

**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, April 10, 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
Andre Lanier	Supervisor
Tom Horton	Supervisor
Scott Thomas	Supervisor

Also present were:

Marilee Giles	District Manager
Mike Eckert	District Counsel
Jay Soriano	Field Operations Manager
Chalon Suchsland	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**

Ms. Mary Justino stated I wanted to thank you for giving us a few minutes of your time today. I think it's important that you know who we are. I'm the public information officer for the Clay County Clerk of Courts. That's a fancy way of saying I do public relations. It has nothing to do with crazy court cases or anything like that. Some of my staff is here, Vishu Garig who is the supervisor of our archives, which are the historical archives for Clay County, Amelia Dixson who is her secondhand person at archives, Kimberly Morgan, who is head of County tourism for Clay County, Beth Carson, who is Deputy Director of Planning and Zoning, and Deirdre Murphy with the Clay County Preservation Board. We're here as a group to give you a brief presentation about the history of the Blue Angels in this area to hopefully get your involvement and endorsement of a project we would like to propose and tell you how

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we have gone about it so far. Some things still need to be accomplished, hopefully with your blessing going forward. The Clerk's office is in charge of all County records. It doesn't matter what it is; your marriage license, your divorce decree, your cases, your mortgage – anything you would file in Clay County going back to 1858 in some form or fashion has been a document under the protection of the Clerk of Courts office. Several years ago, probably two decades ago, there was a decision that the historical archives would also fall under the Clerk of Courts. When things become old enough that we don't have to keep them in the courthouse anymore, we still protect them if they have historical value at the archives, which is located in the old jail in Green Cove. Long story short, Vishi and Amelia work for me. Our partners at the county have their own wonderful things that they do that are history related, but we have found over the years that we enjoy working together on all kinds of projects, so we work with the county on things that are tourism related, event related like historical festivals, and tour groups that come through by the hundreds all year long at different historical locations. One thing led to another, and we kept coming up with this idea for a history passport and it came into fruition last summer in conjunction with our office, the school district, and the tourism department. We're going to do it again this summer, but what we found last year is we really didn't have a spot on the passport that represented Oakleaf and the more we dug and the more Vishi researched, the more we realized we were missing the boat when it came to the history of the United States Naval Aviation in this area, and more specifically the Blue Angels. I'm going to ask Vishi to come up and give you a quick run-down of what is on the handout. Everything she's about to cover with you that is in that handout are the sources that Vishi spent months dealing with to make sure the information you're about to hear is accurate and jives with the United States Navy's own information all the way up to the head of the Aviation Museum in Pensacola.

Ms. Vishi Garig stated the handout that Mary has prepared goes into a lot of detail about the Blue Angels. For years I've been hearing rumors that the Blue Angels used Brannan Field to practice when they were first created, which was 1946. NAS JAX is the birthplace of the Blue Angels, but they were primarily using the particular configuration of Brannan Field because it helped them with their routines. Today you see they do the knife edge pass, fly straight at each other, and crisscross the sky. They were using this landing field to give them visual references and it made it a lot easier for them. Plus, the field was in the middle of

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nowhere at the time. The field had originally been bought by the U.S. Navy to build this field. They were using it to practice carrier landings and all kinds of other stuff out there. The field had a companion bombing field next to it and it was called Spencer because the Spencer's owned most of the land in this county for a very long time. They would practice dropping bombs there and so on. I needed to give something to Oakleaf that they could say was their own, because before it was just a lot of the Spencer's timber land. This would be unique, but of course I needed to prove the rumors true, so that's when I contacted Skipper Cozad, and I said I need help and he got his staff on this immediately and dove deep into their archives and came up with two books. This one here is by the first commanding officer of the Blue Angels and in it, he names this field by name and talks about how they went out there and practiced before they did their first show and they kept using it to practice thereafter. Eventually, they end up in Pensacola. The field was so huge it covered a very significant part of Oakleaf and today there is no sign of it, but over the years through aerials you can see it clearly and then you slowly see it disappear.

Ms. Justino stated once Vishi was able to confirm everything, that got our wheels turning and we decided not only did we want to try to identify an area where we would send teachers, students, families to learn about this history, but include it on the history passport, and what are they going to see when they get there? They're going to see a State marker.

Ms. Beth Carson stated I serve as staff to our historic preservation board and one of the roles of the Board is to do research and erect State historic markers. It's single or double-sided, but generally it's words, so you are kind of limited in your message, which is why we're two-folding this plan, because there are some things that can't be depicted as well in words, but much better in sign boards. Deirdre, who is our Vice Chair of our committee, has chosen to work on the language for this State marker, so that's where we are in that process. We hope to resolve that soon and send it off to the State. They will evaluate it and look at our research and make sure that it is correct, and then it is sent off to the company that produces these markers. When we get it back, we hope to have it erected. We're here in part to talk to you about possible locations.

Ms. Justino stated that is step one. As Beth said, the Blue Angels are visual and you will not find a more visual thing to look at when it comes to a State marker than this amazing octagonal shaped runway. I don't think folks can really appreciate it until they see this

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overlapping octagon over the aerial of the area, because it literally does run all through all kinds of areas in Oakleaf. Having watched Oakleaf develop and having had my kids out here for 19 years and all that good stuff through the years, what I've found is even though I don't live in Oakleaf, I was constantly coming to the athletic center area and we thought since one of the runways once ran right through the elementary school across the street and through the tennis court area, the area you can see on the map would be our first choice for where to locate a State marker, but also a kiosk and that's where the visual part of this comes in. My office has committed to finding the funds, most likely in the form of a grant from Clay Electric's Ground Up program. We have asked for \$20,000 to build a kiosk that will have a roof on it, it will have full color printed signage behind plexi-glass and then an Octagon shaped pad that this kiosk would sit on. So, in other words, the concrete would be a replica of the airfield itself with the runways marked on the concrete. Then, a connecting sidewalk to the existing sidewalk, and again the grant would potentially pay for all of that including lighting. That's what has been submitted. We need permission and guidance on how to confirm this spot and whatever the hoops are. We feel very firmly in wanting to bring this story to the Oakleaf area, but also to Clay County. As I'm sure Kim Morgan will tell you, she has been in a lot of communication with your new commissioner who is also looking for things to promote in Oakleaf, to send tourists to. If somebody is in town for the Blue Angels air show, why not try to get word to them to come over and visit the Oakleaf area and have lunch here, stay in a hotel here and see the State marker for the Blue Angels. I don't want to eat up much more of your time, but just know that to this point, we have been in a lot of communication with Jay and we're creating this from scratch. This is a brand-new thing, so we don't have all of the answers. We're looking for guidance from this Board. I understand from Jay that because the county right of way in that spot that we're interested in, which is near the tennis courts has the best visibility for cars that come through that main intersection and for people that are walking and riding bikes, and it's also very close to the parking lot that is near the athletic fields as well. Yes, we would want it to be something that we send the public to in general, but also school-proof. It's very important for us to be able to say to the history teachers in Oakleaf, a lot of which that Vishi conducts history training with every year, that they have something they can point to in their community to be proud of. I'm a daughter of a Navy commander as well and we're kind of Blue Angels geeks and we are really excited about this and want this to happen.

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Vice Chairman Davis asked is the ongoing maintenance down the road something that the county will handle?

Ms. Justino stated that is something I thought about on the way here. I travel a lot and maintenance is something we always talk about, because it's one thing to build something, but if you let it go, then it's a detriment, not a positive, so my goal initially out of the gate would be if I have for example a \$20,000 budget from my grant and if \$4,000 or \$5,000 is set aside for the concrete, if I can get the concrete donated, then my goal would be to set aside the money from that concrete for maintenance for whatever period of time I think that amount of money would cover, whether it be for the next year or two years. I think that's something we may even discuss with our county partners. For example, if the county were coming out to do some other type of maintenance in the area, could they grandfather in something like that to where they would check on it as well. We have not gotten into the engineering of it per say. There is a vendor that the county has pre-approved that does kiosks, so we would be looking at ordering it from an existing county vendor and that might be something we could include in the pricing that we work out with that contractor.

Vice Chairman Davis stated I'm a history buff, so I love it and I know in Georgia, South Carolina and some other places they have a sign leading up to saying historical marker. Is that something you will be putting up as well saying in half a mile there is a historical marker?

Ms. Murphy responded we can certainly work with our signs department with the public works division. You're thinking of the brown signs.

Vice Chairman Davis stated yes. I didn't know if that was part of your plan.

Ms. Murphy stated we haven't talked about that, but if that is a sign that would be permitted in the right of way, I'm sure they would be receptive to that.

Vice Chairman Davis stated not a lot of young people are too interested in history, so the closer to the parking lot, the better.

Ms. Justino stated that is true but changing and I can tell you from a standpoint of our historic archives division, that is a torch that we have picked up and are trying to do something about. I have a motto that we share, which is how can we expect our kids to be proud of where they come from if they don't know anything about it. What we run into all the time is once you tell a student about something cool that happened in their area, or some interesting successful

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cool person that graduated from their school or was born in their town, you've got them a little bit. That's why we're here for Oakleaf in particular. When we went to point to that thing, we were like, well what do we do? We don't tell them just to pull up at the athletic center parking lot and look around and imagine there was a runway there. We want to actually be able to point them to a physical thing and where tourism comes in is once they show up in your area to look at that bit of history and learn about it, then what else can they do while they're in the area that benefits your community as well.

Mr. Horton stated I'm okay with having the location closer to the parking lot. Maybe if you do that, you can make a sidewalk come from the Planation Oaks Boulevard and have it continue on to the parking lot so people can park in the parking lot and walk right out here, or people walking by can walk through there.

Mr. Soriano stated we can go through that. I know it looks like they're much farther apart on the maps, but they're only about 15-feet apart. Location two, the only concerns is that is a drainage path. Location one is less of an issue, but you do have light there because we have power in that area from the pickleball and tennis courts, and it's a little closer to the crosswalk for the school. The school can use it to take field trips and see the marker rather than farther into the amenity center. Location one is what I suggested to them. Both are good spots, my concerns coming off the parking lot is we don't have a section, they're all spaces, so if you connected a sidewalk to the parking lot, you're going to connect it to what is a car space right now. We don't have an opening. They are talking about pouring a sidewalk from the current sidewalk and they're doing all of the work. I think either spot would be perfect, but I do like location one a little better.

Ms. Kimberly Morgan stated I just wanted to piggyback on the story telling part. The marketing, when you talked about the signage and the map, know that this will be featured on the Explore Clay website and our marketing, so any time we can tie this story to other stories in the county, that makes for a great experience, and that is what the tourism side is all about. There is some great synergy here with the history story and some things that happen every day in Clay County. The tourism side helps you all save tax dollars.

Ms. Deirdre Murphy stated for the historic marker, they are maintained by the State. Once you apply for them you are put on a list of the Florida Baxter files, a searchable resource.

Mr. Thomas stated you said they would tie into our power grid?

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Mr. Soriano responded right now they're looking at being self-sustaining. They were possibly looking at some solar. We could offer them to tie in. It's not a lot of power, especially since I've changed out all the lights on the pickleball and tennis courts with LED. It would be a little work on our end, and a little more work in terms of an agreement between the two organizations to make sure it's understood where the power is coming from.

Ms. Justino stated we did put solar lighting into our plan as far as the application we sent to Clay Electric, but purely so that if tying in directly was not an option, we would have some basic solar lights. I had some hesitancy about lighting in general in the evening because I wasn't sure how you all would feel about whether lighting at night invites folks to congregate there.

Mr. Soriano stated we go back and forth with that all the time. With the position of that being on the roadside there at the sidewalk, that takes it out. We have lighting along all of our sidewalks.

Ms. Justino stated what you find at most county parks is its sunrise to sunset anyway, so even if it was a situation where as a Board you say you don't want folks there in the evening so you don't want it lit, we're creating this from scratch and we're learning as we go, so we are open to any guidance on that in general.

Vice Chairman Davis stated and you're getting a grant, so I'm assuming it's a fixed budget once that happens, so I would say approach it from the solar perspective, and we can always look at tying in later.

Mr. Soriano stated chances are we're going to look at other things. We may even want to landscape a little more there since it's just grass, so in the future I think there will be more expenses we will incur. We want that to be a nice focal point for that side.

Mr. Thomas stated speaking of that, I don't want any cheap material put together. I don't want a kiosk that's going to be eaten by termites and fall over within a couple of years, so I would suggest do not skimp on materials. I would say something concrete or something like that, because when I hear kiosk, I think of these things that are rotting and falling apart.

Ms. Justino stated the vendor that we were turned on to, of the \$20,000, between \$12,000 and \$13,000 would just be on the bones of the kiosk and it is a high-end company that does powder coated metal structures. It's super heavy. They come in and install it, and then the signage installation part is done by a separate vendor from Clay County that we already knew

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called Miller Creative. I'm with you 100%, and that's why I was thinking concrete, metal, roofed kiosk. It's heavy duty.

Mr. Thomas asked what is the relative size?

Ms. Justino responded what I was looking at on the company's website is about eight feet and the width we're going for is three graphic panels. There are many different shapes and sizes to choose from with this company. I have not picked a specific one yet, because I need Clay Electric to tell me how much money I have. There are three different sizes and they're all two sided, so what I anticipate is even if it were two panels, you could still have content on the front and back. There are ones that are triangle shaped, which I kind of think are cool because the roof almost looks like a wing of an airplane. They're all different colors, so we could do navy blue, or a color scheme that matches your branding for Oakleaf. We can go whatever way we need to go color-wise and it's all custom ordered.

Vice Chairman Davis stated once you have more budget information, you'll come back with different options that we will be able to talk further about and approve?

Ms. Justino responded absolutely; we'd be happy to. I should know in about a month. I'm working my contacts with Clay Electric as best as I can to get a yes answer on the full \$20,000 and at that point, I would want to come back to you with what our number one proposal is for the actual structure.

Vice Chairman Davis asked are there options for sizes?

Ms. Justino responded yes, sir.

Mr. Lanier stated thank you for thinking of us. We appreciate everything and thank you for your research as well. I'm floored, this is just wonderful.

Ms. Justino stated just know our heart is in it, but more importantly, we want it to be professionally done, sustainable and to do it right. We don't want to rush this, although I will tell you we would love to announce something in May, which is Clay County history month and I'm told we have an air show coming in October with the Blue Angels, so even if we couldn't announce it in May, if we had to wait and announce it in October that would be great too. I don't think we've accomplished this unless we have someone from the Blue Angels at the ribbon cutting, so that's my next step is once it looks like this is happening, we will try to make it to where we can do some sort of ribbon cutting event. The County has a track record with pulling those off nicely.



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Vice Chairman Davis stated October would be the perfect time for both parties. It could be a win/win.

Mr. Lanier stated you could probably get Admiral Cozad out here as well. He will be in town probably in about three weeks anyways.

Ms. Justino stated we could email him for the ribbon cutting. We appreciate your time. Jay knows how to get a hold of us. We will revisit this with you guys once we have word back from Clay Electric on our funding.

Ms. Giles asked do they need a location today?

Mr. Soriano stated I think they just needed to make sure you were comfortable with using the property in either one of those spots. Like I said, I prefer the one, but I think the big concern was making sure they have direction, and they can move forward with planning on our property.

Mr. Horton stated we're good with it.

### **THIRD ORDER OF BUSINESS**

### **Approval of Consent Agenda**

- A. Approval of the Minutes of the March 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 March 13<sup>th</sup> meeting.

On MOTION by Vice Chairman Davis seconded by Mr. Lanier with all in favor the minutes were approved.
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Ms. Giles stated included in the agenda package are the financial statements.

Mr. Horton stated I have a question on the \$35,000 to Welch Tennis Courts. Is that what we budgeted for that?

Mr. Soriano responded no, but that is not all of this project. A few thousand is for Middle Village. They will be pulling that off. We had to get it in first and we will update the paint on the basketball court and the tennis court that is next door, so that is not completely for pickleball. Right now, we will be nearing \$35,000 in supplies. It's only been a little bit of labor to rip everything up and straighten out the fence line. That was the biggest portion, that asphalt

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and paint supply. If we go over the \$35,000 for that project alone I can bring that back to you and it can be ratified.

Mr. Horton stated I just wanted to make sure we were covered.

Ms. Giles stated next is the assessment receipts schedule showing the assessments are 97% collected, followed by the check register totaling \$240,651.30.

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

**FOURTH ORDER OF BUSINESS**

**Presentation on Blue Angels Historical Marker**

This item was discussed under audience comments.

**FIFTH 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 we sent out a copy of the amenity policies where we cleaned up some of the punctuation and formatting issues and put a nice cover sheet on it. One of the supervisors reached out to me on page 6, number 26. It says radios, televisions and the like may be listened to is played at a sound level, which is not offensive. The question is how we will enforce that rule if someone breaks it.

Mr. Soriano stated I think the question on it was maybe a little more detail or revising that policy to make sure we're stopping any issues. That has been a general policy that we've had in place for a long time, but yes, we do have some issues with a bad choice of music. It's subjective sometimes and that's what makes it hard to enforce. That's my biggest issue with no matter how strict we make it, we have to be able to support the staff to enforce it, because a lot of times that subjectiveness is argued, and we've seen it in here even. We have people that tell us cursing is a freedom of speech.

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Vice Chairman Davis stated if someone is complaining about it, then it is offensive to others, and we need to enforce it. Not just a lifeguard taking it upon themselves. The five tables of people around you might love that music, but if someone complains, then to me it's offensive to others and you need to stop playing it or turn it down.

Mr. Lanier stated item 26 says, "may be listened to if played at a sound level". It doesn't talk about what type of music.

Mr. Thomas stated I was reading it the same way. It says nothing about the actual music.

Vice Chairman Davis stated then just take sound level out and say may be played as long as it's not offensive to others.

Mr. Horton stated I think sound level has a lot to do with it though. If someone cranks it up all the way.

Mr. Soriano stated we can put and/or. Like I said, no matter how we change these policies and make them stricter, the hardest part is making sure staff can enforce it and do a good job at it where people don't feel offended or anything like that, because we do understand there's going to be somebody that complains no matter what. Putting more detail in the policies is a good thing. It allows us to point to it and say, this is why we're asking you not to do this.

Mr. Horton asked has this been a problem in the past?

Mr. Soriano responded it's been building up over the last couple of years, but I don't know that I have to change it right now. This was something that was brought up. The last big issue on the basketball courts, you guys helped me deal with when I'm listening to kids cussing and things like that and I'm outside of the basketball courts, that's a problem. I know families and their kids are out on the track. I went in and addressed the situation and of course there were five parents here mad because I yelled at their kids. So, we do get that and it has built up more over the last couple of years, but I think that's all that was being looked at and questioned was how can we detail this better and explain it better so we can be stricter with it to make sure this is a pleasant place to visit.

Mr. Eckert stated just to clarify, radios, televisions and alike may be listened to if not offensive to other users. Doesn't that proposed language cover both concerns?

Vice Chairman Davis stated that's what I was thinking.

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Ms. Giles stated other than that, we're not making any changes to the policies, so if the Board is okay with the new formatting, we will make that change and post it to the District website.

On MOTION by Vice Chairman Davis seconded by Mr. Horton with all in favor the amenity policies were approved as revised.
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Ms. Giles stated the second thing I had is just a reminder that we will approve the Fiscal Year 2024 budget at our June 12<sup>th</sup> meeting, and we will adopt the budget at our August 14<sup>th</sup> meeting. Jay and I have started looking at agreements. We do have a deadline of May 22<sup>nd</sup> to get any changes to the accountant. If you have any concerns or comments, you want us to look at, please let us know in advance of that date.

Mr. Horton stated at the last meeting Jay talked about the vendors going up in price and things like that, so again I ask if we're covered.

Mr. Soriano stated we may put in there increases to the point that there may be a concern for an assessment increase, because you can always go down as we go through the budget process, but we can't go back up, so that will be the biggest factor. I do have concerns that we will talk about later tonight. Things are still going up, but there are a couple I know right off the bat will increase, so we have to be able to pull that money from somewhere.

Mr. Horton stated I'm asking if we are covered for the next fiscal year. If not, do we need to make adjustments?

Mr. Soriano responded I'm not concerned right now, because we also have a large capital reserve, so if there is ever a concern that we have to do something, we have good standing financially, so there isn't an immediate concern, but there is always that need and we've heard over the last couple meetings things like landscaping and stuff like that. If you want more, you have to pay more, but outside of that, if you told me now, I don't get any more money than what is already in the budget, I will see which lines end up lower and I'll pull from there, because we do have that ability. We're not running in the red with this district.

#### **D. Operations Manager – Memorandum**

Mr. Soriano stated we have been pretty busy as we come into Spring, so this report is a little bit longer. We have had a few special events going on this last month. We had Spring

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Break, which worked out well at the pools. The weather turned a bit on us after the first couple of days, so it did slow down a bit, but it was a good chance to get all of the lifeguards trained. Now, we are on our April schedule, which is weekends only. In May we will change to the alternating schedule where your side is open one day during the week and your sister district is open the next until Friday, Saturday and Sunday when both sides are open. We did also just end our virtual egg hunt. It wasn't as popular as some of our past virtual runs have been, but I think that had more to do with weather. We had about 20 people that have sent pictures so far. We sent out an email earlier today to remind everybody that if you took part, get your pictures in with the eggs that you found in the neighborhood, that way they can be included for prizes and things like that. We have our next movie planned on the green, and there are also a couple of tennis and pickleball socials being planned right now. Mostly, the tennis side with pickleball is trying to ramp up. They know we're getting closer. They did inform me that most of their pickleball players are not the original pickleball crew that was there, so when I told them we finally got our surfacing in, it's time to start coordinating volunteer time, there was confusion. They are all for it though, so it's still a good group of people. Argyle just redid their pickleball courts down the road and these pickleball courts were horrible before. They had weeds knee high growing through the hard surface, so they really needed to do something. Those courts are really nice. It's the same set up with the rubberized material that we've gotten, but because that opened, there is a big group down there that believes they're professional, so a lot of our players have gone over there, so there are new people here, but they're all for it and told me to get them information and they will help with painting and getting the courts ready, so with that they're also planning their parties and socials.

You'll notice our rentals are still slowly ticking up, but we are not back to where we were years ago. I know this summer is being looked at. We are doing a lot of tours, so for summer birthday parties at the pool, I think this will be a normal summer. I do want to get that club room back to being booked during the week and every weekend. It is a small amount of revenue, but it is very helpful to our budget.

Mr. Horton stated you mentioned under aquatics the new junior guards' program.

Mr. Soriano stated yes, we've put this together. I'm not sure how well it's going to take off this summer and it's mostly going to be held over here at your sister district, but if it's popular we can do it at both sides. The idea is to train the pre-teen age. They would get first aid

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and CPR certifications. The timing of it was the hard part. We wanted to be able to coordinate with the tennis program. A lot of these kids are down here all day anyway, so we want to be able to teach them a lot of safety protocols and also get them hooked on jobs like being a lifeguard for the future, so we're hoping people will be receptive to the idea and get involved. There are costs because we have instructors and it is an actual certification for many of these, but we will have to see how many we get and the idea is that if we can piggyback, tennis has a huge program. They dump them off at the pool when they're done with their camp, so I'd rather find a way to use them. Hopefully it will be popular.

Mr. Soriano continued with his report stating, the longest conversation is going to be about the pool leak issue. I got American Leak out two weeks ago and confirmed my thoughts that your leak is in the slide system. You have two main pipes that operate that slide and inlet. There are two main drains underneath the slide that sucks the water in, puts it into a reservoir tank in the back and then an outlet that shoots it back through a 15-horsepower motor down the long pipe and up to the top of the slide. They found it; the problem is it's in the worst possible place. Right between the two drains in the concrete wall. They're listening to it and if you read the report, they can hear it the most when they're sitting right on top of the concrete. As they walk back and follow that pipe, it gets quieter. If that is the case, the fix would be to rip out a section of your pool. We're talking about a good size job that is almost like building a residential pool. They have to take out the concrete and rebar and rebuild it. If it's on the outside, then it is a normal pipe repair like we dealt with last year. That's what I'm hoping. My problem is finding a way to prove it. You see how our slide is set up. Because of that location, we would have to dig around the slide area. We also have two large footers, and this becomes a structural issue, because we can't take out that much dirt around those slide footers without concern that the slide will move or the structure shifts, so that's a big concern. I'm waiting on some help from the guys that designed it, Compac Filtration. The other issue is I don't have as built for where exactly that pipe sits and how deep it sits, so a lot of it is exploratory digging and how far down those footers go. The other problem is the slide itself. It's directly under the mouth of that slide, which means we have to pull up the fiberglass. That slide has been in that same position for almost 20 years now, so if we have to pull it apart, it's going to damage the fiberglass and we're going to have to do some repairs to those fiberglass sections to be able to put it back. Of course, if that thing were to shift, you may have to replace your whole slide, so

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this job could easily go from a \$10,000 job to a \$100,000 job. We have no clue yet, because I have to be able to lay eyes on the problem and there's no way to do that until I dig down and before I dig down, I have to get word from somebody else that it's okay to dig out five feet of dirt around that. Hopefully Compac will be out this week to work with me. Crown has already been out and laid eyes on it. They are trying to work with the County records. Generally, what is supposed to happen is that everything you build goes on record with the County. We don't have the as-builts, but they're hoping they can find them some place. I have been able to find one set of plans in my office that has a drainage pipe under there, so I'll have to work around the drainage pipe. It's covered by about two feet of jasmine, but that tells me there is a good-sized ADS pipe that I'll hit first and then after that I should be able to find that main drain pipe. With that being said, there are a couple of options. We have to be able to plug the pipe up, so I did a temporary plug before American Leak came and I wrapped it in heavy duty plastic and duct-taped the heck out of it to try stop water from moving through it, because the water moving through it is what allows the crack to drain, so once we saw that, they knew some place in that pipe there was a leak and we slowed it down by doing that. I have to be able to go down, pull out the main drains and plug those up. Those are smaller, so I do have plugs I can put in there and we can shut that slide down whether it's a month or two and we won't leak water anymore. We have to be able to stay above the gutter line to keep that pool open. If we are leaking and constantly below gutter line, the health department can close us down. The other option is shutting the pool down until we can get it all taken care of. I have concerns doing that too, because if they know how fast we're trying to do it, they may jack the price up. So, right now, the plan was just to shut the slide down unless anybody has any concerns. We will hope that by the end of this next month we're able to find out if the crack is in the concrete, or on the outside of the concrete.

Vice Chairman Davis stated I think it's probably going to be outside of the concrete. Your suggestion is just to shut the slide down while it's weekends only.

Mr. Soriano stated right. Right now, the pool will be open, just not the slide.

Vice Chairman Davis stated I'm fine with it. To me, this is why we don't spend too much money on bushes when somebody wants bushes, or flowers, or picnic tables. Now we have a \$100,000 possibility on a pipe repair.

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Mr. Soriano stated this is what I view capital for, not just the plan, but the odd cases of something happening. A lot of times we will have discussions about a storm, or a fire in the building, but we have insurance for that. When it's something like this, we're going to be paying for all of it.

Vice Chairman Davis stated you said you're going to have to do the big plug again?

Mr. Soriano responded no. Because I know it's on the inlet side, I can plug it up right at the drains, and the other side I can close off at the motor, so I don't have to worry about it running back. We will empty out the pipe at that point once that big 12-inch pipe is empty.

Mr. Horton stated you'll have to get the structural engineer out here first.

Mr. Soriano stated I have to get Compac out, but if Compac tells me they're concerned and I would need a structural engineer to look at it, then I'll have to. If Compac says that footer is not going to move, then I'll be able to dig.

Mr. Soriano continued with his report stating, just to update on some of these open items, we mentioned pickleball. I did get all of their asphalt surfacing in the Friday before last. I do want to start that, but the weather is not the greatest. The first set is filling all of the holes and cracks to get everything level, and then we will put the first coats of the rubberized material in for that. If I am able to get that done in the next week or two, that's when I'm going to enlist the help of our pickleball players to help with paint. There will be one more big cost involved, and that's the cost of somebody coming out to line the courts. Originally, Jim Haynes had a guy that did courts for us at another district, but that did not work out, which is sad because he was only going to charge us about \$1,800, so I'm sure it's going to be a little more expensive to get another company. If you notice, the painting was started last week. The weather messed them up. They were hoping to be done by this weekend, so hopefully it will clear up enough and they will be out there finishing up this week. Unfortunately, due to timing of other projects, the animal trappers were not able to start. I'm fine with the ducks, my concern is the cost on the pigs. We talked about how the pigs can add up last time. It's \$995 to just start off looking. It does get applied to the trapping cost, but we would do that on a weekly basis. This can add up to thousands. At this point though, I have not seen or heard of any new damage, so what I was thinking is if you guys want to limit it to just two weeks. If they can't come up with a single hog in two weeks, we end it there. If they do, we can continue so they get an idea of how many are out there and then it's a couple hundred for each hog. It still adds



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up to a couple thousand, but I don't want to have them start this week and it takes four weeks until I get to you again and they still don't see much. The ducks are a two-week plan and they just take them all, so I'm not too concerned with that.

Mr. Horton asked when are they going to start with the ducks?

Mr. Soriano responded this week. So, unless there are any concerns, that's what I was going to do with the hogs.

Vice Chairman Davis stated that's fine.

Mr. Soriano stated I want to go to pressure washing. I did have to go look at contracts and I shared it with them. Unfortunately, I didn't print off the old contract, but I emailed the scope and contract to you in response to Mr. Bendah and then talking to the RMS pressure washing guys, this is what we looked at. This is still relatively low, so when we looked at it, there were things like the playgrounds. Some of the playgrounds take 10 hours to wash with the sidewalks and structures. At \$150, they're making \$15 an hour, which means by the time they drive that big truck to you and chemicals, these guys were not making money at all. That is something we've had in place for years, but it's because we've had them doing a lot of work out there. The total contract was much less than that though. It's not a contract like we have with our landscapers. It's not exclusive. I can have any pressure washer come out and say we want to do a third or fourth washing on a building, or the fitness center wasn't even in the original scope because in 2010 we hadn't built it yet. If I wanted to bring somebody out to do that, then we would just pay for that cost, so it wasn't an exclusive thing, but the idea was if they had this big list, they're giving you a good price break. That was also 14 years ago, so it is quite low. I looked at some of the things they billed for on sidewalks, that's extra work I had them do, and when I broke it down, they were making about \$12 an hour, so I can see why when I ask other companies to come out and give bids and I mention on average, we're probably paying about \$25 hours for most things they do, it's even lower truthfully, but no one else will even drop bids off. I did ask a few companies to come out and look at signs for me to do entry signs and I haven't received those yet. Just to compare, if RMS increases to these rates here, which is still really low, it takes that number up from \$17,000 to \$24,000. This is not asking for anything more. In Brian's email, he asked about doing the entry signs more. This is actually keeping everything status quo. This is something I will look at when I do budgeting, because there are a couple of those vendors and contracts that have served us for years and

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keep costs extremely low. I did not add in any increases timewise because I figured we could talk about that later when we see the budget, like if there's something you want to wash more or something we want to add in that don't get washed right now.

Mr. Horton stated I'm confused. You're saying this is what you're proposing would be adequate? Which is more than the previous amount?

Mr. Soriano responded yes. The 2010 amount totaled \$17,000, so it's about \$7,000 more. That's just planning in the budget line. We have a line for field maintenance and also repair and replacements. Those are things I'll have to take into account when I'm doing the budget.

Mr. Horton stated it sounds like it's a good plan.

Mr. Soriano stated this is really just to make everybody aware because we talked about that earlier. When we ask for additional things, everybody has to understand that it is more money. Like I said, right now I don't have concerns because we can pull from other areas, but eventually we could get to the point where we may have to say if this is what everybody wants, we have to increase.

Mr. Horton stated it's not a matter of wanting to do it, to me it's a necessity. You have to keep maintaining things and it's going to get more expensive as things get older.

Mr. Soriano stated that's why I'm presenting it to you, so that it can be a part of that discussion. When I do get those other quotes from the pressure washers I'll bring that in.

Vice Chairman Davis stated you said pressure washing can also deteriorate things quicker.

Mr. Soriano stated right. That's something we can go through. We can pick out if we want to keep some things one time a year, twice a year or more. That will be a discussion after we see that first budget run.

Mr. Soriano continued with his report stating, the next item is quotes for amenity fixtures, tables and benches. Those were items brought up at the last meeting also because we do have a couple of tables that are in bad shape. We try to repair what we can. Kids like to vandalize and rip stuff off. We have thermos plastic covered items and I like them because they last a while, and it's harder to scratch through the plastic, but it still happens. For some reason we have people that set fires. Kim from the HOA had sent me an email this weekend about a trash can being lit. Luckily, it looks like it was pretty well contained, but you can see fresh char

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all the way around because it lit up the whole trash can, so almost all of the plastic on one side is almost gone, so that will be one that gets replaced with the new trash cans that were sitting in my office. We have a lot of those items out there, and they're expensive.

Vice Chairman Davis stated and they took forever to get.

Mr. Soriano stated the trash cans were a year. These guys promised me that they have more of these on hand, but there's a reason for it. This is a little lower quality than some of the items we first put out here. The tables and benches you guys have right now were around \$4,000 each and these are closer to \$1,500 and \$1,800 a piece. I asked for a quote on three tables: two regular tables and one ADA table. It's just missing a third bench so a wheelchair can roll up to the table. We had one that is pointed out in the pictures that is pretty bad, and then we also have another one I'd like to replace, and I have one that I took out more than a year ago. On the other side of the track, we don't get a lot of that usage. It's more of a make-out/hang out spot.

Vice Chairman Davis stated so we don't need it there.

Mr. Soriano stated yes, so we took it out. Nobody has complained, but it's still stuff we had, and I hate to take stuff away so I did put it on the list of three to be replaced. You have nine that go around that track, so I'm not looking to replace all of them. This is above my amount, so if this is the route we want to go, I will need approval for this amount.

On MOTION by Vice Chairman Davis seconded by Mr. Horton with all in favor the quote from Premier Polysteel or purchase of three picnic tables was approved.

Mr. Soriano there were a couple items on there that were just completed like our mailbox painting and things like that, but then these tables will go in there and that was really just to update you. Our resident is here. Mr. Bendah had a couple of those, and I wanted to make sure it was out there that we are still working on those items.

Mr. Lanier asked have we had any more discussion about the sign?

Mr. Soriano responded we haven't. I think the last discussion we had we left it that we were going to get rid of the sign.

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Mr. Horton stated I think it was Chad that said put something out there that said if you want to know what's going on, sign up for the emails. Let that stand for a month or two months and then take the sign down.

Mr. Soriano stated we have a sign up for the emails and things like that. Is that actually the plan so I can let everyone know that we will be removing the sign? We will put a date on it if we want to go ahead and vote on removing the sign as of a certain date. I can take everything off for a while and just have the notice for sign-up for email at [OakleafResidents.com](http://OakleafResidents.com).

Mr. Horton stated it's either that, or we're going to have to replace something on there.

Mr. Soriano stated it is old and it's an expensive sign.

Mr. Lanier asked is the new fiscal year October 1<sup>st</sup>?

Mr. Soriano responded yes.

Mr. Lanier asked would it be worth holding on until the new year with some verbiage to do that through the summer? Do we have irrigation and a landscaping plan?

Mr. Soriano stated it's in the middle of the grasses, so I don't know that you would want to do much. Those grasses grow nice and full right there.

Vice Chairman Davis asked do you have red letters? You could put removing sign on this date.

Mr. Soriano stated it may just have to be something about the sign being removed. There are only four lines, so I can only put so much on there.

Mr. Lanier stated then he would have to purchase those.

Vice Chairman Davis stated that wouldn't make sense to purchase them just to take it down.

Mr. Soriano responded that, and it's a little rough when we're worried about the next job. I wish I would've been asking about whether we should have been painting and making it look nice to last until October if that's the plan.

Mr. Lanier stated I personally say leave it as-is and put the notice up there.

Mr. Soriano stated for a while that's all that will be up there is sign up for email at [OakleafResidents.com](http://OakleafResidents.com). I will have to put up the CDD meeting the week before still, and that will be on our newsletters.

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Mr. Thomas stated I saw they're out there replacing sidewalks and they're getting in Chalon's way. They're leaving new ruts for Chalon's lawnmowers to hit. Speaking of the old ruts, are they going to come back out?

Mr. Soriano responded Chalon's group is good with taking pictures and reporting everything and I send that along to the County and ask them if they're going to fix it. Some of it is not our property, it's right of way, but there are a lot of areas we maintain for them and they should be helping us to maintain them.

Mr. Thomas stated my question for the Board is how much longer before we just pay for it to get fixed? Going into the backside of The Oaks, I saw the day that the truck went up on there and they're huge off to the right-hand side. All the other grass like Bahia and weeds has now grown in. I'm tired of looking at it, and I know my neighbors are tired of looking at it.

Vice Chairman Davis stated but you have to wait until they're out.

Mr. Thomas stated I'm talking about where they've already fixed the sidewalk.

Mr. Soriano stated chances are they will do the sidewalks first and the grass is the last thing. What they did last time is they threw seed mix down instead of sod, but that's always the last thing, so we will see how long they take, because they have to get all the way from your end towards Publix's end and then we can talk to them about sod. I don't know that we can force them to do sod realistically.

Ms. Suchsland stated they did do sod in one area, and you can see where some of that is laying, but I talked to them last week and they were doing the forms and stuff this week, so like Jay said, they're planning to do all of the sidewalks first and then come back. I did ask if they were actually laying sod and they assured me they would.

Mr. Soriano stated so it will be watching them to make sure they do, and that they hit every area.

Vice Chairman Davis asked did you get a name or contact?

Ms. Suchsland responded I did not get names; I just keep talking to everybody because they see me when I drive by, and they know I'm taking pictures.

Mr. Soriano stated that's good too, because what we end up seeing a lot of times is something irrigation-wise ends up getting broke, so if we don't find out about it until a month down the road, they try to make it out like it might not have been them, so we try to report everything.

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**SIXTH ORDER OF BUSINESS****Audience Comments / Supervisors'  
Requests****Audience Comments**

A resident asked will the Little Library in front of the amenity center be painted?

Mr. Soriano responded no.

Vice Chairman Davis stated an outside program put that up.

Mr. Lanier asked do we know who put that up?

Mr. Soriano responded the Boy Scouts, and we have two of them. I also noticed about two weeks ago that we had some vandalism, so I let the family know that the one in front of my office had the roof ripped off. Part of that agreement is they're supposed to maintain them. We know that doesn't always happen, but we're pretty clear with that when people come to ask us for permission. The one for the flag, I know that family personally. The Boy Scout one is different. I can probably contact the local Boy Scout group, but it depends. If they didn't have anything to do with putting that one up, then they may not care about it.

Vice Chairman Davis asked then can we take it out?

Mr. Soriano responded we could.

Vice Chairman Davis stated I remember this discussion when we put it in and I said what happens when somebody tears it apart. You want to do nice things, but unfortunately sometimes it just can't happen.

**Supervisor Requests**

Mr. Horton asked has the playground equipment come in yet?

Mr. Soriano responded the playground equipment for Cannon's Point came in the same exact day we got the asphalt, so that's two projects I'll have to split the guys on. I couldn't get the Kubota last week. I do need a tractor, so if you've been out to Cannon's Point and seen that playground area and how many pine roots are out there, I can't put a playground in until I rip that up a bit. Hopefully I will have the swing sets for our front neighborhood in this week. I was told April 14<sup>th</sup>, but that was not a quick ship item, so we've been waiting for it. We're still waiting on Ellie the Elephant. That is the second one that we ordered.

Mr. Horton asked how about the AT&T fiber optic claim?

Mr. Soriano responded I sent an email. They have sold off to their complete collection's agency, which is actually a good thing because generally they sell that debt off for

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something less and they're more willing to work with us, but I have not heard back from them, but the idea was anything less than what they're asking for is what we're going to pay.

Mr. Horton asked do we really need the water feature at the rec center? That's the problem that's causing all of the mildew and stuff like that.

Mr. Soriano responded I could take those poles down. You have four pillars in the front, but the motor spits water out into those four bowls. You could do something else decorative there and just have a column and the lights. You have a pond with a fountain right behind it. It's up to you guys.

Mr. Horton stated when you look at it, I don't think you see the water as much as you see the brick. About half of it is terrible looking. Just a thought.

Mr. Soriano stated I would have no problem changing that around and it would cut down on maintenance and be a lot cleaner. Then I also wouldn't have to worry about replacing the motors. We are on our second one and that will eventually go again. That's something I would need the Board to give me direction on.

Mr. Horton asked is it a brick veneer?

Mr. Soriano responded it is. It's hollow on the inside.

Mr. Horton asked so you can replace the brick veneer?

Mr. Soriano responded I can. I may not get the exact same color, but it's not hard to replace.

Mr. Horton stated it seems like getting rid of the water feature would cure the problems.

Mr. Soriano stated if I were to get rid of the water, you have less of an issue with calcium leaching back out. You also don't have mold, so we don't have to worry about pressure washing as much. Brick is like any other mason work. We can stain that and you won't see the white. It would be a red brick stain. Until about seven years ago, they used chlorine in there to help cut down the mold, but it creates more of a calcium issue on the outside, just like your pools. Chemicals dry up and leave a residue, so we stopped using the chlorine, but then you increase mold. That's a big change in the look, so I would need direction from the Board.

Mr. Lanier stated I'll give it some thought.

Vice Chairman Davis stated I prefer the water.

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**SEVENTH ORDER OF BUSINESS**

**Next Scheduled Meeting**

Ms. Giles stated the next scheduled meeting is May 8<sup>th</sup> at 4:00 p.m. at the Plantation Oaks Amenity Center.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

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

DocuSigned by:  
*Marilee Giles*  
3B3269E1043B434...  
Secretary/Assistant Secretary

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