

**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 11, 2022 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
Tom Horton	Supervisor
Scott Thomas	Supervisor
Andre Lanier	Supervisor

Also present were:

Marilee Giles	District Manager
Mike Eckert	District Counsel
Jay Soriano	Field Operations Manager
Chalon Suchsland	VerdeGo
Marla Dietrich	S3 Security

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Giles called the meeting to order at 4:00 p.m.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

Mr. Don Long, 3854 Cardinal Oaks Circle stated I was reading the minutes from the last meeting where it was talking about the assessment increase and I just wanted to agree with Tom's suggestion on raising it by \$200, because I think the increase in costs are not going down anytime soon, and in two or three years you could revisit it and maybe drop it if things improve.

Mr. Horton stated we did decide to lower it to \$180, so it won't be higher than \$180 this time.

**THIRD ORDER OF BUSINESS**

**Approval of Consent Agenda**

- A. Approval of the Minutes of the June 13, 2022 Board of Supervisors Meeting**
- B. Financial Statements**
- C. Assessment Receipt Schedule**

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**D. Check Register**

Ms. Giles stated included in your agenda package are the minutes of the June 13<sup>th</sup> meeting, the financial statements as of May 31st, your assessment receipts schedule, and the check register totaling \$112,734.86.

Mr. Horton stated there was one thing on the check register where it looks like somehow the District overlooked an IRS tax from 2019. It's \$6,496.71. I'm just curious how we overlooked that, and why we received a penalty.

Mr. Soriano stated the Form 940s are for most of our onsite hourly staff. You guys are also included in that. You're typically the only ones that we pay taxes for. We don't pay taxes on our lifeguards and fitness center front desk and there was an issue with that. One district, we have a letter in explaining that we're local government and we don't pay taxes for that. The IRS did straighten that out, but I don't know how that affects this. It looked like we were reporting the wrong number of employees, so we paid for that. I don't really argue with the IRS, so I did approve it to be paid for. We can always get reimbursed later if they find out this was their mistake, however I don't want to incur more penalties.

Mr. Horton stated somebody at GMS must have noticed that and paid the bill.

Mr. Soriano stated they sent it to me, and I approved it, because we're not going to not pay the IRS. That's the only reason I thought that was there, but I had already worked that out with our payroll company to correct this. We get a letter, and I did call the IRS, but right now our payroll company can only report on 940 before we have a letter from the IRS backing up that we don't pay them and that's just one district. I believe this is from that, but I can't straighten it out until we get that part straightened out. If this ends up being their error, we do eventually get that back.

Mr. Horton stated there was a \$1,900 bill for a pressure tank.

Mr. Soriano stated that is the big tank behind the pool pack area that blew on Easter weekend and was shooting out water. They're done with the work. They do have the old pressure tanks back there.

Ms. Suchsland stated yes, I have to take them out.

Mr. Horton asked is it a big tank, or just expensive?

Mr. Soriano responded it's not the biggest tank we have, but they're pretty expensive.

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Mr. Horton stated just out of curiosity, what are the torque valve repairs? We get a whole bunch of those

Mr. Soriano stated we do try to clean them out and make them last another year or two. You have a flush valve, and the plumbing is just a little rubber valve that opens and closes by pressure. We pop them out and try to clean them, but when they get down to a point where when we pop them out and rub on them and the rubber wears away, we just get new ones. It's much cheaper for general maintenance to do that than when we call in commercial plumbing companies. We keep them stocked here.

On MOTION by Chairperson Nelsen seconded by Mr. Lanier with all in favor the Consent Agenda was approved.
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#### **FOURTH ORDER OF BUSINESS**

#### **Review of Suspension of Amenity Privileges for Cannons Point Incident**

Mr. Soriano stated if you recall, we met with a few of the families of the kids involved in the incident at Cannons Point. I'm glad a few of them showed up, but we really only had one that stayed in touch with me, and she is here today. Now she's also the only one left in the neighborhood. We had a few kids; one didn't even live here, and the others are gone. On our side, I don't know what we can do in that aspect. We can try to figure out where they live now possibly, but then it's us sending letters. I think that part is going to fall completely on CCSO as far as trying to recover any restitution. As far as how we move forward with anything beyond the privileges to use the facility would be on you guys.

Mr. Horton stated I think some of them volunteered to do some work. Has that worked out?

Mr. Soriano responded it would only be her around to do the work. I can't do that during the summer because we're stuck at the pools. I do have a lot of volunteer opportunities that come around as we get back to school. Of course, she's limited in her hours when that happens, but I have those community events and weekends that I can always use volunteers. She is still willing to do that. Like I said, the others are completely gone. The last we heard from them or seen them was that meeting when they were all here.

A resident stated we've also been doing sidewalks and things like that and crossing over the Cannons Point area because we can't go to playgrounds.

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Mr. Horton stated we appreciate that. So, what are you suggesting? We drop the other two because they're no longer here and it's not worth tracking them down?

Mr. Soriano responded I don't have suggestion. It's just how you guys would like to move forward. The restitution part is going to be the hardest part.

Mr. Thomas stated as far as the privileges part, it sounds like mom and daughter have been on top of it. I'd like to chalk this up to a lesson learned and let you enjoy your last month of summer before school starts, go to the pool and act like a kid.

A resident stated we're still willing to do the community service events whenever they're available.

Mr. Thomas stated when fall comes and Jay needs help I'm sure you guys will be up front to help out, but I'd like to propose to the Board reinstating the privileges. As far as the restitution side, personally I think we still need to follow up on it.

Mr. Soriano stated that part is harder.

Mr. Eckert stated why don't we deal with the privileges first and then we will deal with the restitution.

Mr. Lanier asked what happens if we do this and they fall off and we don't see them in the fall? I'm hoping that wouldn't happen, but that is a concern.

Mr. Eckert stated you can come up with some sort of structure where the suspension is terminated and we will revisit, but that's up to the Board if you want to go through that at this point. It sounds like this family has been more engaged than the others, but also more engaged than most I see in these circumstances. You have that risk in the fall, but I'm not sure I would try to fashion something to protect against that. That is a business decision for the Board.

Mr. Thomas stated I'm just basing it off the fact that the family has taken care to avoid areas. It sounds like there has been follow up with the consequences.

Mr. Lanier stated I'm not that far off from you.

Mr. Horton stated the damage was done and it needs to be made right. It was \$6,000 worth of damage to equipment.

Mr. Thomas stated this is just addressing the reinstatement of privileges. Next will be addressing the monetary factor.

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On MOTION by Mr. Thomas seconded by Mr. Lanier with all in favor ending the suspension of privileges for Ms. Griffin was approved.

Mr. Eckert stated there was \$6,000 worth of damage that was done by three different individuals. In a normal situation where it's all adults and three adults participate in a situation that causes damage, a court usually will find that people are jointly and severally liable, which means that everybody is responsible for the entire amount, but you as the person who was damaged can only get one satisfaction. So, that would mean that everybody is responsible for \$6,000, but it doesn't mean the person who is harmed gets \$18,000, it just means they get \$6,000 wherever that \$6,000 may come from. I'm not sure that a juvenile court would look at it that way. A juvenile court may split that liability and say everybody is going to be responsible for \$2,000, so that could be how it shakes out. Or a juvenile court, depending on what the police do or say, may never even hear this issue and that's something Jay can probably give you more information on in terms of their level of interest or involvement at this point in time. So, I think your options are one, you can push back and let the police handle the restitution part and the prosecution part, or if you want, you can decide you're going to make an offer to each one of the three that they can pay a third and whatever you can't collect, you just don't collect. That's the decision you have to make. You do have somebody who is here who is engaged. I've not had any conversations with them about the restitution piece, but I've seen it handled both ways. Normally the way I see it handled is the District splits it up, and if the District gets close to being made whole, the Board is thankful that they did and hopefully everybody moves on. You don't get full restitution when you handle it that way, but you may get no restitution if you handle it the other way. It's a business decision for you, how you want to handle it in particular and how you want to handle it with the folks that are here.

Mr. Horton stated the thing I'm concerned with is if you let these things slide, pretty soon the District is paying for vandalism and that's not right. The perpetrators that did that need to pay for what they did. If we don't set that precedent, then we have people damaging stuff left and right with no consequences.

Mr. Thomas stated my thinking too is we have two or three neighborhoods coming up around here who will be venturing into ours. Just because they don't live here anymore doesn't mean they can't be held responsible for damage to our property, so even though those other

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two families moved out, they still committed a violation, and they need to be held accountable for it.

Mr. Lanier stated you said Jay may have a little more insight on the County's process.

Mr. Soriano stated I can tell you right now I don't think they've done much at all. We originally had pushback from the officer because he viewed it as if we can work it out with them, they would rather see that happen, so they didn't follow through with it. Out of the two counties, I've never gotten restitution from anything from Clay County. We've actually gotten restitution from Duval when we've had problems. So, that concerns me.

Mr. Horton stated there is one resident that still lives here and I think we can take some kind of action on that.

Mr. Soriano stated they would like to try to stay out of the court as much as possible and make sure we feel better with them. It's obvious the other families don't share that same concern.

Mr. Horton stated I'm okay with keeping it out of court and between the resident and board as long as they make up for the loss.

Mr. Eckert stated you have three responsible parties. Are you looking for each party to be responsible for the full amount, or are you asking for each party to pay a third of the damage?

Mr. Horton stated I think each party should pay their fair share of it, which is \$2,000. That would be unfair to have one party pay the full \$6,000.

Mr. Lanier asked is it a one-time collect, or can it be set up so there's a recurring payment?

Mr. Eckert stated unless there's a reason why it can't be done as one payment, my suggestion would be one payment so then everybody can clean the slate and move on.

Mr. Lanier stated you guys see our dilemma that it's our neighbors and it's our neighborhood that was damaged. We don't necessarily want to over burden somebody, but it's not an action we did. We voted on the privileges, and I think we do deserve restitution. I know \$2,000 is a big chunk of money, but I think the community is owed that and if it isn't something that can be done at once, I wouldn't mind seeing some sort of payment plan associated with it.

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Mr. Horton stated if something like this pops up in the future, we should suspend privileges until restitution is made for the damages. That seems fair to me. I know we've already voted on it.

Mr. Eckert stated you've got language in the policies that people are responsible for the damages they cause, and usually it's the parents responsible for damage for the minors. In this particular situation, I just want to make sure you're not acting as a judge and that we're crossing over into that. You've said the amenity privileges can be reinstated. If you want to have a provision that you can't use the privileges until you make restitution, we may have a situation where it's a \$20,000 claim, where the insurance companies are fighting it out and you're going to be applying that rule to that person and they're not going to be able to use the amenities for years. Those are the kind of things I get concerned about when we have that. I'll defend it the best that I can, but that would be the extension of that kind of policy. Somebody's suspension may be held up because of something they don't even have control over anymore.

Ms. Giles asked could they enter into a payment plan with the family and on that payment plan it states failure to make payments in accordance with this plan your amenity privileges would be suspended?

Mr. Eckert stated let's get back to where the Board is. I've heard split it up from Supervisor Horton. Does anybody disagree?

There were no objections from the Board.

Mr. Eckert asked Jay, have you had any conversations about whether or not the family will be willing to pay a third of the cost?

Mr. Soriano responded originally Ms. Miller talked to me about that before and she was good with that. She was even prepared for the fact that she may be asked to pay for more, but she knew that was a lot to put on somebody. I understand that too. To match the quote we received, it was actually \$6,017.13, so the total would be \$2,005.71 for a third. We just have to try to deal with the other two families.

Mr. Horton stated if this family is willing to pay, can we take the other two families to court?

Mr. Eckert stated for those two, we may make another run with the police, and if the police aren't going to do anything about it, then that is what we would have to do. I can advise you on the economics of that in a future meeting.

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Mr. Thomas asked what would be the next steps between the Board and the resident involved?

Mr. Eckert stated if the Board could by motion say in exchange for payment of the third of the damage, the Board will consider this matter closed in relation to this resident.

<p>On MOTION by Chairperson Nelsen seconded by Mr. Lanier with all in favor considering the matter of the damage to the slide at Cannons Point closed as to this one minor only upon receiving payment from Ms. Griffin equal to a third of the cost of replacement was approved.</p>
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Mr. Eckert stated going back to your comment about the suspension for nonpayment. I can look at that and you and I can talk offline about whether or not there's a way we can address the concern in a way that doesn't have the bad consequences that automatically jump to lawyer's mind.

Mr. Horton stated yeah, I think you went to an extreme situation there and we're not really that extreme here, I don't think.

Mr. Eckert stated you're right, that's not exactly how we should draft our policies, so I want to take that under advisement and work with you on that. I have had situations drag on for years before with damaged infrastructure, but that's not the situation we're dealing with right here.

A resident stated I do think adding something that says if you don't have it done by this date, I think that would suffice. I can't exactly speak on behalf of the other families, but moving forward with a payment plan, I think you'll get a lot more out of that than saying give me \$2,000 at one time.

Mr. Thomas asked do we need to motion to move forward with the other two families? We're just going to let CCSO handle it?

Chairperson Nelsen stated that'll be more of a staff directive to see if Jay can contact them.

Mr. Eckert stated their suspension is still intact. Jay and I will talk about what we should do moving forward. He's going to have to make a call to find out from the Sheriff's office whether or not they're going to do it, and then we can also reach out to the families about some sort of payment plan if they're interested in that.



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Mr. Lanier asked do we need to set a timeframe for the payment?

Mr. Eckert responded I think we need to figure out what avenue we're going first. I think Jay is going to make a phone call and the police will say whether they're going to do something or not, and at the same time we can reach out to whatever the last contact we have for the families.

Mr. Lanier stated I meant for the Millers.

Mr. Eckert stated I think that would be a good idea. We can talk to them now about when they think they could make that payment.

Mr. Lanier asked what is too long? Personally, I don't want to over burden the family. For 12 months we're looking at about \$165 a month, 15 months is about \$130.

A resident stated twelve months is fine.

On MOTION by Mr. Lanier seconded by Mr. Horton with all in favor a twelve-month payment plan for Ms. Griffin's restitution payment was approved.
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Mr. Eckert stated get with Jay about setting that up and you guys can talk about dates and all that kind of stuff.

Chairperson Nelsen stated we appreciate you guys coming.

## **FIFTH ORDER OF BUSINESS**

### **Acceptance of the Fiscal Year 2021 Audit Report**

Ms. Giles stated districts are required to have an annual audit done by an independent CPA. The report completed by Grau & Associates for the fiscal year ending September 30, 2021 is included in the agenda package. On page one of the report under the opinions paragraph it says, "In our opinion, the financial statements referred to above present fairly in all material respects, the respective financial position of the governmental activities in each major fund of the District as of September 30, 2021." On page 26, the third paragraph under internal control over financial reporting says, "Given these limitations during our audit, we did not identify any deficiencies in internal control that we consider to be a material weakness." On page 28 the third paragraph reads, "In our opinion, the District complied in all material respects with the aforementioned requirements for the fiscal year ending September 30, 2021." On the management letter it says, "The purpose of this letter is to comment on matters required

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by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we are reporting on the current year findings and recommendations, status of prior year findings and recommendations, and compliance with the Provisions of the Auditor General of the State of Florida.” There were no significant findings with any of those matters.

On MOTION by Mr. Horton seconded by Chairperson Nelsen with all in favor the fiscal year 2021 audit report was accepted.

## **SIXTH ORDER OF BUSINESS**

### **Discussion of the Fiscal Year 2023 Budget**

Ms. Giles stated the public hearing to adopt the budget is scheduled for September 12<sup>th</sup> at 6:00 p.m. here at the Plantation Oaks Amenity Center. The table on page 22 has the details for all of the changes that we made at the last meeting.

Mr. Horton asked did the budget change since the last meeting?

Ms. Giles responded we made the changes that the Board recommended for the single-family units to have an increase of \$180, with all other units proportionally increased.

Mr. Horton stated I’m okay with it the way it is.

Mr. Eckert stated you’ll have another chance to look at this at your budget hearing, this is just in case somebody wanted to talk about it.

Chairperson Nelsen asked the notices will go out?

Ms. Giles stated they should soon.

Mr. Horton stated a good example of extra maintenance that is required is the engineer’s report. They’re minor things, but it’s going to take labor and money to get them done.

Mr. Soriano stated yes, a lot of things on that report like simple erosion and sidewalk repairs.

## **SEVENTH ORDER OF BUSINESS**

### **Other Business**

There being no other business, the next item followed.

## **EIGHTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. District Counsel**

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There being nothing to report, the next item followed.

**B. District Engineer – Acceptance of the Annual Engineer’s Report**

Ms. Giles stated the engineer has ten items listed on his report. I’ll let Jay go over those.

Mr. Soriano stated there are a couple of items I want to point out. One that they talked to me about and pointed out at your sister district’s meeting are a couple of the ADA concerns. The biggest concern with that is those sidewalks and ramps were built at a time where some of these requirements weren’t in place yet. There was an update a couple of years after your facility was built and we need things like the rumble mats on the ramp, or it has to be poured into the concrete. There is one that is coming off of the county’s right of way, so I’ll have to check that, but they weren’t happy with the slope. The rumble pads we may have to install whether we pour new concrete or install mats. Everything else on the report is naturally occurring. You’ll see erosion. We’re probably going to have to fill some areas with gravel and then a lot of soil. After a couple of years that will wash away, and we do it again. Their concern is some of those erosion areas are getting high. We just poured a couple of those slabs like on the bridges, and they don’t want to see those crack so that’s what their concern is. We do have to fill those in, but those are going to be constant repair jobs. It’s the same with the cracked sidewalks, those are items we will have to add to my normal priority list. There was one item I’ll direct to Chalon. They noted one of our playgrounds was filled with water. It’s going to be filled with water after it rains. That playground was not designed with a drain. We can install a French drain, and I think that would be helpful, but it’s a lot of digging. I’d rather just put more mulch in. Outside of that, there’s really nothing on there that is a major concern, it’s just a concern of getting more hours and men on the job. The only things I would need direction for are if we want to do rumble strips for the ADA item, or rip up and pour new concrete slabs.

Mr. Horton stated I’m looking at the last two pictures on the report, and for example, the entrance to the rec center, that needs a rumble strip? I don’t understand why you’d have to put a rumble strip there. It seems like it would be more of a tripping hazard than anything else.

Mr. Soriano stated because it leads to the road. It’s for the blind to feel the bumps so that they know they’re entering a road.

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Mr. Horton asked how about the parking spots?

Mr. Soriano responded that's actually a ramp that comes down towards the handicap zone and there's no rumble things there either. That's where you would normally see it. Most of our sidewalks were built before the update to ADA. We've been around for 18 years. He did have a lot more for me until I told him most of the sidewalks are owned by the county.

Mr. Horton stated just an observation going around the neighborhood, I noticed rumble strips that you put the pads in don't last that long. A lot of them are more tripping hazards now than they were before.

Mr. Soriano stated that's my only concern is they last about seven years. There's glue underneath them so the glue comes up with the weather. I'm surprised our speed bumps in front of the amenity center have lasted as long as they have. We drill them in and then they get glued to the asphalt, so they tend to come up. We have to watch them. There is a big difference in cost between tearing one out and getting a company to pour a slab with the bumps formed in that last forever. I can bring back quotes to do some of those. If we're worried about it, I can put down mats for now. They're a few hundred dollars, but we can put them down to meet any requirements and if this is going to be a longer-term fix then I can bring you guys quotes to pour slabs with them formed in.

Mr. Horton stated some of the approaches to the bridges have quite a drop off. Is the solution going to be to fill it in and put grass up to the sidewalk?

Mr. Soriano responded yes and it's just going to slowly erode, so we will have to keep filling it in. We can put native plants and grasses there and the roots will help hold the dirt a little longer, if we can get them to grow. That's always hard on the sides, especially if that's where people hang out and fish. We're going to be constantly fighting erosion. If you've looked under many of them, you'll see chunks of concrete from where we broke up the original sidewalks. We will end up having to use a lot of that too and filling in with dirt around that. With these reports they're looking at all the facilities. I'm concerned with the safety concerns first.

Mr. Horton stated he only looked around the rec center, he didn't check the parks?

Mr. Soriano responded they go by, but they don't really get out and check whereas they do a full walk-through of the fitness center, soccer fields and the building, but they go by

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everything. They check your waterfall, the columns at the front but they're a little quicker because they're driving through.

Mr. Horton stated it just seems like he would've found something somewhere with all the parks that we have.

Mr. Soriano stated some of the smaller items they wouldn't take time to note. They're really looking for the larger items.

On MOTION by Mr. Horton seconded by Mr. Lanier with all in favor the annual engineer's report was accepted.
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**C. District Manager**

There being nothing to report, the next item followed.

**D. Operations Manager - Memorandum**

Mr. Soriano stated this month is a little bit slower event-wise. I try to plan it that way because the July 4<sup>th</sup> weekend is our busiest month. We get back to our back-to-school parties and movies at the pool next month. We have a dive-in movie planned for each pool and then we get back to doing the events on the green. We have two high school teams that use the Middle Village pool, and they fight over practice times, which means we get a little over flow some days when they have a meet and they can't both practice, so they go to your pool. That generally starts in August also. The meets don't start until school starts though.

Our facility usage is the highest we've been in a couple of years. I thought last summer when we lifted all of the restrictions that things would get back to normal, but that hadn't happened yet. We are starting to build back up, so the check-ins at the pool and fitness center were almost up to 7,000 this last month. It's been a long time since we've had that kind of usage. If you look back at 2018 and 2019, your July month was closer to about 9,000. Your sister district was at about 10,000 at that time. Those were the times we were worrying about whether we are maxed out and we have to ask people to stand outside until a family leaves the pool. If you look at the cards printed, you'll notice we did 759 cards. That's the most that we've done in a month in a very long time.

On the operations side, there are a couple of items I will go over that are not on the report. I wanted to update you on pickleball. I know they're waiting for me to get moving, so

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I've had a couple of discussions with them. We started clearing out a lot of trees this month. Chalon's group will be here this week to help with the rest of them, but we took out quite a bit around the basketball courts, tennis courts and where the pickleball courts are going to be. I'll work with their group if they can help with a couple things. We still have to pressure wash all of the courts to get them ready for repairs. If I have all supplies as far as asphalt for the areas that need to have asphalt reapplied and rubber filler for the cracks. The pickleball group can also help when I get to painting the first layer. That doesn't take anything but rolling it out, so I'll be glad to have them come out to take care of some of those labor hours. I do have somebody set up to do lining. When it comes to lining and special painting, they've asked me about doing contrasting colors. We already have that for our tennis courts, so it's not a bad thought, it's just added time and work. That will be separate, it's going to be our more expensive contractor. I have let them know that it's going to be slow because the pools are always the biggest concern. We have to keep those running and keep people happy. I told them we will try to keep to the schedule.

One of the items that is not on the report that I wanted to go over is our pools and pool cleaning. We have our maintenance company that helps out with a lot of the heavier work, backwashing, maintenance items and things like that, but I also trained a lot of our guards and our staff to do a lot of the cleaning. They did a great job this year and I got a lot of compliments in May and June, but July comes, and we have had some really hot water. We're also getting buildup of things like algae. They are cleaning, but they are much busier, and I need them to be able to fight this. The one way a lot of other neighborhoods that have multiple facilities fight this is to do the shocking of the pool, which is dumping a lot of chemicals to kill everything in the pool and then you have to spend the next day cleaning. You can't jump in the pools; you have to wait for it to get back to normal. We have districts that shut down their facilities because they have another facility they can go to, so they pick a day to do this and they do it throughout the summer. I try not to do that because people like to use the facilities all day, every day, but I do think I'm fighting it so much now and the staff is so busy trying to keep the place clean that we're going to need to. I wanted to get past the July 4<sup>th</sup> weekend and the following weekend for people that were here for vacations and things like that, but we're going to plan on closing down starting this week at your facility one day during the week, I'm actually looking at tomorrow. I'll send an email out after these meetings to let people know

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that is what is going to happen for the next few weeks. When it opens back up, this side will be closed, that way I can get both back open and ready for the weekend on Thursday. I've already checked one to make sure I'm staying away from any birthday parties and things like that.

Mr. Thomas asked are you talking about just the lap pools?

Mr. Soriano responded it's going to be easier to shut down the whole facility, not just the slide pool, but the lap pool and slide pool because I can take those guards and they can scrub pretty much all day long.

Mr. Lanier asked how long does it take the water to get back to normal?

Mr. Soriano responded 24 hours. We have to have the chlorine content at 10 or lower for the health department to allow us to open.

Chairperson Nelsen asked how often are you going to have to do that?

Mr. Soriano responded just once a week until the end of summer, which is really just one month. Once the kids go back to school, we go to that limited schedule anyway.

Mr. Horton stated if were to change over to the salt, would that make a difference?

Mr. Soriano responded it's going to help a little bit. Algae has a tougher time growing in saltwater, but it still can. The biggest problem with the algae spots on your side are the ducks. You can walk around the deck and see where they nest at night. Some of them had babies this last week, so we had problems with babies on the pool deck and we're not allowed to touch the nests. It gets bad because when it gets this hot they heat up and explode and they stink.

Mr. Horton asked even though it's an invasive species?

Mr. Soriano responded that's an argument for fish and wildlife, they still cover them. That's our biggest culprit because they swim in the pond, and they bring the algae from the pond to our pool. We did have a good year when we first put up the privacy screening around the pool, because they don't like to fly much. Your slide pool down by the side of the pond, you have that short fence and direct access in some spots, so they just walk up and make nests.

Mr. Thomas asked is the same fence where other visitors like to come in at night?

Mr. Soriano responded kind of. We had a problem the other night. They have now started pulling bars on the door and sliding through. They were going around back to the shorter fence area, but now they're just going straight through. I'm guessing it's late at night

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when there's nobody around. I just wanted to warn you guys because whenever I shut a pool down, I hear it from the residents.

Mr. Thomas asked you'll coordinate it with the Orca swim team?

Mr. Soriano responded yes. The rec team only has about a week left, so they will be okay, but they're going to have until Wednesday and then they're going to have to figure something out.

Mr. Thomas stated I have a question for the new neighborhood going in as to where they can and can't put their signs to advertise and what we own and what we do not own. In the median they have put signs and now they're putting what I call garage sale signs out as well. From my understanding, the plastic signs are a no-go, but I guess we do not own the middle section of the road?

Mr. Soriano responded we don't truly own any of the medians in Oakleaf, they're all part of the right of way. We maintain them all and there are also permitting rules for signage in right of ways. We even dealt with that with our own sign, and it took us a long time to get approval, so I did talk to public works and asked them to look into right of way permitting to see if these guys have even done a permit for it. If not, we can tell code enforcement. I don't want to send my guys to do anything like take down the signs, because it's not really our property. Even with permits you're not allowed to place the small plastic signs. We allow people to put those signs out for yard sales and open houses and even then, we allow that on Friday, Saturday and Sunday because I'm not going to send my guys out to pick them up. Come Monday, the guy that goes around on the golf cart for all of the outside janitorial will start picking those up. So, the plastic ones we will start taking away, but the bigger ones on posts the most I can do right now is rely on the county.

Mr. Horton asked is it closer to where they're building?

Mr. Thomas responded no it's at the very beginning of Oakleaf Plantation Parkway. It's a black post with a red and white arrow that says new homes and there are about four or five of them and they're all in the median. Then they added the small plastic ones. As you go around the curve past the elementary school, they also have two on the right-hand side because there is no median. Do we own between that road and that sidewalk? They also have a post over there.

Mr. Soriano responded past the school the Cannons Point edge, you have that cut through into the cul-de-sac at Cannons Points where the trucks like the park, we own that side.



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There are still county right of ways there, so if they have a permit for the county right of way they are allowed to plant their signs. If there's anything that allows us with moving forward with pulling them, I will unless we don't own the areas.

Mr. Thomas stated the third place is at the entryway, because we still own 1,000 feet past the white fence, and they have all sorts of stuff there. I understand on the right-hand side where the Oaks sign is, they do own a small bit of property, however on the other side 1,000 feet in they have all sorts of flags. If that is not permitted, they need to go too.

Mr. Soriano stated it's about how much you guys want to get into the builder. It is typical for them to advertise a new neighborhood.

Mr. Thomas stated they can advertise in their own space then. They were doing a lot of concrete work this weekend. I know they finished the sidewalks and stuff. Do we need to have Peter come out to make sure they did not tie into our power lines like this other neighborhood did and stuff like that? That would obviously be at a cost to the District. Or do we go on good faith that they didn't tie into.

Mr. Soriano stated we pay Clay Electric a flat rate, so it doesn't increase. The way it works with almost all roadways is they measure it out and say you have 40 lights on this section so we're going to charge you this month every month. Whether all 40 work or they're on all the time, we get charged the same. If they were to do something like that without Clay Electric's approval, they would get free lighting. It doesn't change for us at all. What I don't want is them to install a meter and try to hand it off to us. We do own areas out there. If they put posts out there and say well you guys own property and there are streetlight posts out there, I don't know that we need to light that area. It doesn't go into anything of ours.

Mr. Eckert stated I don't know that you need to light that area, but the connection to utilities is something that if you're not concerned about it, then I understand that but it is something we've seen before. Going back to the signs, anything that is on the county right of way, you're exactly right that it is county permitting so they deal with that. We can talk to them and ask them to make sure it was done right, but it's not really our issue. Sometimes the original developer will have easements along lands that allow signage to be put up, but if it's on our land and there is no easement that allows them to do that, then I'm okay with taking it down because they didn't get our permission and we are the landowner, absent there being some agreement that I don't know about.

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Mr. Thomas asked so the ones on the right-hand side you can look into?

Mr. Eckert stated I would reach out to them and say you don't have the right to do this, if you think you, let us see that, but in 48 hours they're coming down so you can take them down, or we can take them down.

Mr. Soriano stated we definitely don't have an agreement with them.

Mr. Thomas stated if there's any way we can say since you're using our roads, would you like to contribute to the cost of the one entrance. I understand when this was being built, it was all being built together and there was an agreement. Would it be worth sending a letter to say your community is going to be accessing this one entrance and exit, would you like to contribute to the landscaping.

Mr. Soriano stated we have a cost share agreement with Eagle Landing. This was their only entrance, and they share some of the costs for everything we do on this road. I've asked about this before, because I look at Forest Hammock the same way. They have to come through our neighborhood, but it's not a CDD so we have less ability to force them to do something and I think that's going to be the same there, but I don't agree because you guys pay for that through your O&M and the bonds that built the roads and they're not going to be contributing whatsoever, but I don't know that we have any recourse.

Mr. Eckert stated he can ask.

Mr. Horton asked you said we own where the fence used to be on the roadside?

Mr. Soriano responded we're going to end up owning both sides all the way down. Right now, the original developer still owns where the Oaks brick wall is. They would just have to deed that part over to us as far as the grass part, and then there is county right of way. The county will own the sidewalk and the roadway. We currently own everything that runs along the back of the houses and the white vinyl fence on the other side of Fall Creek. That goes all the way to an electrical box about 1,000 feet down. We don't cut the grass or do anything back there too and that was a concern before if they tried to force us to cut the grass. I don't think there's a requirement to.

Mr. Horton asked is there going to be a dead area between Fall Creek and where they're building their houses?

Mr. Soriano responded yes; the houses start back a little ways. The left-hand side, there's no houses, that's just the back of the Oakleaf homes in Fall Creek.

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Mr. Thomas asked they can't build on that?

Mr. Soriano responded it's too small. There's no plan there.

Mr. Lanier asked how are we doing on staffing of the pool?

Mr. Soriano responded Susie is here. I know it was asked to give an update on that so we will go through that if you want.

Mr. Lanier asked do we have enough bodies if we wouldn't have to shock the pool to clean, or are we hurting for bodies?

Mr. Soriano responded we're a little short, but able to keep everything open and that's going to help out because then we definitely don't have to worry about needing more people because we have a day where it's closed. But the reason it's closed is to shock the pool, not because of staffing.

Ms. Raab stated August changes where we go every other day so we wouldn't have to do that. It's just the heat right now making it worse so the only option we have is to shock it. We're good body wise, we're on top of all that.

Mr. Lanier asked how are we doing on the audit of the access cards and where are we with the age cut off?

Mr. Soriano responded we're still nowhere near done. The age we're going through now. At the pool it's been helpful because Susie's staff warns people. We have cards we're going to be repossessing for people that have two or three kids if they're grown. Those parents have not given us pushback. We've seen a good understanding and I think it's because we're offering a free card. Forcing them to come in is tougher. We've told them all and they've all agreed to it, but we haven't gotten them all. We've warned people that eventually that card will turn off. For that part it's probably a third of the way done. We do an audit for rental changeovers and things like that every year. As soon as we finish one, we start the next one, but for the kids, we want to make sure all the kids are recorded properly and all of the adult kids we gave them until next year to come in with their driver's license and mom and dad will be signing an affidavit that the kid still lives here.

Mr. Thomas stated the irrigation guys have been working hard lately. Any updates?

Ms. Suchsland responded we're working hard and trying to keep up with everything now that the daily rains have started. We've gotten full staff now so that's helpful. Most of the

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red mulch on your side is completed. We started pine straw this weekend and we will be doing that through this week. Trees will be starting Wednesday.

Mr. Soriano just to point it out again, Chalon's crew works weekends. It's really rare that we get that. They do a good job. Last year we talked about making up for rain. I don't have to worry about that with them.

Mr. Horton stated I'm the one that requested Susie show up. I'm just curious about some things. I keep seeing on the news where it's hard to find lifeguards. Are we short?

Ms. Raab responded we have less this year than we normally do, but a lot of my guards don't want just four-hour shifts, they want to work all day and take their breaks, so this year we've tried to give them longer shifts and we have some really good guards that are still here and doing a great job and asking to pick up hours, so we're fine. We had a class last weekend and picked up three more just because when kids go back to school some of ours will have to quit because of sports and school, but it's not a whole lot different for me. Our people come from word of mouth and siblings year after year, so we don't really have to advertise. I'm the trainer so I run all of the classes myself, and that's how I get people.

Mr. Horton stated I saw you post asking for people interested in the lifeguarding class. You said the starting pay was \$10.75? I thought we paid more than that.

Mr. Soriano stated that's the starting rate for the first year, but most of our people make more than that.

Ms. Raab stated the head guards get additional pay of \$0.75 and there's some additional things that boost them up. We pay well compared to most places around.

Mr. Soriano stated our supervisors are the highest. Our average is a little above \$12 per hour.

Chairperson Nelsen asked they have to pay \$200 to start, right?

Mr. Soriano responded yes, they pay for their certifications and things like that. Certain things like the certified pool operator training, they all get an opportunity to do it. If they are good guards and they can add on a job, they can take the class and if they complete a year of work they get reimbursed for that, so they do get benefits like that also. We put it out there in July and we've only had a couple do it and those are my guys that clean the pool now.

Ms. Raab stated if you're a resident, the certification is \$200 and if you're not, it's \$225. The uniform is also included in that. That's \$75 minimum. The suits are \$40 and they get

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the fanny pack, lanyard, trunks and whistle included as well. They also get bonuses, so if you stay the entire season, you have a possibility of getting \$50 or so depending on how you rate at the end of the year. So, by the time the year comes, and they have to recertify, they've gotten all their money back.

Mr. Horton asked how many classes did you have any how many lifeguards did you charge?

Ms. Raab responded I just had my 800<sup>th</sup> kid. I've been here twelve years. We used to do bigger classes pre-COVID. Now I will do a minimum of five kids per class. I'm the only instructor. We have a couple of people that have been trained, but until they get their certification, it's just me. This year we've had about 30 kids go through the lifeguard classes total. We had to do all of our recertifications as well.

Mr. Soriano stated I believe this is the fifth class this last week.

Mr. Horton asked when you say recertify, do they have to go through the whole class again?

Ms. Raab responded yes, every two years. We do training on deck as well, but it's very important, especially with CPR and using a backboard out of the water, they have to be able to refresh their skills so every two years they have to redo the whole thing; online, in water and paper test. I keep that in my file in case something ever happens we want to show the Red Cross the proper training was received.

Mr. Horton asked how are the swimming classes going?

Ms. Raab responded right now I'm the only instructor, but Jack, the swim team coach has been helping us. We had a little girl that was helping out with the babies. Next week is her last week and then I'm offering mommy and me until the end of August.

Mr. Horton asked how many mommy classes and how many kids?

Ms. Raab responded we have put through about 140 kids for swim classes so far. It's not as busy as it normally has been. We're on session 12 right now. Each one is a week. The attendance rates vary. One week we had 16 kids and one week we had nine. The very first week we had four because they were still in school. This week I've had 22 kids.

Mr. Horton stated to me that's one of the more important things you can do is teach kids to swim.

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Ms. Raab stated yes, we're surrounding by water. We don't just teach swimming lessons, we also teach water safety, which is super important for little kids to understand how to be safe around the water.

Mr. Horton asked are there any issues? Anything the board can make better for you?

Ms. Raab responded I don't think so. Jay has been really great if I ever have an issue. I try to keep him posted so he guides me in the right direction if I'm not doing the right thing, because ultimately everything falls back on him.

Mr. Horton asked are the residents overall behaving themselves this summer?

Ms. Raab responded we get the same bunch of people every year that just start yelling at people. We train the kids to understand to be professional and kill them with kindness. If you know the rules that you're enforcing, people are a lot better about understanding.

Mr. Horton stated I was up there the other day, and I met the lady on the desk there. She appeared to be really good at it.

Ms. Raab stated yes, she's awesome. People were thanking us on the 4<sup>th</sup> of July for being here and I don't think we've ever gotten that before so that was good.

Mr. Horton stated I noticed she had a copy of the rules right in front of her.

Ms. Raab stated yes, I gave them to her right at the beginning. They all get them when they first get fired and I tell them, if you don't know it, you can't enforce it, so make sure you understand it. She's been really good about that.

Mr. Lanier asked S3, how are you doing?

Ms. Dietrich responded we're doing good. The biggest issue is just chasing people out of the pool after hours. They were hopping the fence, I'm not sure what they're doing now, maybe using a crowbar?

Mr. Soriano stated they bent the iron and we've seen that over at the basketball courts. Now they've finally started doing it at the pool, so I'm going to have to beef that door up.

Mr. Lanier asked what about vandalism out at the fields?

Ms. Dietrich responded I think the only vandalism this last month was some paint on one of the tables and they've chased a few people out of the fields and the parking lot. It's mostly just the pool and parking lot.

Mr. Lanier asked where are we with the golf cart?

Ms. Dietrich responded they're on the golf cart now so they're super mobile.

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Chairperson Nelsen asked are we having the issues with the motorized scooters that they're having over here?

Mr. Soriano responded they still have it, but it's not as bad. Over here it's pretty bad. We had a long discussion in their meeting earlier. These guys are pretty quick. If somebody goes out on the field, we get them right away, but you'll have some people that go around the road and track and they head out.

## **NINTH ORDER OF BUSINESS**

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

#### **Audience Comments**

There were no audience members present.

#### **Supervisor Requests**

Chairperson Nelsen stated I wanted to remind everyone that the meeting next month is on the third Monday instead of the second Monday.

Mr. Horton stated I mentioned earlier about the pools being changed over to salt. Is the leak considered fixed now?

Mr. Soriano responded I did the other side to make sure even a small leak isn't going to affect anything. I had my first health inspection and I explained to her what it is and she said as long as we have it marked off, she's good with it being open so we don't have issues with kids falling holes, but she wasn't worried about it being there for repair purposes.

Mr. Horton asked so the change to salt we still have a ways?

Mr. Soriano responded no, we can put that in motion, however I don't get much savings in the summer because I use more chemicals in the summer. Especially now that I'm going to be shocking, I'm going to be wasteful with that chlorine. So, right now, I want to keep that Poolsure account. It would be a waste to get that salt now. Right before the budget we got our third letter for a fuel surcharge for their deliveries. Off-season, we pay that same flat rate so we will see our greatest savings. There are times we get deliveries once every five or six weeks, yet we still get charged for the month. If I can get rid of it by the fall that's when we will see that savings.

Mr. Horton asked how about the cardio room? Do we have any new equipment yet?

Mr. Soriano responded the cardio room is good and everyone is loving it. It's the delivery of the new stuff. I'm getting no word from the company that does the refurbished

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equipment on when they're going to get supply, but they're not planning on doing any delivery of manufacturing of quarter four, which is September/October. That's where we're at with a lot of items. With the pickleball stuff I have fencing supplies I have to get, and manufacturing delivery is still slow in a lot of places.

**TENTH ORDER OF BUSINESS**

**Next Scheduled Meetings**

Ms. Giles stated the next scheduled meeting is August 15<sup>th</sup> at 4:00 p.m. at the Plantation Oaks Amenity Center.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

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

DocuSigned by:  
*Marilee Giles*  
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Secretary/Assistant Secretary

DocuSigned by:  
*Cindy Nelson*  
1834ED053396448...  
Chairman/Vice Chairman