

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 Tuesday, September 7, 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
Tom Horton	Supervisor
Andre Lanier	Supervisor

Also present were:

Jim Perry	District Manager
Mike Eckert	District Counsel
Jay Soriano	Operations Manager
Chalon Suchsland	VerdeGo
Marilee Giles	GMS
Crys Grizzle	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**

Ms. Kimberly Farrell, 1016 Drake Feather Drive, stated I'm here representing Oakleaf pickleball again. I want to thank all of you for considering what we've been asking. We're still growing, and it sounds like we may have a possibility in the works, but in case that doesn't go through I'm still asking you to keep the pickleball courts in mind.

**THIRD ORDER OF BUSINESS**

**Approval of Consent Agenda**

- A. Approval of the Minutes of the August 9, 2021 Meeting
- B. Financial Statements
- C. Assessment Receipt Schedule
- D. Check Register

Mr. Perry stated included in your agenda package are the minutes of the last meeting, the financial statements as of July 31st, your assessment receipts schedule showing you are over 100% collected and the check register totaling \$89,788.26.

Mr. Horton stated I have a question regarding tab D, pages three and four. I hadn't noticed this before, but for example on page three it has \$150 going to ERC Wiping Products and then it has \$150 negative, so it charged and then took it off. Then right below that there's two more on there for Riverside Management. I'm just curious why it's charged and then taken off.

Mr. Davis stated we must have paid a shipping fee and then got a credit.

Mr. Soriano stated it looks like we may have done a double check because if you look down you can see pressure washing bills from RMS for \$3,267 and one for \$1,950 and then we take it off so it might have been two checks printed and then they had to take one off. The ERC I can see that happening because they did send us a bill without the shipping fee, but they sent it separate so I had to request another check. I don't know why the RMS one is like that, but it looks like it was paid twice and then credited. We can find out for sure.

Ms. Nelsen stated they added a specific check number and then took it off so it's like a voided check.

Mr. Perry stated I think they mis-posted charges for you that should have been on your sister district, so they basically credited it out and voided it because there are a number of checks that are like that.

Mr. Soriano stated I can find out. It's not double charges.

Mr. Davis asked can you guys let us know next month what the reasoning is?

Mr. Soriano responded yes.

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

#### **FOURTH ORDER OF BUSINESS**

#### **Consideration of Amendment to Fee Agreement with Hopping Green & Sams**

Mr. Eckert stated I think I mentioned at the last meeting I'm proposing this because I've relocated to St. Johns County so I'm a lot closer to you now and our prior flat fee covered meeting attendance, meeting preparation, travel time and things of that nature. I think you can

save probably \$300-\$500 a month by switching from a flat fee to my regular hourly fee that I charge for everything else, so I'm bringing this to your attention as an opportunity for you all to save a little money and what I said I would do with the other district, which I will do here too, is I'll track my time separately just like I would've before for a monthly meeting and then in January I'll come back to you and say whether or not you actually save money and how much you save, but I can tell you right now it's not going to cost you more unless you start having lengthy meetings, which has not been characteristic of this district.

On MOTION by Ms. Nelsen seconded by Mr. Davis with all in favor the amendment to the fee agreement with Hopping Green and Sams was approved.

#### **FIFTH ORDER OF BUSINESS**

#### **Acceptance of the Annual Engineer's Report for Fiscal Year 2021**

Mr. Perry stated you'll notice this report is a little different from prior years in that there are seven actions items there, which have been taken care of. They've really spent a lot of time physically reviewing things here at the district versus prior years where they have basically done drive-throughs. Also, in this there is the issue regarding insurance. Just so the Board understands, once we get the policy each year, there is a listing of the assets and the values assigned to them and the District Manager along with Jay looks at those to make sure they are reflective of what we need to ensure, but that has already been taken care of. Other than that, we just look for a motion to accept.

Mr. Horton asked what is number three, the mail kiosk?

Mr. Soriano responded let me double check but that shouldn't be on there anymore. We do own a plat of property that has a mail kiosk on it, but we do not own the kiosk itself and that is in your sub association, the Village Center.

Ms. Nelsen asked and we did landscape that?

Mr. Soriano responded we paid for landscaping, and we irrigate the area. They are supposed to maintain it and it is their mailbox.

Mr. Davis stated this is just a recommendation that we review the insurance coverage.

Mr. Thomas stated these are things we need to fix right? I'm talking about on the first page where it says somebody built a homemade boat launch.

Mr. Davis stated our HOA should be on that.

Mr. Horton stated the water belongs to the CDD.

Mr. Eckert stated the lake bank may too. Some places the lots own all the way up to the center of the lake and sometimes they stop at the bank.

Ms. Nelsen stated I believe there's an easement.

Mr. Soriano stated the first page are all things that we address on a normal basis. None of these are large items that you're going to have to worry about being a part of capital or anything.

Mr. Thomas stated I don't understand what turbid water is.

Mr. Davis stated stirred up dirty water. Then it references a wastewater treatment plant.

Mr. Soriano stated we do pay a pond treatment company. We are limited as far as requirements for controls. St. Johns Water Management gives us the main requirements. We can do more like add more fish or fountains to make the ponds look pretty but they are not requirements. That's not something we have to be too concerned with.

Mr. Horton stated number seven says the pond at Stonebrier has a broken fence. That rail has been missing for quite some time now. For some reason that one rail must be locked in there good or something.

Mr. Soriano stated we do have some extra sections of rails right now, so I can take it out if it needs to be a little longer so that it stays in better. That one there the kids like the play with for some reason.

Mr. Horton stated I'm just curious what the mitered end section of the pipe appears to be blocked by soils.

Mr. Soriano stated that would be on the culvert side I've got a call to the County to help. They look at those culverts at theirs. Even though it sits in our pond it is connected to the culvert that is on the road. We don't go diving in that water to clean out those pipes.

On MOTION by Ms. Nelsen seconded by Mr. Davis with all in favor the annual engineer's report was accepted.
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**SIXTH ORDER OF BUSINESS**

**Consideration of Resident Member  
Suspension**

Mr. Eckert stated I talked to Jay about this before the meeting. I don't think we've gotten confirmation that the resident has been served with notice of the meeting today, so I ask that this be deferred for one month and the suspension will stay in place for that one month.

Mr. Lanier asked what can we do to verify they get notification?

Mr. Soriano responded I did certified mail and I asked if it was signed for and delivered by Friday because I didn't want her to get a letter today or tomorrow to show up to this meeting, so we will do another certified mailing. If somebody doesn't want to sign for it, we have to move along, but we have to give notice.

Mr. Eckert stated he did give her information that it would be brought before our future board meeting and she would have the ability to talk to the Board, but it's important that we do it in writing and have that out there and we should wait one more month if we can, so we don't have a person that says they didn't get adequate notice to come in.

Mr. Horton stated so you sent it, but you don't have any verification that she actually signed it?

Mr. Soriano responded right.

#### **SEVENTH ORDER OF BUSINESS**

#### **Public Hearing for the Purpose of Adopting the Fiscal Year 2022 Budget**

On MOTION by Mr. Davis seconded by Ms. Nelsen with all in favor the public hearing was opened.
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Mr. Perry stated the first resolution 2021-08 is relating to annual appropriations and adopting the budget for Fiscal Year 2022 and the second resolution 2021-09 imposes special assessments and certifies the roll that we will submit to the County by September 15<sup>th</sup>. Several months ago, the Board approved a budget for this next fiscal year and what you have before you is an updated budget with year-to-date actuals through July 31<sup>st</sup>. We have projections for the next two months of the year. The budget we're looking to adopt today is very consistent overall with what you had previously. There are a couple of line items where there have been dollar changes, but none of it has been material. This District has not had an increase in assessments since 2012, just like your sister district. In addition to that, in regard to the 2016 fixed asset study that was done, for Fiscal Year 2021 they projected \$1.6 million to be fully

funded for capital reserves and right now you are at \$1.4 million, but you do have \$300,000 dollars in excess of the working capital needs so if you add that in you are fully funded. Since the fixed asset study is about five years old, as Jay discussed at the last meeting, we will probably look for the board to approve updating that study. We expect you will still be fully funded or very close to it. For this next fiscal year there is no change in assessments again. Under your administration expenses you will see the budget has gone down from \$268,000 to \$178,000. \$90,000 of that was related to the transfer out of dollars into that capital reserve fund so basically it is the same as you had last year. On pages two through four is a short description of each of the line items in the general fund budget. In regard to the recreation fund budget, you will also see no change in assessments. Our total revenues you'll notice that we're not using any carry forward surplus. Administrative expenses are up a little bit in regard to the allocation of salaries between Double Branch and Middle Village. If you look at common area expenses, that has gone down a little bit from the prior year. One of the line items that did increase in the security and that is consistent with your sister district but overall, for your recreation expenses, they've gone down by about \$30,000 when you consider there is not a transfer out of \$200,000 to that reserve fund. After that you have the narratives that go from pages seven to sixteen and then you have the debt service fund budgets for the 2013 A-1 and A-2 bonds. You'll see allocations of assessments and then your capital reserve fund. The last page is just a recap of the funds that you do have available for the district. Overall, there are very little changes from last year.

There were no comments from the members of the public.

On MOTION by Mr. Davis seconded by Ms. Nelsen with all in favor the public hearing was closed.
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**A. Consideration of Resolution 2021-08, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2022**

On MOTION by Mr. Davis seconded by Ms. Nelsen with all in favor Resolution 2021-08, relating to annual appropriations and adopting the budget for Fiscal Year 2022 was approved.
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**B. Consideration of Resolution 2021-09, Imposing Special Assessments and Certifying an Assessment Roll**

On MOTION by Ms. Nelsen seconded by Mr. Davis with all in favor Resolution 2021-09, imposing special assessments and certifying an assessment roll was approved.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Mr. Scott asked there's nothing new rolling out of Tallahassee?

Mr. Eckert responded not yet; we have to wait until January.

Mr. Scott asked isn't now the time they start negotiating?

Mr. Eckert responded yes, the committee meetings will be this fall and we will have to monitor that as well. The big thing is whether they're going to do anything with the Amendment 12 lobbying piece so we're watching that, and the other thing is the sovereign immunity limits. It didn't get as warm of a reception to that last year as we thought we would. Those are the big things that can affect your budget and your ability to do business.

**B. District Engineer**

Mr. Davis asked when is the last time we saw Peter or heard from him?

Mr. Perry responded I talked with him a month ago.

Mr. Davis stated I haven't seen him in years.

Mr. Perry stated he charges by the hour, so if you want him to come, he will come. He and staff put together that annual report.

**C. District Manager**

**1. Consideration of Work Authorization for Onsite Management and Maintenance Contract Administration for FY22**

Mr. Perry stated these work authorizations are consistent with prior years. There are no changes to item number two and number one there was a slight increase.

Mr. Horton stated looking at that and looking at the website, there are all kinds of names for people with different jobs and I'm just curious if there's any possibility of matching it up a little bit. For example, on the work authorization there are five employees, an onsite community manager, a rental coordinator, staff administrator, amenity director and amenity

supervisor. On the website it says community operations manager, community amenity coordinator, resident's assistant, aquatics director and aquatics administrative assistant.

Mr. Soriano asked so you just want the names to match the website?

Mr. Horton responded I would suggest we name them what they really do, like your job should be onsite community operations manager, which I think is a good description of it. And then there's a rental coordinator, which matches up pretty good too. Then staff administrator and resident's assistant and that's sort of confusing because it's named several things and then you have aquatics director and aquatics administrative assistant. I don't see aquatics administrative assistant standing out to me in your board request.

Mr. Perry stated we can make them consistent.

Mr. Horton stated it seems like what is on the website is more descriptive. It's a minor change, but if somebody is looking at that they would say what does this person do or who is this? Are we able to change that?

Mr. Perry responded yes. You can approve this is substantial form and we will make it consistent with the website.

On MOTION by Mr. Davis seconded by Mr. Horton with all in favor purchasing GMS work authorization #1 for onsite management and maintenance contract administration for FY22 was approved in substantial form.
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## **2. Consideration of Work Authorization for General Maintenance Services**

Mr. Horton stated we have two people we pay at Riverside to come out here and work full time, is that correct?

Mr. Soriano responded no, there is only one full-time guy. All the rest are part-timers. I did just pick up a second one and as part of this budget we did an increase for money to use those guys, so I have two full-time guys and a couple part-time guys.

Mr. Horton stated I mentioned the longer we're here, the more maintenance that is going to be required.

Mr. Soriano stated that was the idea so I have more hours now that I can put towards them, so that work authorization is still done hourly. It's not a contract for a set amount. This is the first time I've added that full-time person. We have had part time people out here and then



you break that down even more because part time they work here at Oakleaf three days a week, but they may go one of those days to this side over here and do a project for Middle Village, so those hours go away even more. We definitely need to get more of those little projects done too.

On MOTION by Mr. Davis seconded by Mr. Horton with all in favor GMS work authorization #2 for general maintenance services was approved.

**D. Operations Manager - Memorandum**

Mr. Soriano stated we have a dive-in movie this Friday at the pools, and this will be our last dive-in of the summer. After this we start moving to the movies on the green where we go out on the field just about every month until we start the dive-ins next summer. I haven't finalized which trucks are going to be here, but there is a regular food truck Friday night. If you were here at our last dive-in, people were lining up around that field for a couple of those trucks, so I expect it to be pretty busy Friday night. We do have a resident run event that will be coming up. That is here at your sister district. This is the girl that likes to run the vendor fair. It will be here. Normally she does it Thanksgiving weekend and she moved it from that to do a Halloween event this year so October 30<sup>th</sup> they will be here at this parking lot. I'm sure she's going to come to you guys for spring, because that was one of the requests before last year when we shut everything down. October I will be bringing back the Pumpkin Plunge. We are not trying to do some of our big parties and nothing indoors because we still have a little bit of a concern with that, but the Pumpkin Plunge is outside and that's one that everybody enjoys. Our Turkey Trot will be virtual again, not because I'm concerned with gathering in one place, but we had a lot of people take part in it last year because of the virtual factor and they had a couple of weeks to complete the courses and they were able to do multiple courses, which they enjoyed so we're going to keep that format for this year. I did have a discussion with your sister district for our Christmas event and that's just because it's hard to get Santa to come here. That's not going to happen again, so we probably will not have the Cocoa with Claus event here. Last year we tried to do a movie on your side for that month. There's just so much going on for families that we had two families show up so we may not do a movie. Usually, last weekend of January or the first weekend of February we do our Polar Plunge.

The swim teams are in full blast. They use your pool every once in a while when there is an event going on over here. There is a swim meet tonight so there will be seven teams back here for the relay meet. There are times where Oakleaf has a meet and Ridgeview will practice at night at your pool. That has happened a couple times. Their swim meet season and schedule is posted online.

We were kind of busy this month. Typically, we slow down a lot, especially with kids going back to school but this past month has been extremely hot so there were a lot of people at the pools and then we saw your normal check-ins at the fitness centers and basketball courts. You'll see our rentals on the memorandum. They are slowly ticking up, but not back to full swing even though our facilities are open.

Moving on to the operations side, there are some items I want to talk to you about. We did have to shut one of your pools down for just over a week. This is the first time in a long time we've had to do that. Years ago, you guys set up for me to start doing things like stock piling motors, propellers and parts for all of those pools and their equipment packs so when we have these issues, we can fix them pretty quick. Most of the time we might have a pool down for a day, however this was a large pipe and valve. About 17 years ago we had a valve go bad. These are not valves that I can replace because they don't make them anymore. I had to find a way to find an old valve and make the guts fit inside one of our valves. We repaired it much cheaper than some of the quotes to replace everything. So, we have new valves back there and new flanges so when that problem comes along next time, I can actually take apart the whole manifold and replace the valve pretty easy. It is one of our return lines in the pump, so we had to drain the pool down and you were out of commission for just over a week and I know people were chomping at the bit to get back to that pool because it was your slide pool. That put us off because our bridge is painted and put together and we have a wooden platform ready to go, we just couldn't get back there to put it in. I'm hoping that's something we can get to this next week or two. They had an issue here that was pretty severe also; a very large motor that had to be replaced. Luckily, we made it through most of the summer. My concern was Labor Day weekend and getting back to that. The other concern was right as we were fixing yours, we started getting pop-in visits from the health department so I had to rush to get everything built and put back together and up and running and clean and proper for them to do their inspection, which we did get and everything was good. I'm still waiting on our track sealer. I've called and

left messages. He's kind of hiding from me, but I'm not sure why. He has accepted the check which went out months ago, so I am pushing him. If you remember, a couple of months ago once he finished that parking lot his plan was to come on the weekend to do the track and do the lines on your parking lot, which I agreed to. I liked getting it all done and out of the way. However, we have soccer starting now so we can't do anything so I have sent him a message saying you need to get a hold of me so we can set up a schedule, but I have not heard from him. Soccer registrations really aren't that high so we haven't had a packed parking lot yet, so that's kind of a good thing, but I would like to be able to use that parking lot and have that track sealed.

Mr. Davis asked how long as he been dodging you?

Mr. Soriano responded it's been about two or three weeks. He did that last time when he lost a grader. I just need the lines painted first so I'm going to keep bugging him, but that's why we're stuck on that project. They did create one problem because they haven't come to pick up their leftover asphalt so we still have a lot of granules there and they're piled up and it's right in the way of some landscaping work we want to do there so we've already set up for landscaping along the field side so we can match some landscape items, and then we also have trees on the tennis court side. All of that right now is getting covered under my amounts or we've worked it into contractual amounts that are leftover so those are not costing us anything extra right now. I do have one item for you, and this will be roadside for that parking lot.

Mr. Davis asked is the asphalt guy paid in full or was it a deposit?

Mr. Soriano responded he was paid in full because it was only \$6,000. Normally I do deposits and we did that with the parking lot, but he didn't even cash it and gave it back to us when he lost the grader so I'm not concerned with him trying to keep our money. This quote in front of you is for the roadside and there are some things he needs to clean up there that we need out of the way so we can start digging, but this includes the parking lot expansion area, but also if you look along that whole road there are big chunks of section where the holly bushes just didn't grow well and we tried to plant little ones and people just trampled them or backed their cars onto them so I would like meatier bushes. I've talked to Chalon about this and we are going to dig that well enough so we can prep the soil a little better to make sure they have a better chance to grow well along that roadside. This just isn't that parking lot area;

it actually extends down that road where the holly bushes are. This amount is more than I can handle so if it is something you'd like to do, I need approval.

Mr. Davis asked these are larger?

Mr. Soriano responded they're larger than what we've installed in the past. They might not be as big as some that we have. We have some that grew great and then we have a 20-foot section where they don't seem to grow at all. That's also why I want to prep the soil so they're going to bring in a mini-excavator and dig everything up. They're not just going to dig a little hole for the one plant.

Mr. Davis stated I'm sure they've checked irrigation in that area.

Mr. Soriano stated right.

On MOTION by Mr. Lanier seconded by Mr. Horton with all in favor landscape enhancements for the parking lot area totaling \$3,965.72 was approved.
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Mr. Thomas stated you mentioned a pile. Is this the one you're talking about over by the volleyball court?

Mr. Soriano responded yes. That tree we're going to cut up. That's the one I had the grader help us remove. I can't get to it too well because of all the debris they have there so I'd like them to clean up that big pile. If not, it's going to end up being us that cleans it.

Mr. Horton stated while we're talking about landscaping, I was down there the other day, and I went out to the tennis courts. That area between the building and the tennis courts is really crappy looking. I think I've mentioned it before. You can see there's a landscape piping in there, but it's nothing but dirt. Is there something we can do about that?

Mr. Soriano responded he's talking about where the drip irrigation is, which was just pine straw at one point. We can put the large pine bark back there to hide it a little better. I would say we can get rid of the little grasses and things like that and just sod it.

Mr. Horton stated that's what I was thinking too.

Mr. Soriano stated we can look at that.

Mr. Thomas stated there was a sod truck two days ago or so along the side of the road. Was that just replacing?

Ms. Suchsland responded that was just replacing. We had an irrigation issue, so he was here and did Bermuda on this side of the clock tower and then we've done some rework of the trees back here.

Mr. Thomas asked on the other side by the elementary school where the two lanes become one? Because he was parked in that area.

Ms. Suchsland responded yes. He replaced that for me because of the irrigation issues.

Mr. Soriano stated these are items that are part of our contractual amounts, so these are not something we pay for extra.

Mr. Thomas stated I just wanted to make sure something wasn't going on with the irrigation over there.

Ms. Suchsland stated no, we got it fixed but there was an issue, so we got that replaced.

Mr. Soriano stated I did get our shredder in, so we have a very large new toy to play with. It's really good timing because last week with the big storm we had a couple of trees on each side that we have to take care of now so you will see us out using that.

It's not written in the memorandum, but I do want to go over an item in the operations that we've kind of talked about the last couple of months, but I have a new plan, our pickle ball group. They've been joining us every month and I've been going back and forth with different items that we can do and different costs. How we can do something for them and still not take on an immense amount of costs, especially with doing something like building a brand-new facility. I was thinking of actually moving the idea of the pickle ball courts to this side. Middle Village has a very problematic facility that they've dealt with for years, their basketball courts. I know we've mentioned our basketball courts, but our basketball courts are better controlled. We've put in new fencing, we have cameras, we have staff that requires you to check in to use those courts. We don't have that here. Not only do they pay for constant maintenance, even right now we have a fence that is hanging out there, and we get broken backboards all the time. We have issues with fighting and things like that to where we've paid over here for an extra security guard that does nothing but sit down there and watch the basketball courts. You guys saw your budget and that security increase. They pay even more. They have \$60,000 or \$70,000 in their budget line and on average it's about \$5,000 to \$6,000 a month to have an extra person out there. Unless our pickle ballers get really rowdy, I don't know that I would need that security amount in there anymore. We're talking about \$60,000 a year. I could take

that money and apply that towards doing things like painting and fence repairs for the pickle ball group. I would deal with a good amount of complaints because there are definitely a lot more basketball court users over here than there are tennis players on your side, but like I said, it is a problematic issue and some of the basketball players don't live here and that's one of the reasons we have such a problem. The Board is aware I'm still going to deal with complaints but they did also agree that when it comes to the amount of money that may be a good option, so I wanted to discuss it with you guys too.

Mr. Thomas asked are you looking at turning just one of the courts or are they going to get the entire section?

Mr. Soriano responded they would get rid of their courts completely and that would do the same thing we were looking at which was taking the two tennis courts from you guys, and it would allow them to get six pickleball courts. It is a tiny bit larger than two tennis courts, but I don't think I could get eight. I think if we could get it, we would squeeze the courts too close together and they may not like that. It would be a dedicated facility for pickleball, and it is here at what is considered our nicer tennis facility.

Mr. Horton asked is the basketball court here fenced in?

Mr. Soriano responded it is an eight-foot fence. We spent a good amount of money to put that ten-foot fencing up at your facility instead.

Mr. Davis stated it sounds like you're trying to kill two birds with one stone and solve two problems. What are your thoughts on this now flooding our side and creating an additional security issue with all of the people that can't play here any longer?

Mr. Soriano responded it could. It's hard to make a prediction like that, but like I said, yours is better controlled.

Mr. Davis asked could you do their pickleball and save one court over here?

Mr. Soriano responded you can't squeeze four in there.

Mr. Davis stated I feel like you're going to overwhelm security. I don't think it's a horrible idea, I'm just thinking.

Mr. Thomas asked if that does happen and they start feeling overwhelmed, can we put a cap on how many people can be on the court at one time?

Mr. Soriano responded there actually is a cap right now of 30 to a court because they're not always playing games. Sometimes they're just shooting half courts or hanging out and

playing, but it's in our policies so we have those things already. You don't ever really hit that at yours and they don't really hit that here either. I don't think you'd get 100% of the people here trying to go over there so you will increase a little bit, but even then, you're better controlled over there so those people that don't belong here that make it in would be cut out there.

Mr. Horton stated the only affect for Double Branch is that it might increase the basketball people but that's really it. We don't really have a say so in what they do over here.

Mr. Soriano stated no, but they would look at this as something you guys would discuss and want to do together.

Mr. Horton stated it sounds like a good idea to me. You've got the space.

Mr. Soriano stated they might ask for you guys to help out as far as payment to start it off. They will in the long run save money.

Mr. Davis stated that pickle ball court offset that extra security so there's give and take there.

Mr. Horton stated run that money thing by me again.

Mr. Soriano stated we would just be giving them a problem they have to pay for. They still have to initially pay for the \$30,000 or \$40,000 to paint courts and repairs to make it a standalone pickleball court.

Mr. Horton stated that's not on us.

Mr. Soriano stated it's not on you, but you could offer to offset those costs since you're not having to do it. You don't have to do anything.

Mr. Davis stated but they're saving how much?

Mr. Soriano stated \$50,000 to \$60,000 a year.

Mr. Davis stated so it would be a savings to them.

Mr. Soriano stated eventually, yes. I look at it like we do have a few different facilities in different places. Right now, we have a pool over here we paid \$25,000 a year to heat and that is available to your residents and their residents. They've never asked you to pay for it. I don't think it's an unreasonable request. It doesn't mean you have to throw anything out there right away. It's really on you guys, but it is part of the discussion.

Mr. Davis asked where did we leave off with the pickleball participants being like soccer I-9, having some skin in this game and paying?

Mr. Soriano stated I've talked to them a little bit about that because they keep asking me about things like getting rid of guest fees and that would be one way they could do that. If they have teams and competitions that's one thing. Soccer and I-9 pay per season, but realistically that gets them their practice team three days a week and competition time on the weekend. Those non-residents are not supposed at any time same way that realistically soccer players from Eagle Landing aren't supposed to just come out and practice with their siblings any day. Do we have an easy way to control it? No, but it's still expected they do that. We've even talked about I-9 using beyond the time that their usage agreement allows for. So, they could do something like that and that will help pay for it. You're not going to get a lot of money out of that though. At least it creates a commitment, but even with sports like I-9 we start it off at I think \$1,100 a season and they're not quite there yet.

Mr. Horton stated to me a good example is you pay \$60,000 over three years to resod the soccer fields for everybody and I don't remember Middle Village kicking in any money for that.

Mr. Soriano stated I mentioned to them that they gave \$1.5 million to the County to build those baseball fields on your side so I try not to go back and forth and say they paid for this and that. You're still overseeing two boards that your residents are able to use each other's facilities. I don't think it's an unreasonable request, but it doesn't mean you guys have to do it. You can say you don't want to do it, but you were going to look at doing \$30,000 to \$40,000 of your own money if we did it over there.

Mr. Perry stated you need to look at it even though they're two separate districts, this is an enhancement of the amenities. You don't have it currently. Like Jay was saying, it's not unreasonable for both boards to participate in the initial cost.

Mr. Lanier stated and the good will that it does. Just the ease of use for all of the amenities it just really makes sense in my opinion to share that with this side over here because they will in turn help us at some point when we have an event or new project going on as well.

Mr. Davis stated I'm looking at both sides of the coin. I think it's going to have some issues. If there's enough people over here that it actually causes problems, and you tell them they can't play anymore and there's courts over here but they can't get on that one either.

Mr. Lanier stated one of the thoughts was the high school They've got four to six courts.



Mr. Davis stated they keep those locked up.

Mr. Lanier stated they're wide open and you can walk on there at any time.

Mr. Davis stated we had a practice agreement when we had a basketball league.

Mr. Soriano stated the junior high is locked up.

Mr. Lanier stated that was definitely something the other board did discuss, and they aren't wanting to push any problems our way, but this does have a tennis side with a racket side that does make sense and it does give us more control over there and it may be something we can discuss to see what happens. You're going to keep out some of the bad just by having a check point entry where they have to go through the amenity center.

Mr. Horton stated another thought is we were talking about maybe painting the courts over there and I don't remember Middle Village chipping in to help with that which would have brought the cost down a lot.

Mr. Lanier stated I don't know if that was brought to their attention.

Mr. Horton stated I think some thought needs to be put into this.

Mr. Davis asked can we revisit this next month?

Mr. Soriano responded I'm not trying to do anything today. This was an idea that has been brought up before in a joking manner, but it does work well.

Mr. Davis stated I don't think it's a bad idea at all, I just want to make sure we put thought into this.

Mr. Soriano stated there are going to be problems either way. We already discussed doing it the way we were doing it on your side before. I have to take away from tennis. There's not a lot of users but there are some and you're still taking away from somebody.

Mr. Davis stated but you're not taking it totally away.

Mr. Soriano stated it's going to be pickleball, they're not going to be playing tennis there anymore. You're taking away two tennis courts and I'm going to change the fencing in there and we have to remove that gazebo thing that is in the middle so it's not just a paint job. You're going to have two tennis courts on one side, your pickleball courts in the middle and your basketball courts on the other side so you're still going to have to pay the \$30,000 to \$40,000 to do that and you still have to take away from somebody. Here we have to take away from somebody, a lot more people so I will hear those complaints, but we also save thousands of dollars so in the long run once I get past all of those complaints and figuring out if it brings

along any other issues. They did have a concern with vandalism. Those kids might not be here anymore, but they still have to have something to do.

Mr. Lanier stated I like to look at it as amenities versus the grounds. We use both sides; we've got equal access for the amenities so that makes it easy. What they do with their signs, or the middle of their fairway out here is on them, but it's something we share together.

Mr. Thomas stated I understand it's two districts, but it is in one community and this past year we've been talking about the shenanigans that have been going on in the neighborhood: the vandalism and the fights. I see this as a way of maybe knocking some of that down, but I think we need to look at our policies over there. I think 60 to a court is way too much. I'd like to revisit that number and bring it down. Maybe in the beginning until we set a precedence that whatever you did over there, you're not bringing it over to the other side kind of like the first couple of months of school. This is what is going to happen and we're not going to bend on it. I think it's ridiculous we have to hire a security guard just to sit at a basketball court. As far as helping out financially, I don't have a problem. I don't know how much we can help out. It is our community, and we are focusing on trying to knock down some of the shenanigans that is going on around here and especially since we have other communities about to pop up, we need to set a precedence. Since you're not looking for anything today, we can continue to have this conversation.

Mr. Soriano stated it was really to have a discussion and to help me with moving forward because every month we're going to be asked about it. We did ask them to hold on but they're going to be here.

Mr. Thomas asked are you still looking at \$30,000 to \$40,000 to convert that?

Mr. Soriano responded no, there will be different issues. The big cost on your side is changing around that fencing. I have to actually dig that out of the asphalt and get that out and then we have to repair the asphalt there and move the large four-inch posts back, reconnect all that fencing so we are going to have replace the fencing and there is going to be some good labor on repairing the asphalt before we paint. We do have new surfacing, so we won't have to do a lot of sand work or resurfacing work on those courts. Here, we would. We have no resurfaced here and that's what I mentioned to them. We're going to have maintenance costs either way, whether we do this for pickleball or we do it for just basketball so I will actually kill more birds with one stone because there are things I have to do for this.

Ms. Nelsen stated maybe they can pay for the resurfacing, and we can pay for some painting, something like that.

Mr. Lanier stated or we split the painting.

Mr. Soriano stated I don't want to speak for them. I don't think any of them would ever object and say we're not going to move forward with this plan if it saves them money in the long run if you guys decide you don't want to pay, I just don't think it's a bad thing to discuss.

Ms. Nelsen stated I'm not opposed to putting in some money either.

Mr. Davis asked do you have numbers on basketball participation?

Mr. Soriano responded I can pull numbers. Most of them are residents that are supposed to be here and are younger kids. There are some nights we're packed out here and some nights it's a few residents and the rest are all guests.

Ms. Nelsen asked what are the rules? They're allowed one guest each?

Mr. Soriano responded you can bring in five per day, just like you can for the pool.

Mr. Thomas stated on the weekend you can charge double.

Mr. Davis stated we have to change that.

Mr. Soriano stated our basketball courts are not a popular one on the weekends, it's our pool. Basketball is popular after school, so we see that later in the evening. We can do things like say at the basketball court you're only allowed two, then you get that argument from basketball players that they're only allowed two when there are five allowed at the pool.

Mr. Davis stated 20 residents end up being 100 people at the pool and only 20 are actually residents.

Mr. Soriano stated pickleball was the last item I had for you unless there are any questions on the maintenance items completed last month.

Mr. Davis stated we had three ATV/golf carts go down this month?

Mr. Soriano responded not really, I just sent them all in this month to get repaired. One just needed a solenoid. The other cart is actually still sitting at the golf cart repair.

Mr. Thomas asked what about the floor plans for the fitness center?

Mr. Soriano responded I changed up the floor plan because the electrician came in and is going to be working this week and we have to have dedicated outlets for the treadmills versus the stepmills so to save money he suggested moving my plan a little bit so I will bring that back to you. I do have to forewarn you, the supplier for the Hammer Strength equipment

does not have everything in stock right now and they're concerned with when they're going to get it in stock. My main concern with that is those were the ones we were looking at that were lower cost because they were refurbished so if we want to hurry, we have to look at brand new equipment and the cost on that is just higher. When it comes to Hammer Strength or free weights, as long as I get a one-year warranty it's the same equipment. It's not like cardio where the motors start to go bad from years of usage, so I don't understand paying twice as much. I can bring it back to you if they tell me we might be a couple months out, but I was just going to wait to see if we can still get the items we looked at.

Ms. Kimberly Farrell stated on the basketball courts, another thing they talked about if they end up doing the pickleball courts is saving those basketball hoops and stands for Phase 1 for when they need to be replaced.

Mr. Soriano stated yes, they would give that equipment to you guys because they wouldn't need the backboards anymore.

Mr. Davis asked where would you store it at?

Mr. Soriano responded we have a couple of storage units, and they can sit over here in this shop. You guys haven't really had problems with yours, they have had problems where I've had to replace multiple backboards in a period of a year or two.

Mr. Horton asked is there a cardio place downstairs at this district?

Mr. Soriano responded yes; they have ellipticals. They don't have a stepmill. I thought about trying to get them one, but the problem down there is it's a suspended ceiling and there's not enough space to climb up that big thing, but they have ellipticals and treadmills.

Mr. Horton asked how does it compare to ours?

Mr. Soriano responded it's much smaller. It's comparative to what you would get when you have the hotel fitness center or something like that.

Mr. Horton stated is Middle Village going to help over there because it's so much larger and we're expanding and all that?

Mr. Soriano stated if we look at that, we can look at that for every single thing we do. When I buy toilet paper, I buy the cartons and I split it 50/50 with you guys, where it could be one month you guys use more toilet paper than they do so I just split it. I can't break everything down. I understand what you're saying, but I don't believe it's unreasonable. You don't have to do anything.

Mr. Thomas stated let's just get those numbers and whatever we vote is the law.

Mr. Soriano stated the wording on the rules is 30 at any one time for the basketball courts. It doesn't say together so we could limit to it 30 period. There have been times when I've seen more than 5 on 5 on each court and 10 kids sitting out to the side waiting to go for the next game.

## **NINTH ORDER OF BUSINESS**

### **Audience Comments / Supervisors' Requests**

#### **Audience Comments**

A resident asked what is being paid on a yearly basis for the CDD fee?

Mr. Perry responded for operations and maintenance I believe it's about \$730.

Mr. Soriano stated for a single-family home. We do have multiple rates for condos, townhouses and single-family homes. The highest is single family home and it's about \$1,600 a year. It might be \$1,650. About \$900 of that goes toward paying off our bonds from years ago and the rest is what goes towards operations and maintenance.

The resident asked how long does the CDD fee run for?

Mr. Perry responded the debt service portion of it is a 30-year bond and these were refinanced in 2013, but I think they started in 2005.

Mr. Soriano responded I think your side is 2004 and this side is 2005.

Mr. Perry stated so they have about 14 years left on the bonds, but the operations and maintenance is in perpetuity just like a city.

The resident stated I'm in phase one.

Mr. Soriano stated that's what this meeting is for.

#### **Supervisor's Requests**

Mr. Horton asked have you heard anything from the Sheriff's Department about that building?

Mr. Soriano responded no. I was just told that trailer is not condemned and somebody else wants to use it so they're going to take it since the Sheriff's Department didn't want it. I don't know if they're in any hurry to put any funds towards doing anything else either because that was part of the arrangement was we did have a facility or something and a spot to put it.

Mr. Horton asked what about the pool leak?

Mr. Soriano responded they told me it was going to be a couple of months out before they even put us on the schedule if you're asking about the big leak that we're dealing with.

Mr. Horton stated I've been down to the rec center several times and I never see the security and in fact last time I went looking for the guy and none of the staff could see where he was at. How do we know if they're making their rounds or not to make it worthwhile?

Ms. Grizzle responded we receive a report every morning that shows what time they check in. They take photos of where they're at. If there's an incident, they have to write a report and it's mandatory to write so many reports during their shift and those reports get sent to Jay and anyone else that is interested in knowing how many rounds those officers are making I can pull those numbers and get that together for you guys.

Mr. Eckert stated and that's just to be provided to board members in their capacity as board members, and board members should not share the information with anyone.

Mr. Soriano stated I do get those reports, sometimes multiple times a night, especially if they have anything they're concerned with so I can see by email that they're making multiple rounds that night.

Ms. Nelsen asked isn't there a number up on the bulletin boards that we could call and it goes to the office?

Mr. Soriano responded there's dispatch, but I didn't put it up on the bulletin boards.

Mr. Horton asked do they check in with anybody when they come on?

Mr. Soriano responded yes. I see them, Wanda sees them, and the fitness center sees them. They usually check in with the fitness center and our off-duty officers have mentioned they see them a lot more now. I don't think they realized it was a new company.

Ms. Suchsland stated we see them.

Mr. Soriano stated they're definitely in comparison doing more. Can I see that every one of them is going to be great and doing nine to ten rounds a night? Not without me out here watching them the whole time but they are definitely doing more than our old one.

Mr. Lanier stated we've talked about a one-time retention payment for a long-term employee and as mentioned earlier we haven't had assessments increased since 2012 and I think a big portion of that is the money that has been saved through diligent work and also the time. A normal rotation for a property manager is four to five years before they move on, so I think somebody that has been working with us for 10 years up this point is pretty impressive. I

hesitate to talk about this with the individual in the room, but it's an open meeting. The board from this side has agreed that it is a good idea, and they were willing to pony up with a not to exceed amount for it assuming that we would match. There are no promises, but I think we are pretty reasonable with this. They said up to a not to exceed of \$5,000 on their end and if we pony up and match it that would be \$10,000 so I would like to make the motion that we match that with an amount not to exceed \$5,000 on our end for a one-time retention payment for Jay Soriano.

Mr. Eckert stated it would take the form of an addendum to the GMS contract.

On MOTION by Mr. Lanier seconded by Mr. Davis with all in favor a one-time retention payment to Jay Soriano in an amount not to exceed \$5,000 was approved.

**TENTH ORDER OF BUSINESS****Next Scheduled Meeting**

Mr. Perry stated the next scheduled meeting is October 11<sup>th</sup> at 4:00 p.m. Marilee will be conducting the meetings from now on.

Mr. Lanier stated I would like to say thank you Jim for everything you have done for this community. You've opened my eyes, you've always given great counsel, and I want to say thank you for all of the help you've given me personally.

Mr. Perry stated I thank the Board for supporting staff and GMS over the years, especially staff. It's really appreciated.

**ELEVENTH 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