

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, July 12, 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 (by phone)
Scott Thomas	Supervisor
Tom Horton	Supervisor
Andre Lanier	Supervisor

Also present were:

Jim Perry	District Manager
Mike Eckert	District Counsel
Jay Soriano	Operations Manager
Chalon Suchsland	VerdeGo (by phone)
Crys Grizzle	S3 Security
Marilee Giles	GMS

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. Jim Haynes, 468 Hearthside Court, stated I'm here on behalf of the pickleball program. I just wanted to keep that topic on everybody's mind a little bit. The program continues to grow, and it is wildly popular in a lot of communities and we're hoping to build enthusiasm. I anticipate at some point, maybe before the end of the year that we might come with some good pricing and make a proposal to convert one or two of those hard courts to a permanent pickleball court, or maybe two or three of them. I wanted to see if there was anything we could do to make that an attractive proposal.

Mr. Horton stated bring money.

Mr. Thomas stated I've done a little research, and it is quite a popular sport. I think we would like to just start off with converting one of those courts, but have you had a chance to

get quotes? I'd like to go ahead and get a proposal and then we can vote on it. Even younger kids are starting to play it a little bit and I think it would be good for the community. We have to talk numbers though with the skyrocketing cost of everything these days.

Mr. Soriano stated it's going to be at least a \$10,000 venture to do one court. The quote that she had mentioned of \$7,000 or \$8,000, I don't see us finding anybody out there unless we find someone that does this as their hobby. My biggest concern is we would get a better rate if we're doing it all together and decide that we're going to do two courts. These plans are some of the ones that we based the painting off of years ago. There has been an article written about different municipalities, parks and recs that have changed their tennis courts and set up that pickleball and tennis sharing. You'll see on the first page is the diagrams there with the set up that we have where the lines are on top of the tennis courts. If we wanted to make a change and not have tennis usage and actually dedicate the paint to pickleball, it's going to be a little bit different than those diagrams. If you notice, they can squeeze in four courts on one tennis court. I think that is a little tight. They mention a better plan, but they don't show the diagram. That would be to take two of our tennis courts and spread them out a little bit where there are three along the back and three along the front so we can get as much as six full regulation pickleball courts in those two tennis courts. The paint is still going to be at least \$10,000 on each side, but we get a better deal if we're doing all of the work. I can start working on quotes. You'll notice they mention in there the design of fencing. Tennis courts are built with angled in fences in the back and we would have to cut a lot of that out and straighten out the back fence and gates that are there. That gives them the ability to have those pickleball courts pushed back a little farther. That's going to be a good amount of work there and fencing supplies and labor so there's going to be costs involved there too. If we really wanted to do it and look down the road, whether we want to wait until well after we're done with our budget and getting into this next year, possibly even December bring the pickleball folks back and we can vote on costs and I can have quotes here, but it is going to be a good amount of money. If they're willing to wait and we can find a good vendor with good costs to get this done, you're talking about six dedicated courts. We still have to make sure the tennis people are happy because we'd be getting rid of two of their courts. No one is happy when we take something away. We will still have two tennis courts.

Mr. Horton asked are the tennis courts used that much?

Mr. Soriano responded in the month or two we will because we have high school tennis out there too. Bishop Snyder practices there and then overflow for Oakleaf, so we do use all four, but that is the high schools, not our programs. As far as residential use, no, but you're still talking about 30 to 40 people that are part of the tennis program over here that do live over there and will utilize them from time to time.

Mr. Haynes stated rarely are all four utilized.

Mr. Thomas stated this one diagram says they're seven feet apart, where they squeeze four into one court.

Mr. Soriano stated I think that's too close. It can be done regulation-wise. I think they'd rather have more space and get six, but I can get quotes either way. It's still just two tennis courts though.

Mr. Lanier asked what about possibly converting one of the basketball courts? What is our usage there?

Mr. Soriano responded I think we would get a lot more complaints. I wouldn't say our usage is outrageously high. I think we'd get rid of a lot of maintenance issues and issues with the front desk, but you definitely get more usage there.

Mr. Thomas stated it's July now, so we wouldn't even be looking at a bid until December?

Mr. Soriano responded I can get quotes, but your new fiscal year starts in October, and I would wait until about then because it's not going to be cheap.

Mr. Horton stated I said bring money, but have you thought about charging the pickleball players to play a little money to play on the courts like we do the soccer players? Not a lot, just something to help pay for it.

Mr. Davis stated not a bad idea.

Mr. Lanier stated if we're looking at 40 people, what charge would it be? For sports venues they're normally about \$10 per head for a season. If you're talking 40 people, you're not going to be able to charge them \$10 a head.

Mr. Soriano stated even if you did, \$400 is not offsetting much of the cost.

Mr. Thomas stated if we're putting it down for the community to use, we don't charge people to use the tennis courts and we don't charge the high schools to use them, so why would

we charge one organization to use them just because we're putting something that's owned by the community? The multipurpose fields, I see that.

Mr. Davis stated we charge multiple people to use those facilities.

Mr. Thomas asked who do we charge to use the tennis courts?

Mr. Davis responded I'm saying we charge outside organizations that are making money.

Mr. Lanier stated there's a difference with the outside organizations. I think that's where you're heading?

Mr. Thomas responded yes, because this was more residents as opposed to an outside organization.

Mr. Horton stated the way to look at it is, the tennis courts and things like that were built here initially. We're talking about adding on to what we already have. I'm not saying that's what we have to do.

Mr. Davis stated my point is there's people that would probably like to convert the soccer fields to a football field. Where does it stop?

Mr. Lanier stated maybe to be focused on the amount of people that are there too. It's not a big organization and maybe the cost doesn't make sense until they get to a certain size.

Mr. Horton stated that's like the soccer players. They don't pay a lot, but they come up there and play and they leave trash and stuff all over the place and guess who picks it up? Our maintenance people. The money they kick in is not a lot, but it helps pay for the grass. Someone has to pay for the tennis courts or pickleball courts when they have to be redone. It's just something we should think about at least.

Mr. Soriano stated I can work with them on that. It could be something small like team fees or association fees, even if it's \$5 a season. What they're doing is showing they want to be here, and they want to commit to it. If we're talking about spending \$20,000 to \$40,000, \$400 a season is not a lot. It seems like it's not that big of an ask, but it is when you look at that much money.

Mr. Horton stated correct me if I'm wrong, but this thing kicks off and gets going pretty well, we're going to have other people coming and playing competitions in here, right? If you charge people a little bit for that, I don't think that would be the end of the world. Over the years it would add a little bit to the budget.

Mr. Haynes responded yes. Even now when outsiders come in, they're expected to pay a little bit extra for access, but not residents.

Mr. Horton stated if you do it up nice, it seems like people would like to come out here and play.

Mr. Haynes stated that's pretty standard at most pickleball courts around town to have a charge for access.

Mr. Soriano stated it's something we can look at. Whether it offsets a lot or not, I don't know, but it helps cement that they have commitment. I'll bring back some numbers if this is something we want to look at. The easiest route to me right now is to take out two courts. We talked last time about things like building new courts, but I don't think that's the way to go. You saw some of the prices from another district. I'm looking at converting what we have now, but that's still a high cost so we have to think about if we really want to do that or not and what would be entailed on their side too. I can bring back numbers as I get them, but that's one of those things I don't think we should be in a hurry to address yet until we see those numbers and see if there's something we expect from them if we're going to do this. That's why I gave a timeline. I know they're in a hurry, but I don't know that we should be in hurry yet.

Mr. Haynes stated I'm at peace with that end of year timeframe. It's just that we would like to do something and we're actively pursuing the possibilities. I think one of the biggest losses is going to be losing the two courts.

Mr. Soriano stated yes, we're still going to get complaints on that. I don't think there's any way around that. We do have to look at usage when we get complaints. We do have nice facilities that complement each other.

Mr. Horton stated if we lose two courts there, we still have how many courts here?

Mr. Soriano responded eight.

Mr. Horton stated so we have a bunch of courts here and if they're losing two of them, they can come over here and play. It's not full all the time here, is it?

Mr. Soriano responded not all of the time, but it is a big program. That should help build that program too though.

Mr. Horton asked even if you have a competition over here, don't you have some courts open for people who want to just play?

Mr. Soriano responded yes, usually we try to keep one or two courts open.

talking about an annual bonus program for District employees, you'd have it in place on January 1, 2021, the person works for the year of 2021 and you get to December 31, 2021, you say how has he done this year, here is your bonus according to those parameters. Here is a little bit different because he's not an employee of the District. He's an employee of a sub-contractor to the District, or independent contractor of the District so there's a little bit of disconnect between the Florida Law and your particular situation here. I'm not going to recommend this, but if this is something you all want to do, you probably should be looking at a change order to your contract with your existing vendor, who he actually works for and then they would provide that compensation as an additional bonus on top of what they normally do. I would say it shouldn't be directly from the District to him.

Mr. Lanier stated I'd like to make a motion that we go through GMS with a one-time bonus for said employee. Is that the correct verbiage?

Mr. Perry responded no, it's for a specific change order for services and you'll have to state some type of dollar amount.

Mr. Lanier asked how would that be listed on our financial statements?

Mr. Eckert responded it's going to be listed as increase in the GMS contract for this year.

Mr. Perry stated we did have this on the other board's agenda, and they had several questions because I wasn't really sure where you were going to go with this. I know we've talked about Jay and other employees and so forth. They didn't really know what they could vote on, so they just deferred it. Both of the districts share the same employees. You can take your own action and they can take theirs. I just had it on their agenda to see if they had any feedback on the concept.

Mr. Horton stated I'm not really comfortable with it in a way, because like they said it's a subcontractor.

Mr. Perry stated I know the Board didn't have any material on this prior to today. Maybe if you just want to defer it to the next meeting so you can think about it.

Mr. Horton stated I would definitely like to defer it.

Mr. Eckert stated I have a sample policy that we've used in a different place, so we adopted it and we let that six months or a year or whatever the evaluation period is go by and it

doesn't lock the Board into doing it every year. The Board can do it at its discretion. I'm happy to provide an example that we can put in the agenda package if that would be helpful.

Mr. Horton asked what have you seen at other districts?

Mr. Eckert responded typically my recommendation is that we have a policy in place, there's work that's done after that policy is in place and then there's a financial reward from the Board to the independent contractor or the employee depending on who it is, that is consistent with the bonus program that you adopted before the work was done. Other districts have just authorized a change order with the district management company for that one-time retention for making sure that person is going to be working on the District's business moving forward and they don't adopt a policy. You all understand what my preference is, but I just provide you with advice and you all make the decision.

Mr. Thomas stated I want to make sure whatever decision we make is the correct decision and we're following the letters of Florida Law.

Mr. Horton asked this is not a really common thing I take it?

Mr. Eckert responded I would say in heavily amenitized communities, which I would consider this to be one, it is more common that I'm seeing it. You're not out there on a limb or anything like that in terms of wanting to have a bonus or recognition program. I think on districts just dealing with stormwater, utilities and roads you really don't see the bonus discussion very often but any time you have staff interacting with residents you see it a lot.

Mr. Lanier stated what's the turnover rate for other organizations? Is 10 years a long time?

Mr. Perry responded it's a very long time. I have one district where the onsite manager has been there about five years but his assistant, who is really key also, in the last year we've had three. The turnover in a lot of those positions is quite a bit and it's getting higher.

Mr. Eckert stated I don't have a single one that's over five years.

Mr. Horton stated I think we're extraordinary in the fact that we're a fantastic board and the employees are good too. All of them are excellent.

Mr. Thomas stated I think I'd like to defer it for one month and revisit it when we have all of the information and do it the correct way. I definitely think it needs to be done, and maybe also consider starting an employee of the month for the Oakleaf division to recognize the entry level positions.

Mr. Horton asked what's your suggestion with the way to do it?

Mr. Eckert responded I'm going to provide you with a sample policy that addresses some of the folks that aren't upper management as well as the manager person and we will put in there a period of time for which you're going to evaluate them and I think what I would suggest in this particular circumstance is it's not going to be a year evaluation period and then you also allow end of year bonuses, but you may also allow bonuses for a shorter period of time that are one-time, non-recurring type of things. I'll work on the policy given some of the considerations I've heard today and will present that to you.

Mr. Horton asked will you send it to us before the next meeting?

Mr. Eckert responded yes; it will be in the agenda package but will also send it to you beforehand in case you have any comments. What I can't do is take comments from one board member, put them in and send them to another board member.

FIFTH ORDER OF BUSINESS

**Consideration of Moving August 9, 2021
Meeting from 6:00 p.m. to 4:00 p.m.**

Mr. Perry stated this move is to be consistent with our normal meeting schedule. Since we're not having any assessment increases for the next fiscal year, I think it would be fine to do that.

Mr. Horton stated it seems like we're making a lot of changes to the times and dates.

Mr. Perry stated we're trying to get them consistent for both districts. If you remember, we had them scheduled at 6:00 and we had one district meet the week before and the other the week after and that's primarily because we might have assessment increases. If we're not, we can go back to the normal schedule of 2:00 and 4:00 meeting times. I'd be more concerned if we had a number of people showing up at the meetings, but we typically don't.

Mr. Horton asked the September meeting is on a Tuesday, correct?

Mr. Perry responded yes; I think that was because of a holiday issue. We have to certify the rolls to Clay County for the proposed budget and we wanted to make sure we had enough time if we were going to increase the budget to make the final adjustment on the 13th. We have the roll ready, we just have to plug the numbers in.

Mr. Horton asked so it's the 7th at 4:00 p.m.?

Mr. Perry responded the one we're proposing is August 9th at 4:00 p.m.

Mr. Horton stated I'm talking about the September meeting.

Mr. Perry stated I believe they're both for the 13th right now.

Ms. Giles stated I show them on the 7th.

Mr. Perry stated I'll have to double check.

Mr. Horton stated I was looking at the website and I thought they would be fairly accurate.

Mr. Perry stated it should be, but I've got a schedule right here and it shows the 13th so we will double check that. That might be an earlier version in here.

On MOTION by Mr. Davis seconded by Mr. Thomas with all in favor moving the time of the August 9, 2021 meeting from 6:00 p.m. to 4:00 p.m. was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being nothing to report, the next item followed.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager

Mr. Perry stated Mr. Horton asked about the impact fee credits that were referenced in the last financials. The audited financials show \$5.1 million. I talked with two attorneys at Hopping Green & Sams that specialize in impact fee credits and different types of fees and we also reviewed the interlocal agreement we have with Clay County. We've never issued any credits. Your sister district has about \$8 million, and Hudson Companies has probably \$30 million worth of credits. Most of the developers heavily discount and sell them. I don't know if they've sold any of theirs. Part of the reason we've never sold any of ours is the agreement with Clay County is about 13 years ago and almost immediately thereafter during the recession the impact fees were put on hold by the County so up until earlier this year, they had no impact fees related to roads. They did institute a mobility fee credit this year and the attorneys are looking at the availability of applying the impact fee credits that we have to that mobility fee. In addition to that, there was some new legislation that changed that changed the law in 2021.

If you look at our original agreement, it was only for the Oakleaf DRI area, but the legislation changed and can possibly allow those credits to be applied in the entire County, so they are doing research in regards to that. There may be an opportunity that we will be able to sell some of those, but as of right now it looks kind of remote.

Mr. Horton asked so it's just a number that doesn't do anything, right?

Mr. Perry responded as of right now, yes. I know a lot of the developers may not sell the credits but may give the credits whenever they are selling a piece of property so there's just a thin market out there for us to be able to utilize them.

D. Operations Manager - Memorandum

Mr. Soriano stated I wanted to go through some of our community events that are coming up. We are trying to get the dog park open. I am still waiting on a little bit of fence work around the drain. Everything else is done. Our guys were out there in the rain finishing up the bottom boards everywhere, so we don't have any complaints about dogs being able to dig underneath. We will drop some gravel down for those that do like to dig. The fence guy told me today he is hoping to get here this week to get it done. We have a couple tentative dates, the 24th of this month or August 7th. The weekend of the 7th will be busy because we have the dive-in over here at your sister district on the 6th and then we also have the back-to-school parties on the 8th because kids go back to school that Tuesday.

Mr. Thomas asked were you able to get the signage in?

Mr. Soriano responded we have some of our signs in, but not the rules signs. We did get those posted online and we will have them to hand out for visitors. It does need to be up for liability concerns, but if you've been out there in the last couple months, you'll see people using that park.

Mr. Soriano continued. We had originally made plans to do the late nights on Fridays and Saturdays at the pools and that was supposed to start this last Friday. I have canceled it because of concern of lighting. I have five in ground lights that are out at the pool and eight over here and I am not able to get any of our contractors out here quick enough right now. Pool companies are slammed, and I just don't want it that dark. We will put that in our regular schedule next year. To be honest though, we've shut down most nights' way before 8:00

because of rain so it hasn't been a concern or request this year, but we will look to make it a regular part of our schedule because people are excited about that.

This concerns your sister district a little more, but we do try to go through the usage agreements for the two swim teams to be able to do stuff in your pool. Let's say Oakleaf has a meet over here and Ridgeview still needs to practice, they can move over to your pool for that night. If they're able to set it up perfectly and they both have meets the same nights, it makes it a little easier. We will have two teams here this year just as they did last year.

You'll notice our usage and rentals are increasing. We're definitely not back to what we were before, but we're getting more of those birthday parties and events in the club room. The facility usage hasn't been up much in the last month, but I can tell you that's mostly because of the rain. The one thing about it is we will save on operating costs this year because we try to work with staff to do what they can and clean what they can while they're here but if it just doesn't make sense to keep these guys around, we do send them home.

Moving on to the operations and maintenance side, although you may have seen a lot of the work, we've been able to get done in the last couple of weeks, we were going to start the bridge but after our last meeting it rained for almost four weeks straight. We are planning to be out there this week and actually start the bridge work. The parking lot expansion work has been started. They are almost done with the grading. Almost all of the curbing is formed out. You can see the lone island we had planned in the diagram around the oak tree so we could save that big live oak, and then we still have our open area for the asphalt when we need to get big equipment into the track and field area. After the fine grading is done, they can start with the asphalt. They will also do the seal coating around the track so hopefully for the next meeting we will be complete on the expansion and asphalt work and then I will move into a couple of separate items, which will be putting sod out there and putting split rail up.

Mr. Horton stated I see they have the lime rock down; they just have to smooth it out.

Mr. Soriano stated now we have the fine grading, so some of the smaller rock. The big rock is the base rock and then there should be a couple big hills out there of the smaller clay dirt looking stuff that will go on there. That is the only thing that is hard to work with two contractors. The asphalt guys are really picky about the fine grading. They want to make sure it's perfect or they won't do the asphalt. If you remember, my asphalt guy lost his grader so he

has to work with these guys closely so he can be happy and then he will come out with his trucks to drop the asphalt. They will take care of all of our lining and painting.

Mr. Thomas asked does it look like we're going to get all of the parking spaces that we wanted?

Mr. Soriano responded I did drop two out. I moved the back in nine feet. If you saw the height of the back of that parking lot down to the swale where the drainage is, the only thing I was worried about was erosion so I did have them curb in completely, which will help with erosion a little bit. If you look at the other side of our parking lot that was already completed at the other end by the pond, there is no curb on that open ended parking lot. The original plan is that was going to match. Because of that pipe and all of the dirt that was packed in there they had asked to take away the two spots because it was less work and in return, I want curbing all the way around. I'm just worried about rainwater going off the back and then we start getting sinkholes or the asphalt cracking, so I have also talked to Chalon about giving me quotes for myrtle trees and bushes to help with erosion control.

Mr. Soriano continued. In the fitness center I asked a couple of companies to come out to give me quotes. I do have general pricing for some of the Hammer Strength machines that I showed you guys last time, but I wanted quotes because they actually come and measure out the floor and will help us with moving that equipment around, so we know the floor plan in the aerobics room. All of our aerobics equipment is going to go in there and then our plate loading equipment will replace some of those items in the big room. I'm still waiting on quotes for that. There are three particular machines that I'm looking at. One is a chest press and with the newer models, the nice part about these is you can move from an incline to a decline position, but the more work I can get out of it, the more efficient it is to buy a \$5,000 machine. I am looking for a squat machine and a rowing machine. If I can get what I want out of it, we may pay as much as \$15,000, but they will do quite a bit of work and then there are a couple of smaller items such as some dumbbells and more racks that I'd like to get. Right now, we have a problem that the racks that we have is they don't fit the bigger dumbbells we bought so they go on the floor. For the guys that are big enough to handle this, it's not a problem but they don't put them back and they just get thrown around. Those are smaller items I can handle with my discretionary amounts, but the Hammer Strength quotes will be a big one I'll have to bring to you.

Mr. Thomas asked can we maybe put in a shelf to put keys and ID badges? Almost like a wooden mailbox type thing.

Mr. Soriano responded we used to have one and then we had complaints because stuff would get moved or disappear and then we had to remind people that it's under your own risk to leave it there. By the bathrooms we have the lock and key cabinets you can place stuff in. Unless there are questions about the maintenance items, that was all I wanted to mention.

Mr. Horton asked have you had vandalism down there with computers and stuff like that?

Mr. Soriano responded I believe it's vandalism. We have had issues where people have been trying to get into the cabinets it looks like. I don't see an issue with those computers generally, but we had one that occurred here the same night that we had an issue over there. Here it was obvious they were trying to yank cords and get things out.

Mr. Lanier asked computers where?

Mr. Soriano responded at the check in desks. They take the monitors out on both sides and take them inside. There's no way for me to really lock those down really well, even going into the cabinets. I have the desktop towers screwed into that cabinet that is there so you can't get that very easily, which explains why they're ripping out the cords, but the monitors would disappear really easily, so they take those into the offices every night.

Mr. Horton asked what about the note on replacing the drain covers and piping at the waterfall, inspect the damage due to vandalism?

Mr. Soriano responded that was the one I mentioned last month where they stole our drain covers. The only thing is I haven't been out there to turn it back on. I asked the guys to schedule that for pressure washing too and with rain we just haven't been out. I don't want to make it sound like they're behind in pressure washing, but typically by this time of year we've already gotten everything done once annually and maybe a second round on some vinyl fences and columns and things of that nature. We're still working on the first round just because of the rain. I am working on them to hurry it up and catch up as much as possible.

Mr. Horton stated the algae and stuff this year is going to be really bad.

Mr. Soriano stated and that is lending itself to a lot more complaints when people see that. They're still out there working.

Mr. Horton asked what about the bollards at the entry trail?

Mr. Soriano responded we've started to mark those out and dig holes. Original plan was to put a single bollard out there so people can't drive golf carts or anything of that size across that bridge. It can handle it; I just don't like the weight out there because it's supposed to be a pedestrian bridge. After being down there a couple times and dealing with some issues, we're going to put bollards out farther at the pond by the roadside because I've dealt with so many people driving their trucks up onto that walkway and back pretty far. Even when I'm not out there Chalon will catch them and have conversations with these guys and will take pictures of their trucks. They go out there and fish and I think I told you guys last time I stopped some kids from going back there and playing paintball. I know people are going to use it, but we have to stop the vehicles and the bollards will stop that. We do have that on one pond we did years ago, the very front pond on Oakleaf Village Parkway you'll see the big wooden bollards. I don't like the look of the wooden bollards, but I had to do something to stop people from driving back there. I had planned on concrete footers with wood coming out, but I'll do what I can to make sure they look inconspicuous. They are going to be closer to the fencing and the road. The Nature's Hammock side I already got the fencing quotes about a year ago to go all the way down the one roadside that goes into Nature's Hammock and that will stop some people from driving up behind the little pond that goes to that nature walk area but that is a long stretch of road so it was not a cheap quote and the only reason I'm not going to move towards that right now is because it's the same guy that's doing the dog park and I'm going to get him to finish that first and then I can get him out to do any other vinyl we have.

Mr. Horton stated I went there to the trail yesterday. Do we have something set up for them to cut the grass down that way?

Mr. Soriano responded right now I've talked about doing something quarterly so the weeds are getting out of control, not an every month type thing, but with the rain this year we may have to send them out more. We didn't add it to the contract and if we want to, we will need to talk about that.

Mr. Horton stated it's pretty bad and it's not very inviting.

Mr. Soriano responded our growth is a little outrageous right now because of the rain so if I need to, I will send them out there. I don't think they've been out there since our original clear out so it's not something we need to do twice a month like we do our other zones. I can get them out there.

Ms. Suchsland stated I can get them out there next week.

Mr. Horton asked how about the grass at the Village Green? Have we been cutting that on a regular basis too?

Ms. Suchsland responded we do that as needed. We cut the sides and the park in the center last week. With the rain it goes crazy.

Mr. Horton stated I went by there yesterday and it doesn't look very nice. Jay, I noticed a whole bunch of cars parked out there.

Mr. Soriano stated if you rode by there this morning there was probably 30 cars parked out there for this weekend. I can go by your direction on this. It still falls under a normal parking lot like an amenity center, but I think mentioned before that gets used like it's the guest parking for all those homes that surround that. I've tried to get the HOA to help explain that it is not to be used for guest or overnight parking and I don't know how well that explanation goes. They have a very small inactive HOA. Some of those are owners. I'm trying my hardest not to go out there and tow.

Mr. Horton stated on one hand, we're not using it very much, but on the other hand they shouldn't be there.

Mr. Soriano stated I do get on the trucks if they're businesses or commercial. There was a guy that uses it for his county truck and he will go away for a month or so but then come back. It has gotten worse with the homeowners.

Mr. Horton stated it just bugs me that they're using that.

Mr. Soriano stated I hate to start to tow, but realistically it falls under the same rules, and it is part of our property.

Mr. Thomas asked do we need to put up another sign to remind people?

Mr. Soriano responded there should still be one of the ASAP ones at the median at the front, but we can put up our own signage in the island around.

Mr. Thomas stated all it has to say is no overnight parking.

Mr. Soriano stated if we do that, then we do also get to the point where we have to enforce it.

Mr. Thomas stated we're giving them an opportunity for corrective action.

Mr. Horton stated there was even one car parked up front away from all of the houses.

Mr. Soriano stated bigger trucks, moving trucks and stuff like that will get put there because the HOA will get on them right away. When I can I try to find out who it is and let them know they can't leave it there overnight. On the weekends I can't get on them all. I leave it to your directions because that one is an odd area that is leftover now and I can see that those homeowners will be a little upset when we tow but it does fall under the same rules.

Mr. Lanier asked is that homeowners association there active or inactive?

Mr. Soriano responded inactive. I don't even know if they have a full board, but I have contacted whatever new management company they changed to this last year.

Mr. Lanier stated so I'm wondering if they have access to the homeowners via email or something like that. That's a start.

Mr. Soriano stated I have spoken to them before. I can give them a curt, official email explaining what our position is on it and that we want the residents to understand so we don't have to go the route of towing people.

SEVENTH ORDER OF BUSINESS

Audience Comments / Supervisors' Requests

Audience Comments

There being no audience comments, the next item followed.

Supervisor's Requests

Mr. Thomas asked have we heard from our new Sugar Leaf neighbors about that 1,000-feet?

Mr. Soriano responded we have not actually. They've been clearing out, but not as fast as they were two months ago so I'm not sure what has slowed down out there.

Mr. Thomas stated I know eventually we're going to have to address that extra 1,000 feet that the CDD does own, and will we need to bring in the District engineer on that?

Mr. Soriano responded they have the ability to plan for the sidewalks since it's right of way and they do that with the County. That was the last time they contacted us about how they want to put it in. They were pretty helpful on that side. That is the developer side, so that's the Towers Group. He contacted me about moving it farther in towards the road, which I would be happy with because then it stays in the County right of way. I don't know if the County will give them pushback. There are a lot of places that the County is trying to get away from

dealing with sidewalks and they're trying to get the neighborhoods to do it. If we end up doing any type of landscaping and irrigation, so be it. I'd rather not do that either, but we do own the property that is outside of that right of way. Just moving the sidewalk would be helpful for us. He hasn't come back to us and said anything else.

Mr. Thomas stated speaking of sidewalks and road, can we draft something as a Board to submit to the County to say please come out and fix our roads? I have a lot of people ask me and I tell them they have to call the County and they are calling, but as you can see at this front entrance as this rain has exposed the amount of potholes that we're having, and if you walk and run or ride your bike on the sidewalks, we're at the point now that the tree stumps are getting a lot bigger and I know a few years ago they did come out but some of them with the shaping things, some of them are beyond it and I know we don't have control over that or the road, but we can do draft an official letter from the CDD Board asking them to fix our roads and maybe send a letter every week until they finally do something?

Mr. Soriano responded I think we're just prohibited from interfering with any decision making on a County level.

Mr. Eckert stated you can send a letter saying you're getting feedback from your residents that the roads are in bad condition and you as the CDD board would like the County's attention so you can respond to your constituents, which are also their constituents.

Mr. Soriano stated if you want to put a letter together as a CDD board, that's a little different. I attend the County Commissioner meetings and I attend Planning Commission meetings and things like that. I try to get above those because that's the way I can be an advocate for the neighborhood at a County level. I'm just one person though and they give me no more time than they give anybody else that is a resident here and Wayne Bolla does a really good job of reminding the rest of the Commission that we need road work out here and things like that. Do they get it quicker in Fleming Island? Yes. It doesn't mean they've forgotten about us, but it's just like anything else, they have those priority lists and the squeaky wheel. I've tried to get the County out here when we were doing things like the road meetings, so we had one in this room and also one in the schools at Plantation Oaks where we had the Planning Commission come over. I try to get them whenever they can to do that. If they can do an onsite meeting for this area, it is helpful because it also takes away the complaints from residents. I work with public works guys, and they would love for us to have new roads. They come out

and do the coal patching and they get tired of it. Until we have hot asphalt put on there, it's not going to last very well. We can do a letter and I can take that with me next time I go. You guys have worked with the County quite a bit in other areas.

Mr. Eckert stated yes, we've done this before. It's basically just trying to get their attention. A lot of times when they get it from CDD boards they'll thank you for your input, but when they get it from 50 registered voters, that seems to carry more weight so I would encourage your neighbors or anybody who is concerned to keep calling the County on that.

Mr. Horton stated I would think the Middle Village residents would because that area is probably even worse.

Mr. Thomas asked would it be the same with the sidewalks? How do we get them out here?

Mr. Soriano responded it's the same thing as public works. Sometimes they do a good job and sometimes they do not. We had one road that was taped off back in October or November, the one right there next to our soccer fields going toward Silver Leaf and the Cottages and as far as I know, nothing has been done. The last call I had to them was to get ready for our Thanksgiving virtual fun run because we use those routes, and we always try to warn people. Most people know that is a bad sidewalk, but I called them, and they did finally come and mark it off, but it hasn't been repaired yet. We can bug them again. Real quick, too. Wayne Bolla will come in. Unfortunately, a lot of times it might be lost because he will hear it from us, but he doesn't hear it from anybody else so that makes it tough.

Mr. Horton stated VerdeGo offered up that storage container for the officers. Has anything happened on that yet?

Mr. Soriano stated I did let the detective know and he said he would look into organizations or money to help make it look better.

Mr. Horton asked is he going to take it or is he just looking at his options right now?

Mr. Soriano responded he hasn't told me much other than that conversation. I'm sure he has to get approval from the department to say they would take possession of it, but he is aware.

Mr. Horton asked has the leak in the pool been fixed yet?

Mr. Soriano responded no it has not. Unfortunately, we've had some issues with Red Rhino too. They did come out and get ready to dive and the guys came out and looked at the pool and I had checks ready and they realized it was much bigger and more complicated than they thought so they asked for another \$800, which I would have been fine with. It is a big pool with a lot of pipes and drains and things like that, but the bigger issue was they didn't just want almost double what we were originally quoted, but they wanted to put us back into their schedule so they don't think they can get back out here until the end of August. I called American Leak. They think they may be able to be here middle of August. I have one more company that is smaller. They believe they can handle commercial pools and they can be out in the next couple of weeks. Either way, Red Rhino will probably be my last choice. This was their quote, so they actually came out and put eyes on the pool to give me the quote and they knew the size of the pool. The guy that did the quote is no longer with them so that was part of their excuse.

Mr. Horton asked what about the woodchipper?

Mr. Soriano responded we didn't do the big woodchipper. We did find a commercial woodchipper with a large enough motor that can handle 3.5-inches and it was right around \$5,000. That is coming from Home Depot commercial so as soon as I have a check ready they will place the order. I'll use it right now pretty well because we do have a lot of little branches everywhere after last week.

Mr. Horton asked have there been any security issues?

Mr. Soriano responded no. I did want to point out a couple things. I'll introduce you guys to Crys Grizzle, who is going to be our new representative here in our meetings and will work with me to make sure these guys are doing what they're expected to do. I mentioned to you how they do the reporting. We had meetings last week to go over incidents and how I want things handled, some of our new policies and how we're enforcing those. A big part of that was keeping me informed. I get the reports every morning, so they go out and do their rounds and snap pictures to make sure we're aware of everything going on in the neighborhood and they make up a report. Whenever there is an incident, I've asked them to make sure that if it is something a little bigger or more important such as involving Clay County Sheriff's Office, that they let me know right away so as soon as an incident is complete, they email me out a report. They snap pictures of the people, their cars and give me their address information, what

they did, what the staff did, what the Sheriff's Office did, and it's done right away so I know about it at that time. I think they did a great job. Those are the procedures and protocols that I wanted in place, and I expect from a security company so it's working out well. Their feet are wet now, and they know the property and have gotten to experience some of our residents and they're starting to learn how to deal with everything. I did get some complaints that first month but we were prepared for that and that has slowed down a bit, but I think they're doing a good job overall.

Mr. Horton stated just glancing over this report you handed out, it says two drunk females. They got them to leave, right?

Mr. Soriano responded the Clay County Sheriff's Office was involved with that one so yes. I haven't talked to the officers that were involved to see what was done beyond that. I know they did drive them home and picked the bottles up. That is my concern because we have families out here and I've seen it time and time again. We try to get involved when we can. We can't detain them, but we can do things where we involve the Sheriff's Office and get security involved and slow them down until somebody else can get there. I think they did a good job here.

Mr. Horton stated I like things like this because we're paying a lot of money for that. Things like this should be documented and they've done a good job here.

Mr. Soriano stated it definitely helps with those witness reports that we've talked about before. This is one more layer.

Mr. Horton asked just out of curiosity, how many different security guards do we have out here?

Mr. Soriano asked for just Double Branch, how many regular security guards are there?

Ms. Grizzle responded I would say five. Then we have the foot patrol officers as well.

Mr. Soriano stated they are trained on both sides as well so they can fill in if we're short one night some place and they're learning all of the policies.

EIGHTH ORDER OF BUSINESS

Next Scheduled Meeting

Mr. Perry stated the September meeting is the 7th at 4:00 p.m. since Monday is Labor Day. This calendar I have is wrong. Our next scheduled meeting is August 9th at 4:00 p.m.

Mr. Soriano stated we do have to change that on the website.

NINTH ORDER OF BUSINESS

Adjournment

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



Secretary/Assistant Secretary



Chairman/Vice Chairman