

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, January 11, 2021 at 4:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

Present and constituting a quorum were:

Chad Davis	Vice Chairman
Scott Thomas	Supervisor
Tom Horton	Supervisor
Andre Lanier	Supervisor

Also present were:

Jim Perry	District Manager
Michael Eckert	District Counsel
Jay Soriano	Operations Manager - GMS
Chalon Suchsland	VerdeGo
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

Mr. David Runkles, 3758 Cardinal Oaks Circle, stated I'm located in the Oaks and I have a problem with that new subdivision you might be putting in on the corner. We already have people cutting through our neighborhood at 35+ miles per hour. A couple of weeks ago my neighbor's wife almost got run over. The person came flying by, missed the left-hand turn, decided to cut through somebody's yard and keep on going. I didn't witness it, but his wife almost got hit. The kids coming to and from school come flying through there nonstop morning and afternoon. I was wondering if it's possible to get speed bumps added to our neighborhood to slow down not only the kids already cutting through, but the other people that are going to be moving in, in the future.

Mr. Horton stated you'd have to get the neighbors to sign up.

Mr. Soriano stated we've had neighborhoods ask about it. We haven't had any get installed because it is a long, hard process. In fact, the County is approving it less and less as time goes on because speed bumps tend to be more of a liability than what they help. The roads are owned by the County, not us, so we don't have a say in it. If the neighborhood wants to get speed bumps involved, you have to have the majority of owners. The Oaks we probably could get that. That's a neighborhood where you have a few more present owners than some of our other areas. It was very hard for our last neighborhood, Hamilton Oaks that was trying to do it. There are only a few hundred homes back there but there are more rentals so even just getting them together to agree was a little tough for their HOA. Then you have to go to the County and their engineering department has to approve it. Part of that approval process is the neighborhood, so the CDD, which I would strongly recommend staying away from it, or the HOA and the individual homeowners have to take responsibility for it. You absorb liability, you pay for the installation and the maintenance so basically the County is saying we don't like them, but if you go through all the steps and really want to do this, we will allow you to put them on our roads. It's not something we generally would get involved with because we don't own the roads. We have no say whatsoever when it comes to approval or denial of what goes on within the neighborhoods. Things have changed a little. We also thought there was a road going completely through and they would have some other exit. With that, I've talked to a couple of you guys since the last meeting. I did reach out to the County and go to some meetings to talk to our Commissioner. Our Commissioner is staying away from meetings as much as possible so I talked to him on the phone. He would be happy to call and talk to us. There are certain things he would help push through, but he still has to follow that same process. Without that road going through, it does change the traffic pattern and now people can only come back through the neighborhood rather than going south to get over here. You could do something like speed bumps, but like I said, the liability is outrageously high. The cost to put them in isn't bad, anywhere from \$800 worth of asphalt to \$3,000 if you want the big humps that are a little longer and more gradual. It doesn't guarantee it's going to slow them down either. Most people speed up to the next one and slow right before they get to the speed bump. The County would also be the one involved with changing speed limits, installing signs and things like that. Scott mentioned the light. I don't know whatever happened there, but the County Engineer would have to get involved so I hate to push people to those County

meetings, but that is part of what you would do. I can also give you Wayne Bolla's email, he is our Commissioner for this area and he's pretty good about pushing the other commissioners to do things like resurface our roads.

Mr. Horton stated there are two quicker solutions. If it's a neighborhood problem and the other neighbors agree, you can go online to the Clay County Sheriff's Office and submit a form and tell them there's speeders and stop sign runners at this particular intersection and it will also help if you will give them the time and place that it's most likely happening. I've done this myself before and they will come out and monitor and they'll send the motorcycle guys, which is a little stealthier than a car.

Mr. Runkles stated they don't have to be stealthy because there's a cul-de-sac. I'm in my garage from 4:00 to about 7:00 every afternoon so I see it and whenever they go down into the cul-de-sac, they're giving people the blue lights as much as they want. They're running stop signs and speeding.

Mr. Horton asked where is this exactly?

Mr. Runkles responded on Scenic Oaks Drive.

Mr. Thomas stated it's the first right-hand turn before you drive into the lake. You have to either turn right or left.

Mr. Davis asked is it yield, not stop?

Mr. Runkles responded no; they're all stop signs.

Mr. Horton stated I guarantee you they will send somebody out if you get your neighbors to complain about people running stop signs and almost running your wife over and things like that. They are very responsive to that and they more people that put in there and tell them exactly where it's at and what stop sign it is. Even give them a brief description of the cars so they know that they're looking for. The second thing you can do is the HOA pays off-duty officers to come out here and patrol. I think it's four hours. If you talk to the HOA president and tell him there's a problem, he might be able to have those guys monitor the intersection if it happens during the time that they're here.

Mr. Lanier stated my HOA has talked about speed bumps in the past so I would definitely engage them to ask what they think. I know they've done some research on them too.

Mr. Thomas stated Jay, you had mentioned to me that these neighborhoods are already pre-platted to put speed bumps in.

Mr. Perry stated no.

Mr. Soriano stated the County doesn't plan to do speed bumps, that's why they've set it up this way where it almost makes it hard to get it approved.

Mr. Davis stated they slow down first responders. When I was with the fire department on Golden Pond off Cheswick Oaks they fought and fought, and they got speed bumps and they went overboard. It would slow us down three to four minutes. If you have a stroke or heart attack situation you have five or six minutes that you need to be on scene.

Mr. Thomas stated I completely understand that, but I think what my neighbors are pointing it out is anticipating another 118 homes times two cars and then high school kids and junior high kids who are now going to use the Oaks as a thru-way when they do have to turn left because they County did not approve an exit so we're probably trying to be a little proactive as to what we can and cannot do as a CDD board.

Mr. Davis stated we cannot do anything as a CDD board.

Mr. Soriano stated I would recommend against it, but you could take the same spot the HOA would if we wanted to approve it and put them in, but it's really not a good idea for us to absorb that liability or the maintenance of it. If the HOA wanted to get involved they could and they would have to absorb that cost and liability and it is an ongoing issue.

Mr. Horton asked is there a particular time that they're speeding through there?

Mr. Runkles responded in the afternoon. Mornings I would guess too, but I'm not there in the morning. I see it from 4:00 until I close it at 7:00. Once schools are done, I would say from 1:40 until they're done and then coming out of practices.

Mr. Horton stated I would go online and have all your neighbors put something in and that will get their attention and they will send them out.

Mr. Runkles stated they do, and they sit there and write them up.

Mr. Soriano stated I believe the Sheriff's office is involved a little more and like I said, let the County know. Just because it was already planned doesn't mean it can't go to planning still. Contact our Commissioner for this area, show up at a meeting and we can help. I can talk to Wayne and mention it at meetings and be an extra squeaky wheel. That's really all I am, but it is about how many people actually start talking to them.

Mr. Lanier stated I hate that we can't give you a solution. We're all affected by the people not stopping at stop signs and we're looking at this new neighborhood and how that's going to affect us. I think that's the way to go is to get your neighbors involved.

Mr. Davis stated I would suggest don't stop at the Sheriff's office. Contact Wayne Bolla and everybody you can because the more ears that are hearing this, the odds are that something is going to get done.

Mr. Horton stated the Sheriff's office has meetings out here once a month and you can join it and sometimes the Sherriff is there. It's a good chance because you've got the guys that actually patrol out here and you can talk directly to them. Go online to the CCSO website and look for net meetings. They want you to submit a form because they will want a clearance check and when you're cleared, they will give you a little card. They have the meetings over at Eagle Landing in their club room. There's an open forum where you can ask questions.

Mr. Soriano stated they're the first Thursday of the month at Eagle Landing at 7:00 p.m.

Mr. Shannon Willits, 1424 Scenic Oaks Drive, stated we talked about the speed bumps but one that I looked into was the amenity center and the impact on that. I heard last month they talked about getting a pro-rated deal, so I ran some numbers and I have packages here if anybody wants them to show where I got my data from. An outdoor aquatics center runs anywhere from \$4 million to \$8 million to build. That doesn't include an amenity center, which runs about \$1.5 million and that's not staffed, these are just rough numbers. I heard they were talking about five lots and they want to rent them for \$2,000 a lot so that's \$120,000 a year that they're going to lose in revenue if they have to build their own. Over a 15-year period, that's \$1.8 million they'd have to fund into this on top of about \$7.5 to the aquatics center and fitness center so you're getting close to about a \$10 million investment that they'd have to come up with that if we offered them a cut-rate deal, we the CDD and the homeowners would be fronting that really. I'm not sure what we can do. If we had to offer it because it's the right thing to do, you'd have to factor some of those numbers into it. You can almost factor the \$10 million into some type of bond up front and then charge them not a pro-rated, but a more up to date price. For what we have here, we're running about \$500-700 a month. You're talking more like \$3,000-\$4,000 a year per house.

Mr. Horton stated I think you're worried about paying more money?

Mr. Willis responded no if they want to get a good deal, those of us that have bought into Oakleaf and the CDD are now carrying the front of the 118 houses.

Mr. Eckert stated right now anybody can come in and buy one-year access so that is what is available to them right now that this Board doesn't have control over. It's a requirement of Florida law that we offer public access to families to join so they could buy a one-time membership for \$1,800 per year per household if they wanted to do that. They came in and said we have some ideas where it might be mutually beneficial. I gave them my card and told them to call me and they were going to put something in writing. I've not heard from them since that time, so the only thing that they are entitled to do is the \$1,800 that would go into these facilities that would help offset maintenance but beyond that they haven't proposed anything at this point. They've talked about that they may some land or they may want to buy access passes at a bulk rate, but we've got other considerations that we have to deal with before we would adopt any kind of bulk rate and the Board would have to make that business decision. I hear what your concerns are, and they're very legitimate concerns, but I think we're super early on in the process and the Board has not had an opportunity to respond to any kind of particular offer that they've made. I think the Board shares a lot of your concerns.

Mr. Davis stated absolutely. They were proposing a sweetheart deal, like a Costco / Sams kind of thing. They didn't throw any numbers out or anything, there was just a lot of talk.

Mr. Thomas stated they tried to propose a couple of things, but one thing I do appreciate you bringing up is maybe we probably do need to look at our pricing and do more up to date pricing that reflects the communities around us and the amenities that they have compared to what we have.

Mr. Eckert stated we have parameters that we will work within in terms of setting that adjustment, but certainly that rate has been there for a little while and we can look at whether an adjustment is appropriate. Again, the purpose of having it is to comply with the law that requires us to allow public access, but your comments are duly noted.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the December 14, 2020 Meeting**
- B. Financial Statements**
- C. Assessment Receipt Schedule**

D. Check Register

Mr. Perry stated you are at 82% collected on your assessment receipts schedule and that is consistent with your sister district and that's pretty much where you should be this time of year.

There being no questions on the consent agenda items, a motion followed.

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

FOURTH ORDER OF BUSINESS

Consideration of Updated Disclosure of Public Finance

Mr. Eckert stated this document is an updated version of a document that was recorded in the Clay County property records some time ago. If any of you have bought property within the community, this would have shown up on your title search. In going back and doing a review of some of the District's records, I didn't think it was properly updated after your last bond issuance, so we've gone ahead and updated the board member information as well as updated the financing information that is in there. Again, what will happen is when you approve this, it will get executed, we will get it recorded in the property records and we will also provide it to any developers who are left in the community. I think there may be one typo where we need to change the zip code for Jim's office but other than that we think it will bring you up to date a little more than what you were before and it's something that is required by Chapter 190 of the Florida Statutes.

On MOTION by Mr. Horton seconded by Mr. Davis with all in favor the updated disclosure of public finance was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2021-03, Amending the FY21 General Fund and Recreation Fund Budgets

Mr. Perry stated this is the transfer of funds from the general fund of \$90,000 and \$20,000 from the recreation fund to the capital reserve funds. This is consistent with what we've talked about previously with the Board. It was not adopted with the budget that was done at the beginning of this year; it was a subsequent event so this is just a cleanup due to that transfer.

On MOTION by Mr. Lanier seconded by Mr. Horton with all in favor Resolution 2021-03, amending the FY21 general fund and recreation fund budgets was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Eckert stated I have not heard back from the developer of that subdivision with any concrete proposal or anything for you to consider at this point. Until they approach us, I'm not going to chase them unless the Board directs me to do so.

Mr. Thomas stated I know there was an issue about 1,000 feet beyond the property line.

Mr. Soriano stated I did hear from them on that short section that is about 1,000 feet of roadway that goes into the neighborhood. I can talk about the roadway itself in my notes, but they sent our District engineer an email asking if it was okay to move the sidewalk closer to the road rather than farther back into our property. I didn't answer. I actually like that idea, because that keeps that sidewalk in the County right of way. I have concerns down the road that if it's pushed off that roadway too much that it really becomes ours and it should stay with the County. When I get to my part of the notes for this meeting, I'll tell you about some of those other issues I spoke to Wayne about, but I did talk to the County Commissioner on that. If there's anything that Peter thinks shouldn't be there for some reason, he will tell them yay or nay, but I think it's just positioning.

Mr. Horton asked are you talking past that white fence line 1,000 feet down the road?

Mr. Soriano responded correct. It's almost 1,100 feet. It's not cleared yet, but you'll be able to go down that road pretty far and you'll see a lift station and a large electrical box about 1,100 feet back on the left. That's where the road starts to turn and go around the back of Fall Creek. That is the end of the District boundary. That road will be in our boundary.

Mr. Thomas asked and at the end of the road, their property is actually going to curve to the left?

Mr. Soriano responded yes; it will start to curve to the left once it goes through their entry to the neighborhood.

Mr. Davis asked so we have maintenance responsibilities and whatnot for that?

Mr. Soriano responded yes; I will go over that.

Mr. Thomas stated last time they had said that they weren't 100% sure about that.

Mr. Soriano stated some of that has to do with the County so that's why I talked with the Commissioner.

Mr. Eckert stated I'll reach out to Peter at some point and ask him if he needs anything from our office.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager

There being nothing to report, the next item followed.

D. Operations Manager - Memorandum

Mr. Soriano stated we have had one of our last community events which was a holiday movie. In the past I stayed away from these things years ago when the food trucks first started, we helped them and even lent them the equipment to do movies but it never really worked out well for a couple of reasons. There's so much going on around the holiday time whether it's work events or family events. I did put the movie on, and I had three families show up so out of all our events that was a very sad one. They did enjoy it. I felt bad for the food trucks that were there but that is the way this time of year goes, and it was 48 degrees that night, so it was a little chilly. Because of that I told the food trucks I'm not going to do a movie this month. We will not do a movie in February because that's typically our coldest month of the year. Our next even will start in March so we have our movies starting back up in March, we have spring break in March. Last year we promised use of the parking lot to the vendor fair. We used to do the expo if you remember but this is a new lady. We've kind of approved everything for her Easter time vendor fair last year and it was canceled. She's asking if she can have approval to go ahead and plan it this year. I've held her off until now but it's getting to the point where we need to give her a yay or nay. It is an outdoor event. We're doing events outdoors for that reason.

Mr. Horton asked you're talking about over here or over there?

Mr. Soriano responded she wanted to do it in your parking lot. She did the event here last year for Thanksgiving and she just did this past one here for Thanksgiving, so she does do a good job and she does what I ask in terms of taking precautions and all of the paperwork. She is a resident on this side. She wants to be able to offer things to kids for Easter. Last year she complained because we canceled them out, but for good reason. She understood, but it stuck her in a tough spot, and she lost about \$2,000 worth of items. At that point in April there wasn't much we could do.

Mr. Thomas asked does she also understand that's also high time soccer season and the multi-purpose fields are being used?

Mr. Soriano responded we did talk about that and actually I think they were in discussions with soccer just like the expo did in the past.

Mr. Lanier stated with the expo in the past we all coordinated with each other.

Mr. Davis stated it was difficult, but it worked.

Mr. Soriano stated I always thought they shouldn't have been out there because it made it tougher, but it brings in more people and that actually became one of the problems. She is looking to resume it for this year. I think it's alright because it's an outdoor event, but it would bring in more people than anything we've had so far. There could easily be a few hundred people in that parking lot. It's a big space so I did tell her I would leave it to you guys for that final approval.

Mr. Thomas asked will our extension be done by then?

Mr. Soriano responded actually it will probably be finishing up right about then if they could get moving on it. When they finished the track, they gave me a one to two month estimate for that portion. Hopefully it would be done. I'd be more concerned if they were in the middle of it and there is equipment and open areas around.

Mr. Lanier asked how big was the event here?

Mr. Soriano responded I think Wanda told me there was less than 100 people outside in the parking lot but that was on a Saturday the day after black Friday and there are still a lot of people out shopping so there was very few people coming to a small vendor fair. If you remember the expo had a lot of people.

Mr. Lanier stated I think if she's willing to take the necessary precautions and liability.

Mr. Thomas asked would there be liability on us if we approved the event?

Mr. Eckert responded typically for these types of events I'll coordinate with Jay and their office and make sure we have appropriate insurance coverage and indemnification provisions.

Mr. Thomas stated I'm talking about all the guidelines from the CDC and all that.

Mr. Eckert stated yes, we've been talking to the insurance company about that as well and they give us guidance and we try to post some signage reminding people to social distance, wear masks and things like that. That's really all the insurance companies are asking us to do at this point in time for an outdoor event.

Mr. Horton stated it seems like we're talking about fall being a good breaking point almost with the pandemic so it doesn't seem like it's makes sense to do something in April since we will still be in the middle of it. Florida is a hot spot and we're talking about gathering 400 people together in one place.

Mr. Lanier stated I don't know if it's going to be 400 people at one time. It's going to be an hours long event.

Mr. Horton stated I've been to quite a few of them and there's a lot of people. It's typical for there to be a couple hundred people there at one time.

Mr. Soriano stated she's asking for April 3rd.

Mr. Davis stated I don't have a problem with it. We canceled her last year for obvious reasons. The soccer players don't social distance and the football players and baseball players do the same thing.

Mr. Soriano stated that's why I bring it to you guys. There's going to be differences in opinion, especially at this point. This room is open and we're renting this room and it's kind of the same way. We're not going backwards, and things aren't shutting down, so it's going to continue to move forward and people are opening up more and more. Our part is what do we do to stay with that, whether we open more or say we're not going to do anything. I am doing movies out there, but I also know a big movie for us might be 100 people, maybe a little bit more. The Camp Out, one of our larger events had 200 people. With some of these outdoor events if we're doing it, do we allow them or say no just because it's going to be too big. That's why I'm looking to you guys for that approval.

Mr. Horton stated the closure rate is going down, but the infection and death rates are going up. It's not stopping, it's getting worse every day. It only takes one person sneezing and

breathing through that crowd and not everybody wears their masks properly so what we're saying is we don't care; we will let you take a chance.

Mr. Lanier stated the chance is they have their personal responsibility to go or not to go.

Mr. Horton stated I'm just against it.

Mr. Lanier asked what's her lead time to have this event?

Mr. Soriano responded I could ask her if she could possibly wait it out until the February meeting. Realistically though it's not going to be any better in February. Here in Florida, we're not holding back, we're opening up. Whether it's a good idea or not, I agree it's not but it's also something we do as part of our normal operations. I could always ask her, and I can bring it back. She's started asking about this side again, which would be a good idea. I could say they've opened up so they're a little more open about it however I told her I try to stay away from this area because tennis is huge so I already have the parking lot filled and pools will be open in April, so I'd hate to take away from this parking lot. That's one of the reasons we agreed to do it over there because they could work with soccer for that one day. Here I have to worry about people that have paid a few thousand dollars to have their wedding here and it affects them.

Mr. Lanier stated I'd like to see about waiting one more month.

Mr. Thomas stated I'd like to chew on it a little bit more because I see both sides of the coin, so I recommend we take one more month and make a decision then.

Mr. Soriano continued. With that tentative schedule we're planning a lot of outdoor movies. In April we would have another movie on the green that would be Easter themed. Everybody really enjoyed the virtual run so we're looking to see if we can do something different like an egg hunt set up the same way. What I'm really hoping for is with the Thanksgiving Turkey Trot we can get back to an in-person event and people can be a little more social. In May we start our dive-ins in May, June and August. The reason we skip July is because it just gets so busy here. I do more of the dive-ins over here because the pool is much larger, and we have lighting over here. The rest of the year the movies will be on your side. We also have our garage sale set up in April and again in September. In October I'm planning on doing a pumpkin plunge, not a big Halloween party that we've done in the past. I did talk about alternating every other year doing that but we didn't do it last year so we should do it this year

but that is one of our larger events where everybody is more packed in so we're planning on staying away from that. Everybody does enjoy the pumpkin plunge. In December if I can get back to the Cocoa with Claus I will, but if not, it will be struggle do a movie because this one didn't work out. Food trucks should be back to the normal schedule now to where they do just the two events every month starting this month.

I had on here discussion to restart the clubroom utilization, but after some of those comments I think it's probably going to go the same way that there's no concern with starting that back up. It was helpful to have that room empty as we were finishing up taking down Christmas decorations because we usually test the lights before we put them away and we're either doing that on the side of the road or in the shop here. I was able to take everything back to that room to label them and put them away so if you noticed it took us a lot less time to get the decorations down this year.

Moving on to the operations side, I do have a couple of updates for you guys. We did get the garage doors in right after Christmas. The day after Christmas I started getting deliveries of all kinds of stuff including fencing. If you noticed, we got more of that 10-foot fence up, which allowed us to do more work out at the dog park. We are still waiting on one side. We have the supplies here; we were just waiting for my fence guy and he is now working on that. They finished the garage doors over on this side. They should be completed over here, and I can start moving things into this one but your side it will probably be another week. Asphalt as I mentioned, once we finished the track his thoughts were one to two months before he could put us back on the schedule to finish that extension. My hope was we could at least maybe start the grading and clearing even if he's not ready to do the asphalt work, that way you can at least see what that extension is going to be. I can even start some of the other projects like the split rail fences to go around the outside and curbing. You guys asked about the bridge last time. I did get a report back that it's six to eight weeks from the time they start building the bridge and they haven't started building it yet. The dog park will be finished up this month. We have one more playground unit that has to go in and I was looking to do that either this month or next month. People are out an about in the spring and summer, so I'd like to get those playgrounds ripped out and put back together before that happens. I would say Cannon's Point and Fall Creek should be next, however since we just did Nature's Hammock I want to move away for a little bit. We're starting to get complaints on where we're putting the

new stuff, and everything is right next to each other so I'm going to move out to either Worthington Oaks or Silver Leaf. I got a quote from the guy that's doing our asphalt work for sealing the track. He does have a skid that is smaller that he felt comfortable going on that track with. He brought out a very big loader and he didn't crack our main line, at least that we know of yet. His skid is only a 550-gallon skid and that's still a few thousand pounds, but he feels comfortable. He quoted \$6,960 to seal that track and that is with the cheaper of the seal-coating material. To give you a comparison, I can buy a pallet for \$1,200. It's the labor to do that work that costs so much. If we were to do it, we would do it for a lot less. I would prefer acrylic over cold tar. Acrylic is just paint and it looks smoother. It's the same paint we put on our basketball and tennis courts over the asphalt.

Mr. Davis asked what's the longevity difference?

Mr. Soriano responded the acrylic will last a little longer, but it cracks easier, so my concern is if we drive a vehicle on top of it, the acrylic is not as flexible as cold tar. The cold tar bends with the asphalt. It is a little more expensive and it should last longer, but like I said it cracks easier and freezing temperatures bothers it. The nice part about that is it's acrylic so if I have a small crack, I can paint it really easy.

Mr. Horton asked what's the health issue?

Mr. Soriano responded cold tar is a little more dangerous for inhaling or getting it on your skin. It's a little more acidic and can burn you if it gets on you.

Mr. Davis stated just in the application process.

Mr. Soriano stated yes, some materials are not as healthy for us or the environment so there are some places that don't use cold tar anymore. It is the cheaper of the three normal seal-coating materials. There is what's called asphalt emulsion, there's cold tar and then there's the paint.

Mr. Lanier asked any idea what the price difference would be?

Mr. Soriano responded yes so for the comparison on a pallet of 55-gallon drums of the cold tar I can get for about \$1,200 but for a comparison to the acrylic, it is probably somewhat closer to \$2,000 and even as high as \$3,000 depending on what brand we get. It's more expensive because the expectation is it will last longer and it's easier to apply.

Mr. Davis asked will one pallet get it?

Mr. Soriano responded one pallet will still do it. The stretch is about the same.

Mr. Thomas asked who would apply it?

Mr. Soriano responded me and my guys. If we were to buy it, the one thing I would probably ask is he did tell me I could look towards other guys that have smaller services so guys that do residential driveways sometimes come with smaller equipment and they just have a pump that hooks up to one tank at a time, so they don't bring in that big skid. I started looking at those and some of those pumps are only \$1,000. I could purchase the pump with the pallets, and we could spray and as long as the pump doesn't go out that quick, I could use it for other things like the rest of the parking lot. We are eventually going to get to Village Center. That is in our capital study. Right now, we don't do anything over there but I do fill in potholes constantly so we will get to the point where we need to do some work over there.

Mr. Horton stated it seems like it would be a lot easier just to contract someone to do it. You guys are busy as it is and there's still a lot of stuff going on.

Mr. Soriano stated it would be. My biggest benefit is that it gives us equipment. I could use that sprayer on the tennis courts or on the basketball courts. Right now we do have some root cracks coming through so we're going to need to redo that. The equipment allows us to do a little more of the work on our own. I can still buy the equipment later if you wanted me to. At \$7,000 it's not that much if you wanted to knock that out because it will be a lot faster for somebody else to do it.

Mr. Davis stated I'm going to leave it up to Jay. You tell us what your honest opinion is with your workload. I like the equipment too and being able to reuse it, but if you're swamped I get it.

Mr. Soriano stated I am swamped but really, it's the understanding of how much work we can get done. We have already dedicated some of these jobs to somebody else and I'm still waiting on some like the parking lot expansion. It's not my guys doing all of the work, but as long as it's the understanding that I'm not going to get all of these jobs done next month or even the month after that. If that's not a problem, then I say we do it ourselves. It's really the thought of what we want to get done now. If you really want to do that track now, then I would just pay somebody else.

Mr. Davis stated we're spending the money now, but we can save in the future by using that pump for the basketball courts, tennis courts and whatever else.

Mr. Soriano stated that pump is cheaper so it could last three years' worth of usage and not go any farther.

Mr. Thomas asked do you think it would be done before spring break?

Mr. Soriano responded yes, we could do that and if we wanted to, we move one of these in priority. The track idea actually came after the parking lot expansion and I bugged him to move his schedule around so we could prioritize that track. It's really just what we want to prioritize.

Mr. Thomas stated I like the acrylic and I like the fact that we will have some extra equipment for other projects.

Mr. Soriano stated if we want to do that, then I would start with \$4,000 not to exceed for me to buy the pallet, supplies, pump and equipment.

On MOTION by Mr. Davis seconded by Mr. Lanier with all in favor authorizing the purchase of a pallet of acrylic paint, and the necessary supplies, equipment and pump at an amount not to exceed \$4,000 was approved.
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Mr. Soriano stated let me go through this one point I have here with discussions concerning trespassing and daily operations. We have had an increase over the last couple months of people on our field that do not live here and even the ones that do live here not following directions or rules and making it hard for us to operate. Every weekend for the last few weekends it seems like we've had more and more issues where we've had two trespasses yesterday and one of them was at your multi-use fields. This gentleman I do believe is actually a resident. He is a grown child living with his parents in his late thirties or early forties. There are a lot of adults living in that household. He did eventually present to the officer a driver's license with that address. As far as our rules are concerned, he is a resident. He was outrageously ugly to staff. He cussed at them and threatened them. He did tell them and I believe the officer was there when he said that he has the constitutional right to be out there, even though he refused to give us his Oakleaf ID card. He didn't have it on him, so we had to trespass him. I explained to Wanda whether you're a resident or not, you can't do that out here. He always has the ability to come to you guys and explain his reasonings for acting that way and asking for forgiveness, but that's after the fact. It has been extremely hard to get people

trespassed. A little over a year ago or two years ago we did the resolution with the Sheriff's office to make sure they had paperwork on file that says we have authority, specifically me and my staff, to trespass off our property, but we are consistently having problems with the officers not doing as we've asked. Even the thought that I can't trespass them because they're a tax-paying citizen. There is a new chief of patrol. Usually when the Sheriff changes, so does all of their management. Even their lawyer may change. I haven't talked to the old lawyer. He did work well with us, I think the problem more was getting that communication passed down through the ranks to where when we have those calls, they come out, they talk to the person, and then they let them go. Wanda just had a situation late last weekend where she went back to talk to the person, and they said they talked to the officer and they were going to stay until they were done. I had to actually call the Sheriff's office, talk to dispatch, talk to their supervisor and get the officer back out there to trespass the person. I wanted to discuss this with you guys and let you know. I may actually invite the new Sheriff in. I want to talk to him beforehand because I don't want to make it sound like they're not doing their job, but that's the way it feels to our staff. We need to know that they're going to support us and do the things we ask them to do.

Mr. Lanier stated it could just be a misunderstanding and lack of knowledge.

Mr. Thomas stated I think it's something we need to clear up and solidify now because we may be running into problems again in 15 months with a new subdivision going in at the end of the Oaks. I want to have an understanding with the Sheriff's office that if they are not a resident here and they cannot produce an ID, if we say trespass them, they need to be trespassed.

Mr. Soriano stated I am looking into bigger signs. We do have little signs everywhere that say facilities are for resident use only, you must have your ID on you. When you come in at the roundabout there when you pull up at the soccer fields, they're at the ends and there were some near the entries to the bridges. I hate to spend money but we're almost forced to do those things.

Mr. Davis asked can you put it on their card that they must have it on them to use the facilities or be on the premises? Then they can't say they never saw it.

Mr. Thomas asked is there any other way that we can help support District staff. It seems like Wanda is getting the brunt end of this.

Mr. Soriano stated they know you guys are extremely supportive. When I started years ago there were concerns with whether staff was comfortable kicking somebody out and that person was going to go to the Board and complain and they were going to get fired for it. Those things do happen, and people do get that feeling but over the years I've been here I think they see they are being supported by you guys and they know they're supported by me. The tough part is the Sherriff's office. If it's that bad where you call 911 or the non-emergency line, we expect something to happen. That was a direct conversation I had with this officer because he said I thought you guys just needed a little help. I do need to look at the security line. The reason we have these guys is purely financial. They have a grandfathered contract that started with us 12 years ago. We pay a flat rate which works out to the number of hours they charge us for every month, and it works out to be about \$13 per hour. If you remember, a couple of years ago I talked about going out for bid and I did look at a few other companies and the cheapest company was around \$23 per hour so that is a huge increase if we really wanted to change security companies. I do think we need better support and more professionalism, but I don't if getting a new security company can fix that so I'm not looking to just increase that line. I think we need to come up with other ways. I've looked with staff at how we can do it, whether we're monitoring, or we put more money toward off-duty officers. There are ways I can change it around to where it's not just throwing extra money at that budget line, but I do imagine there would be an increase if we just got rid of this company.

Mr. Lanier stated with minimum wage increasing, that's also going to affect comparables down the road.

Mr. Soriano stated that is something I'll talk to you guys more about when we get closer to that budgeting season. We've taken a lot of this in-house. At this time of the year, it's only a few employees for the two districts together. When we get to the summer that balloons up to 50. We decided when we took this in-house, we were going to see savings and we do every year, but we decided we were going to pay better than minimum wage and right now we do by a dollar or a dollar and a half, sometimes two dollars. We have no problem hiring lifeguards and things like that but over the next five years with the way the new law is coming into place, that means we're eventually going to have somebody that sits at a desk and gets paid \$16 or \$17 an hour just to check people in so I am going to have to look at that. One, it's going to change our staffing budget line and two, I've got a lot higher expectations for these

people if that's what we're paying them. I may say maybe we need to take some of this monitoring into our own hands so we have a position that walks the fields, checks for IDs and makes sure people are going to be following the rules but then if we're saving on staffing costs still at that point, we can dedicate more of that time to off-duty officer hours.

Mr. Davis stated security is money well spent in my opinion.

Mr. Thomas asked are you going to continue to look into it over the next couple of months?

Mr. Soriano responded I do think the change on the security part would be a little quicker. Your sister district had asked me about it whether it's in the next couple months. They are a grandfathered contract so we can get out of it. That is something I will look at because I do think we need to make some change realistically, before the summertime. Not only do I need help with the Sheriff's office, but I think we need to have staff in place that can actually handle helping out in situations. Right now, Wanda is getting the brunt of it because she is actually the one going out and doing a lot of it. Kind of like the email I got from soccer, they watched the security guards go and talk to the kids and then just walked away and the kids didn't go anywhere. They're not scared of that security guard. In fact, half the time they're not scared of our officers when they're out there. That's why I think we need to be a little more reactive. If they act like that, they're gone. There have been a lot of years where it's been open and lenient, and I don't want to see that getting worse but at the same time I don't want to be so strict.

Mr. Horton stated there was something on the agenda last time about staff uniforms. I meant to ask a question about that. What does that mean?

Mr. Soriano responded I get a lot of comments about whether we have uniforms or name tags. I did order them shirts so they will have Oakleaf shirts. I'm not going to make Wanda wear a uniform, but I'm going to get the staff people a name tag. Realistically, it's for those same people that want to complain, who are you and how come you get to tell me what to do? That was the reasoning for going to that. There was a reasoning for going to that. I didn't get them uniforms for every day of the week. These were polo shirts, and I did get the pool people jackets.

Mr. Horton stated but they have ID cards too just like we do?

Mr. Soriano responded they have regular Oakleaf ID cards, but it says staff on it.

Mr. Horton asked is it big where you can see it?

Mr. Soriano responded unless I really put it up in your face, you're not going to see it as staff.

Mr. Horton stated another thing to do is wear a lanyard.

Mr. Soriano stated really, it's just to enforce that they have authority. During the summer it's easier because the lifeguards always come with uniforms. It's the other staff that have never had uniforms.

Mr. Horton asked you already ordered the shirts?

Mr. Soriano responded yes; they're putting together the order for me.

Mr. Davis asked have you crunched any numbers or done any kind of comparison with whatever our security contract is and that \$13 an hour versus just having an off-duty officer on our side say 12-16 hours a day?

Mr. Soriano responded right now we pay anywhere from \$26-\$29 an hour for that off-duty officer.

Mr. Davis stated again, versus our contract. I know it's a month-to-month thing at this point.

Mr. Soriano stated if they were actually here the same amount of time, that would be an increase dollar to dollar \$13 to \$26 so that's still a big increase.

Mr. Horton asked it's \$30 isn't it?

Mr. Soriano responded the supervisors go as high as \$30.

Mr. Davis stated I just wonder if we're wasting money with security if we're just going to call the police anyway.

Mr. Soriano stated that is another thing that your sister district broached. Let's say we got a more professional security staff that we pay more for, there are still limits on what they can do, because ultimately, we have to wait for the Clay County Sheriff's officers to get here and that is the case no matter who I go with. There are different steps in security so I can even pay higher dollar for an armed security guard and they can do things like cuff and hold people. They have that ability, but they still ultimately wait for Clay County Sheriff's officers to get here so if I can find a way to involved Clay Sheriff's office more, that'll be great but if we went the same hours it would increase proportionately. I would hope if service is going better, I don't need them as many hours as I have them out right now. The security line right now just

for your side is \$51,000 and then we have our off-duty officers. During the week they are shared so they go back and forth so there are times where something happens over there, and we have to wait because they were over here. Certain days you have your own officers. The Sheriff's office scheduling is a little tough. Even getting them out for what we have contracted for is a little tough because this is looked at like an extra job, these guys aren't employed directly by us.

Mr. Perry stated I think overall between both districts you're paying over \$200,000 for security a year for the Sheriff's off-duty and the private security.

Mr. Davis stated that's where I was wondering what it would be if we just had an off-duty officer.

Mr. Perry stated I think that's where Jay is going here. It's kind of a moving target because you have a new Sheriff, and we have to get more communication with them and if we can get there with them on that it provides a lot more options for Jay to look at to adjust.

Mr. Thomas asked what would the rate be to say we don't want one position over there; we now want two?

Mr. Soriano responded right now they pay about \$75,000 every year so the add one position is not the same amount of time, so it may be higher if we want two people full time.

Mr. Davis stated but you have two people getting nothing done.

Mr. Thomas stated if we're looking for a better security presence to make our residents feel safe, how do we get them there?

Mr. Davis stated I feel like it's police officer off-duty that's on the same page and willing to trespass people.

Mr. Soriano stated the first step will be bringing in regular bids for security to match what we're doing now and see if we can get better service. Then I'm also going to work on some of those thoughts of changing off if we have more off-duty officer hours taking away from that security company. Off-duty officers charge more per hour, but I would also think I'm getting better service and less problems. I will also look at whether we pull in a position or two that's really just to monitor and it's an Oakleaf staff person. That can off-set because we're not paying \$30 an hour for them, but that's really limited because they can't do much more than what Wanda does now. It might still be better than the security.

Mr. Davis stated if I'm a security officer working for Oakleaf right now and I go tell these 10 kids you don't have ID and they cuss me up and down, I can't put a hand on them because I go to jail. All I can do is turn around and walk away.

Mr. Thomas stated as District staff we can do something about it and even if we just hired a monitor or took it to the next level as Mr. Horton said with a lanyard and a red vest so they know it's a District employee. Make our District employees more noticeable. I see a Clay County Sheriff's officer and I know that guy means business. Well now you see this vest and you know that's a District employee and we've already set the precedence that we're not going to mess around. Just something to identify that this is a District staff person, and this person means business.

Mr. Davis stated but how many times do they cuss you and Wanda out after identifying yourself?

Mr. Thomas stated I see what you're saying, but let's let them make that choice and then the consequences will be swift and then they have to come before us.

Mr. Soriano stated I do think it's going to be a bit of a change and it's going to be a while of doing things like kicking people out. Over the last few months, we've gotten a lot of, "I've walked out here for years. I don't live here though." Well, I'm sorry, you can't be here. There are a few residents that are understanding and then there's a couple that could care less. If they truly are residents, most of the time they don't carry their card for proof, but there's a lot of people that admit they don't live here. We do have to build that up, because it's only going to get worse. First, I do need to wait and figure out the staffing around that whether it's contracted people, the Sheriff's office I need more help with, and security we may need to make a change.

Mr. Horton stated it's my understanding that we're going to kick people off the field except it's not going to work to well on Saturdays or Sundays because we have soccer players and football players.

Mr. Soriano stated Mike and I need to work on new usage agreements with the sports organizations because one thing we do get a lot is during the week people will be out there running drills and things like that. We do not go out and just start carding people out for no reason. We do go out when there's a problem. However, when there's a problem there, I also now have to check everybody's ID. There might be people that are following the rules, but

since we went and checked them, we know they don't live here, and we have to kick them out. They will tell us their kids play soccer here. During practice time and game time you can be here. That communication right now doesn't make it out enough from the organizations. It's not that they're doing anything wrong, it's just I haven't pushed them to make sure they're telling their people that this sports organization has a usage agreement for those times, but not other times. If you've got ideas of things and hours before the next meeting, I'll try to bring you guys some of this stuff back. I'm not looking to change security or deal with CCSO right now. In fact, that invite for the Sheriff, I will probably make that April because in February and March you guys start doing your nighttime meetings since we work on our policies.

Mr. Davis asked what about March before things really start kicking off over there? It's going to be busy in April.

Mr. Perry stated February is the night meeting here.

Mr. Soriano stated so we could do March since you guys are back to the daytime meetings. Middle Village will be having a night meeting.

Mr. Horton asked if you could settle it with the Sheriff's office and you can get them to respond to the trespassing issue, that pretty much solves the issue, right?

Mr. Soriano responded we thought it was resolved back then. I did get one or two trespasses, but it's not all the time. If you want to work with me, shoot me an email or give me a call we will talk about it and try to figure out some of those things I can bring back to you. It is something that not only do I want an understanding, but I want a good idea by the time we move into summer or when we open the pools. Over the next year this stuff is only going to get worse with our addition.

Mr. Soriano continued. Moving on, I did work with tennis to straighten the issue out and we do have pickleball going. There are about three families that are consistent, and they are enjoying it. I haven't seen an additional amount of people than those people that started coming out to play and to work with the one assistant pro. They are working pretty well with him this last month. I looked at the three companies that did the original quotes back when we resurfaced and gave them all pricing. It is still about the same. To do each court if we want to paint them it's around \$7,000. They wanted two of those courts to give them four pickleball courts. She said she got quotes I believe at \$10,000 so that is a little cheaper and would be \$5,000 a court. I would like to talk to her vendor if that's the case, but that is still a lot of

money and I'm not sure if we want to go in that direction yet. It is a small group, and they are staying steady. Let's continue to go and see how it works and if this is something that does build up then we can say \$7,000 or \$10,000 is good to go ahead and take away a tennis court and give a dedicated pickleball court.

Mr. Horton stated she's been getting groups together Crystal Springs Road recreation center and her thing there is you don't have to worry about ID passes like here at Oakleaf.

Mr. Soriano stated I spoke to James and it is the same way we do everything else. He can bring so many guests with him and the residents can bring so many guests with them. It's not a free for all just because we're putting that program on. I did explain to them he can check them in. I even extended to him the discount that we set up for Zumba where they can buy a package and it's only a couple bucks for guests. When he checks guests in, he can just increase their cost to him. Everybody generally wants some things for free or cheap and I don't think that's what we should be doing here at all.

Mr. Soriano continued. That brings me to resident concerns with this neighborhood. I spoke to Wayne Bolla and he would be happy to get on the phone for our next meeting if you guys want just to be able to catch any of those concerns. I did talk to him so that we could head off some things like that. They're not things the CDD can do or really should take part of, but I hate telling residents that it's not us, go someplace else. I want to be able to direct them to the right place. The commissioners in a County Commission meeting would be the right place to go. I spoke to Wayne specifically about that 1,100-foot of roadway. There are new developments in Clay County and the one thing they've changed over the last year or so is that they are no longer taking the maintenance or liability of those roadways and sidewalks so when the neighborhood builds, they take ownership of those roads. If they want the County to take ownership of those roads, they will increase the assessment on those property taxes to even out for those houses to cover future maintenance. The concern is over-development. We are starting to get a ton of development and they're very behind on roadway maintenance and sidewalk maintenance. I can tell you the amount of linear feet of sewer pipe that has to be repaired and Clay County is a huge county. That is why they're getting away from taking ownership of the roads upon completion of a development. He did say he believes that road is part of their responsibility. We don't absorb any kind of maintenance for it; however, my

concern was for that right of way section so that sidewalk he was talking about. With the positioning of it, I would rather it stay in their right of way.

Mr. Davis asked with the road, that's not definite right now?

Mr. Soriano responded correct. I'm sure he's not going to give me anything in writing until he knows but I would imagine that is the case too. There is a big section of property back there on the Oaks side that is very large and goes back pretty deep away from the road there. There is the right of way that the County owns, and then there would be what is ours. Right now, that developer owns it but I'm guessing they're going to deed that to us because that is in the Oakleaf boundaries, so it would be just like the other side of the road that we do own. The concern with landscaping and things like that is really going to fall on us. Whether it's owned by them or owned by us, we would have to make the decision whether we want to irrigate it or landscape it. There is an area I want a little bit of control on because it goes to that pond back there. We don't want open access to our pond. That is within our boundaries so we would probably build some fences. There is a small fence there now. Like I said, I can get Wayne on the phone for one of our meetings.

Mr. Soriano continued. Zumba is wanting to know when they can get back to group exercise. I've held them off for a couple reasons. One, the concern of those activities indoor but a lot of gyms are getting back to that and it's not looked at as a major problem as long as they're looking at all the other safety precautions, hand sanitizers and cleanliness. We've already increased our filter equipment to where we're putting in MERV-13 filters every time we change out, which are three times as expensive as our normal HVAC filters. We are doing all these things so we could get back to opening up. I do have concern with it because it is a program that's never really met the requirement of being resident run. It is more than half non-resident. Even when we first shut down, we didn't want guests anywhere. I talked to her and she said she couldn't make enough money if there were not guests allowed and that's because it's mostly a guest-driven program.

Mr. Perry stated with the Board action earlier about deferring the usage of space and special events I would think you'd want to push it off until at least next month.

Mr. Soriano stated I will let her know.

Mr. Soriano continued. Tom, I wanted to let you know two things. I haven't gotten quotes yet for the salt cells. They did send me supply numbers. It is a nice system; however,

they haven't given me any idea on install or timing so I wasn't going anywhere yet until they can give me information for that. The longer I wait, we actually lose money. We spend about \$24,000 in chemical expenses. They give us the same rate whether they do one delivery or seven deliveries a month. If I can get it done here before we get to the summer, I can make that up a bit. That system that they're quoting me for a purchase on supplies can handle your one large pool, which is the lap pool. It is about \$12,000 just for the system. If we were to do this, even if they have a good amount of labor to install it, it would probably be the second year before we start seeing a return on investment.

Mr. Davis stated I've had Auto Pilot since 2006 and I have not had to change it out.

Mr. Soriano stated they are good systems. The one I was looking at was Pentair. The biggest problem is they can't do a pool at 107,000 gallons and yours is 166,000, that's why we went with Auto Pilot. The other item is I completely forgot to turn the bubbler on. I just didn't get to it with taking the decorations down and dealing with some of these other issues.

Mr. Horton stated I have a question on sidewalk repair at the amenity center. On top of that it says removal and crushing of old concrete sidewalks.

Mr. Soriano stated we are actually using that concrete. We were crushing it and moving to places like underneath the duck bridges to stop nesting. I've also used it of a couple of sinkholes. We're doing the work, which saves us money too. We do have some more to remove.

Mr. Thomas asked any updates on landscaping for the entry ways?

Ms. Suchsland responded we're holding off with the cold weather because we don't want to plant anything right now. He and I are still working together.

SEVENTH ORDER OF BUSINESS

Audience Comments / Supervisors' Requests

Mr. Horton asked for the landscaping, did the bottle brushes go in?

Ms. Suchsland responded we're going to wait until the cold weather moves out. We're probably looking at March.

Mr. Lanier asked how is the dog park working over there in the new development?
Mr. Perry responded I haven't heard any complaints.

Mr. Lanier stated with it being open and being accessed right into that road, I'm just wondering if Eagle Landing is jumping over there and if there's any issues.

Mr. Perry stated we have dog parks at some of our other districts that have been in place for several years and number one, they're very expensive to gate or keycard with some type of security system so you're always going to have people that aren't residents utilizing those parks. Probably the limiting factor with the one that's being done here is the parking itself. You probably aren't going to get a lot of people from outside the community utilizing it.

Mr. Lanier stated I wonder if that changes with the new development. That's where my concern is. I can't see anybody driving five miles but now with this new community coming in and there's one way in and one way out, I was just wondering if there's any hoopla.

Mr. Perry stated probably to put in some kind of keycard system is going to be very expensive I would think.

Mr. Soriano stated the biggest factor on key card systems is I have to have a way to connect to the network so chances are the only way to do that there would either be to have a cellular service there, which could cost as much as \$100 a month, or get a Comcast box installed there and that would be the cheaper route, but it would still be \$60 a month or whatever we pay for that connection. Then I can get onto a router there.

Mr. Davis stated but even if you do that, there's no door.

Mr. Soriano stated that would be next. I would have to install a gated magnetic lock on that. Your network connection is going to be the most expensive.

Mr. Horton stated we don't know if it would be a problem.

Mr. Davis stated and it's small. You're not going to get 100 people in there.

Mr. Soriano stated the one Andre is talking about is right next to their amenity center so they could have control over it if it was problematic. Ours is out there. Really, it's going to be use at your own risk. If it does become a problem that may be something we have to look at, but it is really tough to get that out there.

EIGHTH ORDER OF BUSINESS

Next Scheduled Meeting

Mr. Perry stated the next scheduled meeting is February 8, 2021 at 6:00 p.m. at this location.

NINTH ORDER OF BUSINESS

Adjournment

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


Secretary/Assistant Secretary


Chairman/Vice Chairman