

**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, **October 9, 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:

Cindy Nelsen	Chairman
Chad Davis	Vice Chairman
Tom Horton	Assistant Secretary
Scott Thomas	Assistant Secretary
Andre Lanier	Assistant Secretary

Also present were:

Marilee Giles	District Manager
Mike Eckert	District Counsel
Jay Soriano	Field Operations Manager
Chalon Suchsland	VerdeGo
Susie Raab	Aquatics Director

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 4:00 p.m. A quorum was present.

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Soriano stated we have Susie here to give her end of reason reviews.

Ms. Raab stated I wanted to thank you guys for another season that was super successful. We had about 35 staff members between the lifeguards, pool supervisors and pool monitors. Everybody moved around, did different jobs this year and did a lot of cleaning. With the slide being closed on your side it gave us more time to clean when we had people over there. We sent staff home on the weekends to save money. We hired our first ever fully Spanish speaking employee this year. He came from Oakleaf High School, and he wanted to work as a lifeguard. He was one of our supervisors and he also works for the school. He learned everything in the lifeguarding class, came in and showed up his skills, did the online portion, passed everything,

October 9, 2023

Double Branch CDD

and came to work with us. He was great with the Spanish speaking people and now speaks fluent English. He also became a head guard this year, which is amazing. Several of our staff members learned Spanish and some sign language because we have some special needs families. We also implemented a junior lifeguard program this year. It was our pilot year, so we only had a few kids. It was amazing and the kids loved it. It was kind of like a camp. They come in the afternoon, and they do what lifeguards do. They got a junior lifeguard certification which means they can work at the events that we have as a volunteer and get community service hours for it. We had 97 saves this year; 33 at your side and 64 at Middle Village. Most of those over here involved the slide and most of them over there were parents just not staying with their children who were non-swimmers, and the kids get in too deep. The events we had this year were great. Jay did a good job and got the Tuesday trucks out here and people really love that. Tuesdays are starting to get busier for us because of that. We still have a few guards. This is our last weekend coming up and then were done after the 15th until Spring Break of next year. I'll be in the fitness center working to try to save some money for the District and then when we have Pumpkin Plunge or events like that I'll be where Jay needs me to be.

Mr. Thomas asked is there anything equipment wise that you need from us for the upcoming season?

Ms. Raab responded Jay takes care of most of that when we need stuff. I don't usually have any problems. We're going to get some junior lifeguard tubes this year and we got sleeves instead that came in. So, we don't waste our tubes, we got new tubes on each side this year and then we bought sleeves to slide over them so next year we will be able to slide them over the extra tubes.

Mr. Lanier asked how was the public this year compared to last year and is there anything we can do that would help?

Ms. Raab responded I think a lot of people ask for more rules to be posted, but as Jay explained, no matter how many times we post the rules, it's not going to make a difference. They will still argue with you. I feel like every year it gets progressively worse and I don't know if there's a specific reason for that or not, but we do have a lot of verbal threats. You get that everywhere though. They lash out in anger because they are upset and don't want to follow the rules. We try really hard to make sure we do the sandwich approach. We start off with this is how I am in a nice tone and then let's talk about this and safety is our number one concern, and

October 9, 2023

Double Branch CDD

this is the reason why, we want you guys to have a great time, so that we don't just come at them. We find that it does help a lot, but you're still going to have the same people that come in here with an ax to grind, they're just angry or they don't want to follow the rules. Even when we explain to them why, it doesn't seem to matter. I don't think posting rules everywhere would stop that. I think it's just the times we live in and all I can do is educate staff on how to talk to people, don't engage, send over a supervisor, etc. I've warned them every year on what to expect so they come in knowing that they are most likely going to deal with some super angry person that is mad that their kid can't wear goggles to go down the slide. If they're in floaties, we say if you can grab them that's fine, but they get mad when you ask them to get in the water with their kids. We did a lot of training this year and made sure we were equal across the board, so people didn't feel uncomfortable. I think the staff gets progressively better every year, but they deal with some of these hard times still.

Mr. Lanier stated please let us know if there's anything we can do.

THIRD ORDER OF BUSINESS

Approval of the Consent Agenda

- A. Minutes of the September 11, 2023 Board of Supervisors Meeting**
- B. Financial Statements**
- C. Assessment Receipts Schedule**
- D. Check Register**

Ms. Giles stated included in your agenda package are the minutes of the September 11th meeting.

On MOTION by Vice Chairman Davis seconded by Mr. Thomas with all in favor the minutes were approved as presented.

Ms. Giles stated the next item is the financial statements as of August 31, 2023, followed by the assessment receipts schedule showing the assessments are 100% collected, and then the check register totaling \$276,938.62. It's a little higher than normal because it has the insurance payments to EGIS.

Mr. Horton stated on page 21 under amenity staff it was over by about \$22,000.

Mr. Soriano stated I went through that last year because we were over last year as well. There are a couple of things that go in there that I can pull out and put other places. Much of our staff, Susie does a big part of it. There are 40 to 50 lifeguards for the summer, and she works pretty hard to stay under budget, but there are also things that go into that line like their uniforms

October 9, 2023

Double Branch CDD

and equipment. I code it to that line, however realistically we can look at that as any other supply for the building and code that to repair and replacements. That's probably about \$5,000. I can pull all that out and give you an exact number if you want me to bring that back. The other number that goes into that is what she gets paid for things like swim lessons, which I think last year she was at \$12,000 or \$13,000 and she will be a little higher this year. You bring that in as revenue, and then you pay her, so she adds into that amenity revenue line. That's higher than it's been in a while. That goes in there along with things like room rentals.

Mr. Horton stated my only concern is do we take that into account in the future, so it doesn't stand out.

Mr. Soriano stated it would just have to be recoding and creating another line. I don't have a revenue line for swim lessons or anything like that, so I don't have a way to do those. I don't split the staff up into multiple lines, but we could put their uniforms on one. If we want to look at that for next year's budget, I think it's just adding in one line.

Ms. Giles stated if you follow that all the way down to the top of the next page, it shows total recreational facility. The amount that was budgeted was \$477,000 and as of August 31st, we're at \$438,000, so oftentimes you'll see a budget line that is over, and some are under, but as long as the total for that area is within budget. We're still doing good and within the budget that we anticipated.

Mr. Soriano stated I can move it for clarity.

Mr. Horton stated it just stands out because it's so much, so we should probably account for it so we're closer to where we're actually going to be. There were some others just below that were over too, but they were small amounts. I can understand that, but \$22,000 is a lot.

Mr. Thomas stated but it balances out on the second page.

Ms. Giles stated it does.

Mr. Thomas stated it says negative \$12,000 for sports revenue. Is somebody not paying us?

Mr. Soriano responded soccer hasn't paid us for a couple of seasons. They're usually pretty far behind. As part of their contract every year they owe us a fee per kid.

Vice Chairman Davis asked they're a couple of seasons behind?

Mr. Soriano responded yes. They usually are. You'll see a big chunk come in, sometimes three or four seasons at a time. That's the way it's been since we started charging them.

October 9, 2023

Double Branch CDD

Vice Chairman Davis asked what if they go three or four seasons and can't catch up at that point?

Mr. Soriano responded I would leave that to you guys if you wanted to deal with the league. We don't have anything in the contract about late fees or anything like that.

Mr. Horton stated I think we should press them a little bit harder. Are these the same people that don't clean up after themselves?

Mr. Soriano responded kind of. Their league is an actual business run out of an office someplace else, so the league does have money. The people here are local people that do everything. Kate has lived here for a long time, and she does a good job helping to run it. She's the onsite person and she's who I would go to for reminders about picking up the trash.

Mr. Horton stated it should be part of the program that when they're finished playing the game, clean up before they go and be good citizens.

Mr. Thomas asked do we need to look at the policy and put in some type of way to have a date on that? Like if you don't pay within a certain amount of time there is going to be a late fee.

Mr. Lanier stated \$12,000 is also based on an expected number of kids and that may fluctuate based on what they have per season, so it may be a little less. I'm not saying that idea is wrong.

Vice Chairman Davis stated along those same lines, it may be more.

Mr. Soriano stated because they pay a few seasons at a time, that year we end up being over the budget line. They're still paying us \$10 per kid that plays. If there is concern they're not going to pay us, I think that is a different discussion, but I don't think that is a concern.

Mr. Eckert stated I wouldn't let it go more than two seasons.

Mr. Soriano stated I'll bug them again. The other part is we don't ask to look at the books, so we have to trust they're giving me the right registration numbers and things like that.

On MOTION by Vice Chairman Davis seconded by Mr. Horton with all in favor the check register was approved.
--

FOURTH ORDER OF BUSINESS

Discussion of Parking and Parking Enforcement Policies

Ms. Giles stated just as a reminder, staff presented a new parking policy and the Board set a public hearing date of November 13th, which is your next meeting. We included that in this

October 9, 2023

Double Branch CDD

agenda just as an opportunity to have further discussion if you'd like.

Mr. Horton asked has anything changed since the last meeting?

Mr. Eckert responded we did make the change the Board told us to about parking in multiple spaces with one vehicle, but that was the only change.

Mr. Horton asked so next meeting we will vote on it?

Mr. Eckert responded yes. We will have a public hearing to take public comment at the November meeting and it will take effect immediately upon adoption.

Chairperson Nelsen stated I think we told them after we do this they can maybe do a 30-day notice for their residents.

Mr. Soriano stated they've already started notifying their residents. We will too and we will give almost a 30-day grace period after the public hearing. After that, if they're there, they get towed and that's when we may hear from people because many of them you can tell are residents, but I bet there is somebody in there that lives in another part of Oakleaf and they've figure out they can park there.

Chairperson Nelsen stated yes, there were a lot of commercial vehicles yesterday.

Mr. Thomas asked have you already picked out a place to put signs?

Mr. Soriano responded we don't have a customized sign for the Village Center yet. I've gotten a lot of signs in the last month or two you guys should have seen new card signs and we got our water signs updated, but I don't have anything for the Village Center. You'll see new ASAP signs have already been put out there for the towing company, we will put our custom stuff.

Vice Chairman Davis stated so ASAP has signs out and the homeowner's association is already notifying people, so once we handle this, do we need to give 30-days?

Mr. Soriano responded we don't have to give them anything. Once it's official we can tow that night.

Mr. Lanier stated we said they're starting to put out information. What do we know?

Mr. Soriano responded they've been putting it out since that first meeting, we discussed it. We had just mentioned that is the way we would go, but realistically we have been talking about this now for two meetings. I'm good with it.

Mr. Thomas stated as soon as that concrete settles and that sign is permanent I'd say you can start towing them.

October 9, 2023

Double Branch CDD

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

Mr. Eckert stated I had another follow up conversation with the county attorney about what was supposed to be a library site. I relayed to her that the Board did not reject the county's overture out of hand in terms of perhaps deeding that property to the county, but the Board wanted a proposal from the county on what it was going to be used for and to understand what the plan was for it. There are two ways to protect the District on that once you've got that proposal. One is you could have an agreement that once the county has the funding and the contract is in place, you can then deed the property. The other way would be to put a reverter clause in a deed that just says we will deed it to the county, but if you don't create a library on this site within the next three years, it automatically reverts back to the CDD in terms of ownership. I would think that we would probably get something within the next month or two from the county on it. I know Jay has also had some communications with the administrative staff at the county wanting to talk to him about it. We will keep the Board posted, but I think one of the things we would look at is to not only deal with the real property that is grass, but also some of the roads and parking area around there and they probably would want to control that as well and I'm not sure that we love controlling it.

Mr. Horton asked the library is totally out of the picture?

Mr. Eckert responded I don't think that's true. I hear there is a commissioner that likes the library idea there. One of the problems everybody had is there is a piece of land that was split in two with two different owners, so for anybody to make it more viable, we either need to get it from them or they need to get it from us. We will see, but there are ways to protect the District to make sure that what the county thinks they are going to do with it now is what they do later on.

Mr. Horton stated the library on Middleburg Road in Duval County costs \$100 a year to join it. It just went up to \$175 a year. Fortunately, the military is free, but that might be something to mention.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager

October 9, 2023

Double Branch CDD

There being nothing to report, the next item followed.

D. Operations Manager – Memorandum

Mr. Soriano stated there's one thing I want to go over before I get to my report. Last month Supervisor Horton asked for more detail and definition for the work authorizations. We did vote to approve this; however, we still had a few numbers that were from last year's budget. I mentioned we were all up to date, but it looks like we still had some that were copy and pasted from last year. I did go over it with Middle Village and it was the perfect time to show them the new detailed information of what all those positions are for the GMS work authorizations, and it does have your correct amount for the budget, which is \$220,678 for Fiscal Year 2024.

On MOTION by Vice Chairman Davis seconded by Mr. Horton with all in favor Work Authorization #1 with the updated scope of services was approved.
--

Mr. Horton asked how about Riverside Management's. Was anything done on that one?

Mr. Soriano responded no. I had some information I brought to you, but you said you weren't too worried about that one.

Mr. Horton stated I'm not. Just in general, I wanted to know if you were going to expand upon it or keep it the way it is.

Mr. Soriano stated I was going to keep it the way it was this year and if you want more for next year I can add more before we get to it. I had some that I shared with you that I thought would work. So, we can go through that and add it in.

Mr. Horton stated not this year. We will do it next year.

Mr. Soriano stated as Susie mentioned, we only go about two weekends in October because by about this time we get a couple of cold nights, and that water temperature changes drastically to where nobody is at the pool. Even this weekend the weather was nice, but there was nobody there. We're still pretty busy. We do have swim teams here too and those will also be finishing unless they are high level swimmers. They do continue to train if they are going onto regional or state competitions, so I usually have a small group that will be here until about November and that's also when we start turning the heater on at your sister district. After this weekend it is swim at your own risk, and I have to remind residents that is only for adults. We

October 9, 2023

Double Branch CDD

don't have lifeguards, so we don't allow children in the pools. Your pools will shut down a little bit. We finished an agreement with Crown, the only thing I'm waiting on is a returned signature, but they know everything is good on our side. The plan is to start October 26th. That is what is put into the agreement, but the agreement does have language that if they have something that comes up, they can contact us. They asked for a six-week timeline starting October 26th, so as long as get that back, that is the plan. The 26th they will bring equipment in and dive in to remove the drains and plugs, and the following week they will start draining the pool.

Mr. Lanier asked what kind of equipment will they bring in? Will it do any damage?

Mr. Soriano responded there is wording in there for concerns of damage, mostly to our landscaping. They do have a little bit of equipment they're going to bring, but a lot of it is going to be hand work. We just don't have any room. They do have concerns for landscaping around that area because they are going to have to dig up concrete and stage it someplace, which means the jasmine and bushes may get damaged and that will be up to us to repair.

Mr. Thomas asked are they going to take out sections of the fence?

Mr. Soriano responded no, they're going to go through the facility, so they won't go through the fence or behind that pond.

Mr. Horton stated you're talking about shortening the run so the motor will be closer and all that. I know that's not part of that.

Mr. Soriano stated they haven't given me final thoughts on that. They want to just get this fixed. They believe that will be more money than it's worth. I look at it like if we have to fix a pipe underground at one time, that is going to be worth it to me because we don't have to drain the pool out and cut it open again. I'm sure there are other fittings underneath that marcite that could fail. This is our second, so it just concerns me. Whether it's workmanship or maybe even the glue they used it at that time, it's just not making it past 20 years. I still like that idea, but they believe that once you add in the cost of the fiberglass box and motors and you guys start getting to \$50,000 to \$60,000 it wasn't worth it, but that's also when they were looking at how to repair this now. I look at it for the future, so if it's something we want to continue to work on, I can get some good numbers.

Mr. Horton stated whatever you think is the best.

Mr. Soriano stated I think it's a good idea. Even if it's eight more years from now, it will make it so much easier. The savings will be there, it's just not going to even out to \$50,000 or

October 9, 2023

Double Branch CDD

\$60,000. You're going to have a smaller motor, so less on equipment costs and less on energy usage. Long run you get a savings, but you're not going to match that. I can always bring that back in the future, but I know our focus was to get them working on this right now. I was emailed this last week on the Blue Angels marker. They are about halfway through their funding goal. They put aside an idea of about \$30,000 to cover this marker and for the cost of the marker and the install. They are still planning for October or November, so maybe by the end of this month we will see something better, but they are not ready yet. They're doing all of this on grant funding and things like that. I did let them know if they get down to the final dollars to come back and speak to this board. I don't think any of you would be opposed to helping out. We've done that with the county plenty of times. We do have some community events coming up. We will have our movies on the green just about every month. We do usually take January and February off because it gets too cold and there's not a lot of participation. We have our Pumpkin Plunge coming up on the 20th and that is a neighborhood favorite. Then of course we move to November for our Thanksgiving events and December will be the next event that moves over to your sister district here.

Mr. Thomas asked isn't there a craft festival?

Mr. Soriano responded the one on your side happens in the spring. Her fall one is here on this side. Last year she moved it from Black Friday to the Friday before Halloween so they could do a Halloween type of event and she asked to do it the same this year. Quick updates on the last couple large projects. Your air conditioners are finished. I think it took a lot more work than he thought it was going to be, but he did a great job. Short of just one UV unit and air scrubber, we thought of everything beforehand, so we weren't coming back and asking for more money on that. We did pay for the extra UV and air scrubber unit because you can't take the old one and split it in two. Now we have two sets of vents, so we did have to double that, but everything is up and operational. We started getting the first layers of paint down on the pickleball courts. We will be working on more paint tomorrow. The pickleball group is happy because now they can see what the courts are going to look like. Last month I planned for opening in October and that is still the case. I gave myself a little bit of padding because this time of year I'm always worried about fall and winter storms coming up. The last two weeks have been good for us as far as planning. I had that time built in and I still think in the next week or two we will be done. We did have to order a lot more fence repair items for reattaching the fence. We have dividers that they

October 9, 2023

Double Branch CDD

want in between the courts that were not part of the original plan that I ordered. It will still take a few weeks for those to come in.

Mr. Horton asked what kind of dividers?

Mr. Soriano responded they look like the top on our fence, but they sit on stands like barricades, so you don't run over into the other person's court. When you go out to some of these other pickleball facilities they have things like that. They will be able to help out with the final coat. The final coat is considered the touch-up, finishing coat and it's just paint and water, so they will be able to help roll. Jim is ready because he knows they're at least one step away from being done, so I'm hoping in the next couple of weeks we can make some plans for them to be involved.

Mr. Horton stated we have people that don't live out here paying to use the courts, right? They have to come with somebody to practice.

Mr. Soriano responded correct. I let Jim know that as we open up, I would like some kind of formal plan of how they're going to handle the influx of people. Once everything is done, we have one of the bigger facilities in the area. You'll have 10 courts and there are some big groups around. We are going to get a lot more people that are non-residents wanting to come in and we do need to have way to control that whether it's done like tennis over here and they're part of tennis teams and only there at clinic times. We just don't want groups showing up on their own. He's got to bring us the formal plans on how they want to control that and what they would like from us as far as discounted pricing or anything like that.

Mr. Horton stated we're going to have to step up a little bit too when they have a big tournament.

Mr. Soriano stated I'm hoping not. I would lay that on them a bit. We do that now in some forms. I get volunteers but the organizations also need to help out. Like the swim teams. The parents help out a lot. There's no way I can put enough staff there to handle that. I do have to have one or two extra lifeguards compared to normal days because there are extra people. That's different because it involves the pool and there are more safety concerns, but I'm still going to lay it on the pickleball group. Jim has other people there to help him keep control of everything so we're not just throwing money at staff.

Vice Chairman Davis stated it should be like I-9 and soccer. They take care of the trash.

October 9, 2023

Double Branch CDD

Mr. Soriano stated that's the expectation. Whether it actually gets met or not, but we put it out there and if it's not getting met then we can address it the same way.

Mr. Horton asked how about the playground at Worthington Oaks. It looks pretty nice.

Mr. Soriano stated it is complete. The weekend before I had problems because I had one slide and we had it all taped off. We put new mulch in not only on the playground, but we also put new mulch in the swing set area. I knew that was going to happen and people were going to want to be out there playing, but we still had it taped off because I had just one slide to go. Monday, we came back and put that slide in and it's good to go.

Mr. Horton asked that's all the playgrounds we're replacing this year, right?

Mr. Soriano responded we're in our next fiscal year, so we are going to start looking at the next one, but I'm not in a hurry to do one so if you want to at least wait until January for me.

Mr. Horton stated we only do it where we really need it. It's like the one down where I'm at in Piedmont / Stonebrier. It doesn't look like it's in that bad of shape.

Mr. Soriano stated it's not too bad. I would say your next one is going to be Waverly. Every once in a while, we have to go out and attach parts because of rust and they're falling off and getting damaged. We've had a handrail torn off because it was getting a little thin at the connection site. I'm good within waiting until the next calendar year though. The reason why we started going through this is they are almost 20 years old and well past their expected life. You have 11 on your side and three on this side, so we weren't going to do them all at once.

Mr. Horton stated did you get the rest of the clubroom furniture in.

Mr. Soriano stated I did. I do have one issue with the clubroom furniture. We got the nice wingback chairs. I would be happy to send you pictures. I'm not an interior decorator and I didn't realize there are different sizes to these chairs, and I just bought the regular leather wingback chairs and when we got them in, they look like little kid's chairs next to the ones we have now. They are regular size chairs, but compared to what you have in there now, they're tiny. I started taking measurements and realizing what an oversized chair is and now you changed from about \$1,000 a chair to \$3,000 to \$5,000 a chair. What we did was the two leather chairs that were purchased to match the couches, we bought two more of those, so the big oversized leather chair looks good. The only problem I have now is they look like they were rubbing on the truck, so they have a hole in the arm where they came off the truck, but it is warrantied. They sent us a vinyl cover and sent somebody to pull the vinyl off the arm and

October 9, 2023

Double Branch CDD

replace it. So, all the furniture is done. My concern is finding some place for these tiny wingback chairs. They were kind of expensive and they don't really fit the rest of our motif. I talked to the company about taking them back and they're good with taking them back, but there's a restocking fee, so maybe Wanda will put one in her office. Compared to what you guys had before, it just didn't work out well.

Mr. Horton asked how about the bridges and bulkheads?

Mr. Soriano responded I just approved that so we will be starting sometime this month with the last one. I think the only thing I saw in there is it's a little tough for Chalon to get potato vines right now because we're coming to the end of the season, but we can hold off on just the potato vines. All of the rest of the vines are going to die back with the cold weather anyway, but they do come back every year so once she puts them in for spring, we will be good. The bulkheads are good, it's just installing plants now.

Ms. Suchsland stated they're on order.

SIXTH ORDER OF BUSINESS

Audience Comments / Supervisors' Requests

Audience Comments

Ms. Fagan stated the playground looks good and the planters that you guys put in. We come here and complain, so we need to come when we see things looking good to thank you.

Supervisor Requests

Chairperson Nelsen stated while we're concentrating on the Village Center, I know it's come up before, but I know we used capital funds when we did those mailboxes. Who is responsible to maintain that now? Is it their HOA or us?

Mr. Soriano responded we somehow took ownership of their median. I've gone through this with their HOA. The only way they can build those mailboxes and we may have to double-check because I don't remember where the funds came to actually build the mailboxes, hopefully that wasn't us. To take care of the median, that would have been fine, but that was also at a time where what I understood is that would have been a county road. The county doesn't allow medians with hardscaping and mailboxes in the middle of the road, so the only way for that to have gotten done was the District took ownership of it. Now, the HOA owns the road on the outside, so it's their mailboxes and their road. We mentioned probably four or five years ago that

October 9, 2023

Double Branch CDD

we really shouldn't be doing much for them at all. We do supply water out there and we talked about not capping it. We were going to cap it at one time, but they wanted the water.

Ms. Suchsland stated if it looks really bad, we will mow it. That's about it.

Mr. Soriano stated it should fall on them.

Chairperson Nelsen stated if I remember correctly, it was that final capital left that we were required to do the mailboxes and the one park. I think we've done all that now.

Mr. Eckert stated I'd have to look back at the financing documents and see. If we used bond funds for it, we are probably going to have to maintain it. If we didn't use bond funds for it, that's easier for us.

Mr. Soriano stated they talked about taking some of those areas. The islands are the same thing. If there would have been businesses there, we would have shared with the businesses to make it look good, but now it's homes and that's pretty much somebody's front yard. It's not theirs either as an HOA. They don't own the island either, but they've talked about dealing with the landscaping there.

Vice Chairman Davis asked will they be here next month?

Mr. Soriano responded I will ask them about it.

Vice Chairman Davis stated invite them here and let's just get this all off the table.

Mr. Soriano stated we do have a couple of other issues there. Last month they asked me questions like about the mailbox, but also Mahoney Loop. That is the road that came in later. That's the one that comes up and turns and basically runs right next to the sidewalk on Oakleaf Village Parkway and you have a little section of grass there. The builders took out the fence. A long time ago there was grass there and we fenced that in. You don't have enough room for a fence easement, and we're not supposed to put a fence back up there. It's not ours anyway. We did spend dollars to put those bushes in there. On our side, we cut the grass and bushes look great. On their side it looks horrible. They don't cut anything over there and the grass is growing into the road. They would like us to go in there and cut. We don't really go into any of the HOAs. We don't even go into our own neighborhoods, other than the parks and playgrounds. Once you go inside, we expect it to be handled by homeowners. I would look at that the same way, but it's a road in front so I see why they don't want to do it. Why would a homeowner want to go across the road to cut the grass? That's where they're asking us to take care of it. I look at it differently.

October 9, 2023

Double Branch CDD

Mr. Horton stated why don't we just say hands off with it and if they want something done over there like the grass, contact their HOA.

Ms. Suchsland stated this summer they had two Saturday's that they had a community clean-up, and they would go in and do it, but then they would leave it in a pile so Jay would pay us to remove the debris.

Mr. Soriano stated I'm good with them doing that kind of stuff, but I would like a little coordination. They didn't tell us until afterwards and there were a couple of trailer loads full of giant stacks of bags. They cleaned everything up, which much of it is our property, but they just left it there for us, so it makes work too.

Vice Chairman Davis stated that's the kind of stuff we need to get in writing and just finalize it. Moving forward we both know what to expect.

Mr. Thomas stated this is the same parking area that they were saying the trees aren't cut, but are we responsible for the trees in the back?

Vice Chairman Davis stated we keep talking about it year after year. Just finalize it.

Mr. Soriano stated it would be great if we didn't have to deal with any of that. It would be the county. If they were finally able to do something there, that would be great. It's just wasted, and it didn't turn into anything close to like it was planned 20 years ago.

Mr. Lanier stated you said that island and the mailboxes is part of their road, and they own that?

Mr. Soriano responded yes. Where they mailboxes sit is ours, but they own this road.

Mr. Lanier asked so our goal is to the turn that over to them?

Mr. Soriano responded we can't actually give it to them though.

Mr. Eckert stated part of it depends on if there are bond funds. What is the road that it is on?

Mr. Lanier responded Village Oaks Lane and Strathmore Lane.

Mr. Eckert stated I'll take a look at it. It's got to be in the engineer's report if we did it, or in a supplement to it. It sounds like if the road was intended to be a county road in the beginning, the CDD would have been the one to have that median because the county wouldn't take it, so that would have been a way to work through that and now the county is now taking that road at all. I can see how it would happen, but we will figure out a way to fix it.

Mr. Horton asked is security not coming to meetings anymore?

October 9, 2023

Double Branch CDD

Mr. Soriano responded he was here at the last meeting.

Mr. Horton asked is there anything you're aware of that we need to know about?

Mr. Soriano responded they have a lot of new employees. I would say the biggest struggle lately is making sure they have somebody to train them properly on what happens when. Right now, they're doing a good job of reporting vehicles at night and having them towed after hours. The biggest concern with that is we need to make sure it's under our rules, but at least they're making the effort. No major problems that I'm aware of.

Mr. Horton asked are we giving up on the ducks?

Mr. Soriano responded we did. If you recall, they only caught like five. Our ducks have come back with a vengeance, so if you've gone out to the pool it's almost worse now than what it was before we started trapping ducks. Now that we've been pretty outright that we're going to be getting rid of the ducks I don't have as much concern with any of our residents complaining about it so we will go through with more outright deterrence.

Mr. Horton stated I saw somebody posting the other day about feral hogs somewhere around the Oaks.

Mr. Soriano stated I've gotten hit with three now. I got an email while we were sitting in the meeting. They're coming down through the woods that run next to Double Branch's property and where the ballpark is. The construction that is going on off Cheswick Oaks is pushing them out. We're not going to stop them all. You're talking hundreds of acres and there could be quite a few hundred pigs out there. We caught 14 and spent \$4,000 on that for just baiting them. Right now, I think the best we can do is make repairs and hope they get tired of running out here. We can put out more traps, but there's no way we're going to be able to pick out every location they're going to run through or stop them. Some of them were little pigs that they caught.

Mr. Horton stated I'm not too worried about the pigs, it's just the ducks in the pool and the soccer fields.

Mr. Thomas asked when do we plan on re-sprigging or doing something to the soccer fields? The youngest is now actively playing so now I'm really noticing stuff. Did we talk about doing it every so many years?

Mr. Soriano responded we did. I mentioned last year that we were getting too far away from that plan and we should jump back into it, so I leave it to you guys to vote on. We have it built into the budget and if we're getting money from both of the associations then it's helpful,

October 9, 2023

Double Branch CDD

but I do think this next spring we do it because it has to be a high enough temperature and I think we need to get back to that. It's still looking better than many facilities, but that was the plan is we would never have grass that was 15 years old. We would go through and do three acres, and then the next year three acres, and then we take a year or two off and then start it again.

Mr. Thomas asked can you start pulling some quotes?

Mr. Soriano responded yes.

Mr. Horton asked do we fertilize that area?

Mr. Soriano responded we still do what is in the contract for extra fertilization, aeration, and things like that, but this does basically get you knew grass.

Mr. Horton stated it's just a lot of money.

Mr. Soriano stated it is, but in comparison, much lower than doing sodding.

SEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – November 13, 2023 @ 4:00 p.m. at the Plantation Oaks Amenity Center

Ms. Giles stated the next meeting was scheduled for November 13, 2023 at 4:00 p.m. in this same location.

EIGHTH ORDER OF BUSINESS

Adjournment

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

DocuSigned by:
Marilee Giles
A38999D0EDC14F4...

Secretary/Assistant Secretary

DocuSigned by:
Cindy Nelson
1834ED053396448...

Chairman/Vice Chairman