

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, May 10, 2021 at 4:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

Present and constituting a quorum were:

Cindy Nelsen	Chairperson
Chad Davis	Vice Chairman
Scott Thomas	Supervisor (by phone)
Tom Horton	Supervisor
Andre Lanier	Supervisor

Also present were:

Jim Perry	District Manager
Mike Eckert	District Counsel
Jay Soriano	Operations Manager
Marilee Giles	GMS
Chalon Suchsland	VerdeGo
Brian Hatten	S3 Security
Jen Muntean	S3 Security

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Don Long, 3854 Cardinal Oaks Circle stated I noticed over in the Fall Creek park in the green area there are several sprinkler control boxes which have broken covers. I didn't know if that's something you have a budget to replace or if you have to come to the Board.

Mr. Soriano responded just like a broken sprinkler head you can just report that to me and I'll let the landscapers know and when they get a chance they will pop them in.

Mr. Davis asked are they cracked or is missing all together?

Mr. Don Long responded there's been several. There are some that are missing and some that are cracked in half, so it seemed like a hazard.

Ms. Suchsland asked on the Fall Creek side, or the Oaks side?

Mr. Don Long responded there's one at the corner on the Fall Creek side by the stop sign coming out of Fall Creek that was broke in half. I walked through the park and around and that green area I've noticed one.

Mr. Soriano stated if you can get David to go through when he's doing his irrigation checks and replace some of those. We replace the lids constantly. Over in Piedmont after they broke the fence I had to go around and replace every single one of those lids and I glued them down last time. It helps a little bit. It's constant silly vandalism that we get. The Fall Creek one I'm having a problem with kids pulling up the playground board and there's spikes coming out of it. I may have to start putting some concrete on the bottom of those spikes. It must be 16-inches under the ground, so we keep the concrete away from the mulch. We don't want concrete in the play area. It's gotten so bad we've had to go out every week to replace one of those boards. They're not really breaking them up, they're just pulling them up.

Mr. Lanier stated thank you for reporting that. Please don't hesitate to let us know.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the April 12, 2021 Meeting**
- B. Financial Statements**
- C. Assessment Receipt Schedule**
- D. Check Register**

Mr. Perry stated you are 97% collected on the assessment roll.

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

Mr. Thomas joined the meeting via telephone at this time.

FOURTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel**

Mr. Eckert stated there are several bills that have passed. The session is over now. They do not become law until they're signed by the Governor. The one that you all have probably read about is the COVID bill. It basically sets a one-year statute of limitations for negligence actions that would be filed if somebody claimed the District was negligent and they were exposed to COVID and got sick as a result of some negligence of the District. It's a very high

threshold for the burden of proof that somebody would need to prove against the District. I don't anticipate we're going to see a lot of these cases, but certainly we will keep you informed. The legislature has provided quite a bit of protection to businesses and local governments through that bill. Also, there were bills that passed related to your financial requirements. Your audit is now going to have to have the number of employees and the compensation that was paid to the employees. Also, the number of independent contractors that you use and the compensation there. Budget variance report if you had to do a budget amendment and then some other things the auditors will have to build into that, so we may see a little bump up in the auditor fee because it's changing the scope of what we've asked them to do when we bid that out before. I don't imagine it will be significant because they will probably rely on the manager to provide that information. Then there are some other things. One of the things we're going to have to do is we're required now to have a veteran's preference recruitment plan that we would need to come up with and provide. Also, there was a bill that was passed that allows us to do public notices on a website instead of the newspaper, but there are a lot of restrictions we have to comply with in order to do that so we're going to analyze that and figure out if it actually will save you money at the end of the day and if so, we will dot our I's and cross our T's and move in that direction unless you all just don't want us to. There's nothing that prohibits you from advertising in the paper if you wanted to. Then there are some other things with the veteran's preference. Local governments are required to waive certain post-secondary education requirements if somebody is a veteran, and they can perform the duties of the job. There is also a provision that allows the city or the county to abandon roads to a CDD. Not against the CDD's will, but you may have a platted road that was platted to the City or the County and before the statutory change it was very difficult to get it from the government to the CDD's name and there are CDDs throughout the State that would like to own certain roads so if both the District and the City or the County are all cooperating, they can easily work that out now. We will probably have to bring back some changes to your rules in the next three to four months.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager – Report on the Number of Registered Voters (5,819)

Mr. Perry stated there are 5,819 registered voters within the District boundaries. We are required by Statute to report that on an annual basis. At our next meeting we will have the budget for your consideration for approval. We are working through with staff to see where we're going to fall out for this year and of course we will look at if there will be any impact on assessments or not.

Mr. Horton asked just out of curiosity, how many registered voters are there in Middle Village?

Ms. Giles responded 5,144.

D. Operations Manager - Memorandum

Mr. Soriano stated our pools are open now on that limited operating schedule so that there is a facility that is always available between you and your sister district. You guys were open today and tomorrow your facilities will be closed whereas on this side we will have staff for the families and the kids Tuesday and then Friday, Saturday, and Sunday both facilities are open. Once we hit Memorial Day weekend everything is open full blast from then to when kids go back to school. Our usage numbers are starting to tick up as are the cards being printed. We have about 500 cards printed, which is about half of a busy month in year's past but it's much higher than last year. A lot of the people that moved in last year that didn't come to the pool are coming to get their cards now because everything is getting back to more of a normal. We did have our first clubroom rental last month and everything worked out well. I don't see rentals jumping up right away. We're getting questions and potential bookings, but with the capacity limit I think that would stop a few people so that may be why we're not going to get one every weekend like we typically would. With that, I did get a couple questions. We're back to our patio being available and our pool is fully open, and our clubroom is now open for rental and now I'm getting questions about our group fitness room. I have not opened that yet and I did let our instructor know that I would bring it to you guys to discuss. That is a little different to me, but not only that, one of the issues I had before we even shut down was when we shut down they were still doing classes and wanted to do classes and put in place social distancing but the biggest problem was we weren't allowing in guests last year and that cut her out completely. She can't do business without enough people and that includes guests. I'm not in a

hurry to go back to that. We do allow guests, but to me when a program is a majority of guests, that's a little different so for the last two years I've actually been looking at whether or not we should continue that program. The shutdown kind of forced it to stop, but they are asking about when they can get back to those classes, so I wanted to have that discussion with you guys.

Mr. Davis asked this is a for profit class, which is predominantly people outside the neighborhood.

Mr. Soriano responded the instructor does live here and I would say on average, more than 50% of that class is guests. She does pay for guest passes. If you remember, we gave a discount for Zumba to buy packages, so she uses that every time. It's the same thing we do for pickleball.

Mr. Horton stated you maybe ought to balance it out and say if you're going to have a class or pickleball or something like that and 50% of the residents showing up should be Oakleaf residents.

Mr. Soriano stated that's the expectation I gave them from the start. I don't have a way to sit there and control each class. The same way we didn't want to get into charging by how many people came in and get too involved, but that is the expectation that all programs should be focused on the residents. If it's not resident run, then why do we have it?

Mr. Davis asked what are your thoughts on it?

Mr. Soriano responded I'm looking for your thoughts because I'm not big on continuing it if it's not resident run. I've mentioned using that room for other things. I know it's always been a great idea to have an aerobics room.

Ms. Nelsen stated it just hasn't been utilized.

Mr. Soriano stated we've been open for years now and if you remember when we first started, we had this big list of programs. We had a whole bunch of instructors that gave out free classes and we had people showing up, but when it went toward charging for classes a lot of instructors couldn't continue their classes because they couldn't make enough of an hourly rate because they couldn't get enough people coming in. When it's free, it's different and the only way that works out is if we're footing the bill to pay hourly people to give these classes. It is a nice amenity to have, and the room is designed specifically for that, I just don't know that we'd be able to utilize that.

Ms. Nelsen asked what is your other recommendation for the use of the room?

Mr. Soriano responded the one thing I thought would get more guaranteed use is that becomes the cardio room. We move the treadmills and ellipticals in there and we get more rowers. I would have more space and I could even space those out, whereas right now we have every other machine shut down still. We could get away from that if we wanted to, but that's how we've been running. We've had people ask about making a stretching room or abdominal area. That is a big room, and I still can't guarantee it's going to get 5 to 10 people in there at a time using it throughout the date just for those things, but if I move that equipment in there I can and then it gives us more room for things in the free weight area, machines that people have asked for before.

Mr. Lanier asked what is the average class size?

Mr. Soriano responded I believe it would be around 12 or 13.

Ms. Nelsen asked there is a class here, right?

Mr. Soriano responded the class here is yoga so it's a little different and they're generally around six to eight ladies. This one they don't pay at all because this district doesn't take a rental rate from them, so it is set up a little different. If she were to be stuck behind something like paying for guests, she may not be able to do it, but right now she's not paying for anything.

Mr. Davis stated I'm in favor of using that room to expand cardio and things like that. You've already mentioned you've had interest in adding some free weight type stuff. You kill two birds with one stone.

Mr. Horton stated I like the cardio idea too.

Mr. Soriano stated I can bring back some ideas because we're obviously going to have some expenses if we're going to buy equipment. People would use it, but that is something we have examine if we want to spend \$10,000 or \$20,000 to buy a couple more pieces over here. Until then if you wanted to open the group fitness we can.

Ms. Nelsen stated I'm not sure if we want to open it if we're not going to continue that.

Mr. Davis asked wouldn't the free weight stuff be less expensive than the cardio and treadmills?

Mr. Soriano responded yes; those machines generally are less expensive.

Mr. Davis stated if you take what we have in there now and put it in that room and spread it out the way we discussed, we have enough to probably fill that room.

Mr. Soriano stated yes, I don't know that we need to buy a \$5,000-\$7,000 single piece. We might be spending that on multiple pieces, but yes cardio machines by far are the most expensive. We saw that when we were buying our newest treadmills and those are only a couple years old.

Mr. Thomas stated I agreed with Chad. I'd like to turn that into a cardio room. The only other piece I think we could add is another rower. I think we have enough cardio pieces and if we are expanding the free weight area, maybe get some kettle bells.

Mr. Soriano stated I will look at those. I will bring back some ideas and I'll tell Zumba we're not going to continue that program. I have allowed her to start her program in the pool, which she has done in years past. It is adult only. She doesn't pay us rent for that, so she does make a little more money and that is not during normal hours, so it also doesn't take away from residents being in that spot. I don't know that she will want to continue it next summer if she's not in the other location, but we will leave that to her.

Mr. Soriano continued. Moving on to the operations side, I do have a couple of things for you guys to update you on projects. I'm hoping we can start the bridge work this month. There were a couple items I was hoping to pick up last week such as scaffolding. We are going to suspend that above the fall out structure there so I can work on that without trying to hold up a few hundred pounds of steel and aluminum. Hopefully we will have that in this week. I had to go with a new supplier. Regarding the parking expansion, I did get more information from different people. If you remember, the only way I can get this expansion done now is I am basically playing the role of that coordinator/contractor. I have one grader doing one job and he doesn't do anything else, so I have to pay the grader. I have a rock guy coming in to bring the crushed limestone because the grader doesn't supply that. I have a curbing guy that is separate, and then our asphalt guy did agree to keep the work and he's given me his new rate on that. Once I had all four of these guys up, I am still hoping I will be a few thousand under our original price. I even gave them our detailed breakdown of our original bid so they can look at it and say these guys were offering to put in 8,000 square feet of asphalt and this is what it was going to cost. I don't have final prices, but that is the idea. With that being said, I went back to the asphalt guy to see if he would give me a lower rate on the sealing. He hasn't agreed to it yet, but I asked him for \$6,000 for the track. He was at \$7,000 before. I'm hoping I will be far enough under to stay under that not to exceed for that parking lot project, but I did want to

mention that to you guys to see if you agree with going forward, or if you wanted me to do it once our asphalt sealer gets in. I have not been given a date yet. There are still apparently trucking issues, so I don't have that asphalt yet. I would like that job done so I don't know if it's something you guys want to separate, or just leave it as part of the parking lot expansion.

Ms. Nelsen stated I'm fine with having the contractor do it.

Mr. Soriano stated once the asphalt equipment comes in, I'm keeping that because we still have a big parking lot that is old and getting cracks here and there and then we have a whole other parking lot we haven't addressed at Village Center so we will make use of all that and it will not be wasted. Last I heard, I still have a two week wait for our chipper so hopefully this month I will have it. We have some more piles out there because we are doing some trimming and that will come in handy.

Mr. Soriano continued. The other item on there is the discussion on policies, which we went through pretty good at the last meeting. I did revise them, so you have those in front of you that include the wording we discussed last time. The first part is the dogs on the property. There is a section in there in which the bullet points will not be needed for your set of policies because those are for your sister district so you will have the top portion, and the portion that talks about the Clay County ordinance keeping dogs on leash and picking up after them immediately. Then we have our dog park rules, and I did place an order for the signage based on those. The rest of these I will ask as we're going through them tonight or this next month, if you guys have any concerns or changes you might want me to throw in there for some of these other items, we were planning on finalizing this next month with our rate hearing. If you remember, we have to publicly notice that since we're taking the buy-in from outside the district that amount up and we're also taking the clubroom rental rate for prime times up \$50 so we have to do that rate hearing. That is set for next month, so we still have a little time. I just want to talk about any changes really quick. There was a section on the adult children in the household, so I did two things here. I changed the wording for the children in the household to say adult children family members because we've talked about the cases of grandparents or in-laws moving into the house to extended family members. My concern are the cases of multiple families within a household. We are going to have to go through the steps of asking them to prove their residency through an active driver's license or State ID that show a District address. Then, the homeowners such as mom and dad or whoever is listed on the paperwork will sign

an affidavit attesting that they reside there. There's only so much we can do to prove it, but they will attest to it and we will work on some wording for that affidavit. It even has threats in there that if we find anything different or there are fraudulent things there, they are at risk for losing their amenity privileges. We will have them do this every year. I did take out the age limit. We talked about two separate age groups; a young group that are fresh new adults and the older adults that can't be claimed for anything such as health insurance, IRS reasons etc. We couldn't find anything from any other districts so we really couldn't come up with anything that we think will work legally for right now. I also don't want anybody to think this is a major problem, that we're having hundreds of these people come down. We have seen a couple of problems over the last couple years and I do see us getting more with the growth in the neighborhood, but I don't know that it's such a problem that we can't address it right now with these policies. We can keep it on hold, and we will look at other districts and if somebody else does address a problem like this and we have some precedence someplace else that makes it easier for us, but if not, we would be one of the first ones to actually create a rule. I think we've decided it's easier just to strike that. We are good for the caregivers. The other change is on the back page regarding personal recreational vehicles. This was talking about the motorized vehicles on property. I did leave in the wording for skateboards, roller blades, scooters, golf carts and any other motorized vehicle on District property so the bicycles were okay. We will instruct our staff to do the same thing. If somebody is riding on the track and they're getting a little crazy, we're going to go talk to them. We don't want any safety issues. Along with this wording, unless there are any questions or concerns that you guys think of in the next month you can send them to me by email and we will throw them in there and we can discuss them before finalizing next month. The last one on there was the drones on District property and I did leave that in there. We did find out that we are limited here in Oakleaf so the people that argue that they're allowed to fly their drones, because of Cecil field we have protected airspace and they cannot fly here at all and on your side, we're supposed to file a complaint with the program, so there's really no flying. If they're flying from their house, we're not getting involved, but if they fly over our property, I can't do anything because it's airspace, but it is controlled by somebody else. We don't want them taking off and landing from District property without contacting us. If they've done everything correctly and they have all their paperwork in place, then at least we know and that will be one thing so if we

have somebody that is there for promotional reasons or something like that, it's a little different. That's why I left in there, 'without written permission'.

Mr. Horton stated I know it's not our side, but over here it's in the airspace and I understand that, but there was a time you could just call the control tower and tell them you've applied for a certain level.

Mr. Soriano stated with one of the biggest drone companies, you can just click on a link and file right there and it'll return pretty quickly with all your information saved in there so on your side you would be able to if everything is done properly. I don't know that it includes all of Double Branch, I just looked at the amenity centers so they're covered but if you get closer this way toward Cecil Field you can't fly over it, even with a contract.

Mr. Horton stated there's also a regulation that each drone has its own identification.

Mr. Soriano stated that was a little bit of an argument. They do want to track it with GPS so we will see how far that goes, but that's what they want for all drones that are like that, to have the ability to attach to your phones. There is a weight limit also. This is not directed towards those small recreational things kids use. FAA says differently, but that's not what we're looking at with this rule. Right now, I'm having a problem with drones that are flying above the tennis center. We have had one above your pool before and that bothers people, but we're just trying to get away from the bigger problems.

Mr. Soriano continued. There's one rule I'm going to do that is an internal operations thing. I may put wording in the policy for it. It wasn't something we discussed last month, it was something my advice group came back to me and reminded me of that we have dealt with in the past and that is coolers. I'm going to put wording on the size of a cooler, but it will be vague that the size of the coolers may need to be checked at the front desk and there will be a limit on that size. You don't have as much of a problem at your district but here we do. People bringing large coolers with a full day supply of food and drinks. Drinks become the bigger problem, especially since we have the adult only pool. It's one of those things that if we're not having a problem, it's not that big of an issue but we had gotten to a point one year where a group over here wanted me to get permission for them to check coolers and we're not going to do things like that. I'm not having them play police officer or anything like that, but if you're inebriated out there, it doesn't matter whether we saw it or not, we are still allowed to ask you

to leave and that's what I try to get through to them. Last year was a little better controlled because we didn't have any food or drink allowed so you couldn't bring coolers at all.

Mr. Lanier asked are you going to touch the rate increase?

Mr. Soriano responded we did leave it at \$2,200 for the outside buy-in. That was what was suggested last month. I think that's what we publicly noticed also. Then we took our clubroom rentals for prime time, which is Friday, Saturday, and Sunday up \$50.

Mr. Soriano continued the last thing I have for you guys is I finalized our security organization. If you remember, there were two left that I was working with. I did go with S3 and I have them here to say hello and if you guys have any questions or concerns for them, we do have a very quick changeover and that was part of deciding on them is we gave notice to the old company last month and they are done as of the end of this week and I needed them to come in and basically take over so it's a little tough but they are working to get it done so we're not without presence for an extended amount of time. If you recall, these are the guys that came across a little more professional. I added everything together and their rate ended up being lower. If you remember, we had these weird rates that were higher, and I had mentioned it was because of the size of the property and we talked about golf carts. That's what it was, it just wasn't detailed in there. So, that increase was per hour if they provide the golf cart, which is not a high charge. It was \$4 an hour extra, however once we figured out how many hours we actually use, we can just buy our own golf cart and I do think that's something we need to talk about. I think the important part is getting them in the door first and getting them started, however I think that would be a benefit and a good asset to have. I would not put them in our gas golf carts that we use now that are made for maintenance and janitorial. They're usable, however that's not the image I want to give to the residents. If they're having contact with residents, I want a nice clean vehicle and maybe label it Oakleaf Security, so it gives them a better look. I think it's something we can afford and it's there for just the amenity center so it's battery operated. Whether we want to do that tonight or down the road, I think the important part is getting them in.

Mr. Horton stated from my point of view here, we're looking for a company that will go out there professionally and make sure the rules are followed on our grounds and I hope we're getting something that works that way. The past company hasn't done much at all so that's what I'm looking for to ensure the safety and that the people that are using the grounds

are people that should be out there, our residents. I really can't stress that enough. You can provide that, right?

Mr. Hatten responded absolutely.

Ms. Muntean stated I'm the general manager and I've been with the company for eight years. Our account executive is here as well. Brian Hatten is our field manager. I think the biggest thing Jay brought to us is the quality of service. The quality of the officers, professionalism, are you getting what you pay for, how do you know the officers appear, what is the reporting mechanism, and things like that. Our company really is a step above from what I think you're used to and what you've been getting. We're very tech enabled. Company phones are company phones. There are no officer phones, and our apps are loaded on the phone so our clock in and out is by app on the phone and they can't be checking in down the street or anything like that. Our dispatch center calls in and the officers have to call in on shift and off shift and they get status checks throughout the night from our local dispatch center as well. I think those are big pieces and I think from the quality of service, that's why we have Officer Hatten. I specifically wanted him to come, and we will be coming to your meetings in the future whether that's myself, an officer, or our account executive to see how things are going and are we getting done what we need to get done. From a reporting aspect, again, everything is loaded on the phones so whatever tasks you guys need us to do, they will be on the officer's phone, and it pings them. We're walking the property with Jay and we're going to do that again before we get up and running to ask what tasks we need in the phones and then you will see the outcome. The officer will get the alert, they go out and perform the task, they can take pictures and we can do QR codes, which would be something we wouldn't be able to get up and running by Saturday with the rush start but if that was something you guys wanted to put in place to make sure the officer is hitting each location at a certain time, we can certainly do that. It'll just be a work in progress to see what you guys want and what you really want to enforce and not enforce. We have the rules and regulations of the property. I'm going to make it much smaller. I can't give the officers a nine-page document because they will never get anything accomplished, so I will take that down and say here's the top 10 points and I will get with Jay on it and he can add anything or take anything away. With how sensitive and how forceful you want us to be with the rules, I think that will be a work in progress. Some residents, no matter how nice you are with them they are just ticked off because they don't like

the rules and they don't want to be told what to do regardless so anytime that does happen I'm happy to look into it and I'm happy to speak with the residents. Just let us know. I think communication is key on that so if there is an issue, we can address it.

Mr. Horton stated I like that you mentioned the communication part, because that is an important part. They have to be professional with the residents at all times and not get testy with the residents because when they reach that point, that's when you call the Clay County Sheriff's Office.

Ms. Muntean stated correct, we always like to deescalate. We're not here to make the situation worse. Most of the residents get it and they comply, but you have the few that just are not going to be happy. We review the report on a daily basis so we're looking at them to and can say we need to retrain the officer a little bit if they're slacking in their reports. We have supervisors on every night as well. Officer Hatten is one of our supervisors and he knows the job and knows the field because he came up through the ranks. He didn't just come on not knowing the job so getting out there with the officers and training. We don't hire somebody day of and just say here's your post, go work that post. There's a training that we have internally and then they have onsite training as well. We're constantly recruiting because it is a constant need that we have.

Mr. Davis stated I think a lot of it is onsite presence. The Oakleaf Athletic Association has our board meetings and they're nice enough to let us use this facility once a month in the evening and it will take us 15 to 20 minutes to find the security guard that is working the area to unlock the door. It takes five of us to find someone. Presence is key through the day and the night.

Ms. Muntean stated our dispatch center is local here in Jacksonville. I'll leave that up to Jay and how he wants to disperse that, but it's an 866 number so you guys can call if you come out and you're looking for somebody and then they notify the officer with their company phone that they need to meet you at a particular location. The call would also be recorded so it's in the report. With you guys being open to the golf cart, it is a large facility. It is presence like you said and people want to see them, and we want to be able to get all of the areas. I think we would be able to cover more grounds and you would see each officer at more touch points throughout the course of the day. We have magnets that we can put on the golf carts that say it's a security golf cart.

Mr. Perry stated at the last meeting you did authorize Jay to review those proposals so if we could just get a motion to approve the security proposal with S3 and allow staff to enter into a contract.

On MOTION by Mr. Davis seconded by Ms. Nelsen with all in favor the proposal from S3 for security services was approved with staff authorized to draft an agreement and the Chair was authorized to execute.

Ms. Nelsen stated I'm all about going ahead and getting a golf cart.

Mr. Davis stated I'm fine with that. It makes them more noticeable and gets them from point A to point B quicker and they're able to cover more ground in a shorter amount of time.

Mr. Lanier asked do we have room?

Mr. Soriano responded now that we cleaned out that area in the back, we could put that in where the pool house was. Soccer and I-9 have moved a lot of their bigger equipment over to the storage area. I would say I'd put it in the storage area except we're already starting to pack that up, and I also don't want to leave that open because there is a lot of other equipment in there. If they're in the pool house they have that little gate they can go in and out of. It's not cool because we don't have AC in that building, but at least it's a little more temperature controlled so soccer does keep the paint in there for the lines.

Mr. Davis asked did we build a building for I-9 and soccer to store their stuff in?

Mr. Soriano responded no; it's not going in the building. I'm going to fill that up. Once we finish putting up the building and we looked at the fencing, if you remember I have a good amount of space behind that building next to the basketball fence, so all those goals are going to come off every year and that's going to help with vandalism. They're not ours, but they sit out there, and we constantly have to move them around for the landscapers and they get torn up by the residents. At the end of the season, you'll see that they've already started moving stuff in there. It is locked and secured.

Mr. Lanier stated with having room, I'm definitely on board.

Mr. Soriano stated if everybody agrees I'll bring back from pricing for proposals next month. That is it for my report.

Mr. Thomas stated I have a question. I'll have to send you some pictures that a couple of neighbors sent me. Some of the borders at the playgrounds are being brought up and disappearing.

Mr. Soriano stated the problem is the kids pulling them up and throwing them out. We did get a lot of those recovered. Every once and a while I'm sure they hide it pretty good on us and they disappear, but like the playground at Fall Creek just across from the Oaks rear entry, every week we're going in there and repairing those borders and spiking them down. They are large spikes. I think I'm going to have to look at putting small concrete footers on them, they just have to be low enough because they're not supposed to be in any of the mulch, but that they may be the only way we can stop these kids. It's silly vandalism. They're not really breaking the borders, although I have had one or two that have been cracked from yanking on them.

Mr. Davis asked how many spikes are in each section?

Mr. Soriano responded there's two for each section of border. They're four-foot-wide borders that connect to each other and there's the spike that drives in and connects it. I'd probably say Fall Creek has somewhere between 50 to 60 of these spikes. We do go out and replace them about every week and we've recovered most of them.

Mr. Davis stated concrete underground would help. You'd have to do one in each section.

Mr. Soriano stated the borders are not required to be there, but it does look nicer, and it stops the mulch from going down into the grass, so it does give us that defined section. It is a lot more money when we have those little things involved.

Mr. Davis asked do you have other neighborhoods with parks that have something other than the borders that we have that works?

Ms. Suchsland stated I can look at Rivertown.

Mr. Perry stated I think they have the same thing.

Ms. Suchsland stated I want to say they do too, but I can investigate and get with Jay.

Mr. Davis stated something that would not be too fickle for you guys to deal with but would help us not to have to deal with this on an ongoing basis.

Ms. Nelsen asked did Silverleaf get finished up?

Mr. Soriano responded no. The playground unit itself is finished and I think we're going to split up a section. We still have it closed down, but kids can play on the playground. It's the wooden pieces I'm still waiting on, lumber and mulch deliveries. It's another one that we made bigger, so I just need to mulch that. We can have VerdeGo, but it was easy and quick, and I have that timing line so I'd rather not move the mulch to put the wooden playground in, but if we have to, we can always put it in now, open it up, and do the wooden section later.

SIXTH ORDER OF BUSINESS

Audience Comments / Supervisors' Requests

Audience Comments

Mr. Don Long stated with getting new security and new things going on, I don't know if you guys are on the Oakleaf Facebook pages, but maybe some kind of update to let residents know what to expect. That we're going to be concentrating on checking IDs or we're going to be looking at whether your dog is on a leash or whatever because lately there have been a lot of comments about people's kids being asked for their ID and they were sent away. Just to get the word out.

Mr. Horton stated the minutes are posted every month on the website.

Mr. Davis stated I get what he's saying. People are more on Facebook.

Mr. Soriano stated I sent out the emails and actually for the last year that's been a big one. We've been constantly reminding people, if you're on property you have to have your ID. We've been doing that since the beginning of the pandemic just because that's when we started to notice the problems were worse than what we thought they were before. A good amount of people out there don't live here so we've been sending that out in email constantly. You can actually take that little Facebook button on the bottom, and you can send that out to Facebook because I don't have my staff on Facebook.

Mr. Lanier stated so we like what you're saying, we just need to be careful with doing that.

Mr. Soriano stated we do post it in multiple places, we're just not going to get on Facebook to post that, but it can be shared pretty easily.

Mr. Lanier stated if you get the email blast, if you could post it to Facebook to the resident's page that would be wonderful.

Mr. Don Long stated I don't get the emails.

Ms. Nelsen stated the sign-up link is on the main website page.

Mr. Soriano stated on www.oakleafresidents.com on the front page you can put your email address. It's not like the HOA ones where you can to give passwords and register or anything. You can just sign up. Just sharing how easy it is to sign up for that is always helpful because we've heard how many thousands of people live in our neighborhood, and right now we have about 4,800 email addresses in there, so we know we're not even near all the households. I can plan this next week to send out an email reminding people these things are in place and we will have a new security group. This is something that has been asked for by residents over the years because they're unhappy with our security so maybe it will be received well, however a lot of people probably won't receive it well because it also means we have these expectations that they're going to enforce the rules. Even our residents that are good residents come down and don't have their cards and things like that and it creates problems. That is what the security team is going to be expecting.

Mr. Lanier stated so nobody is tasking, but I would request maybe if that's something we could have you take a look at and just attach it to the Oakleaf Facebook page I think that would be wonderful. If you have any questions, all you have to do is ask. Obviously, Jay is easy to get to.

Mr. Don Long stated from time to time I will go on there and somebody is saying something about this rule or that rule, and I'll go down and try and find the rules if I have time and I'll point it out and post it.

Mr. Lanier stated what Jay sends out will answer a lot of these questions.

Mr. Davis stated the new policy considerations will be helpful as well.

Ms. Muntean asked were your amenities closed last year because of COVID?

Mr. Soriano responded we only closed down for about two or three weeks and then we opened up with capacity limits.

Mr. Robert Morales, 3165 Wandering Oaks, are we going to keep the white fence as well as the brown and black fence at the dog park? It's not very appealing.

Mr. Soriano responded I looked at that when we were putting in the wooden one and it looks weird because you have the white split rail in front, and then the wooden one in back. We could take it out and use it plenty of places, but then you have this part where it's split with

the nice black chain link and wood and stained woods on the right-hand side and then you have the white vinyl so it will look a little odd. I was actually thinking about getting with the landscapers and putting some plants and trees in between.

Ms. Suchsland asked can you paint vinyl?

Mr. Soriano responded vinyl doesn't paint very well. When it heats up it's going to peel.

Mr. Davis stated it's not going to last forever but there is a vinyl paint out there.

Ms. Nelsen stated I'd rather have it consistent with the neighborhoods and put the landscaping in.

Mr. Soriano stated that is something I can work with Chalon on to come up with some ideas. I had already looked at maybe some bushes along that and some myrtle trees.

Mr. Morales stated I just don't think a resident would be able to have two different fencing facing the street from their house, but that's beside the point. The other thing was that neighborhood that is being built, did they ever decide if they are going to buy in to our amenity center? I know we can't stop them legally, right?

Mr. Soriano responded we can't stop them from buying in at whatever rate we have in place at the time, but their thing is they were looking at a special deal to make it worthwhile to them but we can't really do that so unless they're agreeing to pay for all their homes, we're not looking to do anything for them.

Mr. Morales stated kudos to the new security company. The other one was not very professional.

Ms. Nelsen stated while we're on Nature's Hammock park, what is that back there? Is it a culvert or a drain?

Mr. Soriano stated that is the last bit of fencing I am waiting on. If you guys notice the double gates on the gazebo are all in and there's a big picnic table. We will have benches to put in place to sit down with your dog before you go into the park so you have that double gate where you walk into the gazebo first and then there's another gate for you and your dog to go through whether you're going into the little dog park or big dog area. In the big dog area we have that big culvert that constantly floods. That drains out to that pond that is in the woods. We were able to dig some French drains around that to help with drainage a little bit, but we will have fencing that goes around that to stop the dogs from getting to it. I'm probably still

going to have to put up a sign to make sure people understand their dogs can't drink the water because we use reclaimed water. Those are irrigation runoff ponds there, so that's what it's going to, but it's going to be fenced in around the majority of the area where the water sits.

Mr. Lanier asked are we supplying water at the dog park at all?

Mr. Soriano responded no, if you recall I did bring you guys some fixture ideas and prices and we said we just wanted to start with the dog park. That is something we can move to. I don't believe I have regular water, it's just reclaimed, so we would have to install a meter. It would be one of our only parks that we have any type of water coming in. I will warn you that even in our field house we have to get on people because I see them let their dogs get up on the human water fountains so we will get one that is designed appropriately, but that would require us putting in a meter. It's not hard though because there is a regular line that runs into that neighborhood.

Supervisor's Requests

Mr. Lanier stated at some point I'd like the Board to consider naming our new parks or our new trailways for Oakleaf residents that have done good things for the community. We've got the new park right there across from the amenity center, we have the trail, we have the bridge. I think that's something we could do our due diligence with and have it in the back of the mind to make it a little homier for the residents.

Mr. Horton stated I sent an email to Deputy Pryor to tell him we were having a meeting and I haven't heard from him; I assume you haven't either, Jay?

Mr. Soriano responded no.

Mr. Horton stated so I would assume he hasn't found a building yet. What is going on with the pool chlorine?

Mr. Soriano responded we are not having a problem with our chlorine right now. I won't start buying our feeders. I wish everything could be done to get those switched over to salt units before the summer because the pandemic has created a chlorine shortage in the US. It is not affecting us. It will affect us slightly because the way they get around it is we have delivery fees, so we pay the same in our contract whether we get 200 gallons of chlorine or 1,000 gallons. They charge us a truck fee each time they come to us, so we may see an increase on that but that is another reason I would like to get away from the chloring usage. I started

doing a purchase list for the feeders and temperature controllers, but not the salt units. The salt units, once everything is ready, I have to come to for approval because some of those units are \$12,000, which is beyond my amount. The big part for your side is your slide pool. I have a leak in there that has to be taken care of. Crown Pools has done their diving and they can't find anything in the marcite shell. I am bringing in Red Rhino who will do a diving and listen to the pipes. It could be a case they have to dig up a section of the pool if that's what they find, but they are very good at finding those leaks. Right now, I'm using so much in water that if I put salt in there and replace it with freshwater, we wouldn't see any savings so it's kind of nice having the all-inclusive from Poolsure. It seems every month you hear of something else that was affected by the pandemic. It's going to be here for a while. I'm still waiting on lumber prices to come down. If you've noticed, for the things we have been building, the lumber is horrible.

Mr. Davis stated OSB is \$40.25 a sheet.

Mr. Soriano stated it's not just the pricing, it's the quality of it. They're trying to get it in and out quickly and we're getting warping on a lot of stuff within a few months that normally takes years and we're seeing problems with deliveries, supplies, things like that. We've got our own feeders and our own controllers because Poolsure controllers do not work well. My lifeguards have figured out how to check them every day and work on them if they need to calibrate them and fix the pools to make sure we don't have pool closures.

Mr. Horton stated a resident sent an email mentioning there is still a problem a sprinkler on Wandering Oaks and there's dirt on the sidewalk, which I'm sure they will take care of.

Mr. Soriano stated that was the one at the exit of the Oaks.

Ms. Suchsland stated that has been done.

Mr. Horton stated he also mentioned the decorative fence at the Oaks entrance is broken, the black wrought iron fence.

Mr. Soriano stated that was done last month.

Mr. Horton stated you mentioned oak trees being trimmed along the loop road.

Ms. Suchsland stated it's an ongoing thing.

Mr. Soriano stated when I respond to them, I don't copy you guys when you're in multiples like that, but I did respond to him.

Ms. Nelsen stated we trust you to handle it.

Mr. Soriano stated with the oak trees it's a little more helpful when he tells me which ones, not just go down the whole road. If there's one that's a problem like if you're out riding and there's one branch that's too low if they can't get to it when the mower is out, there's a gentleman that goes around in a golf cart and he will take a saw to it.

Mr. Horton stated I see there are a couple of vandalism things here. Are there things that have happened around the soccer field?

Mr. Soriano responded most of what is going on now is like Fall Creek, silly little vandalism that is just a result of too much free time on their hands. We are having a little more graffiti issues. The hard part is that means I have to get them out pressure washing more. Right now, we're busy with a lot of projects but it's not a huge costly issue and we know it's going to happen, but we are starting to see a lot more of that. We still have kids that aren't in school and it's getting ready to be summer so we will see an uptick on that.

Mr. Horton stated I noticed where we're putting that bridge in the white fence somebody has trashed all the caps on the posts.

Mr. Soriano stated I usually order those boxes that come with 400 or so caps at a time.

Mr. Thomas stated I was approached by a couple of residents these past couple of weeks about when the pools are up and running, I think they were trying to wheel and deal with the Board because we lost some swimming days last year, so they'd like to add maybe an extra five free passes on their cards when the new season initially starts. We did lose a lot of time during COVID with the pools being shut down. I don't know if that's something anybody else would like to consider.

Mr. Davis stated I'm not interested in doing something like that. We didn't create COVID, and we didn't shut it down arbitrarily, we were told to shut it down. Those residents just like everybody else will just have to deal with it.

Mr. Soriano stated that was last year, that didn't affect anything this year. The passes are done just like everything else year to year.

Ms. Nelsen stated plus I'd like to wait until school is out and see what capacity is going to be.

Mr. Soriano stated yes because right now I do have concerns that we are going to get pack to that packed status out there where we may have those days where we're asking people to wait outside. If you remember, one of the last things we put in place in 2019 was that double up on weekends. We really wanted to try to deter people from bringing guests on weekends, so we made your guest passes cheaper, we made a way for you to get smaller packs, so you didn't have to buy that big \$60 pack, in return though we set it up to where for weekends if you brought a guest you had to use two passes for every guest. That was the deterrent and that helped. We didn't have any weekends we had to throw those people out but if we get back to that this year then we have to look at that again. That's also another reason we're looking at the rate for buying in from outside. I have more people asking about that. KB Homes is building a neighborhood behind Home Depot, and they advertise on their website how to buy into our neighborhood for \$1,800. They don't have amenities like we do. We're going to have a lot more people here and we already have new families coming in. I don't know that we should look at giving in return for last year. Last year it's hard to say we lost time. We didn't allow guest, but if you recall, once we opened, we stayed open. Normally in April we're only open weekends but we stayed open with pool monitors. We didn't have the slides or spray grounds open, but the pools were available. I don't think there every came a point we had to tell people to wait due to capacity issues. I had the sign-up sheet where you could reserve hours to make sure everybody could come in and we never had to put that in place.

Mr. Thomas stated okay, I said I would bring it up and I brought it up. I heard through the grapevine the other neighborhoods were now using our amenities as a selling point and quite honestly, I don't appreciate that.

Mr. Davis stated I don't either. I agree with you.

Mr. Eckert stated there are certain parameters we have to pay attention to and when we have the public hearing we will walk through those parameters. The other thing is you can adjust after this hearing at some point in the future, you just go through the same process, but I certainly understand the concerns of the Board. We just want to make sure whatever fee you have is defensible.

Mr. Thomas stated it's also the fact that we now have a brand-new security company, and I don't want to give them more problems.

Mr. Horton asked are there any buy-ins so far this year?

Mr. Soriano responded yes there are either four or five as of last week and I had a couple from KB Homes this week asking about it. There was a lady at the fitness center this weekend arguing with the front desk because they explained everything to her on the website and that's how we found out it was on that website for that neighborhood. It doesn't explain the other rules. The other family members that could be living with her. We have to treat them the same way. If they buy in from that house, they're going to provide a driver's license that connect them to that house. I don't think she liked that part.

Ms. Nelsen asked is everything spelled out in our policy that it's not prorated, and the period goes from this to that?

Mr. Perry responded we just don't pro rate them at all, it goes by fiscal year.

Mr. Davis stated but we can change it any point as long as we go through the process?

Mr. Eckert responded yes; we can change it. For rates you have to go through a specific process. Policies you can just change at any point that you want. Even when you go through the rate structure it's 60 days.

Mr. Davis asked we're going to revisit this rate next month, right?

Mr. Soriano responded we're going to do the rate hearing. We noticed it at \$2,200. Whether it's next year, we can always look at it again if this becomes a real problem.

Mr. Davis asked and again it's a 60-day process as long as we can justify the process?

Mr. Eckert responded correct.

SIXTH ORDER OF BUSINESS

Next Scheduled Meeting

Mr. Perry stated the next scheduled meeting is June 14, 2021 at 4:00 p.m. at this location.

SEVENTH 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