

**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, September 12, 2022 at 6:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

Present and constituting a quorum were:

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

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 6:00 p.m.

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Stephen Sparks, 980 Misty Maple Court, stated I have two things I'd like to see if this Board can address. There have been a lot of golf carts and motorized bikes speeding down our sidewalk. My daughter and I were out riding the other day and we almost got hit by some of them. I'm not sure what the answer to it is, but my next phone call is going to be to the police department.

Vice Chairman Davis stated I have that exact same issue in my neighborhood and it's not something we can really do anything about because it's on the road. I call Clay County. Sometimes they come out and sometimes they don't, but when they do, they're already gone obviously.

Mr. Stephen Sparks stated but it's not on the roads, it's on the sidewalks.

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Mr. Soriano stated we don't own the sidewalks either, so we don't have authority over them. They're in a right of way.

Vice Chairman Davis stated it's extremely frustrating. There are kids they've almost hit, but unfortunately there's not a whole lot we can do. I call Clay County Sheriff's Office and I would encourage anyone else to call. Hopefully the squeaky wheel gets the grease in this situation.

Mr. Thomas stated I've called several times myself and when they do come out and they do catch them, they take them straight home and confront the parents. You have to catch them. The only thing we have is the rule that they're not allowed to have them on the multipurpose fields or around the track. That we can enforce, but as far as the sidewalks, we don't own them, so we don't have any jurisdiction.

Mr. Soriano stated we've caught a couple and when we catch them on the common grounds, we have the ability to trespass, whereas out there on the sidewalk we have no say and we have to rely on the residents to make a phone call. What we recommend most of the time is to call the Sheriff's Office right away.

Mr. Stephen Sparks stated I thought we had a regulation against golf carts.

Mr. Soriano stated nowhere in our area is a golf cart community, so it falls under normal laws. There are no regulations that allow them. Right now, you can't have a golf cart unless it is street legal and there are a whole bunch of rules you have to follow. We've never even broached the idea of making Oakleaf a golf cart community.

Mr. Horton stated I've had luck myself waving kids on the motor bikes down and telling them they can't do that, and it worked. I won't say it works all the time, but it's something to try. They were on CDD property cutting across the grass and the lake banks. The other thing is if you can find where they live, then when you see them out there riding when Clay County comes out you can tell them where they live, which would help, because by the time they get out there they're going to be gone anyway.

Vice Chairman Davis stated as far as the sidewalks, when I hear them coming, I turn the sprinklers on. That just puts them right back on the street at 50 mph, but I've had a police officer meet me at my house and I've walked to their house. By that time the bikes are all in the garage. I've been dealing with it for years and I wish there was something we could do, but I haven't found the right solution for that yet.

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Mr. Horton stated you can also go to the HOA meetings. They pay extra to have deputies patrol out here.

Mr. Stephen Sparks stated my second thing is that we're running a lot of sprinklers while it's raining. Why is that?

Mr. Soriano responded you have zones that are so large that we don't have the ability to stop them like you do at your house with a rain sensor. We do have some areas that have those, but some of our controllers will go a half mile down the road and there's no way to control individual areas. They're set to a clock, and they go. We do have reclaimed water, which is cheaper, but our only option is to do something as extensive as soil sensors, which we have done in some areas. They cost a lot more than anything you would do at your houses, and we have miles of stuff we would have to put in. Sending our irrigation people out every day when it's raining is just not a good way to do it.

Mr. Stephen Sparks stated I noticed in the budget we've got \$30,000 on irrigation and I assume that is part of it?

Mr. Soriano responded it's not because of water.

Vice Chairman Davis stated mainly lightning and repairs, stuff like that.

Mr. Stephen Sparks stated the final thing I have a question on is the number of rentals we have around here. I don't feel like the rental companies are doing their job. I know that's more of an HOA thing, but how do we control the number of rentals in our community?

Vice Chairman Davis responded we can't. I've had American Homes buy five or six houses around me to rent. I'm a contractor and I'm watching them rip stucco off a house and redo rotten framing with no permits and no inspections because they did it on a weekend and they had somebody in it a week later. Unfortunately, there's nothing we can do to control who can own or rent houses.

Mr. Lanier stated one of the things you can do is take pictures of the rental when you see something like the yard, or the painting and you can send it in to the HOA anonymously if you want to. You can send it through the website. You can attach your name to it, they're not going to rat you out. They can't catch everything, but if you're willing to take pictures, that will get a lot of traction. I've sat on the enforcement committee and several rental companies have been fined thousands of dollars for not upholding their part in Oakleaf, so I would recommend that to anybody.

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Mr. Stephen Sparks stated I can do that, but we can only do so much and that takes one time and then it's a pain for the next three and a half months.

Mr. Robert Germann, 1946 Woodworth Drive, stated the letter I received on Saturday about this meeting is the first letter I've gotten in the 18 years that I've lived here. I know all meetings are important, but I thought it must be an important one if this is the first time that I've gotten a letter.

Mr. Horton stated there's a website for the District that lists all of the meetings.

Vice Chairman Davis stated the main reason for the letter was to notify everyone about the increase in assessments and give them an opportunity to come and questions. We haven't had an increase in over 10 years.

Mr. Soriano stated the increase in our postage this month to send letters to thousands of homes cost us a couple thousand dollars, so we don't typically mail things. We try to do it by email, and we do have the website, unless it's something we're required to send mailings for.

Mr. Bill Davis, 940 Thoroughbred Drive, stated I'm a little concerned with the condition of the ponds on the CDD property adjacent to my house. It's mostly a weed patch.

Mr. Soriano stated I'll pass it along to the landscape company. That looks to be due to pests, so it probably needs some spraying more than anything.

Mr. Thomas asked for stuff like that, are you aware that we have links to the community manager, so you don't have to wait for a meeting if you see something like that? You can contact Jay directly. Just like with the HOA. The more information the community gives us, the more we can address these things without a wait time.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the August 15, 2022 Board of Supervisors Meeting**
- B. Financial Statements**
- C. Assessment Receipt Schedule**
- D. Check Register**

Ms. Giles stated included in your agenda package are the minutes of the August 15th meeting, the financial statements as of July 31st, your assessment receipts schedule showing the District is 100% collected, and the check register totaling \$95,543.90.

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

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FOURTH ORDER OF BUSINESS**Public Hearings for the Purpose of Adopting a Budget and Imposing Operations & Maintenance Assessments for Fiscal Year 2023**

Ms. Giles stated on page 20 of the budget you'll see the proposed increases broken out by single-family, multi-family and the Village Center retail and offices. It shows a comparison from Fiscal Year 2022 to Fiscal Year 2023. As mentioned earlier, the last time assessments were raised was Fiscal Year 2012.

On MOTION by Mr. Thomas seconded by Vice Chairman Davis with all in favor the public hearing for the purpose of adopting the Fiscal Year 2023 budget was opened.

A resident asked with this assessment, is it something we have to send a check for or is it going to be included in our annual payments?

Mr. Eckert responded it will be included on your property tax bill from the County.

A resident stated I'd like to discuss the capital reserve and get an understanding of it. Do we have a five-year plan as to what that money is going to be spent for?

Mr. Soriano responded the capital reserves have a 20-year plan. We started it years ago and we've updated the capital reserve study a couple times, about every five years or so. A company will come out and walk through all of the facilities and make new plans. So, we don't do; we have an outside vendor do it. I would say the thing that is different with this budget is we operate, and we would put money aside using a lot of what I would save every year. We're out of those savings, so the amount of money they think we should be saving each year to be able to do things like replace HVAC units, playground equipment, things like that. Everything we own is broken down in there. So, each year they know to do those things on a yearly basis we have to save so much money. So, we've created that line item in the budget. That's on the website, correct?

Ms. Giles responded we're waiting on the new one to be finalized. The old one might be on the website, www.DoubleBranchCDD.com under additional documents. If it's not there, I'll add it.

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Mr. Vice Chairman asked wasn't the most recent study of the stormwater and drainage facilities? Some of it is the county and some of it is us.

Mr. Soriano responded yes. That is new. Although there's not much that we will have to do. We just updated the capital report this year and that was to give us a better understanding of how we sit in that capital plan based on inflation. When our report was done five years ago, an HVAC unit that they expected to be \$10,000 is a lot different now, so we had to update it. Once that is finalized, we will get that on the website. We can put the old one on there so you can get an idea of how it would work. We've done a good job of making things last as long as we can with repairs. We're getting to the point that we have to do many of those things.

A resident asked how do you delineate what is being pulled from capital reserves versus the repairs and replacements, which increased over \$100,000?

Mr. Soriano responded repairs and replacements is more day-to-day items. Capital items are larger, longer-term items.

A resident asked are you expecting repairs and replacements to double?

Mr. Soriano responded I don't know that it's going to double but based on the bills we've seen this last year it could. We planned for worst-case scenarios. If we don't end up using those funds, that money doesn't get wasted. It can go to capital reserves so that it just goes right back into our pocket.

Vice Chairman Davis state with repairs and replacements, it's like what he mentioned earlier. If he can save on that line item, now it goes to other stuff we might need.

Mr. Horton stated we're audited every year by an external firm to make sure our financials are correct. We have someone look at our equipment every five years to make recommendations of what we should do. So, it's not an arbitrary thing. We have people looking over our shoulder to make sure we're doing the right thing and make sure we're responsible with the money. Jay is doing a good job of making sure we're doing the best we can and to make sure we're getting our monies worth. The other thing to keep in mind is we've been here over 20 years, so some things are going to need to be done like roofing and painting. We do touch-ups, but sometimes you have to redo the whole thing. The furniture in our clubhouse has been there for 20 years, so it's right at the borderline of needing replacement and that is going to cost money. We've replaced most of the pool furniture, but we have a few more things we need to replace. The fans in the patio area have to be replaced soon. After 20 years,

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things just wear out. To do that, we have to spend money to make sure everybody is happy with what they have out here.

A resident stated I oversee construction projects right now, so I know what the increases have done, I just want to make sure I understood what the money was going to be allocated for.

Vice Chairman Davis stated vandalism repairs come out of the repairs and replacements line item too.

A resident asked is the increase basically due to inflation?

Vice Chairman Davis stated yes. For example, our landscape contract is huge. Think about gas alone. All of our vendors are raising prices on us, and we can't operate absorbing all of that.

Mr. Thomas stated not just the vendors, but shipping companies. It's just the way that it is. All of this was gone through with a fine-tooth comb with detailed oversight.

A resident asked do you have a contract with a furniture company?

Mr. Soriano responded for the pool furniture we do. Not for the indoor furniture.

A resident stated over on Highway 17 there is a furniture warehouse that has Ashley Furniture and other catalog items on order at a discount.

Mr. Thomas stated Jay is really good at finding discounts.

No more public comment was offered.

On MOTION by Mr. Horton seconded by Mr. Thomas with all in favor the public hearing for the purpose of adopting the Fiscal Year 2023 budget was closed.

Ms. Giles asked based on comments and input received from the residents is there any guidance from the Board to staff as it pertains to the FY23 budget? If not, I look for a motion to approve resolution 2022-06.

There being none, a motion followed.

On MOTION by Vice Chairman Davis seconded by Mr. Horton with all in favor Resolution 2022-06, relating to annual appropriations and adopting the budget for Fiscal Year 2023 was approved.

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Ms. Giles asked Mr. Eckert, could you give us an overview of resolution 2022-07?

Mr. Eckert responded you just approved your budget so the next thing you have to do is make arrangements to collect the money to fund your budget and you do that by levying special assessments that are not based on value, they're based on benefit under Florida law, and after you have this public hearing and you adopt the resolution you will be directing the Clay County Tax Collector to collect your assessments on everyone's county tax bill.

Vice Chairman Davis asked this resolution is no different than the resolutions we've adopted every other year?

Mr. Eckert responded the only difference this year is we had an increase and we had to do mailed and published notices.

On MOTION by Vice Chairman Davis seconded by Mr. Horton with all in favor the public hearing for the purpose of imposing special assessments was opened.

There being no comments from members of the public, a motion to close the public hearing followed.

On MOTION by Mr. Horton seconded by Mr. Thomas with all in favor the public hearing for the purpose of imposing special assessments was closed.

On MOTION by Mr. Horton seconded by Vice Chairman Davis with all in favor Resolution 2022-07, imposing special assessments and certifying an assessment roll for Fiscal Year 2023 was approved.

Vice Chairman Davis stated I would like to thank everyone for coming. I wish we had more turnout because the more feedback, the better we can serve. We appreciate the feedback.

FIFTH ORDER OF BUSINESS

Other Business

There being no other business, the next item followed.

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SIXTH ORDER OF BUSINESS**Staff Reports****A. District Counsel**

Mr. Eckert stated we are working on an item that we will probably roll out at your November meeting. We are revising our disciplinary and enforcement rule dealing with the situation that we had before in terms of vandalism, damage and suspension of amenity privileges until restitution is paid to the District and things of that nature. We are going to get away from the progressive disciplinary policy because I think that is already handled in-house when we have these issues. The policies we should be concerned about are dealing with suspensions for egregious conduct as well as addressing the issue Supervisor Horton and the Board brought up in terms of making sure there is some fairness in those policies to the rest of the residents who are paying for others' vandalism, so we are going to try to address those. The good thing is we have multiple districts that we're preparing that policy for, so your share of paying for the redevelopment of that is going to be fractional.

B. District Engineer

There being nothing to report, the next item followed.

B. District Manager**1. Consideration of Work Authorization #1 for Onsite Management and Maintenance Contract Administration for FY23**

Ms. Giles stated this is for five full-time employees. The details are listed in the work authorization.

Mr. Horton stated I looked into it, and it did not change from last year so kudos to GMS.

On MOTION by Mr. Horton seconded by Vice Chairman Davis with all in favor work authorization #1 with GMS, LLC for onsite management and maintenance contract administration for FY23 was approved.

2. Consideration of Work Authorization #2 for General Maintenance Services for FY23

Mr. Soriano stated RMS is the only vendor I had that did not increase. I talked to them in length about this. If you look at some of the costs for handyman companies, they are not

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highly paid, but I tend to train a lot of RMS guys here to do a lot of work in Oakleaf and I ask them to do more than most general maintenance companies do. We did ask for an increase on those repair lines that I can use those guys in, so my discussion with them was to hire me some more people instead of charging more per hour and that's what they're looking at, so they did keep their hourly rate the same as last year. There is a correction we're going to have to make on there, which is the mileage. Their mileage is set to \$0.63 per mile, that's the federal mileage rate, but we realized if we stick to the State mileage rate it is lower and GMS will take care of the difference. They've already been given the \$0.63 per mile, but you guys pay the lower state rate.

Mr. Horton stated one of the three guys we had is going on to something else I believe?

Mr. Soriano responded maybe. He is training right now. The plan is he is leaving in December. I did not wait for him to leave so I have a new guy that is training right now.

On MOTION by Vice Chairman Davis seconded by Mr. Horton with all in favor work authorization #2 with GMS, LLC for general maintenance services for FY23 was approved as revised.
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D. Operations Manager - Memorandum

Mr. Soriano stated we've had our last dive-in movie at your sister district, however we only had four or five families due to weather. We started out with six food trucks and two stayed because of the rain, so it was a little bit of a bust, but that ends our movies at the pool. Now we will go back to movies on the green on the multi-use fields in conjunction with food truck night. October is going to be an extremely busy month. We will have a movie, but this year is the first year we are going to do both the pumpkin plunge and our Halloween Spooktacular. It's been quite a few years since we've had that big event. We have activities and we decorate. I use about 40 volunteers from the high schools and there can be 500 or 600 residents on the courts partying that night. The plan was years ago that we would alternate the pumpkin plunge and the spooktacular, but 2020 was the year we were supposed to bring the spooktacular back, so we missed out that year. Residents have been asking for it, so we're going to do both this year.

Our pools are now switched to limited schedules open every other day. We are also just using pool monitors during the week and then we have the slides open on the weekends. That

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will cut down even further at the end of this month. Of course, for adults it's swim at your own risk and kids cannot be on the deck.

You'll notice our facility usage stayed up there. Normally it drops off at this time of the year because of school, but the heat has kept us busy. If we get rained out the lifeguards get to go home early, but it's been busy during the day. I do expect the usage to go down. We have our first couple weekends of sports out on the soccer fields so as things get busier outside, we will see that number go down.

Mr. Horton stated when you close the pools and send the lifeguards home, do they not get paid for their time?

Mr. Soriano responded they do not. A lot of people will complain when we close the pools, but it's saving the district money. Those kids want to stay here and work, but if we can't clean or do anything else like that, they're going to go home if a storm is that bad.

Mr. Soriano continued with his report. Moving on to the maintenance side, we did start tearing up the tennis courts. We removed the fencing and started working on the asphalt. I'm hoping to have surfacing material in this month so we can start painting. I'll be doing that with pickleball volunteers to keep that cost low. I'm still waiting for them to bring us nets donated by a sponsor and money from a tournament, which helps with some of these costs. You guys approved a lot of money, \$35,000, but the idea was to keep that cost as low as possible, so we will be working on that in the next month or so. For our spooktacular I would like to have that pickleball area finished because we use that area.

I have a couple of updates on other items not mentioned in the report. Unfortunately, we are still having problems with Hammer Strength, so I dropped the equipment. It's mostly because Hammer Strength is not building a lot new and those people that have refurbished items that we're looking for are not letting them go. I like that brand and I prefer it over everything when it comes to plate loading, but there is other commercial quality equipment out there, so I've found other brands that can get to us in less than 10 weeks. They're the same type of plate loading equipment and they come with a warranty. You guys already approved a not to exceed amount, so I've moved forward to get these in as quick as possible. I would like everything taken care of, so it comes out of this year's capital.

The last thing is I'm trying to set up pool installs. We do have one major repair I have to take care of and that's to install drains. Those have to be replaced every seven years whether

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they work well or not, and the health department is cracking down on it this year because they didn't have paperwork on some of our pools. Unfortunately, I have to pay a pool contractor to do that so that he can put his name on a piece of paper to send to the health department. We were trying to coordinate it to where we can start install of some of the salt equipment that we've purchased. If I can get all of that done, I won't have to worry about anything in the off-season.

Becky, who has been with Oakleaf for sixteen or seventeen years is leaving us. She's staying with GMS, but she's leaving Oakleaf. I've found a replacement for her, Christina, who will be in the fitness center.

Mr. Thomas stated I've been going around a lot of the parks. I know it's a small detail, but a lot of the fence posts are missing the caps and water gets in there. I was wondering if you have any caps laying around.

Mr. Soriano stated we normally order those in boxes of 200, but I used my last bit on a playground. I'll order up some more boxes. We try to glue those down with silicone glue because if they're loose the kids will pick them up and they disappear. Last time we had to replace a post too.

SEVENTH ORDER OF BUSINESS

Audience Comments / Supervisors' Requests

Supervisor Requests

Vice Chairman Davis stated I have one thing for Chalon. Right past the new park across from the amenity center there is a drain on the side of the road and when it rains good it becomes a lake and a dangerous hydroplaning situation across the entire road. The last time I drove by there I noticed there's a lot of leaves and debris, but I don't know if that's the issue or if there is an issue with the drain itself.

Ms. Suchsland stated I know we have one that is bad as you go around the roundabout.

Vice Chairman Davis stated this one is on the main road.

Mr. Soriano stated I'll check with the county to see if they cleared that culvert because we've mentioned a couple to them on that road in the last couple of months. We've had a couple of cul-de-sacs getting flooded this year. They will suck those things out.

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Mr. Thomas stated one thing I wanted to bring up for better communication is maybe at various areas around the community having a QR code to scan to take people directly to leave a maintenance request and we could do sub-menus for landscaping or anything else. Maybe by the amenity center or somewhere near the park to tell people if you see an issue, scan this and report it to the community manager instead of them having to hunt it down on the website. Maybe at the amenity center they can scan it and see the latest minutes of the meeting. I'm just trying to think of something that is more streamlined and user-friendly.

Mr. Soriano stated I can make QR codes, but I'm trying to think where I'm going to put it, so it's either going to have a sign or signpost. We can do that at parks and playground areas too. Let me figure out something.

Mr. Thomas asked do you know if AT&T is going to keep digging?

Mr. Soriano responded they are going to continue to tear stuff up everywhere. I've argued with them about everything. It's very hard to deal with them because they do have easement rights but replacing the stuff that we paid to maintain is the hard part, so I'm still dealing with it. I'm also still dealing with when they tore up Plantation Oaks along the school front. I'll continue to haggle with them to try to get them to replace things. It's mostly sod, and if you've seen what they did last year, a lot of times they will throw down seed. They're just hoping the grass grows back and nobody says anything to them.

Mr. Thomas asked is that the district's landscaping over by our new neighbors?

Ms. Suchsland responded they tore out our landscaping for theirs. It's their right of way.

Mr. Thomas stated on the righthand side, but I thought we owned the lefthand side?

Mr. Soriano responded we own a small part on the lefthand side. All we had there were grasses on that side.

Ms. Suchsland stated we did have some irrigation issues that we resolved with them that they repaired.

Mr. Thomas asked they're not trying to tie into the electrical?

Mr. Soriano responded unless we see a jump, they haven't dug anything of ours up and it's not really easy to do that way, but we will keep an eye the meters.

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Mr. Horton stated on the annual engineer's report there were a lot of items that needed to be done. The one thing I can think of is the erosion around the bridges. Has anything been done about that yet?

Mr. Soriano responded not yet. We had a couple of different plans. We've thrown dirt in there, but it's just going to wash out in the pond. We may have to bring the bulkhead up one more level too with big tie beams. It's not just the erosion, but they also don't want the tripping hazard if you were to walk off that concrete ramp, so the other suggestion was putting up some kind of fencing, which we've also thought about doing just for safety reasons.

Mr. Horton has the equipment for the Cannon's Point playground come in yet?

Mr. Soriano responded it has not. I order from a company called Wabash and they handle a lot of site equipment. This is not playground specifically; we have a lot of trash cans that are damaged everywhere. You have some thermoplastic cans that the kids like to burn. We've had a few at the multiuse fields that are rusty, and the plastic is tearing off. We have to replace those, so I've placed an order for about \$5,000 worth of trashcans and they sent me an email last week that there is a delay and the most recent report from the manufacturer is shipping is scheduled for January 20, 2023. This was ordered in February, so it's almost been a year. We're still having quite a bit of trouble getting some of these big items. The playground is not close, but I don't think it's going to be as bad as this one.

Vice Chairman stated like the Hammer Strength equipment, is there not another option?

Mr. Soriano responded I've already responded to them to give me a call. They're kind of like a broker. They do make their own equipment, but they sell other brands. Sometimes I think the shipping is an excuse to push me into something more expensive, so I'm going to see what is available.

Mr. Horton asked have there been any security issues the last month?

Ms. Dietrich responded no major issues. The main thing I find in all the reports is the lighting goes out and it is very dark. That's why you get a lot of people in that parking lot that we chase out of there every night. I'm sure it's just not wanting to run lights all night long, but if there was a way to keep one or two in the parking lot on.

Mr. Soriano stated the parking lot lights are supposed to stay on. If they're going out right now that has more to do with the storms we've had lately. The track goes off because no one is supposed to be out there past dusk. We get on soccer about that because they will push

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it, but our facilities are only dawn to dusk. Lights stay on past dusk, but not by much because we don't want to invite people out there. You have a lot of new guards too. Some of the other guards were shown how to press the button to turn the lights on.

Mr. Horton asked are you having any issues with people not showing up for shifts?

Ms. Dietrich responded no. We just had a huge turnover and hired a bunch of folks and the ones we have out there right now are showing up on time. I think your credits for last month were around 10 hours and that's a couple of hours here and there, that's not just one shift.

Mr. Lanier stated thank you to the residents that showed up. We appreciate your input as always. Chalon, thank you for all the work that VerdeGo has done. I would love to explore the QR code request further.

Audience Comments

Mr. Stephen Sparks stated I'd like to thank Jay because I've texted him about a few things and he's right on it, so I appreciate that quick response. You mentioned email notices and that is a great idea for even getting the minutes out. You guys have email addresses for everybody that has cards, so why can we not just send the minutes out from the meetings in a mass email?

Mr. Soriano responded spam laws prohibit me from taking your email unless you gave me permission to stick it into that system. You have to opt in. So, on that system on the front page of the website there is a button that everybody would have to use. Even though I have contacts for about 7,000 homes, out of those I only have a little over 3,000 that are on that newsletter list.

Mr. Stephen Sparks stated sure, so what about getting them out to those people that are opted in?

Mr. Soriano responded we can do that if the board wishes. Usually, it's just links to the website.

Ms. Giles stated at the top of the agenda you'll see the board reviewed and approved the minutes of the last meeting. So, the minutes are always a month behind. All the meetings are recorded and then a transcriptionist transcribed them to what you see here. Then they're presented to the Board for their approval. Once they're approved if the board wants staff to

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look into another way outside of what we already do we can. They're already posted on the website once you approve them.

Mr. Soriano stated we could do that, or even just put a sentence at the bottom that says see what was discussed at last month's meeting.

Mr. Horton stated that's what I was going to suggest. A link for the two websites to send out and something that says if you have any questions, here's a good place to go and who to contact. You probably send an email out every six weeks or so.

Mr. Soriano stated usually once a month. Sometimes it's every couple weeks. This time of year we have a lot more because there is so much going on. For the road closures I made sure that went out to keep everybody informed. There's always going to be something I can attach it to. It might be late, but we can put a link in there.

Mr. Stephen Sparks asked do we have a map of which neighborhoods are part of the CDD?

Mr. Eckert responded we do, it's the last page of the agenda package that is on the website.

Mr. Stephen Sparks asked what is going to happen with Waterford? They're not going to be part of the CDD?

Vice Chairman Davis responded months ago it was intended to be an all-rental community. They changed gears and sold it and now they're selling the homes, but that rental company came to us months ago asking for a Costco/Sam's Club deal for them to use the amenities even cheaper than we're all paying and we shot that down. They are not going to be part of our CDD similar to the Village Center.

Ms. Diedre Scott, 510 Meldrum Lane, stated I'm a realtor and I went to Waterford last week for one of my clients and they mentioned that the CDD was optional.

Mr. Horton stated it is for \$2,200 a year. Anybody has that option.

Ms. Giles stated it's for access to all the amenity facilities. It's called a non-resident annual user fee.

A resident stated you're going to have a hard time getting them off the fields and things.

Vice Chairman Davis stated we have that now.

Mr. Soriano stated we're going to have to find ways to deal with that and enforce it.

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Double Branch CDD

Mr. Thomas stated our pool staff is fully aware of who can and cannot come in, so we will be heavily monitoring that when those homes are built.

A resident stated I take walks around Oakside Drive and Laurelwood and trash in the grassy areas is not getting picked up in a very timely fashion. It used to be that you could tell when someone has been down there cleaning, but now I can't tell

Mr. Soriano stated we do have someone that picks up trash seven days a week, but he hits all of Oakleaf so almost everywhere gets hit at least once. If I have more staffing, I might be able to send somebody out more. Even if I sent four people in golf carts to pick up trash around the neighborhoods, you're still going to get complaints with the way people litter around here. We do have a lot of roadsides.

A resident stated you mentioned earlier about vandalism. I live in the Oaks near the track where the high schooler's walk through and there is a decorative signpost that I think is about reclaimed water. Within the last month somebody has pulled that sign tilted to where you can see the cement that is holding it in the ground and the sign is bent. That could possibly be a safety issue if it falls down.

Mr. Soriano stated I've ordered a new sign because it's not just a little dent.

A resident stated we're also missing some of the caps on the playground poles. That park there is extremely dark at night. It would be nice if we had a light there. I've been told they won't because it would encourage people to hang out, but during the summer we've actually had to call the police on people hanging out there.

Mr. Soriano stated many of our amenities we don't want to add lighting knowing that it attracts people, but playgrounds are also tougher because you have people that live around the playgrounds, so you have to be in agreement with all of those owners to put that light up or you'll get complaints when it's shining in their bedroom. We've had a couple complaints when people thought we were going to install lighting.

Vice Chairman Davis stated we've also had issues where there's not electric available close by and it would be cost prohibitive. If there is something wrong going on, please continue with what you're doing and call the police. That will eventually get them out of there.

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EIGHTH ORDER OF BUSINESS

Next Scheduled Meeting

Ms. Giles stated the next scheduled meeting is October 10th at 4:00 p.m. at the Plantation Oaks Amenity Center.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Vice Chairman Davis 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