

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, March 13, 2023 at 4:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

Present and constituting a quorum were:

Chad Davis	Vice Chairman
Tom Horton	Supervisor
Andre Lanier	Supervisor

Also present were:

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

Approval of Consent Agenda

- A. Approval of the Minutes of the February 13, 2023 Meeting**
- B. Financial Statements**
- C. Assessment Receipt Schedule**
- D. Check Register**

Ms. Giles stated included in your agenda package are the minutes of the February 13th meeting, the financial statements as of January 31st, your assessment receipts schedule showing the assessments are 97% collected, and the check register totaling \$194,691.44.

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On MOTION by Vice Chairman Davis seconded by Mr. Horton with all in favor the consent agenda was approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-05, Classifying Certain Furniture as Surplus Property

Ms. Giles stated as a reminder, at the last meeting the District agreed to purchase new furniture for the amenity center. I believe it's a couch and four chairs we're looking to dispose of. The District desires to classify the property as surplus tangible personal property and to determine the property is obsolete and that continued use of the property is uneconomical and insufficient to maintain and/or serves no useful function. The District has estimated the value of the respective pieces of property to be less than \$5,000.

Vice Chairman Davis motioned to approved resolution 2023-05, classifying certain furniture as surplus property. Mr. Horton seconded the motion.

Mr. Horton asked why didn't we do a resolution for the lounge chairs and stuff like that?

Mr. Soriano responded because we're not getting rid of the lounge chairs, we're storing those.

Mr. Horton asked what are you going to do with it?

Mr. Soriano responded we use them as extras when we do the movies and things like that. If they're broken, I can get rid of them, but this is for getting rid of larger chunks of property that might hold more value. If they work, I'd like to hold onto them while we can.

On VOICE VOTE with all in favor, Resolution 2023-05 was approved.

FIFTH ORDER OF BUSINESS

Discussion of Fiscal Year 2024 Budget

Ms. Giles stated as a reminder, we will approve the budget at our June 12th meeting, and we will adopt the budget at the August 14th meeting. Jay and I started reviewing agreements and we will be asking for Board guidance on some of the items. The first item is the RFP for landscape that Jay is going to go over in a few minutes.

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Mr. Horton stated I want to make sure we have money in there for maintenance and things, landscaping, and maintenance staff. It's a good time to look at it to see if we need to increase the assessments to cover what we need to do.

Mr. Soriano stated that part is up to you guys. We increased last year, and I talked to each one of you about it when we were going through the budget process. That increase was pretty minimal at \$140 and that was almost to stay status quo. We had a lot of vendors that had 15% to 30% increases over the last couple of years, but we hadn't increased our fees in over a decade. Our job when we go through that budget is to try to stay within the budget. I'm going to tell you if we need more. The first one will be our landscape contract, because if we do get an increase due to the RFP, then that is automatically go up and that doesn't give me much room to move around in that budget, so if other vendors ask for more, such as the Clay County Sheriff's Office who is now at \$42 per hour just for the regular hourly officers. We already talked about cutting back hours for them, so I have that line covered, however the RFP for landscaping would change and that's why we're starting this process a little early this time around. If we want to say let's put more maintenance time in there or more repair and replacement dollars in there, I can look at that.

Mr. Horton stated I know the Board makes the decision on it, but without your input, we don't know which way to go. There are a lot of things I have questions about tonight and that tells me we have a lot of work that has to be done that is going to require money to get it done.

Mr. Soriano stated that's always hard for the budget people. We're trying our hardest to keep it level because we're also the first ones to get yelled at when we ask for more assessments, although last year you all noticed we went up for the first time in over a decade and we really didn't get much turnout so something smooth like that I would be fine with, but that's not usually my first thought.

Mr. Horton stated I know your job is to keep within the budget, but our job is to make sure we get everything done and that everything looks good, so let us know.

SIXTH ORDER OF BUSINESS

Discussion of RFP Process

A. Approval of Evaluation Criteria

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Mr. Soriano stated there are two pieces that I believe we require a vote on, the advertisement and the scoring.

Mr. Eckert stated yes, the Board would just authorize the advertisement of the RFP and then the other part is you would select the evaluation criteria you would use. You select the criteria, issue the RFP, and then evaluate the proposals under the criteria.

Mr. Horton stated it would be very similar to what we did last time.

Mr. Eckert stated it should be very similar. Jay may have taken a look at the points to see if they still make sense. Obviously, it's the Board's evaluation criteria so if you want to change them, you can change them now, we just want to make sure those are set in stone before we advertise.

Mr. Lanier asked has there been any issues with the criteria in the past?

Mr. Soriano responded the one we should discuss and possibly change is the points awarded for pricing. We want to have good money to be able to do things and we want to do a good job. These guys have worked hard to keep our costs low throughout the years, and we've done that since the very beginning, however last time we had a vendor come in and low ball. The biggest issue with the scoring and the way it's set up is they automatically start with that high point just because they underbid everybody else. I don't believe pricing should be the biggest factor and when we have it scored this way, that's what it comes out to.

Mr. Horton stated you've got on here that it's 30 points.

Mr. Soriano stated this was the way it's been before and it's typically how we do it at a lot of places. A lot of Boards like that bottom dollar, I just don't know that it's the direction we want to go. That's something we have to do tonight is figure out that scoring.

Mr. Lanier asked what would be your recommendation?

Mr. Eckert stated just to be clear, for the 30 that is proposed for price, 20 of that is based on their total price and 10 is based on the reasonableness of their unit prices and things like that.

Mr. Soriano stated basically, they get the 20 points automatically if they're the lowest bidder, and everybody else is a percentage of that. If we still want to keep pricing as the biggest chunk, that's up to you. I look at things like experience and right now, the biggest issue to me is personnel; making sure they have enough good quality people. I know that's hard when we're looking at companies that we may not be familiar with, but making sure they have

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enough employees and they have enough people that can do the job here. Not just having enough guys on mowers, but managers that can make those plans and do those things. To me, in this neighborhood, numbers one and two are big ones.

Mr. Horton stated I think something to take into consideration when you do this is to make sure the nature trail is in the bid. I noticed we had to bill separate for that all the time, so I'm assuming that would be put into the next contract.

Mr. Soriano stated that is just going to go onto the map since it's actually in our property now. Before, we didn't have that as a property on the last map that went out.

Mr. Horton stated there was a lot of storm cleanup on there too. Is there some way to put a cushion in there for that?

Mr. Soriano stated that's in the scope. In the back of the scope there will be pricing areas and we can ask all of them what their price is based on the hour. Some when they send their storm cleanup might charge us \$35 an hour and some might charge \$55. That is a small section of their bid, but if you remember, I break all those down and give you guys cheat sheets to compare all of them, so you didn't have to flip through books. When we have multiple storms, that can most certainly add up.

Mr. Lanier asked what would be your recommendation as far as a pricing point total versus experience, versus personnel?

Mr. Soriano responded I would take price down closer to 25 and put the rest on experience and personnel. Experience to me is a big one, especially looking at the ones we've had here in the past and the ones we have here currently. We can score them based on their experiences knowing the property. I don't know if you've seen an issue, but can we take out that split to where there's only one amount on the price. Do we need that automatic point award just to get the lowest price?

Mr. Eckert asked right now you have 20 and 10, are you saying keep two different categories within price?

Mr. Soriano responded just make price one category and they just score them within those 25 points based on each other, they don't have to automatically give 25 to the lowest bidder.

Mr. Eckert stated I think you're setting yourself up for a bid protest if you're not tying the low price to an actual mathematical calculation.

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Mr. Soriano stated that's my concern with this is those things that Mike has to watch out for. If we've seen an issue with a bid protest on things like that, then we may want to keep it just so somebody can't come back and argue later, but we can make smaller, like a 15 and 10 or something.

Mr. Horton stated I think 20 and 10 works pretty good, because if somebody comes in with a super high bid or a really low bid and you know they can't do the work with that price, the 10 points gives you a fluctuation.

Mr. Soriano stated it's an automatic for the low bidder and that's what I'm concerned with is the low bid people coming in just to try to offset that.

Mr. Eckert asked are you suggesting 15 points for the total price, 10 for reasonableness and then we would have experience at 30?

Mr. Soriano responded yes. That just moves it away, it's not that they don't get more points for being low, they're just not going to automatically start off so high. With 30, when you add them together that is your biggest point section out of the whole RFP packet. It would no longer be that way. It would be equal to personnel and underneath experience.

Mr. Lanier asked would it be worth going down even further with 10 and 10?

Mr. Soriano stated that would be up to you guys. I still want to make sure people are putting in their best price, but at the same time, I wanted to focus on that. The last RFP we had two of our local guys that had bid years before telling us that they didn't want to bid because they knew one of our folks was keeping our costs so low, which we've done a good job at, but \$300,000 to \$400,000 less than what they're willing to do so they just didn't show up to the last one. If they thought our mindset wasn't just on getting the lowest bid, that may help bring them back out.

Chairman Davis stated but if it's \$400,000 higher, it's a waste of time anyway.

Mr. Soriano stated yes, it's too high, but at least they would take part and that's my concern. We limit it if everybody thinks we're just looking for the low dollar. That's the only real issue I see with the way we set up the scoring. With many smaller neighborhoods, that's the idea. A lot of times we've got to be able to spend money and landscaping is one of the biggest costs.

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Ms. Giles stated let me make sure I captured what you all said. Personnel is staying the same at 25, experience changes to 30, understanding scope of work is staying at 20, and price is changing to 25 with a 15/10 split.

Mr. Horton responded yes.

<p>On MOTION by Mr. Lanier seconded by Vice Chairman Davis with all in favor, the Board approved the evaluation criteria with revising the point totals to 25 points for personnel, 30 points for experience, 20 points for understanding scope of work and 25 total points for price, with a 15/10 split.</p>
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Mr. Lanier stated if we could keep an eye on that one and see how we do with bids for next time.

Mr. Soriano stated definitely.

A. Approval of RFP Notice

Mr. Soriano stated one of the reasons we have to get moving on this is it is set up to move pretty quick. In the past we didn't start until late spring, early summer and we've already started our budget process, so a lot of times we just tried to build in a little padding hoping that we would come in somewhere around that budget line. Like I said, our current providers have done a good job of staying there, even when I've guessed at it. We're starting early enough here so that we can plan properly no matter what happens. The May meeting will be the first round of our budget process, so it doesn't give me much time. I'm still probably going to have to guess a little bit, but I'll have a good idea at what people are looking at as they come through this process. I shortened it, so it's only about six weeks altogether. On the notice you'll see project manuals will be available starting March 20th, so we have to be able to publicly notice that RFP packet. We're doing everything digital this year so they will be able to get it by email on the 20th. They will have a meeting with me on April 4th to go over any items and they'll have a chance to ask questions, things like that. This is a good opportunity for me to be able to answer all of the questions at once. After that, we have to send out any answers to questions by addendum, so if somebody just doesn't understand something and calls me, I have to put it in an email, and it has to go out to everybody on that addendum. We have to keep track of that, and we have to send out our addendum list to make sure everybody saw those responses and

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got the same answer. I try to cut that short by getting everything done that I can at that mandatory meeting. In the past, they had to pay to take part in this. We would rent out a bus, I would drive them around and it would be an all-day process. I think by now all of our participants, the commercial companies in the area pretty much know Oakleaf. We're on our fourth RFP over the years, so they've been through this. I don't think they're going to have as many questions, so we were able to cut it a little shorter this time around and hopefully it will work out well. Copies will be in by the 25th and that is when there will be a public opening. I will start breaking everything down and putting it into the cheat sheet to have available for your next meeting. Mike, do we need to announce that we will award at the May meeting?

Mr. Eckert responded yeah, you can go ahead and do that at that meeting. The one thing I think you all changed here is you put the proposals will be opened at the GMS office in St. Augustine. It needs to be opened in the County in which the District is located. You can change it to where they're due here if that helps.

Mr. Soriano stated we can open them here.

Ms. Giles stated we can do both here and I will come here for the public bid opening. The only other thing I'll add is after we have the bid opening, Jay will have copies for each of the supervisors on that same day if you want to coordinate with Jay to get your hard copy. It will take him a couple of days to go through them, but those will be available to you.

Mr. Soriano stated unless anybody is concerned with that speed, those are the dates we were going to publicize for pickup, mandatory meeting, questions and answers and then drop off. You guys would be able to vote on it in that May meeting if we do it that quickly. If you guys decide you want more time to go through the package and do reference checks, you could push it to the next meeting. We would still have our part done to know that the average, or even the high end of the fees are higher than what we have in the budget and it would still give us the ability to plan.

Mr. Horton stated we should have two to three weeks to look at what is submitted.

Mr. Soriano stated you'll have a little less than two weeks because I'm not going to have it to you on the 25th. That's when I open the bids. I can get you guys the RFP packets, but I won't be able to get you the cheat sheets. If we're doing the opening here, I can drop them off that night so you guys can start reviewing that part.

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Vice Chairman Davis asked isn't it going to also depend on how many people participate in the bid? We might have to change something.

Mr. Soriano stated there have been times where we've had 15 go through the tour, but the most that turned in for the opening was seven or eight.

Mr. Eckert stated when you all get the proposals, those are confidential until you make a decision, so if you get a public records request, let me know and we will let the resident know here is the statutory citation that states we can't release them until after you make your decision.

On MOTION by Vice Chairman Davis seconded by Mr. Horton with all in favor, the RFP notice was approved as revised.
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Mr. Soriano stated I have to go through one last thing. It's not something you guys vote on, but it is part of this packet that we have to send out. I gave you two packets. The first page is labeled exhibit B, this is the scope. It's a new format, and it's for Middle Village because we just started with the one. Middle Village is a little larger, but you guys do pretty much the same stuff at your district. I wanted you to be able to go through these. This is the same one we had before and the couple of items that I wanted to point out that were different are probably the only things that I could address and change. The first one is going to be in the tree trimming and palm pruning. There are things we are required to do. Since we maintain the trees on the right of way and they run over county roads, we have that in there for certain FDOT requirements. That's at 14-feet, so we have in here 14.5-feet. We do that with our landscapers when we have stuff that grows down too low, they have to go out and cut those. We do have other areas in our RFP even though they're not required. The one I want to talk about changing would be up to you guys and would save a few dollars and that's addressing our palm trees. In this district we have them cut our palm trees on our decks and in our parks and a couple of entries twice a year. We do this because a lot of people don't like the hula skirt look. They do look old and dead. I don't know that we need to do them twice a year anymore. At first it helps to keep the tree growing, but at this point some of ours are so high, what I would suggest if our landscapers are good with it is we put a height requirement on it. You have some trees that are 40-feet or more. Those are not going to grow hula skirts in one week. They might have a couple come down. We are still going to get them ready for storms, so those will get cut off at

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that point. Those also will not come down and get in the way of anybody on the pool deck because they're so high, so we would put a height restriction of maybe 25-feet, so any palm tree 25-feet or higher, is only once per year. The low palms where they can die and hang down, I don't want people getting hit with those or kids playing with them, so we will still do those twice a year. What they do is they bring out somebody that will climb those giant ladders or just climb the trees and cut them down, so it does save a little bit, but it's not a ton of money. That's one of the only things I can affect with savings. Everything else is going to be a little more expensive. The smaller packet, on the very back page there is a section that says additional items, and this was one that was talked about last time. This is where we get our replacement or add-on plants. It says contractors shall be responsible for install or replacement of the following items on an annual basis at the discretion of the community operations manager: 500 three-gallon ornamentals, and we have an example of them. It's not all of them, but we do have a list of what we would typically put in. Five hundred one-gallon shrubbery and ground cover, 10,000 square feet of sod, 2,000 square feet of Bermuda for the soccer fields, and they keep record of that, so we do use our contractual amounts every year. Sometimes what we've done in the past is switch them off. If we only have 8,000 square feet of sod that we want to replace, we use 2,000 square feet instead of that and they give us a price for it and it goes towards trees or something like that. I run that through you guys, but this is already included in that contract. This is what we were talking about earlier. If we want to see more automatic replacements, not something we're receiving an extra invoice for, then we would talk about that here and increase these numbers. That would be an increase to our fee, but the nice part is it's done, it's in our numbers for the year, and it's something we get every year.

Mr. Lanier asked is this the current scope?

Mr. Soriano responded yes. When you look at the big one, this is one Mike has helped me with. This is from a neighborhood that just went through their last RFP and it's a little more strict in its form, which I like, so I'm going to use this one, but I'm going to add a couple items in from ours that I really need, for instance the palm tree pruning. I don't want to pay a separate bill.

Mr. Lanier asked do those numbers represent a community about the same size?

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Mr. Soriano responded this one is your packet. So, if this is where you think we need more, let's go ahead and discuss and put numbers in there. This is part of the RFP packet that becomes available for all of the landscapers on the 20th.

Mr. Lanier asked historically have we met these numbers?

Mr. Soriano responded yes.

Mr. Lanier asked is Bermuda grass seedable, or is it only sod?

Mr. Soriano responded we can do seed, sod or we've even done sprigging in the past. VerdeGo hasn't done it here in their five years, but DTE did it before, so we can do it multiple ways. If we want to do some sections of hydroseeding, we can do that, but your biggest problem is we have to cut out a section for a long period of use. Just trying to do the sprigging was hard. There was grass down already growing, but we had to run the sprinklers pretty much every day, all day long for a couple of months and people were still going out on those fields. That's when we bought all of the fence stakes and put everything up three acres at a time.

Mr. Lanier stated my question is if we don't use the St. Augustine, is there a way to use that money for seeding to do what we do at the soccer fields.

Mr. Soriano stated we can. That's why I keep that wording in there at the end that I can work with them to change something, especially under your direction if we want to get rid of something if they tell us it's worth about \$2,000 a year and we decide we don't want to do it this year, we use that \$2,000 for something else.

Mr. Lanier asked is there something we need to increase or decrease?

Mr. Soriano responded we definitely use them up. The question is whether it's enough for you guys.

Vice Chairman Davis stated on the 500, a three-gallon is a larger bush.

Mr. Soriano stated it's larger. I'm not really big on the one gallon. We put out a lot of one-gallon jasmine before and they don't make it past that first season, especially with our kids running on them. The three-gallon are definitely big enough. We put in seven-gallon bottle brush over at the fence line along the back of the tennis courts and those were much bigger, and if you noticed we did lose a couple of those and VerdeGo replaced a few at the beginning. Now, we're way past the time so they're not going to replace all of them, but the bigger they are, the better they're going to last.

Vice Chairman Davis asked these are replacements?

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Mr. Soriano responded most of the time.

Vice Chairman Davis asked I guess my question is have we had a situation like this year where we've actually had an invoice for replacing 650 three-gallon. Do we need to increase that number?

Mr. Soriano responded no, there's never been a case like that where we've lost anything and that is what has made us go over. It's always been by request. You're going to see a couple of invoices later for extras like the bridge work, which is going to include things like the three-gallon plants.

Mr. Lanier asked should we look at anything bigger than the three-gallon as a standard?

Mr. Soriano responded that's really for your installs out on your roadsides that we can look at seven. We don't have any trees in here.

Mr. Lanier asked would that be easier for you to do with the caveat?

Mr. Soriano responded that's easy enough. I'm just looking at whether we want to increase it.

Vice Chairman Davis stated I'm okay leaving it the same. That is a lot of plants, and we're not going over.

Mr. Horton stated you say we meet it every year and it's sufficient.

Mr. Soriano stated not sufficient. We meet it every year. If you're concerned with needing more grasses, then we can either pay for them separately, or you can put it in here.

Mr. Lanier asked how much does the price change doing it separately?

Mr. Soriano responded the nice part is we have a pricing spreadsheet that is also going to go in that RFP, so when the vendors come in, they look at this as what they have to give us as part of their contract, but they also give us a price of what they charge per three-gallon plant and things like that. If we decide I want to do a project with 50 three-gallon azaleas, I'm going to go back to the contract and look at what they gave us for pricing for those three-gallon azaleas and I want the bill to match up. They do have the ability to say our supplies have gone up for those extras by three percent or something like that, but once they give us that contract we expect it to stay the same on a yearly basis, but those extras they can tell us there is an increase. That is something you will see in those cheat sheets that I give you because it may be that they do a great job at mowing the grass, and even the contractual items, but whenever we give them something extra, that company might be the most expensive in the group. It's not

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that you can't go to somebody else, I just don't like doing that. I'd rather it all go through the contracted vendor that is onsite because I don't want them arguing about who planted them and didn't take care of them properly.

Mr. Horton asked how about the 10,000 square feet for the St. Augustine. Is that sufficient? I think somebody has pointed out that we need more sod in certain places.

Mr. Soriano responded in the last year or two you have had a lot of issues with people tearing up the right of way. We don't actually own all of that space out there. The right of way is the county's, and they get to do all of the work. If they bring somebody in to do work and they're approved by permit, we can only do so much to yell at them to get it back to the way it was. If you ride up and down Oakleaf Village Parkway right now there are so many areas that they take care of that they have torn up. They'll sometimes come out and thrown down seed because that is what the permit allows them to do. Residents complain to us because the sod looks horrible, but it really has nothing to do with us.

Mr. Horton stated I'm thinking primarily around the recreation center.

Mr. Soriano stated 10,000 square feet is a lot and that handles the rec center. I don't know that we've ever done 10,000 just at the rec center.

Ms. Giles asked do they need to identify all of their changes tonight?

Mr. Soriano responded no, really just the one. I'm looking for if there are any increases.

Mr. Horton stated the nature trail is part of it, right?

Mr. Soriano responded yes; it's going to be on the map.

Mr. Horton stated it looks like you only go in there every three or four months.

Ms. Suchsland stated we did it monthly last year, but we've done all of our chipping and we're now utilizing that and recycling it back on the nature trail, so that will help. We've got some more mulch clippings to put out this week.

Mr. Soriano stated when it goes on the map it's going to be done on a more regular basis than it is now. You won't see that extra billing.

Ms. Giles asked Mike, did you need to add anything?

Mr. Eckert responded no, I just wanted to make sure everybody is clear. I don't think Jay is passing this out for everybody to go through each paragraph and say whether it should be mowed 50 times or 51 times, because this is going to the proposers as-is, he's just bringing a couple of big picture policy decisions to you.

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Mr. Horton stated I'm good with it.

Mr. Soriano stated I'll go through and make sure those items are added into that scope and we will have it ready to go out to the vendors on the 20th.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being nothing to report, the next item followed.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager

Ms. Giles stated Jay and I will continue to look at all of the agreements we have in place for budgeting purposes.

D. Operations Manager

1. Memorandum

Mr. Soriano stated we are in Spring Break right now, so we did open up this weekend. Lifeguards are on and pools are open. We recently had a community event that got canceled, a movie and food trucks on Friday night. The food trucks hung out as long as they could, but it ended up getting pretty bad by 7:00 and I had already canceled the movie. We were having lighting strikes everywhere around us. That one will get pushed off pretty far down the line since next month is our Easter movie. We also have our resident-run Easter market that takes place in your parking lots the first of April. We have our virtual fun-run and I know the lifeguards are planning some Easter activities.

You'll see our numbers are increasing a little bit. Our rentals are getting back to where I'd like to see them, but I want to see every weekend back. We're still getting some questions and changes here and there relating to sick family members, so we still have some health concerns that limit it a little bit, but the schedule is getting back to normal.

On the maintenance side, hopefully servicing will be in this week. We got notes that they're trucking it out, so I've talked to all of the pickleball players that have come in to see if we can get help set up. Once we start painting a lot of this is going to fall on them. I do not

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have a date for painting on the fitness center. I was hoping to get that done around the same time so when we open up the pickleball courts the fitness center would also be done. If you recall, we voted on paying extra to go to an outside contractor, so Tito's is the one we awarded that contract to. Sometimes he's hard to get a hold of. To update you on the animal trapping, on the Muscovy side, we had to pay \$50 just for the trapper to come out and take a look and there are only so many trappers that were interested. There were more that were interested in the pigs because it's more money. I already took care of the \$50 to have them come out and look, however I've put them on hold because they wanted to put bait traps on the pool deck for a minimum of two weeks. My concern was that put us right in the middle of Spring Break. In April we will be back to the weekends, so I'm hoping they have some kind of solution for that so those traps aren't sitting out there on the weekends. During the week it's adults only and I would hope the adults know not to mess with the duck traps. It's \$995 for trapping and what happens is when they get the ducks, they charge us a disposal fee of \$50 per duck, so unless we go over 30 ducks, I will be able to handle the Muscovy trapping. The hogs are a little more expensive. That part we may want to put a limit on. Same thing, I had to pay a \$50 fee and they came out and toured the back property by the playground going into the back of the Oaks. They did not go into anybody's yard in the Oaks, but they have traveled out there and inspected everything. It's \$249 just to view the place per week, so they will put out game cameras and they will check the property for things like droppings and tracks to see if they're even in the area. Then they will charge us \$250 for the trap once they figure out if they need large or small traps. There was also a disposal fee of a couple hundred per pig depending on how big the group is. I held off on this because it will go above my amount if it's a big group of pigs. I would ask for a not to exceed if you want. If we don't see the hogs within three or four weeks, we can cut it off, because if not we're paying \$249 every week just for them to monitor. We could also get three weeks down the road and find out it's a group of ten hogs, so that's way above my amount.

Mr. Horton asked do they trap them or shoot them?

Mr. Soriano responded they didn't tell me, they just said it's a disposal fee. I'm sure they'll use the meat if they're good hogs.

Mr. Lanier asked aren't there hog hunting groups?

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Mr. Soriano responded to do removal they're going to charge, and you have to have the right traps. It is next to a playground, so we can't put certain traps out there.

Mr. Horton asked what's a reasonable time to have them monitored?

Mr. Soriano responded for one month you're at \$1,000 just for monitoring. They could move and we won't see them come back for months. There's no sense in paying right now until people see them come back. We still have to pay our landscapers to flatten out that area.

Vice Chairman Davis stated I missed the last discussion on this. Is fencing not an option?

Mr. Soriano responded that's not a big natural area or preserve. I think they're coming down the road from the new neighborhood, so you're not going to stop them. If you go even farther into the Spencer property, on the other side there is a road that comes down Chimney Lake that comes all the way back here to Kindlewood, so I think they're pushing them out of there. That neighborhood has been under development for over a year now.

Mr. Horton stated why don't we monitor for three weeks to see if there is something there, and if there's nothing there then we stop for a while.

Vice Chairman Davis stated there's obviously something there, because they're tearing up the grass?

Mr. Soriano stated this started about a month and a half or two months ago. There were what looked like fresh tracks the day we went out, but most of it was older. I did get reports last month right before our meeting from a couple people in the Oaks that had them in their yards, but no one has seen them yet. We sent out emails and no one has caught an image of them yet, but they're out there. We can't go into the neighborhoods, so the issue is we can't do anything but deal with our playgrounds. We could do it as a not to exceed \$1,000 or something like that just to monitor because let's say they do monitor that first week and they say they see three hogs, then I can move forward, and I'll be close to my amount.

Mr. Horton stated let's say we do it a total of three weeks, but we do it week by week. The first week, like you said, he sees three hogs and then we progress, but if he sees nothing the first week and nothing the second week, then maybe we stop it for a while until we see more activity.

Mr. Soriano stated you could approve up to three weeks and if there's no activity to cut it.

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Vice Chairman Davis asked so you need a motion on it?

Mr. Soriano responded yes, because it's going to involve money. If we do see the pigs, my next concern will be how much do you want me to spend.

Mr. Horton stated in three weeks we will have another meeting.

Mr. Soriano stated if we want to do it that way and just wait to report on whether we saw anything back there.

Mr. Horton stated yes, just do that.

Mr. Lanier stated the problem with that is they could just keep moving and be gone by then.

Mr. Horton stated if they're gone that's even better.

Mr. Soriano stated I could hold off for a week and start that three weeks later so we're in that period during the meeting and can give you an update.

Vice Chairman Davis stated sounds good.

On MOTION by Vice Chairman Davis seconded by Mr. Lanier with all in favor monitoring wild hog activity for a three week period was approved.
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Mr. Horton asked what about the pool?

Mr. Soriano responded I haven't been given a date by American Leak that did the work last year. If you remember, it took a few months just to get them out. I was hoping they would be quick with their response since they already did the work here, except for the slide. The slide pipe did not get inspected last year. They inspected everything on the pool, all the gutter lines and main drain lines, but not the slide. It is one long 12-inch pipe. It runs under both pavers and landscaping and that's my biggest problem. I was able to slow down the leak and we've had the slide running since Saturday. We're good if the autofill stays on, but as soon as we go to do something like turn it off so we can clean, we lose more than we can catch up to, so it takes about a day to get back up. I'm pretty positive it's in the slide, but I can't locate it without them, so I really need them to be here. There is one other company called Red Rhino. Red Rhino is the one that put us on hold for three or four months and when they finally came out they admitted they quoted us wrong and said the original quote did not work for them

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anymore and they wanted twice as much, so I just wasn't going to work with them. So, I'm stuck waiting on them.

Mr. Horton stated you have a thing on touch-up paint on the back of the street poles in the neighborhoods. Is that talking about the lighting poles?

Mr. Soriano responded this is sign posts, things like that. We have painted the light poles before, but we don't because they're not really ours. They are Clay Electric's and they'd prefer us not to. If you notice right now, they have a lot of tape markings on them. That was after quite a few requests. We do our nighttime light inspections and I also have a couple of new residents who do a good job of reporting to me and helping to report to Clay Electric and they came out and marked about 20 that they are going to repair. That marking was on there just before our last meeting, so I don't know how quick they're going to be.

Mr. Horton stated the painting of the poles has been going on for quite a few months now.

Mr. Soriano stated we constantly stay on it. All of the black that you see, we go around and constantly paint when we have a chance. There are things we have to keep in rotation all of the time, so all of the poles. We have mentioned repairing signs because the kids like to beat them with skateboards or baseballs bats and they bend or break them, so that just stays in rotation.

Mr. Horton stated you talk about repairing damage at the rear pool pack due to a break-in.

Mr. Soriano stated we had our first real break-in in 20 summers. We get a lot of vandalism and damage, but they actually broke into the window in the back of the pool pack area and climbed inside. I don't know if they were trying to get the golf cart out, but that is a garage door and it's locked from the outside, so they had to go through the building. Luckily, because of that nothing was taken, but they did damage our window.

Mr. Horton stated you've got the paint on order. Will it be here shortly?

Mr. Soriano responded hopefully. This was a more expensive vendor. The original vendor I wanted to go to, if you recall, I wanted a softer surface for the pickleball people that used a rubber coated paint instead of the sand paint. I did go back to Welch Tennis who is one of our bigger suppliers that does all of the Clay on this side. We've had a contract with them for 20 years, so I went to them. They are more expensive, but they were able to get me a

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surface a little quicker. I did up the supply, so I will also have extra that will go towards repair for updating the paint on the court next to it and the basketball courts because those are overdue anyway.

Mr. Horton asked once you get the paint how long is it going to take?

Mr. Soriano responded that's going to be a little bit on the pickleball people because part of their agreement was they were going to help with painting on that. If our guys have to do it, we have to pull them off and dedicate a week or two to do the work out there and that won't be the case if I have pickleball people doing that part.

Mr. Horton stated you said you were going to get a 12-inch plug to help eliminate that leak. Are you still going to do that?

Mr. Soriano responded I plugged it up. I dove in and wrapped it in a ton of plastic and duct tape and emptied the tank out and that's how I got the slide to slow down. I did that work just to see if I could slow the water down. It's not waterproof and you can't pump air into the pipe like that to be sure, so they're going to have to have that in and then they have to fill that pipe up with air. Then they walk around with headphones and listen to the ground and pavers and they can hear the air and water bubbling out. So, they're going to need that plug and it's about \$800.

Mr. Horton asked how about the playground at Oakbrook? Is that on order now?

Mr. Soriano responded it is. April 17th is the delivery date. I received all of the swings, chains and the bucket, but the frame will be delivered on the 17th so we can start that in April. Just remember there is a lot more to that. It's not just building the a-frame itself. You have to have surfacing, so I'm going to work with VerdeGo to help get in when we're done building it.

Mr. Horton asked how about security?

Ms. Dietrich stated I have Zach with me, he's the operations manager for Jacksonville, so he may be sitting in with me for meetings in the future.

Mr. Horton stated I'm just looking to see if there are any issues or anything to note.

Ms. Dietrich stated not at Double Branch.

Mr. Horton asked are we trying to use the golf cart now?

Ms. Dietrich stated some of them are using it and some of them aren't.

Mr. Horton asked Jay, have you talked to AT&T yet?

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Mr. Soriano responded I called them, but they have not responded. I let them know that we would like to work with them. The person I'm dealing with it just a collections guy, not the one that has a say.

Mr. Horton stated last time we talked about the trespassing in the pools and stuff and I asked if we could put the revision date in there. I see the rules are in there, but there's no revision date on there.

Mr. Eckert asked this is the amenity rules, not trespass rules, right?

Mr. Horton stated the trespass rules are put in the policy.

Mr. Eckert stated it was the damage to property that was put in the policy. We updated the dates for those.

Mr. Soriano stated I have to go in and add their stuff into the amenity policies and I haven't done that yet. My side on the website isn't done.

Mr. Horton asked you're talking about the website that you do?

Mr. Soriano stated the Double Branch and Middle Village because they're going to get that amenity center policy update on everything that we talked about for both districts in the past month.

Mr. Horton stated but the official website is maintained by GMS.

Mr. Soriano stated they still get all of that paperwork from me.

Mr. Eckert stated the other thing is Middle Village adopts theirs tonight. We've done everything from our office.

Mr. Horton stated the formatting in the policies is a mess.

Ms. Giles stated we took the version after the last meeting and it's on the Double Branch CDD website, so you're saying on this version you want to see a revision date?

Mr. Horton responded yes.

Mr. Eckert stated we will get a date on it.

Mr. Soriano asked what would you like on the formatting?

Mr. Horton responded for it to be the same throughout the document. Just out of curiosity I pulled up the RTF file, which I'm assuming would be the master document because you save it from Word to PDF, you don't write it in PDF. Both of them are drastically different. One has 10 pages; one has 12 pages and the formatting on that one is messed up.

Ms. Giles stated I'll have to figure out what that RTF version is.

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Mr. Horton stated I assume the clubroom furniture is on order.

Mr. Soriano responded yes.

Mr. Horton stated there were a bunch of things put in by resident Amanda Shed last month. I sent you a document that has everything on there. I tried to organize it by where it was at and things like that. Have you had a chance to get anything done yet?

Mr. Soriano responded yes, most of these were done before she showed up. The basketball nets were on there. We've done the graffiti removal twice now in the last couple of months at the fieldhouse and just did some more the weekend before. Supervisor Thomas was out there, and he sent me a picture of some new graffiti in the women's bathrooms, so we had to go out that Monday and do that. Everything was off on the roll up door and when I went up this morning there were some new words for us.

Vice Chairman Davis asked can he reach out to Jay privately after the meeting?

Mr. Soriano stated if you want, I can email my list. I like your list, but there are things on there that are not even ours. There were things like the soda machines and those aren't ours. I'm not sure what she wants us to do with those. We had another email from a gentleman about the pressure washing and I had to copy all of you guys, but I put that caveat that you can't respond to each other. The contract that was done for pressure washing was done in 2010 and it was updated in 2014, but I spelled it out on there. I don't know if our residents think we wash everything and anything in this neighborhood but most of the items on there are not items that are spelled out in that contract, other than the field house and the contract underneath the gazebo, that is all that is on the pressure washing contract and you can see it's done once a year. If you want, we can always do more. I have a copy of that contract if you want to go through this part really quick. That was a big email and I tried to explain, but I don't think until I go through it with them that many people understand things like that. This is from 2010 and this is the current pricing too. There is one item that was updated in 2014 and that was the pool furniture. We do it twice a year instead of once per year. There are a lot of items on here that are done once a year and we have people complain that they want it done more and we can do it more, but we have to increase this greatly. They do the playground structures, the sidewalks, the gazebo, the benches and everything in there. Most of our playgrounds take about eight hours. They charge you \$150 per playground, so when I have pressure washers come out and they're averaging \$18 per hour, we can't really get anybody else to even come close to that, so

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if we're going to look for more hours or to add some more items in, we have to be prepared for more money. If that's what you were talking about earlier with putting it into the budget, I can certainly do that.

Mr. Horton stated whatever it takes to get this stuff up to par. If it takes more money or time, then do it.

Ms. Giles stated, to answer your question Chad, yes, supervisors can reach out to staff during the week.

Mr. Horton stated this was brought up at the last meeting. There was also an email sent out to all of the supervisors that said what has happened here.

Ms. Giles stated Jay, it may be helpful to send an email to follow up with what has been completed with some of the notes like that's not District property and if it needs to be added as an open item, we can do that.

Mr. Horton stated we can go through it briefly and it's in the minutes that it's been answered, so I don't see why we can't do that.

Ms. Giles asked is there another item on there?

Mr. Horton responded yes, there's quite a few. It's everything she brought up. Most of it is valid stuff.

Vice Chairman Davis asked but you've fixed it, right Jay?

Mr. Soriano responded a good amount of it has been fixed or is being fixed. You pointed out pressure washing, even the items that we can pressure wash we don't normally start until March.

Mr. Horton stated well then that's the answer. Things like rusted benches is not pressure washing.

Mr. Soriano stated the rusted park bench, I didn't do anything with. Unless you guys want to replace that, I go through those and the first thing we double check for is sharp edges. If you hate the look of rust, we can paint it to make it look prettier. I can't recover anything in thermoplastic though, so if we want it full thermoplastic, we're going to have to replace that bench. Some we have done, but many we do not because that bench costs \$900 just for one bench. We have a lot of benches out there. If you want me to, we can start doing that. If you recall, we did a few playgrounds instead and we did wood and it worked out great. I was concerned at first because I was afraid kids would be doing things like carving initials into it,

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which they've tried every once in a while, but we've coated it in heavy duty enamel and epoxy. We get less vandalisms with those than we do with thermoplastic. I would leave that to the Board for discussion if you want me to replace those.

Mr. Horton stated if you can paint it, I think enamel would be better.

Mr. Soriano stated the trash can is stained, so when they pressure wash that is going to come off. That leads you to page two, the soccer field fence needs cleaning. That's pressure washing and that is also not included in that contract, so that would be extra, but we can get them to do that. The one cross beam needs repair. I did order those. We had to order a bunch of fence panels from damages from trees and a car accident and we just fixed those this last month, so I will pull out those split rails and we will start doing that next. As you can see by the picture, it wasn't just pulled out, it looks like actually broke it, so it has to be replaced. The fire pit needs pressure washing. That is really up to you guys. I wasn't going to pressure wash it. I look at it like this. Sometimes I get a concern that everything has to be pressure washed because I get yelled at about my driveway or something like that. This is not a driveway; this is a border around the firepit for when we do Camp Out. If you want to pressure wash it, I can put it on the contract to do it one time a year, but where it sits it's not going to be bright looking even after eight or nine months. It sits under the pine trees.

Mr. Horton asked how about the sidewalks?

Mr. Soriano responded the sidewalks would be extra. We've done those sidewalks before and I've been able to squeeze it in by moving other stuff in that contract around and RMS has been good about keeping the cost low, so I've probably done it a total of three or four times in the years I've been here, so it's definitely not been on a yearly basis, but if we want to add that in, we can.

Mr. Horton stated it doesn't show around the actual fieldhouse itself. Do you think that needs to be done too?

Mr. Soriano stated last time we did that we did the complete sidewalk from the front of the fieldhouse where you have to walk up, and it goes towards the fitness center and that was a special request from me because that oak tree that sits on the corner was making it slimy. I would suggest if you wanted to do it, we do it all together because it is extra and if you want to broach the subject of putting it in the contract, that would be different.

Mr. Horton stated I think it needs to be cleaned.

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Mr. Soriano asked would you guys like me to bring back the pressure washing items next month with an updated amount to put those on a regular schedule? We also talked about the email about things like the fountain in the front. Those are done once a year and he requested we do it more. That's up to you guys.

Mr. Lanier stated I would say bring back the cost and we can take a look at to see how the budget is affected.

Mr. Soriano stated that brings us to page four; the bike rack. We paint those once a year and they take about a month to get chipped up. If they want that to look new, that's not painting, that's powder coating so I'd have to take it out to powder coat it. Painting is something we typically do in the spring. You can see where we've painted over the years. Every time you put a bike on there, it's going to hit the metal and it's going to chip off.

Mr. Horton asked how about the picnic tables?

Mr. Soriano responded the picnic tables would be one I'd recommend pulling them out. That is probably the worst one out of the group. We've removed one before for excessive vandalism. They are about \$8,000 a piece. We can replace it if you'd like and I can bring that quote back. The biggest concern to me is just making sure there are no sharp edges and stuff like that.

Mr. Horton stated it's not a matter of worrying about it. It's the look and feel of it. Something needs to be done if you have a piece of crap sitting there like that. It just looks terrible.

Mr. Soriano stated the biggest usage is the kids.

Mr. Horton asked how long has it been there?

Mr. Soriano responded 18 years. That's where we're at with our playgrounds too. We do have a big chunk of money set aside for that. We can do it in the same fashion and I can put together numbers for all of our benches and our tables like that. I know everybody would like us to replace them now.

Vice Chairman Davis stated but they're not going to want to hear that their assessments are going up.

Mr. Soriano stated the playgrounds specifically are about \$250,000 if we were to do all of them now, so we definitely can't do that.

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Mr. Horton asked aren't they prorated in the report that we get? Why would that fall into this.

Mr. Soriano responded yes. We have the money set aside, just not that much. We still have a few years with them, so that's why we decided to do just one or two playgrounds at a time. We can do the same thing with the benches. If you want me to bring back a plan for those, I can do that.

Mr. Horton stated this one gets a lot of use I think because it's under the tree and shaded.

Mr. Soriano stated they definitely get a lot of usage.

Mr. Horton asked is there a cheaper option?

Mr. Soriano responded yes; we can go cheaper. The trash cans that took a year to get here, those were a much cheaper design than what we originally had on the pool deck. Those cost about \$1,400 and the trash cans I just got in were somewhere around \$800 to \$900. They're still thermoplastic covered, but they're much cheaper. They don't handle the vandalism as well, but that's why we also put those in areas where we see it a little more.

Mr. Horton stated to me it just adds a run-down look to the place. I realize kids are going to vandalize it, but we have to do something. As far as the Coke machines. You say we don't own them. Who does?

Mr. Soriano responded we have a vending company that we work with and they're really good as far as our usage because they are one of the few that didn't want a contract from us to cover their machines as far as concerns with liability or somebody damaging their machines. They're sitting on our property, and they do get vandalized a lot. We have a usage agreement with them, and they actually give us a small fee every three months to have them here and plug them in. It's not much, we get around \$50, or during the summer it might be \$100, but we actually get something from them. They have lost machines over the years.

Mr. Horton asked have we asked them to fix them up a little bit?

Mr. Soriano responded we can always ask.

Vice Chairman Davis stated if we don't like the way they look, take them out and then nobody can complain about them.

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

Mr. Lanier stated somebody is going to complain about there being holes there.

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Mr. Soriano stated yes. I would say we would get more complaints that they're not there, than we would about the way they look. I don't get many complaints about how they look. I get more complaints when they're out of soda or something like that.

Mr. Horton asked how about the water fountain?

Mr. Soriano responded other than the rust, I can replace the front panel. They do sit outside, and kids beat them up. Other than that, there is nothing wrong with it. That has a brand-new filter. I did mention last time that this is a new model and LP has a proprietary system where only their filters can be used. I'm just going to swap the filter out and we will just have to buy LP water filters that are about three times more expensive for that machine and we will use the other ones on the machines like we have out at tennis here. You have another up by your pool deck. They're the next step down and they don't have that problem.

Mr. Lanier stated so we're going to pay three times more for aesthetic reasons.

Mr. Soriano stated yes. People do worry. They see that light and think we haven't changed the filter. That light is new. We replaced all those water fountains in the last two years. Before that we had ones that did not have a filter at all, so we didn't have to worry about it.

Mr. Horton asked what about the brick work? Is that going to be something difficult.

Mr. Soriano responded yes, because I have to find that shape. The brick work on the field house, she took pictures. Those were all replaced in November. They painted that whole building and took care of all of the graffiti, but they also rebuilt the columns. They had bigger molding on the bottom, because if you guys remember, little wooden slats would always get broken off, so they put decorative wood molding around the base of those columns. The columns have held up pretty well, but the corners have come off. I would recommend that if we can't continue to fix that, we put a flat brick on top. I like the edge design, but if they just continue to break them off after we fix them, then it's just not worth it.

Mr. Horton asked is that our mailbox on page seven?

Mr. Soriano responded yes; we will paint it. For those types of things, if there is something somebody really wants painted, email me or come talk to me in my office and I'll move it up the list a little bit.

Mr. Horton stated that sign that has been beat up a little bit. Maybe somebody can fix that?

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Mr. Soriano responded we mentioned that one earlier. They're metal signs, so we can flatten them out, but that one needs a new backing. They beat on it with something.

Mr. Horton stated those things are hard to read being dark green with black lettering.

Mr. Soriano stated it was designed that way to be less intrusive.

Mr. Horton asked what about the Oakleaf sign out there? I was looking at it and the plexiglass in the front of it is hazy.

Mr. Soriano stated we talked about that one. That's a board decision. This side, they lost theirs due to a car accident three months ago. Not a single person has requested that sign back there. It's the same exact sign this side has. You do have some people that turn down that road and do look at that sign, but we have e-mail blasts, multiple websites and billboards everywhere at the amenity center, so I don't know that it is needed.

Mr. Horton stated I go through there a lot, but I just glance at it. It wouldn't bother me if it was gone. To me, the answer would be you send out a letter letting people know they can sign up for the emails and then they know what's going on.

Mr. Soriano stated if it's something you want to take away, we can. I do need direction from the Board though.

Mr. Lanier stated I'd recommend before we do that to put on the sign a standing notice to sign up for email blasts from the website and then we could readdress this in a couple months.

Mr. Horton stated that's fine.

Mr. Soriano stated on page eight you have more pressure washing, the sidewalk and the front parking lot.

Mr. Horton stated that fountain out front is terrible looking. I don't know if we can do anything about it or not.

Mr. Soriano stated you can pressure wash it. Same thing, if you want that done twice a year instead of once, we can increase the contract. I will tell you, the more you pressure wash items, the more you chip away at the surface of that concrete and the quicker it gets dirty again because now that mold has more of a chance to grab at stuff. That would be up to the Board to increase that pressure wash contract. Even if they're low dollars, if you look at the total of that work authorization, the scope still adds up to almost \$18,000.

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Mr. Horton stated again, do we want it to look nice or not? When are we pressure washing it, in the spring?

Mr. Soriano responded no; that one was done in August, so it hasn't even been a year. We can put it on there and it knocks it off for the year unless we do more.

Mr. Horton stated it's right out front, so you can see it. I know some of that white stuff on the brick probably isn't going to come off.

Mr. Soriano stated no, you're not getting the white stuff off of the brick. If you recall, probably seven years ago I spent a whole week grinding that down and then resealed it. It looked better for a couple of years. That actually starts to come back out the more you pressure wash it. You're sticking chlorinated water into that brick and then as it dries and bleaches that out, you're going to get calcium chloride deposits and that's going to dry on there. You have to spray it with acid and grind it down. We can stain it. That structure is not real brick, it's veneer and can topple, so we also have to be careful how much we do out there. There is a replacement cost on that, but I think we still have five to eight years before we have to rebuild that, so you might want to try to do what you can to make it last.

Mr. Horton stated I think we replaced the nets on page nine.

Mr. Soriano stated we ordered a backboard. She took pictures of the backboard and missing nets, and the nets were already up by then. The backboard was on order, so we will put it up. We've talked about the fact that we may not keep that backboard low.

Mr. Horton asked how about the top of the roof?

Mr. Soriano responded the cupola is on top of the fieldhouse above the fitness center, but that is different if you guys want to paint the roof area. You need a lift for that. My guys paint everything on the bottom, but they're not painting anything that requires a lift. If you want, we can get quotes for painting that building if we need that.

Mr. Horton asked that's on the fitness center, right?

Mr. Soriano responded no, that picture is the fieldhouse.

Mr. Horton stated it's got some slats. It must have rotted out I guess.

Mr. Soriano stated probably that or a storm.

Mr. Horton stated it needs to be fixed I think.

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Mr. Soriano stated we'd have to do that by lift, so if you want to do painting that is different. It's the same as the fitness center. Our guys could have done the fitness center, but the Board voted on bringing somebody else in. I can bring quotes back.

Mr. Horton stated that's fine. Page 10 has the graffiti in the bathrooms.

Mr. Soriano stated the graffiti in the bathrooms is done. There is one column that has a gouge in it. We can put some putty in that. That's brand new, because like I said, all of those were completely painted in November.

Mr. Horton stated and the soap stations?

Mr. Soriano responded we mentioned last time that those were taken off after that. I went back and forth after I decided to go back there because that just created extra work if we decide to go back to them if we can get the vandalism under control.

Mr. Horton asked the graffiti has been cleaned up?

Mr. Soriano responded yes, but like I said, there is new graffiti. We will continue to clean that. When residents see graffiti, my first concern is curse words and inappropriate pictures. After that, we try to get to it as quick as possible.

Mr. Horton stated the last page is mostly graffiti, but there is a door missing on the toilet.

Mr. Soriano stated that was done last month.

2. Proposals for Landscape Improvements

Mr. Soriano stated these are landscape proposals. We talked about these last meeting. I took care of my side with the proposals on the bridges because they are under my amount, but there are some things we need to do if we're going to install plants there. One is irrigation and the other is a request about the grasses. We looked at instead of putting back grasses, sodding these areas. The first one for the irrigation work is to do all of the bridges so we can have the perennials and things like that out there where we did the new bulkhead work. We're not done with all of the bridges, but as we finish up, we can bring Chalon in to do the planting. This is above and beyond my amount, so if this is something you want to do, we need to approve the \$5,145.10 proposal.

Mr. Lanier asked with this irrigation work, how visible would it be?

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Ms. Suchsland responded they're going to be flush with the ground and they will pop up when they're running.

On MOTION by Mr. Lanier seconded by Mr. Horton with all in favor proposal number 10964 from VerdeGo for irrigation installs was approved.

Mr. Soriano stated we talked about the grasses last time. The next proposal will replace a few of the grasses, but we are going to sod a good amount of that area, so you'll see pricing on there for some of the three-gallon Spartina grasses. I tried to limit how much we're putting back, because I'd prefer to have sod when we can. Sometimes those grasses grow good and sometimes they don't. The reason there are two proposals is for each side of the Parkway. I would do them together. Timing wise, we may hold off on the outbound side just because of all of the work that is being done over there, so we can proceed first with the amenity center side and once those guys get out of the way we can put that in.

Mr. Horton stated I've never heard of Spartina grass.

Ms. Suchsland stated that is what is along your roadway currently. Along the roadway we will keep that consecutive all the way down. The sod is more on the other side of the sidewalk, because the sidewalk goes in and out, so a lot of bicycles on the inside of the sidewalk trample them, but it will match all the way down the roadside.

Mr. Horton asked it's not like a pompous grass?

Ms. Suchsland responded it's smaller.

Mr. Perez stated it's a little more round like that you see on the side of the highway.

Mr. Horton stated when I looked it up it looked like spindly things that stick up.

Mr. Soriano stated that's what they all look like to me, so that's why I said I'm not looking to fill those out. Chalon did a good job cutting that out to where more of it is sod than it is grasses.

Mr. Horton stated it said it grows well in swampy areas, so I'm wondering if it's going to grow there okay.

Ms. Suchsland stated it will be fine. It's great around ponds.

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On MOTION by Mr. Lanier seconded by Mr. Horton with all in favor proposal numbers 10923 and 10922 for sod and plant installation were approved.

EIGHTH ORDER OF BUSINESS

Audience Comments / Supervisors' Requests

Audience Comments

Mr. Stephen Fagan asked when is the fiscal year for the organization?

Mr. Eckert responded October 1st through September 30th.

Mr. Stephen Fagan asked has the Board given any thought or consideration to coming up with a master plan? It's nice to piecemeal stuff as it dies off, but you need to have a master plan on how you're going to handle the landscaping, benches, chairs, tables, etc. for each year so you can build that into your budget, and you can build funds until you have enough money to replace all of the chairs or tables instead of piecemealing.

Vice Chairman Davis stated we have a company that kind of audits everything we own including the equipment, the playgrounds, the benches.

Ms. Giles stated we do have a master plan, it's called the capital reserve study and it is posted on the website. I think a lot of what Tom and Jay were going over was new vandalism that the District faces on an ongoing basis.

Mr. Soriano stated it's not just that. The capital replacement plan, as it is with anything, you can move it based on real need and some of that is whether we want assessments to go up every year or not and whether things last. So, if something is picked out to replace at 10 years, it might last 12 years, but there might be something that is picked to last 18 years and unfortunately, we might have to replace it at 15 years. We have multiple items like that.

Mr. Stephen Fagan asked can I get a copy of the RFP?

Mr. Eckert responded the actual RFP document that we provide to vendors to review isn't finalized yet, but it is a public record, so we can provide that. What we can't provide is when we get responses. They are confidential from disclosure until such time that we select a vendor.

Mr. Stephen Fagan asked so we can't come to the bid opening?

Mr. Eckert responded you can. It's a public meeting.

Mr. Soriano stated there's nothing to talk about. The vendors basically just want to hear what everybody's price was.

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Mr. Stephen Fagan stated you mentioned you didn't want to take the lowest price. I think we need to take the most responsive person, not just the lowest bidder.

Mr. Soriano stated that was my comment.

Mr. Stephen Fagan stated the other item is when we have outside entities come onto the property like the people doing the boring once again, the County should have a contract with these guys. Can we not get a copy of their contract? It should stipulate when they guys should restore the areas that they disturbed back to their original condition.

Mr. Soriano stated there is. It's the County's right of way, and they pretty much have control. We work with the right of way department to keep that under check, but it's still their choice on how they set it up. You can contact the public works department and get the contract at any time.

Mr. Stephen Fagan stated I don't have that kind of authority. I think that's for the Board.

Mr. Soriano stated we have the same authority here. There's no difference. I don't have that kind of authority to do anything else other than that same public information request.

Mr. Stephen Fagan stated I think from a Board standpoint, if you contact that project manager's boss.

Mr. Soriano stated I do. I just talked to him. I don't get any copies of contracts or anything like that. Arguing with them about their contract isn't going to help me out with the public works department though.

Mr. Stephen Fagan stated you can request a copy of the contract because it stipulates when they're supposed to return these areas to the pre-existing conditions. It gives you some bite to go back to the County and say you're out here disturbing our community, we're asking that you adhere to your contract and you have 30 days to return it to the original conditions.

Mr. Horton stated I think that's what we determined at the last meeting is we can't really do anything until they finish the work and then determine that they have replaced it like they should have or not. If they haven't done it correctly, then we would go to the County.

Mr. Stephen Fagan stated I brought this up last time. I took a look around the soccer fields and the hedge rows are dying. This is what I'm talking about with comprehensive planning. We don't need to spend \$250,000 on it right now, but we can plan for it. Right now there's no plan, we're just piecemealing stuff.

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A resident stated in the splash pool, that slide with the giant red bucket in the Phase 1 pool, what is the plan to replace that?

Mr. Soriano responded we have about two more years for that one. It will be paid for with capital reserve money being set aside and it is about \$170,000.

A resident stated so we have maintaining, cleaning and pressure washing to make sure this stuff lasts longer. As far as I can tell, that stuff hasn't been properly cleaned. They're not cheap, but if it's not being maintained the right way or cleaned the right way, it's not going to make it as long as it's supposed to. I think part of what he is saying, is where is the accountability for that kind of stuff. We say we're replacing shrubs and that kind of stuff.

Mr. Horton stated I'm pretty sure it's been cleaned, and it needs to be painted every year.

A resident stated right, but you can look at that bucket in particular and say three years ago they had tape on it and before that it that it was wobbly. You can see it degrading and wonder what is being done to maintain it.

Mr. Soriano stated I'm not sure what you're talking about. That spray ground has never been shut down.

A resident stated it used to be a slide and now it's just a hole in that fixture in the zero-depth pool where the big bucket is on top.

Mr. Soriano asked are you talking about this one?

A resident stated I'm talking about the Phase 1 pool. The giant red bucket fixture.

Mr. Soriano stated okay, you're talking about the water tower. That has not been shut down. The only time you saw tape on it was when it was closed while we painted. We paint that every year.

A resident stated right, but every year it's something worse. There used to be something that the kids could climb up and down there. I won't even go there anymore. You can look at it and see mildew and grime on there.

Mr. Soriano stated nothing was removed from that. At this point we always have to paint it, so we do that in the spring. When it comes in, it comes powder coated and once that wears away, that's all you can do until you're ready to take it down and powder coat it again, and that costs thousands of dollars. We don't repaint it normally to get ready for spring break. A lot of times we don't usually get warm weather like this during this time of year, so we're

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not actually doing it until it's actually spring to get ready for summer to make that paint last as long as possible. That one isn't missing anything though.

A resident stated there is one part of that fixture where you can climb across the top and go down the side and there is a place where there used to be something.

Ms. Giles asked can you have someone look at it? Also, for the cleanliness.

Mr. Soriano stated I promise there's been nothing taken off of it.

A resident asked what is the replacement for those fixtures at the pool?

Mr. Soriano responded like I said, I think it's a couple more years. It's part of that capital plan. Then it's a very hefty dollar amount.

A resident asked it's 20-years old?

Mr. Soriano stated we're at 20 summers right now.

Mr. Horton stated I'll go out there and take a look at it myself.

Ms. Marcy Jones asked who do we contact about the sidewalks? Most of our neighborhood sidewalks in Worthington Oaks are terrible and then the main street. My daughter is a runner and got extremely hurt. A lot of the kids in our neighborhood are runners.

Mr. Horton stated the sidewalks belong to the County. The only sidewalks that we have anything to do with would be directly around the soccer field, but the sidewalks in the neighborhoods and along the roads belong to the County. If you've got raised sections, cracked sections or something like that, call the County to come out and fix it. They just fixed a slump in one of the sidewalks behind the soccer field after one of the residents called and bugged them about it. If you'll clearly identify it and say the sidewalk in front of whatever house needs to be fixed because of cracks. Tell them you've had some kids trip and fall over it already and it really needs to be fixed and I'm sure they will come out and take care of it.

Mr. Lanier stated that's one thing we push is please, as residents, call. You will get more done than you think and if you get a couple of your neighbors call, that will make the difference.

A resident stated going back to the soccer field. Is it in the budget to have the hedges around there fixed?

Mr. Lanier asked are you talking about on the backside?

A resident responded when you're coming towards this area from the Oaks or Worthington Oaks on the back end of the soccer field, the majority of it is dead so I'm asking

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if we have money in the Fiscal Year 2023 budget, or if it's in the capital budget, or are we planning on replacing any of those this year? If not, could we make a contingency plan to replace them in the new fiscal year.

Mr. Horton stated we could raise the assessments and have them replaced every year I guess.

Mr. Soriano stated it's not part of capital. We can put landscaping towards capital, but we don't on a normal basis unless we're doing a large project. That would be a bigger project if we wanted to take all of those out and create a new hedge row. She's talking about around the parking lot.

Mr. Lanier asked are they dying because of the exhaust from cars?

Ms. Suchsland stated we did replace a section last spring and then we did last fall the shrubs around the new parking area, so you're starting.

Mr. Lanier stated part of the request for proposals we will tie in additional landscaping and I think that might be something we can look at.

A resident stated I'm just wondering if it is a part of the plan.

Mr. Soriano stated it would depend. We have 500 three-gallon plants that we can use for hedges there or use it towards another project. That's what we get free as part of our yearly contract. Anything above and beyond that we pay extra, like the work just approved for the bridges. That parking lot could easily take out all 500 at one time and then you wouldn't have replacements for anything else.

A resident stated the gentleman mentioned they're dying because of the exhaust in the cars.

Mr. Soriano stated exhaust is tough and of course the kids run everywhere and don't worry about walking to the entry, they just climb through the bushes and over the fence.

A resident asked can we have it in the plan to be creative about what we can put there that we don't have to replace annually? We're saying we're going to replace this stuff and that costs money, so what can we do that may be better in that area that wouldn't die so quickly.

Mr. Soriano stated we can look at that. You have the split rail fence now and that was put up to stop people from walking through. It really doesn't, they just climb over it. It was just plants years ago when we first opened up that parking lot. If we don't want to put plants back

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out there, we can just pull them and we can use that 500 someplace else, but that would be the Boards decision and if residents like that idea.

Mr. Lanier asked can we look at that and see if there is more parking lot tolerant landscaping?

Ms. Suchsland responded sure.

Mr. Soriano stated we can go bigger. We talked about the seven gallon, or we can go eleven so they can handle a bit more, but then you're increasing price.

A resident stated just as long as we don't remove something totally and just put grass. One thing about Oakleaf Plantation that I think a lot of people loved so much when we purchased these homes was the landscaping. It just felt serene and that's something we want to continue. We don't mind you taking plants and putting grass, but we don't want all grass and it just looks horrible because kids will walk on the grass and kill that too.

Mr. Soriano stated we're only talking about the ornamental grasses. I would much rather have a shrub there. If I could plant 500 azaleas out there, I would and it would look great, but now you're talking a huge price change and that's where we have to look at assessments. We're not trying to pull things out completely, we're trying to figure out what works there.

Mr. Lanier stated we will work with the landscapers on that.

Supervisor Requests

Mr. Horton stated I'd like to thank everyone for showing up to the meeting and if you didn't ask a question this time and you have some questions to ask, I used to show up and ask a lot of questions and that's how I would learn.

NINTH ORDER OF BUSINESS

Next Scheduled Meeting

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

TENTH ORDER OF BUSINESS

Adjournment

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

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DocuSigned by:
Marilee Giles
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Secretary/Assistant Secretary

DocuSigned by:
Chad Davis
2FC4851CBD0D43C...

Chairman/Vice Chairman