

**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, December 12, 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
Chad Davis	Vice Chairman
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
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

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Oath of Office for Newly Elected Supervisors

Ms. Giles, being a notary public of the State of Florida administered an oath of office to Ms. Nelsen and Mr. Lanier.

Ms. Giles stated although you've served in this position for many years as a Supervisor, I'd like to remind you that in this capacity, you're subject to comply with the Sunshine Law. If any business is to be discussed about Double Branch CDD you can talk to anyone else, but you may only speak to other supervisors at a publicly noticed meeting such as this.

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B. Consideration of Resolution 2023-02, Designating Officers

Ms. Giles stated this resolution is to add Ms. Nelsen and Mr. Lanier as officers of the District. Unless there are any changes to the positions currently held, the designation of officers are as follows: Ms. Nelsen as Chair, Mr. Davis as the Vice Chair and Mr. Thomas, Mr. Horton and Mr. Lanier as Assistant Secretaries. Are there any changes to these positions?

There being no changes requested, Ms. Giles continued. From the GMS staff, I am the Secretary and Treasurer, and we have a request to add a new District Manager named Howard McGaffney as an Assistant Secretary and Assistant Treasurer. We also have from the GMS staff Daniel Laughlin, Jim Oliver, and Darrin Mossing as Assistant Secretaries and Assistant Treasurers. We're going to remove Ernesto Torres from the slate of officers.

On MOTION by Vice Chairman Davis seconded by Mr. Horton with all in favor Resolution 2023-02, designating officers as detailed above was approved.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the November 14, 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 November 14th meeting, the financial statements as of October 31st, your assessment receipts schedule showing the District is almost 3% collected thus far, and the check register totaling \$46,032.43.

Mr. Horton stated there's a receipt for Local iQ.

Ms. Giles stated that is your ad in the newspaper for the public meetings.

Mr. Eckert stated I think it's a holding company.

Mr. Horton stated I see State of Wisconsin on there and a Cincinnati, Ohio address.

Mr. Thomas stated it says Florida Times Union.

Ms. Giles asked are you talking about the remittance address?

Mr. Horton stated I've just never seen anything like that before.

On MOTION by Chairperson Nelsen seconded by Mr. Horton with all in favor the consent agenda was approved.

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FIFTH ORDER OF BUSINESS**Review of Suspension of Amenity Privileges**

Mr. Eckert stated we have one suspension hearing that was set for today. The gentleman's name is Abdullah Salem, 3056 Stonewood Way. The relevant dates, which I'll read into the record are November 11, 2022, the date of the incident, November 28, 2022 was when the notice of interim suspension of amenity privileges was mailed, and we set the hearing for today, December 12th. The Board has previously been provided with a copy of the letter of suspension, the witness statement by Jay Soriano, operations manager of Oakleaf Plantation, the witness statement from Lisa Noles Carter, resident assistant for Oakleaf Plantation, the witness statement by Katherine Sornosa, a witness statement by Matthew Stoner, a resident, as well as the Double Branch CDD policies that were violated. The suspendee has been provided with a letter of suspension via regular and certified mail. The pertinent policies that we have are identified in the letter sent to Mr. Salem. You're not allowed to exhibit unsatisfactory behavior, fail to abide by the rules, regulations and policies established for the use of facilities, treat personnel or employees of the facilities in an unreasonable or abusive manner, or engage in conduct that is improper or likely to endanger the welfare, safety or reputation of the center or its management. Foul and abusive language is also prohibited under your policies. At this point in time, I would ask Jay Soriano to present what happened to the Board and if he could turn it back over to me after that we will continue the process. I don't see Mr. Salem here today, but if he shows up today, he will have an opportunity to be heard.

Mr. Soriano stated this is a gentleman that we have suspended before, and he has received a trespass citation before. Then you also voted on shortening the cycle of that suspension to one year. To be honest, I completely forgot about the fact that we shortened it by a year. He came in demanding to be allowed in since his year was over. The staff didn't know anything about that, they just saw the notes that he was still suspended so they checked with me, and I said yes, but if we did that I want to make sure that was what the vote was on. We print him out a new card and at that time he was talking to me on the phone, and he wasn't happy, so he began to get irate with the staff there, Katherine and Lisa. He became very threatening to Lisa and almost got into a fight with another staff member that happened to be there with Lisa. Just to make sure he got his card, and he got in. We ended up making his card after that because he was allowed, he just had to be pleasant to staff. He left after getting his

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card and came back with more of an attitude and a camera strapped to his chest so he could tell off everybody and make sure he was being an unruly resident, but we couldn't do anything to him basically. What he wanted was to be trespassed again so he could go to court. He let the officers know when they came up that even after he was given a trespass citation that he was not going to leave, that we didn't have the right to kick him out and he was going to get arrested. So, they already knew coming into it that's what was going to happen.

Mr. Eckert asked is it fair to say that he used foul language in those interactions?

Mr. Soriano responded yes.

Mr. Eckert asked is it fair to say that he used abusive language in those interactions?

Mr. Soriano responded very abusive.

Mr. Eckert stated I think you mentioned this, but it seemed like he tried to initiate a physical confrontation with a staff member?

Mr. Soriano responded yes.

Mr. Eckert asked and he refused to leave when staff asked him to leave?

Mr. Soriano responded yes.

Mr. Eckert asked and he refused to leave when the police asked him to leave?

Mr. Soriano responded correct.

Mr. Eckert stated with that said, I would ask that the record include relevant portions of the Double Branch CDD policies, the witness statements I previously mentioned, the letter of suspension and correspondence to the suspendee, as well as the meeting minutes from today. At this time, I would ask if the Board has any questions of staff and after that we can get staff's recommendation, which the Board can accept or reject.

Mr. Thomas asked were there other witnesses other than staff involved?

Mr. Soriano responded there was a resident that gave us their statement. He was on the gym floor and was bothered by the way he was screaming at staff and treating Katherine, who is much younger than most of our staff. That really bothered him, so he wanted to give us that statement, so he came and talked to us after the gentleman left and gave us his contact information. He emailed that statement to us along with his contact information if anyone wants to talk to him in person.

Vice Chairman Davis stated this guy has repeatedly exhibited unstable behavior. What is the harshest suspension we have ever done?

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Mr. Eckert stated to my knowledge since I've been here it's only been one year. I would suggest in this particular case, because we've done one year before, do one year but not have anything tied to whatever the Sheriff and prosecutor are going to do. So, it's one year from our amenities and they are going to do whatever their process is. He's going to be bound by both processes. That would be our recommendation, but obviously Jay is the one that has to be here and deal with people when they act in this manner.

Mr. Thomas asked according to our policy, the maximum suspension is only one year?

Mr. Eckert responded no, you can suspend longer, but the longer you go, the more you have issues with consistency and things that you do, so that's why I suggest one year and let the Sheriff play out, because what you did time with this gentleman was you did one year and then you asked that the trespass warrant be withdrawn after one year. Here, it would just be one year in your facilities and how you control that, and then let the legal process that he wants to happen play its course.

Mr. Lanier asked do we have any video interaction?

Mr. Soriano responded there is video of him. There is no audio. He has his audio from his video from when he came back.

Vice Chairman Davis stated my suggestion is we don't even dignify this with anymore conversation. Just suspend him for a year, let's move on, let this play out. He's a repeat offender and he doesn't even deserve our time honestly.

Mr. Horton stated I agree.

Vice Chairman Davis motioned to suspend the amenity privileges of Mr. Abdullah Salem for a period of one year.

Mr. Lanier stated in the past our precedence has been one year, but we're not used to repeat offenses. Is there a legal precedence or a way to say, this happened again, obviously we're not learning a lesson and you're just wasting staff time. Is there a way to make it longer without setting a precedence?

Mr. Eckert responded you can and that is an important distinction that this is somebody that has already had a one-year suspension. The risk you run is the longer you make it beyond the year, the more somebody can try to come in and argue that they're paying the assessments but not getting the benefit of the facilities. I would then counter that to say, your property is

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getting the benefit of the facilities, you're not getting the benefit because you can't control yourself. So, if you wanted to do it, you could, but I think in this particular case, especially since there is a legal process going on that probably will result in a longer period of time, you may want to stick with the one year and let that play out.

Mr. Thomas stated so even if the one-year suspension is up, let's say he gets a two-year trespass he still can't come back for two years?

Mr. Eckert responded correct, but that is by virtue of the State of Florida and the county, not by virtue of the Board's action.

Mr. Lanier seconded the motion made by Vice Chairman Davis to suspend the amenity privileges of Mr. Abdullah Salem for a period of one year. On voice vote with all in favor, the motion was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2022-03, Setting a Public Hearing for the Purpose of Adopting Revised Suspension and Termination of Access Rules

Mr. Eckert stated this resolution sets the public hearing on the disciplinary rule, the revised one that we talked about at the last meeting. You're not approving it through this resolution, you're just setting a public hearing. I'll defer to Marilee on when that makes sense because I know you try to hold public hearings during evening meetings.

Ms. Giles stated your next night meeting is February 13th at 6:00 p.m. That's what you have on the resolution for now unless you'd like to change it.

Vice Chairman Davis motioned to approve Resolution 2023-03, setting a public hearing on February 13, 2023 at 6:00 p.m. for the purpose of adopting suspension and termination of access rules. Chairperson Nelsen seconded the motion.

Mr. Horton asked are we going to ask any questions about the content of it?

Mr. Eckert responded certainly you can now, or at your January or February meetings.

Mr. Horton stated I'd like to hammer everything out before we get to the January meeting.

Ms. Giles asked did it change from last month?

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Mr. Eckert responded it did not change from last month, but I told all the board members we would have 90 days to chew on this, so any comments you have I would be glad to take them.

Mr. Horton stated on page five, paragraph 'a' where it talks about reimbursement, it says that if the Board meeting is canceled for whatever reason that they would meet with staff. Which staff would they meet with?

Mr. Eckert responded paragraph 'a' is basically saying at the hearing we have, that staff and the person that is being suspended all have the right to speak and to provide information. So, what it's saying is at the meeting referenced in the letter, or at the next meeting if that meeting is canceled, everybody has a right to speak.

Mr. Horton stated the other thing is paragraph 'd' talks about property damage and reimbursement. To me, if we're having that meeting, we would have to have an estimate at that time, which I guess Jay would have to come up with?

Mr. Eckert responded correct.

Mr. Horton stated I just wanted to mention that because if we do the actual reimbursement thing, we should be prepared for it, so Jay would have to come up with some kind of estimate.

Mr. Eckert stated the second sentence in paragraph 'd' says if the cost to repair or replace is not available, the property damage reimbursement shall be fixed at the next regularly scheduled board meeting after the cost is known and is available. So, we could have a situation where we're doing a suspension, he has not gotten the cost estimate back yet because maybe it's a unique part or something like that, we would then bifurcate it. You would do the suspension and later do the reimbursement.

On voice vote Resolution 2023-03, setting a public hearing on February 13, 2023 at 6:00 p.m. for the purpose of adopting suspension and termination of access rules was approved with all in favor.

SEVENTH ORDER OF BUSINESS

Other Business

There being no other business, the next item followed.

EIGHTH ORDER OF BUSINESS

Staff Reports

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A. District Counsel

There being nothing further to report, the next item followed.

B. District Engineer

There being nothing to report, the next item followed.

B. District Manager

There being nothing to report, the next item followed.

D. Operations Manager - Memorandum

Mr. Soriano stated we just had the virtual Turkey Trot and had about 29 families take part. If you saw the email that just went out, I sent out a couple of pictures of our winners. We have had a lot more families in the past, so we've given out more in the past, but I gave out three prizes for this one and it looks like they had a lot of fun. Our next event is here at your sister district, it's Cocoa with Claus on Thursday of this week. I mentioned an event on the tentative calendar for next month. A couple of years ago we changed our events up a little bit mostly because of the pandemic. There are some things I'm looking to bring back. This is the first Cocoa with Claus we've had in two years, but for your side I'm looking at bringing the Camp Out back. A lot of people do enjoy that and miss it, although I'm looking at doing just one. One thing we did when we got to the Camp Out is we did a lot more movies. It seems everybody enjoys that and it's much easier. I don't have as much need for staff and volunteers. The Camp Out is a big event. I have activities throughout the whole night, and I have to have either staff or the high school volunteers help me with that. We will keep the movies that we have, we have four dive-ins, two on your side and two on this side and we alternate back in forth during the summer other than July because it's a busy month. Unless there are any other requests, I was going to keep a similar calendar as we've had in past years unless there's something you want to see in there. The virtual runs have been a lot of fun.

Chairperson Nelsen stated I'd love to keep those.

Mr. Soriano stated if you think of anything between now and next month, I'll present that tentative calendar. I like to put that out in January or February for planning so the residents can see a calendar for the year. I do warn them not to print things off the website just in case things change.

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This side is having a couple of problems with their heaters, but they have been able to keep the pool at the temperature that this Board has decided to keep it at. This is our long use pool. They will start using covers this month, so those operational hours change and then in January and February we close the pool down for almost two months because it gets a little too cold and they spend too much money in gas. Both sides open for Spring Break in March.

I have some blanks for our usage. This was a discussion during last month's meeting. We were having issues with the server that handles your access system. It was a temporary problem that became a permanent problem, so whatever was going on fried your hard drive. I did have to purchase a new desktop and reload everything. I am training our new access person to see how that works so she can get into learning the IT side of that for when we have problems in the future. It took a little more than two weeks to go through. Unfortunately, during that two week time, we don't have a good record, but it is now back up and running.

If you've been out to see the fencing, the fencing is now complete at the pickleball courts. Next is surfacing and I have talked to pickleball about coordinating hours. The only thing I am awaiting on now is the final coat color. I can do all the surfacing at once; it's just going to sit there until I have the paint and then it will all come together. All new lights are up, and everything looks great. I don't have a date on the paint. There are 55-gallon drums of two different types of material. One is an aggregate that flattens everything out and gives you a texture. The other is the color.

Mr. Horton asked is it going to be green?

Mr. Soriano responded green on the outside pickleball has requested to have a two-color blue, so the courts will have a three-color set up compared to a two-color set up that we have on everything else.

Mr. Soriano continued. We are waiting on one multi-function machine, but if you've seen the others that have been installed, everyone is loving them. The only downside is that is a different type of workout. It's more along the lines of our athletes and we've already gotten questions from a lot of our residents asking if we have time to show them how to use the machines. Those machines don't come with the instructions that you see on the select rise strength machines, so it's new for them. I have started printing out QR codes that we will stick on a piece of a paper in a frame along the walls that they will need to use their phone to scan,

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but it goes to a YouTube video of the steel flex machine for the row and the jammer. I have started out with four sets of about 1,500 pounds worth of free weights.

Mr. Horton asked how many machines are set up now?

Mr. Soriano responded four. There are two little ones in the front and the two big ones in the back, then one that sits in the corner. Unless there's anything questions on the maintenance items on there, this month we have to squeeze in our Christmas decorations for the last five weeks or so. A lot of residents will want to ask for more lights or newer stuff, and I have to remind people that we squeeze this in with our regular hours. Unlike other neighborhoods, we don't pay for commercial light installs, which can be outrageously expensive. The amenity center and fitness center have a lot more lights than they've had but because we've also been at the tennis courts and the fitness center a lot the last few weeks, so a lot of our lights went there.

Mr. Horton stated in going through the receipts, I noticed you had to replace drain covers. Do you have to replace those every few years?

Mr. Soriano responded no. We do have to ratify the receipt because it is above my amount. It's not something we do every year. It's a requirement because of the VGB Act. It's required every seven years and we are now on our seventh year, so it had to be done by the end of the year. When the health department did their inspection, which we had about a month ago, so I'll send reports on that next month, they came in and said we have to have these finalized, so I called up Crown. They are a little expensive. It is realistically eight screws, but every commercial pool in Florida is required to update and because this started ten years ago and they started enforcing three years after, this is the seventh year for everybody. Because every district, every commercial facility and resort was getting hit with it this year, it became a high demand project. This price was very comparable. If we could ratify the receipt, that is above my amount.

On MOTION by Mr. Thomas seconded by Mr. Horton with all in favor install of VGB drain covers by Crown Pools in the amount of \$4,388 was approved.

Mr. Horton stated I see something on the report about a mirror server.

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Mr. Soriano stated I haven't been told yet if there is an additional licensing cost for that, but they do have a way to operate a mirror server. I have a way of doing it, it just adds a little time. If I have to, I will unplug one and plug one in once every month. Right now, what we do is we update that database to a 3TB hard drive every Friday, so I can go back through and reload everything the week before, so when this crash happened, I reloaded that week and anything that was new this week it won't download. So, we do have about 30 people that made cards that if they were to come and scan their card today that machine doesn't know them because it happened during that crash time. We have to put their address and name back in there with their picture. The mirror server would allow it to run next to it if they don't give us an issue with licensing or anything like that. I have a roundabout way to do it, so we always have a computer ready to go. I called Atlantic Security when this first happened, and I was given a time of six to eight weeks before they could get somebody out here. They are the only installer in this area. If you recall, this is a very complicated software system and it's not used in many places. Most can't handle as many cards as this one does. I'm hoping I can use the mirror all the time from now on.

Mr. Horton stated I noticed walking around today with the walkways leading up to the bridges nothing has been done yet.

Mr. Soriano stated that's one I haven't been able to get to. It's just a lot of rocks and dirt we need to dump in there. I know it sounds like an easy job, but we've been on some other big projects.

Mr. Horton asked how many people do we have working on it?

Mr. Soriano responded I have five guys and three are part-time. That is split between the two districts.

Mr. Horton asked is that enough?

Mr. Soriano responded I prefer it closer to two full-time on each side. That's really just the hiring process. We've put money in there, so I have funds for it. One new guy is working out great.

Mr. Horton stated just a general comment, I walked around there today, and things are starting to look a little dilapidated. For example, the door on the back side of the gym. The one on the right coming out from the cardio area. The fence on the backside where the pool equipment is beyond the walkway is coming apart. A lot of things need to be done.

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Mr. Soriano stated there is a lot more than that. It's just having enough time and people to get to it. That's the stuff that we will be getting to everyday between the big projects.

Mr. Horton asked S3, anything to report from last month?

Ms. Dietrich responded no. We're just running people out of the parking lots, and we broke up a fight. We did run off some mopeds. The usual.

Mr. Lanier asked are they the same kids on the mopeds?

Ms. Dietrich responded looking at the reports it looks like they come out and they do stuff on the field, and they hide the mopeds. She was trying to figure out where they're getting them from. They think they're hiding them a little bit off your property at the school.

Mr. Horton asked how about the golf cart. Are you using that to get around?

Ms. Dietrich responded they're still walking.

Mr. Horton asked why?

Ms. Dietrich responded I don't know. It's operator error or battery error. Whatever it may be, they find it easier to walk.

Mr. Horton stated I think he got it fixed.

Ms. Dietrich stated I can have them try it again.

Mr. Soriano stated we got a new battery more than a month ago.

Mr. Horton stated I think we need to make an extra effort to use that thing.

Ms. Dietrich stated I'll have Ms. Barb pull it out tonight while I'm in the area.

Mr. Horton stated if it's still not working, we need to know about it and we will fix it.

NINTH ORDER OF BUSINESS

Audience Comments / Supervisors' Requests

Ms. Amanda Shed, 3632 Oakworth Court, stated for the past two years or so the column lights have been out and at night it's pitch black, so when you're trying to walk down the sidewalk it's scary.

Mr. Soriano stated that one has to be changed over to the new meter that was installed a couple of months ago. I'm not sure, but Oak Brook was only wired to the meter that was farther down by the waterfall and it got taken out by a card a couple of years ago. Those were the only lights on that, so everything else including the waterfall itself, the streetlights and our columns sit on a meter that is farther back by the columns, so what we will now have to do is trench and run a new line as long as Clay Electric is fine with us doing that, to the new meter

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that was installed on Oakleaf Village Parkway. It's something that is planned, but we're waiting on Clay Electric and our new meter.

Ms. Shed stated another thing is we don't have a jungle gym, or a swing set down in our park. We would be interested in having a swing set or something to do down there. We're about 1.2 miles from the nearest playground according to Waze. We've tried to go to other playgrounds in the neighborhood but have had some incidents with teenagers making out on the playground and trying to kick us out and it wasn't until I said I'm going to call the police, so I'd really like to just be able to walk down the street, take the kids to the swings, have a picnic at the gazebo and enjoy our family life on our street.

Chairperson Nelsen stated I think this has come up before.

Mr. Soriano stated it has. One of the issues with that is you would be spending a good amount for just the homes that are on Oak Brook. Even a swing set you're talking \$7,000 or \$8,000 to purchase one of the A-frames and then we still have to get it installed. That's spending money for just those few homes in Oak Brook. Oak Brook doesn't connect to any of the other neighborhoods. It's kind of separated out because that was the model road years ago. That's been one of the discussions in the past because of that concern.

Mr. Lanier asked what do the demographics look like in Oak Brook with your neighbors familywise?

Ms. Shed responded we have an older couple and a couple neighbors at the next house down have kids.

Mr. Lanier asked when you say kids, what kind of age groups?

Ms. Shed responded I would say five to 13. Further down the road our new neighbors have two kids and just had a new baby. They want the same thing I do, just somewhere safe.

Mr. Lanier stated it's something we can discuss.

Vice Chairman Davis asked is there something that maybe next month or February we can discuss doing something new for them and putting a renovation on hold?

Mr. Soriano responded yes. I think we would probably go through the steps first of what you would want to do. A renovation, that's talking about a big structure. That's more than \$7,000.

Vice Chairman Davis stated what I'm saying is put that renovation on hold for a year and do something smaller for them.

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Mr. Soriano stated that's up to the Board because you'd get the same complaint from other neighborhoods. The first thing I can do is bring you costs for even just two swings, which would be the lowest cost. Even then you'd probably want to do one toddler swing and one regular swing.

Mr. Lanier asked can you bring us costs for a four-bay?

Mr. Soriano responded yes, I can bring more, that would just be your cheapest route.

Mr. Horton asked is there CDD land we could put it on?

Mr. Soriano responded we do have a gazebo and benches there and that's about it. It's just a green space next to the pond, so we do have space there.

Vice Chairman Davis stated if you can bring us proposals that would be fantastic.

Mr. Thomas stated and maybe a simple slide.

Mr. Soriano stated the plastic part is expensive, but if you wanted to look at something like that, I can bring you just the slide. We have done this in other areas where we stick the new structures, we also have the little toddler lot that is just the wood lot with the slide and maybe a climbing item and that's all it is.

Mr. Thomas stated that's what I was thinking.

Vice Chairman Davis stated we just put thousands on pickleball.

Mr. Soriano stated I can bring quotes back.

Ms. Shed asked is there anything you guys can do about the speeding around the neighborhoods?

Vice Chairman Davis responded nothing at all unfortunately.

Ms. Shed stated we just have a lot of noises with cars flying by and you can hear it all the way across the pond.

Mr. Lanier stated if you call Clay County, the squeaky wheel gets the grease sort of thing, so just talk to your neighbors about calling the non-emergency number and ask if there's a deputy out here that can pay attention to the speeding. The more people the call, the more chance you're going to get somebody to show some presence.

Mr. Thomas stated in my neighborhood we've called several times and gave them a block of time to come out and low and behold they're out there during that block of time and they're writing tickets left and right because they like to run stop signs through my neighborhood.

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Mr. Horton stated the easiest thing to do is go to the Clay County Sheriff's Office website. There's a place you can fill out a form, tell them what the problem is and where it's at and the times and get some of your neighbors to do the same thing. They will pay attention to it and they will come out.

Ms. Jennifer Bryan stated I live in the Oaks, but on the Double Branch entrance of the Oaks. As you know, there is a new residential area going in the back there. Just like all the rest of our community areas, they have a sign stating the name of that area, which I'm good with, but I'm not good with the type of sign they put there because I cannot see to turn out onto Oakleaf Village Parkway. I brought pictures.

Mr. Thomas stated you want to call Clay County and ask for the signage department, because my neighbors and I have been calling and they will ask you to submit a request to put a stop sign in.

Ms. Bryan stated it's not even just a stop sign. You drive up and down Oakleaf Village Parkway and just like she was talking about with the speeding, you know people are going to blow through the stop sign.

Vice Chairman Davis asked you're saying you can't see any traffic exiting?

Ms. Bryan responded no. I almost got hit the other day because it was dusk. I had my headlights on, but there was a car that did not have their headlights on coming out, so it looked like it was okay to pull out.

Vice Chairman Davis stated I see what she's saying. I've gone in that neighborhood and come out of it, but I haven't come out from that area. Maybe there should be a four-way, but we don't have any control over it.

Mr. Soriano stated that's going to be the engineering department, but you can copy the County Manager to make sure the engineering department is working on it, because I can promise you they've gotten a lot of calls and emails. They've also heard from me on that area because I do think a stop sign should go there, but they're county roads, so we don't have any authority. They have to come to that decision, and it sometimes takes a while for them to realize it may be a good idea. Especially as big as those signs were. We didn't know they were going to look like that.

Vice Chairman Davis stated we don't have any control if it's on their property. It was approved by someone other than us.

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Ms. Bryan stated a stop sign would be nice, but the sign still needs to be taken down.

Mr. Lanier stated again I'd recommend you talk to your neighbors and just contact the county every day.

Vice Chairman Davis stated and attach those photos.

Chairperson Nelsen stated and just so you know, they're not part of Oakleaf. They cannot use our amenities. We're the only way in or out of there right now too. Just a few houses are occupied right now, so you're only getting construction workers and I believe there's 127 lots back there.

Vice Chairman Davis stated what you have to watch out for are the dump trucks coming out of there weighing so many thousands of pounds not having to stop.

Chairperson Nelsen stated you can email all five county commissioners at once too.

Ms. Bryan stated the entrance coming into Oakleaf where the roads are constantly getting patched is getting crazy. Who takes care of that? Is that the County?

Chairperson Nelsen responded yes.

Ms. Wendy Zanders, 691 Timbermill Lane, asked are there two different meetings, an HOA and a CDD meeting?

Mr. Soriano responded yes. The CDD is a form of local government that deals with just the common ground paid for by property taxes. The HOAs deal with the residential lots and enforcement of things like that.

Ms. Zanders asked is the food mart the CDD?

Chairperson Nelsen stated that's privately owned.

Mr. Horton asked what about it?

A resident stated there's kids that like to hang out there.

Ms. Zanders stated and they're selling things to minors.

Chairperson Nelsen stated several people have reported it. You can report it to the Clay County Sheriff's Office non-emergency number.

Mr. Lanier stated also, about two or three doors down from the food mart there's an HOA office so you can get all the answers for whatever you need as far as house or yard related questions.

December 12, 2022

Double Branch CDD

TENTH ORDER OF BUSINESS

Next Scheduled Meeting

Ms. Giles stated the next scheduled meeting is January 9th at 4:00 p.m. at the Plantation Oaks Amenity Center.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Thomas seconded by Vice Chairman Davis with all in favor the meeting was adjourned.

DocuSigned by:
Marlee Giles
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Secretary/Assistant Secretary

DocuSigned by:
Cindy Nelson
1834ED053396448...

Chairman/Vice Chairman