trail idea and we go from Waverly Park; you've got a half of a mile trail there for recreation and it basically leads right over towards the corner of Nature's Hammock park where you have a dog park. I'm going to keep working on pricing, but there are some things I'd like to go ahead and move forward with if you like the idea and one would be moving that swing set and I can open the playground area back up.

Mr. Horton stated we've talked about a golf cart wide bridge, but I don't think we're going to do that, right?

Mr. Soriano stated the one I have a picture of is only about four and a half feet wide so maybe some of the smaller ATVs could fit over that, but definitely not a golf cart. If you see that being a problem, what I would recommend is on the trail going in and put signage on the front and back with signage so they know they can't get into the bridge area.

Mr. Thomas stated my concern is all of the motor bikes that run around.

Ms. Nelsen stated and the ATVs I'm sure.

Mr. Thomas stated I'm just curious if someone is back there on the motorbike and he slides on that bridge and hurts himself, are we liable for it? I don't want to put signs up for everything.

Mr. Soriano stated I don't want to say nothing can happen to us, somebody can always try to sue us, but we won't be liable. We do have to include that as part of our policies. We do that now. Realistically, you're not supposed to ride your bike on our track and when I did our walk through with our insurance company last summer that was one of their requests was to address those cracks in the asphalt. There's not as much of a concern with walking. You don't have this expectation that asphalt will be perfectly flat like a concrete sidewalk or pavers, but with asphalt they have had claims and lawsuits due to cracks when people ride their bike on it

and get their tires stuck in them. They were happy to see that we don't allow bikes on there, but they saw people riding on it and we really don't go out and enforce it that much but it is part of our policy so we can either stick up signage, or we have to be more forceful in that policy enforcement. It would be the same way here. No one likes adding signage, but we're going to have to stick some signs out there.

Mr. Horton stated going back to the Nature's Hammock playground, I went down there to look at it and that outfall or drainage area has a plastic fence around it, but it's all torn up so it's not doing any good. I was wondering if maybe we need to put one of those green chain link fences around it.

Mr. Soriano stated yes and that's actually what I would do with this. That fence has never really worked well. To me, it does look like a risky area so I would ask to do something else anyway, but if we are going to fence that area for the dogs, I would take a small section of the chain link to go around that. It would be more secure and they're not going to damage it. It's not as pretty, but it's just hollow white vinyl picket fence.

Mr. Horton stated we talked about the storage building, but we really didn't make any decisions on it I don't think.

Mr. Soriano stated no, I just gave them the update. What Tom is looking for is if we want to spend a little more money, you guys could give me a not to exceed and that would allow me to bring in a subcontractor and that would take it off my plate, which I'm always happy to get rid of some work because I only have so many guys, but it is a little more expensive. That is not a bad price though. They're coming close to what RMS charges hourly for us to do that so it's almost like doing it in house still and it will allow my guys to focus on something else, such as the dog park.

On MOTION by Ms. Nelsen seconded by Mr. Lanier with all in favor authorizing staff to spend an amount not to exceed \$6,000 to construct the storage building.
--

Mr. Horton stated we talked about the track. You're going to require a little money for that too to get it fixed?

Mr. Soriano stated I'm hoping not. All Pro is at \$56,000. They were more expensive than Duval, but they don't have the scheduling issue so I'm hoping they will come out. I

reached out last week to a company called Kelly Paving in Jacksonville. They are much smaller so hopefully they don't have some of the big projects in the works. I don't know what their price will be, but you guys did give me \$75,000. That along with the repairs to the track we should be below, especially if I give them copies of what Duval and All Pro told me they could do it for. It doesn't mean they can beat it, but I would think they should stay close so as long as everybody is okay with me going to a different contractor and I think last month you said you were, I'll do that to get it done. I did look just to give you guys an idea and I didn't think about it until after we talked, but we talked about redoing the capital assessments study this year, but even looking at it from what we had planned five years ago, one of the items that is coming up in fiscal year 2022 was redoing the parking lots and at a very high number. Not that I think we would be anywhere near it, but they were at \$105,000. This is what I use when I look at some of those items we haven't done. That's what our reserves say we have set aside to do it in 2022. We are as we mentioned funded, so we have plenty of money. It adds up to well over \$250,000 so we do have money in there if we wanted to spend more money and do everything at one time. I don't know that it's going to help get them out here any quicker though. My focus was just on doing this, but I think the \$75,000 is going to be enough to get the repairs done on the track and then we hold on and see where that goes. If we repair the track and I don't have to spend that \$48,000 to redo it in 2022, then that gets pushed off in our reserve study five or ten more years and that makes our reserves that much better. So I don't think I will need more money Tom, but I am going to try and get whoever can get out here fast enough.

Mr. Horton stated I just think it's something we need to think about. It's been 17 years now and the place is going to need a lot more maintenance than it has and we might plan for things in the future, but the prices go up and it takes a lot of money to make things happen so we need to keep that in consideration.

Mr. Soriano stated I agree with that too. We're lucky enough to have that fully funded reserve so if we wanted to put that money out there, even if it's early, I'm good. It's up to you guys. I can keep working on getting somebody out here to at least start repairs on the track because I think that was what was most important. If they can give me a date for starting the whole parking lot, that would be great, but if I bring that back to you guys and you want to discuss it more at the next meeting, I will leave that to you guys.

Mr. Lanier asked when the track is redone, will it also fix the problem of the roots?

Mr. Soriano stated I was looking for them to chop the roots when they patch but that's only those small sections that are bad now. There are many other trees out there and if you see them now there's just little lumps and cracks, but over the years those are going to get bigger too. That would have been something I would have said take care of when we spend that big \$48,000 on the full track, but if we want to spend that time and money now, we can.

Mr. Lanier asked is there a concern with doing it two years early that we will have to do it again earlier than planned and not meeting the timeframe of the reserve study?

Mr. Soriano stated that's one of the reasons we talked about doing an update too. When we did this last, we had started replacing a couple of items and he takes that into account as years on their life and looks at expectancy, so you will see things in here he has planned for 2040 because we just replaced it. If we replace it two years early, yet it will probably be two years earlier at the end but hopefully by then we will be sitting good too.

Mr. Lanier asked is that a concern at all?

Mr. Perry stated no, that's just part of the process. This is done in a snapshot of time so over time things change. Prices go up and can go down.

Mr. Soriano stated if you want, I can focus on just the small pieces of track to repair. We can make plans to start the parking lot and then when we come to our next meeting even if they give me some quotes on why don't we just resurface the whole track, I can always bring that back, piecemeal it, resurface the parking lot back there that we are looking at and at least that one would be knocked out. That way it looks like all the way through too. I can get them to bring me those quotes and you guys can consider that then. That may help them to move a little faster because it does become a bigger job.

Mr. Horton stated sounds good to me.

Mr. Thomas stated back to the Nature's Hammock park. What would be your timeframe there? The fencing isn't going to be available until we put up the storage building, right?

Mr. Soriano stated no, that's already started to come down. The 10-foot fence that is on the backside of the basketball court and the storage area and going along the sides of the storage area I've had that sectioned out, and then the rest coming down the side would have been next. I can do that at any time. I don't have to wait for the storage building to do those

other sides of the basketball court. I hadn't planned it until I had the storage building. That's one I did use a sub-contractor on that a lot. You'll see bills from T Fenceman, which is the contractor that we use. He does give me good prices. We do get distributor costs so you'll see we purchased a lot of that because I can get it just as good with the maintenance crew, so we order from a company called Stephens Pipe and Steel and they give us those big rolls of fabric. We have that if we wanted to start the dog park fencing if that's what you're asking.

Mr. Thomas stated that's what I was wondering. If we wanted to start it, would it just be easier to not add that on to your plate and see if the fence man can give us a quote.

Mr. Soriano stated I will give that to him. We can take care of mulching, moving the swing set and while we're working on that if I can get him to start with posts and beginning work even just so it's set up, he can do that and I'll get him to give me numbers. As long as they're not outrageous, some of that I can take care of myself.

Mr. Thomas stated I also noticed the brochure for the dog park that you gave us.

Mr. Soriano stated that would be the added items.

Mr. Thomas stated the added items cost a lot of money. Obviously, some type of sign would be nice.

Mr. Soriano stated just a reminder, when it comes to a dog park, there is going to be the added maintenance cost that never ends, so people picking up poop and emptying those bag cans, it's not generally cheap. RMS will do it, they have it set up in many other neighborhoods.

Mr. Thomas stated I'm just thinking the water fountains and obstacle courses and all that; that's not necessary. To tell you the truth, my vision and the girl's vision when we brought it up was an open space and a trash can for the poop. Can we get sponsorship from PetSmart saying something like 'this bench was donated'?

Mr. Soriano stated we could. We've tried to stay away from it, but there are places that do advertising costs and that's something to look into for the future. I've mentioned that with our website. Now that we're looking for an SMS service that we pay extra for, we may want to revisit local business sponsorship. This last year I've spent a lot more time looking at grant money. Your sister district did get a small grant for our tennis program because of COVID stuff, which we were able to put toward equipment, which was nice and offsets some of the expenses because we've spent a lot of money doing repairs down here. I've also looked at those for parks and rec programs. There are a lot of grant companies out there that do a lot of

work for dog parks. If I'm lucky enough to secure even a couple thousand bucks it would be nice to offset and we can then do the things like a water fountain, which is kind of expensive.

Mr. Thomas stated plus we have to run pipes and everything.

Mr. Soriano stated I had her put in one of the more expensive ones with a filter. I can put it on well water, but it's better if it's filtered. Not too many people would drink it if it smells bad and tastes a little weird. We don't have a meter out there for Clay Utility or JEA so we'd have to add that but then we can get the smaller water pump and that's cheaper. Those are things we can always add in the future. My concern out there was shade. We do have some good trees and we can keep the gazebo so there would be a shade area and we already have a couple of benches so it's really the playground side where I'd like to make sure everything is set up for the kids out there. I don't think there would be an issue on the dog side.

Mr. Thomas stated I have a landscaping question for VerdeGo. The drive from Nature's Hammock all the way to the Oaks, on the right hand side where the curb is I've noticed it seems like when you guys are cutting your cutting in between the road and the sidewalk and then from the sidewalk you're only cutting two lines and everything else is growing up. Several of my neighbors like to give me a hard time about it because I drive it every day and I notice it as well. At first, I thought maybe it's just because of the rain because I know it gets bogged down, but then I noticed it was not during the rain so I'm just curious why.

Mr. Blair stated it might be an area that's not supposed to be mowed, like a natural pine straw area that needs to be knocked down and sprayed but I'll have to put my eyes on it. I'll be out here most of the day tomorrow.

Mr. Thomas stated it probably hasn't been cut any time soon because of the rain we've been having, and I get that because we don't want the tire tracks.

Mr. Soriano stated we get that every once and a while too. When it rains this much, they get pushed off, but we also have this thing that says we have so many days we have to get back to schedule. If they miss one of those areas, then you're getting back to the schedule seven days later and it could be two or three weeks before an area gets cut if they missed it. They're getting back to it. We did see that happen last year so we will look at it and we will make sure the crew remembers if that is what is happening.

Mr. Lanier asked where are we at for the common area enhancements?

Mr. Blair stated we've gotten some of them done. There was one we were waiting on some irrigation approval.

Mr. Soriano stated we are on the 10 that we decided to go ahead with. We still have eight more. We were well under the not to exceed on the 10 so we went ahead and did all of those. What we have left is Waverly, Stonebrier, Hearthstone, and Highland Mills. The one that Shane is talking about wasn't on that original quote. They have a nice waterfall that is theirs but the problem with the columns up there is I don't have any irrigation on the right-hand side. I didn't realize that might be part of the problem with grasses that grow on that right-hand side. They installed the myrtle trees and it was probably hand watered for months and then once they're established, we don't have to have that irrigation but smaller plants and hedges we're going to have to have that irrigation. There is a meter that sits in that forgotten plot on the right that never really gets mowed. That's not our property. They may have used that to help water everything. Our irrigation guy was going to talk to JEA and see if there's a way we can hook to it. I'm concern with where it's at, but that happens a lot of times, you can actually have your meter on somebody else's property. If they don't have a problem with us, then we can hook up there. If not, we'd have to jet under the road so now you're talking a big cost. If we start doing all of the other columns, even if it's the last one in line I promise you those people will hear about it and they will be mad that they don't have plants. We will keep working on how we can do that. The other eight would be the next set and I will work with the left-over of the not to exceed and then I'm going to have to come back to you guys for enough money to finish all of them. There were two that were on the original quote that were part of Silverleaf. I have dropped those out because those are the only two that have their own brick columns and a big yellow sign, so they already have annuals and plants.

Ms. Nelsen stated the completed ones look very nice.

Mr. Soriano stated all of the installs that VerdeGo have done over this last year have grown really well so I'm looking forward to what they look like come springtime next year.

Mr. Lanier asked about ways to make the bridge coverings at the field duck resistant.

Mr. Soriano stated I did look at a couple of shade sail designs that I'll send to you, but I don't know that they're going to stop the ducks. They will stop them a little bit from hanging out on that rail, but I also don't know that I want to spent thousands of dollars on these things and still have duck poop in there. We do use a company now for some of our shade sail items

and they're low cost compared to a lot of other companies that we've used. They have designs that go onto the railing of the bridge. They don't make a lot of shade, they're more decorative than anything but since they sit on the railing, they will stop the ducks from congregating there. I did talk to our plumber about installing a MIV underneath the bridge so we can clean quicker, even if it's just a quick hose off. It won't get it super clean, but it disturbs them. The less the poop collects there, the less they feel comfortable. I'll also talk to my guys about it the next time we break up one of our concrete slabs. If you notice, they sleep under the bridge so when it's raining, they congregate down there. I'm going to take that area away from them and as long as there is not a nest with eggs or anything, I'm going to fill that area with broken concrete. You can't see it, but it will stop them from congregating.

SIXTH ORDER OF BUSINESS

Audience Comments / Supervisors' Requests

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Next Scheduled Meeting

Mr. Perry stated the next scheduled meeting is October 12, 2020 at 4:00 p.m. at this location.

EIGHTH ORDER OF BUSINESS

Adjournment

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


Secretary/Assistant Secretary


Chairman/Vice Chairman