

**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, **February 12, 2024** 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

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 I do have somebody here. We have had a change in our vendor fair, holiday market. This happened a few years ago. We had Carla Reed that used to run the expo, and when she moved out of town, Donna Tingle came in and wanted to do both where she had one event here and then one event at your district. She has moved and kind of handed it on to friends of hers that have worked with her at the event for the last four or five years. So, they're familiar with it. I told them how the process goes, so they come to you and ask if we want to carry it on that way and kind of keeping it run through some residents here. I've gone through all the expectations and list of rules. I did ask for them to write out a business plan the same way we did in the past. So, in your packet there in front of you, there is a couple of sheets of paper, and they're planning on running it the same way and keeping it a little bit smaller than what we had

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when it was the old expo. There is one plan each year for each side, so two. One for your side, one for Middle Village. They did come to the Middle Village meeting to make sure they were good with it. Middle Village did decide to move on and allow them to take over the one year. We will update our usage agreement. We talked about that back when Donna took over from Carla, but we'll do the same thing. Mike and I will put together a usage agreement, make sure all the particulars are met, and if there's any other concerns, that's where they're here to answer any questions or talk to you and get your permission.

Mr. Thomas stated so your plan pretty much will mirror the one that was already set in place.

Amy Brown stated yeah.

Mr. Thomas stated how do you advertise to vendors? Through Facebook?

Amy Brown stated yeah, pretty much. There's a social media page set up for everybody to communicate through. I have a lot of interest right now, but I just told them that it's on hold until we can get permission for us to continue.

Mr. Lanier stated have you had any discussions with the elementary school OVE, as far as overflow parking or anything? Have you thought about that one?

Amy Brown stated yeah, I know when Donna was doing it, people were parking over there. I'm not for sure. She didn't ever discuss that with me. But I don't have a problem with contacting them to see if they are okay with it.

Mr. Lanier stated I think they're relatively open to it. Just stay off the grass with it. But that'd be something I'd look at because otherwise we're going to get people parking in no parking areas and then they're going to get towed, and that's probably going to come back on you in some regards.

Amy Brown stated yeah, I don't have a problem with contacting them.

Mr. Horton stated so you're going to do it twice a year, is that correct?

Amy Brown stated yeah, once in October on this side, and I have the date on there as April the 6th for the phase one side. But if I need to change the date or make it even like a later month.

Mr. Thomas stated I-9 started.

Mr. Soriano stated soccer and I-9 will both be going. So, in the past they would coordinate with them, and a lot of times what would happen is they cut the number of games and

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some would get moved to the summer. Not that they're required to because they have their own usage agreement, but they were usually pretty good at working with whoever ran it because if you recall, Carla's was really big and it would be problematic near the end where we asked Donna to keep it a little bit lower, so you will see that in her business plan there. So if we had to, we will kind of continue to work with the groups that are out there to be able to do everything. In April, our pools are also open, and if it continues to be warm like this, we have rentals, we have the pool, we have soccer, we have I-9 and the fitness center. So, we will have to utilize the village center parking lot and the elementary school to be able to do something like this.

Mr. Lanier stated how many vendors did Carla have?

Mr. Soriano stated I'm not sure the actual amount of vendors. There was a time where she had more than 150 spots. Some of the vendors had multiple spots, so there was a bounce house person and they had four or five bounce houses out there. But I would guess 75 to 100 different vendors.

Mr. Lanier stated would you make money with just 50 vendors?

Shawn Brown stated we're not doing it for a whole lot of money. We're going to be one of the vendors there as well. We just want to be able to keep the presentation going because through the forums and stuff that she does on Facebook there's interest and especially the fall one that's over here, a lot of the community walks to them for something to do.

Mr. Lanier stated that's appreciated.

Mr. Thomas stated is your plan to keep it to the parking lot or are you looking to maybe expand it onto the field a little bit?

Amy Brown stated No, we've always stayed on the parking lot. And I think in phase one, I want to say she only had 43 vendors.

Mr. Soriano stated yeah, we did give Donna that expectation. She couldn't go in the field, but Carla did for that.

Mr. Lanier stated are you guys using that first field for something?

Mr. Soriano stated the one closes is I-9 right now. They started two weekends ago, so Florida League is all the way back towards the pond side.

Mr. Thomas stated have you been able to contact I-9 or Florida League to schedule that yet?

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Amy Brown stated I spoke with Donna and she was supposed to give me their information so that I could contact them to try to work dates, but she never got back to me.

Mr. Soriano stated if we decide this is the way you guys want to continue I can get in touch with them and make sure they all work together. And then also Wanda, usually I keep her in any emails because of things like rentals. Now you're not as big as over here and over here we don't ever want a wedding to be inconvenienced because of the extra stuff. But over there you have smaller facility. It is still nice to know because we get the rentals that are mad because they've rented it out, that little room, and they don't have anywhere for their guests to park. So, we do give them that information beforehand that it's going to be a little busy that day.

Mr. Horton stated I think it's a good idea.

Mr. Lanier stated do we need to make a motion?

Mr. Eckert stated I think you can rely on board direction, but we will want an agreement with insurance and that sort of thing.

Mr. Thomas stated as long as your paperwork is there and you're communicating, I'm a big fan. I go to just about all of them and I think it's a good thing for the community, especially the walking up community, on a nice Saturday. But communication is key with all of the sports events going on. And I would also maybe take it a step further, maybe pre advertise it, like maybe if we can allow them to put out a sign saying, hey, reminder, don't park here on Saturday morning. Because I know that one year your vendors were blocked by cars having to be moved and I'm trying to reduce the headache and just getting the word out there. Not all of us old people are on Facebook, so advertise it different ways other than Facebook.

Amy Brown stated yes, definitely.

Ms. Giles stated thank you. Are there any other public comments?

Mr. Lanier stated do we make that direction?

Mr. Eckert stated unless there's somebody opposed, I think staff's going to take that direction.

Mr. Lanier stated okay.

Mr. Thomas stated Chad, any comments on that?

Mr. Soriano stated Chad?

Vice Chairman Davis stated no, as long as the insurance is in place and like you said, communication is taking place, we're good.

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Ms. Giles stated thank you.

Mr. Lanier stated thank you. I appreciate you guys.

Ms. Giles stated Any other public comments?

Stephen Fagan stated I'm always making observations. As you all know. One is some of our community parks, neighborhood parks, I'm noticing more and more individuals parking up on the turf or the grass. Can we do something about that? No Parking signs or something to that effect? Because eventually that turf is going to become worn down and it's going to make the neighborhood look unappealing. Likewise, there are individuals starting to do that as well in front of their homes, pulling up on the curbs and parking in the grass areas. So can something be done?

Mr. Soriano stated we can only direct deal with one per, say, the playgrounds. They actually pull up in the playground area. Once you get into that area, like Oaks, Fall Creek, once you get inside past our main roads, you're now dealing with a homeowner area, the HOA. We don't own any property in there, so we don't have the ability to tow or plant signs on property.

Mr. Lanier stated with parking on the grass in front of a home, all you have to do is take a picture and send it in anonymously to the HOA. It's right there on their website. I've done it several times for multiple things within the neighborhood. Just send it in and they've got documented proof, and they'll send out a letter to say, hey, you can't do this. And if it continues, then the HOA will ratchet up their response.

Vice Chairman Davis stated I'm a little fuzzy on the audience comment. What property are you talking about?

Stephen Fagan stated if you're at the community center and you make that first left, you drive right down to the roundabout, it's that park on the other side.

Mr. Soriano stated that would be Worthington Oaks. I can tell you especially with Worthington Oaks that one does get bad because the backside has a big empty area where that split rail really isn't that close to the road. Where if you notice a lot of places where I put up split rail, I try to get as close as I can without really getting into county right of way. We can't plant it in the county right away unless I've run through it with them, which doesn't work out very well, but I try to get as close as possible. With that one, you can fit a semi back there.

Mr. Lanier stated just take a picture and you can send it to Jay. I mean, honestly, and if my understanding is correct, we've given Jay authorization to call the tow trucks. We don't want

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to have neighbors that are saying, I'm just going to tattle tell. But if it is something like that, absolutely, because you're concerned. So just snap a picture, send it to Jay and then let's get that taken care of.

Mr. Soriano stated as long as they're still there. It's not usually anything quick. If you send me that picture and I go out there and I see them, sometimes it takes a couple hours for the tow trucks get there. If they're still there, they're going to get towed.

Stephen Fagan stated sometimes they have parties and they're all day up on the grass.

Mr. Soriano stated don't call me at twelve or one in the morning because I may not answer.

Stephen Fagan stated duly noted, I appreciate it.

Mr. Horton stated where do you live?

Stephen Fagan stated I live in Worthington Oaks.

Mr. Horton stated I live where the Piedmont Park is in Stonebriar and people come out and fish sometimes and park right on the grass. I just walk over and ask how the fishing is going and stuff like that and say, by the way, did you know you're not supposed to park on the grass and I haven't had anybody argue with me yet. They usually say oh, I didn't know that, I'll move right now.

Stephen Fagan stated I did that to one individual because not only did she park on the grass but she pulled up in the park with her car. And so I just went over there and said politely, you're not supposed to park inside the park, you're supposed to park on the street. She gave me a nasty look, but she eventually moved her car.

Sheila Kerr stated I live in Forest Brook. I'm here because I'm concerned with the maintenance of our community. I notice a lot of things that are not getting done from the time that I first moved in to where we are now. I have a lot of pictures on my phone here that I can show. I don't like sharing my phone just for privacy purposes, but I do have pictures on my phone. One of the things I noticed is that we did have some people come out to spray the fence, but what they did is they went straight out. They didn't go on the side where the fence is sometimes turned. Those are the community fences that go on the side. They didn't do that. They just went straight out.

Mr. Soriano stated Deerview is just Deerview. You're actually in another district. You're in this district here.

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Sheila Kerr stated I'm in the wrong meeting?

Mr. Soriano stated yeah, it's okay. But they do have some roads that are like that. Once they turn into the neighborhoods, the District no longer maintains them. Those fences continue, but we don't do those.

Sheila Kerr stated I don't want to waste your time if I'm in the wrong meeting because my concerns are with the whole place.

Mr. Soriano stated we operate the same way on their side. You may have seen those guys were out pressure washing last week or the week before. Typically, we don't wash in February or January.

Sheila Kerr stated do we have scheduled times that we do that?

Mr. Soriano stated you don't actually have like a standing contract. There's just so much out there to pressure wash. They try to get as much done as they can. You also don't pay for anything they can't complete, but you have thousands and thousands and thousands of linear feet of fencing. That's not the only thing they do: the buildings, many of the sidewalks, they do your playground structures, and things like that. But the fences in particular, like I said, even though we don't own some of those fences, we still wash them when you see them from the main roads.

Sheila Kerr stated right. Because what they did is they went straight down. And those fence, that curve at into people's property, that is not our fences, they didn't get.

Mr. Soriano stated we don't own some of the fences that we wash. Like you drive up and down this road, we don't own the grass or that fence. It sits on both. We've decided to maintain and cut the grass but we don't actually own it there.

Sheila Kerr stated that's the other thing I want to talk about, the grass. I don't know who we contract for with the grass, but it depends on who's out there doing the grass. Because what happens, sometimes they do a good job, and sometimes if they don't feel like edging, they don't edge. And that looks nasty when you're walking. I see that because I'm out all the time walking with my animals. So, I get a chance to notice that. So, it depends on what person, I don't mean company, but what person is actually doing the mowing for that day, what quality of job that you'll get from the lawn mowers. And the other thing is those trees out there, do we have a schedule for the trees? How often do we get the trees trimmed?

Mr. Soriano stated we don't trim those trees. Those are pine trees on Deerview.

Sheila Kerr stated no, we have other trees on the other side.

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Mr. Soriano stated the only things we do are DOT standards where it's 14-feet or lower, but outside of that, we don't trim the trees. We don't maintain the oak trees. No, they just grow.

Shelia Kerr stated I noticed that some of the neighbors in the community, they're talking about these crepe myrtles that are planted. But the neighbors are having to go out there and trim the crepe myrtles themselves because they are not being trimmed. So, we don't do any of that either?

Mr. Soriano stated they shouldn't be touching those trees, but we don't trim the myrtles. We do within our properties that we maintain. We have a contracted area, and most of that's kind of like a common area going up and down the road. Deerview is straight down the road to the last two columns, the brick columns at the very back. That's all we do. We don't turn in or anything. So, there are some crepe myrtles there. We trim them like ice cream cones. We follow Florida's guidelines on that. We don't do what a lot of neighborhoods will do. A lot of people like it to trim them back to where they look like kind of skeleton trees. A lot of people like that with crepe myrtles, but we don't do that.

Sheila Kerr stated but we do that when you come down Oakleaf Parkway. I see where they have been trimmed down.

Mr. Soriano stated no. I did bring to the boards certain ones. If you notice the ones at the very front got cut like skeletons. That was because of the power lines over top. We had an easement and they were getting so large that the power company actually came to us and wanted us to cut those. If we allowed them to do it they're just going to hack those trees up. So, we had our contractor trim those back so we can do certain ones, but that is not part of the normal contract. So here, same thing if you look out here, I actually trimmed some of these this year because they're getting a little overgrown. In the roadways we follow the UF guidelines.

Mr. Eckert stated I'm sorry to interrupt here. I just want to make sure all these are maintenance issues that it would probably be better for you to talk to Jay offline about. I'm not trying to cut you off, but we do have a three minute time limit and we're doing a lot of back and forth here. Jay is certainly the one that fields maintenance issues.

Sheila Kerr stated no problem. I just want to say one more thing and then I promise I'm done. You know those columns that we have that says Forest Brook or Creekview? Who's responsible for cleaning those? Because they look filthy.

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Mr. Soriano stated they haven't cleaned those yet. Like I said, we will get to pressure washing. We did just do all of their side, then we'll make it back and forth.

Sheila Kerr stated but we are going to get them done?

Mr. Soriano stated Yes.

Mr. Lanier stated what I recommend you do is just take a picture if there's something you don't like and please send them to Jay.

Sheila Kerr stated I have pictures.

Mr. Lanier stated we understand privacy concerns and all that stuff but if you send them to Jay they're not going anywhere except maybe to the board. That's it. And that just opens up the eyes. So, if you've got something, just take a picture and send it.

Sheila Kerr stated I hate to do this to you, Jay, but you're going to get flooded with a lot.

Mr. Soriano stated I get pictures all the time. This is now an almost 20-year-old neighborhood and we have a lot to take care of.

Mr. Lanier stated we see things as well and we bring it up, but we can't see everything. Everybody's got a different perspective.

Mr. Thomas stated you're out and about walking. So, when you're out and about walking, you see a lot more than somebody driving by.

Ms. Giles stated this is all valuable. I think what you said, though, is you're in the Middle Village CDD, so just as a reminder, their next meeting is March 11th in this same room at 6:00 p.m., so it would be helpful to email all of that to Jay ahead of time and then if you still have concerns, that's your next meeting. You have a website called Middle Village CDD that you can just Google and it's got all the dates. If you scroll down to the bottom, it's got all the meeting dates. But anything you can send to Jay prior to a meeting is certainly helpful.

Ms. Giles stated so, moving on. Item three is discussion of the Blue Angels kiosk. And that's on page six. And I think Mike was going to comment on that.

Mr. Eckert stated in our negotiations with the county for the library site, this was a last minute thing that they brought up was, hey, the county would really like to move the Blue Angels informational kiosk from the area where we all talked about and thought it was going, over to our property that they're going to have a deed to with a reverter back to us. In some ways, it seems like more people would see it, perhaps if there's a library there and all that. But the other thing it does is it kind of hurts our ability to use our property if it reverts back to us if they don't

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build a library. So, I need to go back to them and say how we want to handle this. I think there's a way that we can handle it so that we're protected in the event that it reverts back to us, that the county would have to move it to our other location. We could require them to do that. Or my first suggestion would be, there's two parcels there. Why don't you put it on the county parcel, not on the CDD parcel. So that would be my first thing I would go back to them with and then that would eliminate our concern about having the kiosk affect the usability of our property if we ever wanted to use it. So I wanted to bring that up. I'm going to talk more about the deed a little bit later on. Jay, I don't know if you had any comments on that.

Mr. Soriano stated I actually like the old location where they had suggested before, but it does make sense if they do get the property, and they develop it. But I think that I probably go with Mike's first thought is why not just put it in the back property, which they already own.

Mr. Lanier stated is there a third option like saying it's not to be built until you build the library, or decide not to build the library.

Mr. Eckert stated I don't know that that will work for them, because my guess is the grant that they're applying for will need to come through before they get their library funding. But I think it's perfectly reasonable if they're saying, hey, we want it over here, and say, well, then put it on your property. You own property right there that's perfect.

Mr. Horton stated I like the original location. I don't think we should change it.

Mr. Eckert stated ultimately, it's up to the board to the extent that they don't just put it on county property, then we're not involved in it.

Mr. Horton stated it's like a dead spot back in there. If you build the library back there you'd have to wait till library is in before you can actually do anything.

Mr. Lanier stated I think there'd be a whole lot more visitors to the kiosk if it was towards the library. It would make it a little more painful for the schools and that sort of stuff to cross the street. But they do their parades, and they do that sort of stuff, so they can kind of do that one. Where it's at I do think it was a great idea with that one, but I don't know how many people are just going to drive to that end of the parking lot and go take a look at it, versus if they were to drive over to where the library was and go take a look at it and possibly go to the library. I like the old location if we weren't building a library, but we're going to build a library, I think that county property is a good idea.

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Mr. Thomas stated and then the county would be responsible for the upkeep, landscape maintenance and the power.

Mr. Eckert stated yes, it would be on county property. That's what we talk about is we're taking care of the parking lot and the lighting, and the county would take care of the property that they own, the landscape maintenance and that sort of thing.

Mr. Horton stated if it's put on our property, there's a parking lot right there.

Mr. Thomas stated I get that but nobody goes there. Whereas if you go to a library that's got people, they're going to go and they're going to look at and go, oh, holy cow, this is part of our community.

Mr. Horton stated I don't think they can put that in until they put a library there.

Mr. Lanier stated but they'll have plans drawn up. How long does it take normally for a building process with plans?

Mr. Horton stated that's assuming that happens before the time runs out to build it.

Mr. Eckert stated yeah, this is a two-to-three-year process, probably to just get it planned, funded before you ever even break dirt. That's why they're asking for five years on the reverter.

Mr. Horton stated the grant money might run out before then.

Mr. Lanier stated if you put it at a corner, because they're not really worried about parking, right? If they put it at a corner, they can build around it. I don't see that being a big deal from an architectural point of view. They can just work around it.

Mr. Eckert stated if we put it on our property are they going to work around it anyway? They're going to have to work around it if they want it in this area, whether it's on ours or the county's.

Mr. Horton stated I prefer to have it where we were talking about originally. I think it's a better location. Just my opinion.

Mr. Lanier stated what do you need from us, Mike?

Mr. Eckert stated I need to know how you want me to respond to the county in terms of the change of location. My suggestion is that if you like the original location, as a consensus board that we just say we like it at the original location. And if the county wants it over there, the county can put it on their property.

Mr. Horton stated are they ready to build the kiosk now?

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Mr. Eckert stated it sounds like they have a deadline for a grant that they're trying to get, and they have to identify the location in the grant application.

Mr. Thomas stated I'm thinking from a teacher point of view, because if the school was going to use it for learning about some history type of thing, I would be more comfortable being over in a large parking lot area as opposed to right next to a major road where the stoplight is and then turning over by the pickleball courts. Because if you're talking elementary kids, I would feel safer if they were over on a big grass area at the corner. At the corner, you just cross the street and boom, you're there. Either way, they're going to have to cross the street. So, I'm thinking more of a safety perspective if I were to take kids over to it, then I would rather be over there where that library is going to be built. Now, I would prefer it be towards the front. I think it's going to receive more foot traffic. Because if we do get a library people might think oh, I'm already here, what's that cool looking thing over there? Hey, look, blue angels. And I like the fact that the county can pay for the lights.

Mr. Horton stated either way you cross the street.

Mr. Thomas stated right, but I'm talking about when you're actually standing there. We're going to be standing, like, close to a road as opposed to being all the way over there away from a main road.

Mr. Lanier stated so we make a motion either to move or not move?

Mr. Eckert stated I don't need a motion. I just need a direction from the board. I mean, I need to know from a majority of the board if you want to keep it where it's at. Are you amenable to it being put on the district property in the park? Which again, if it reverts back to you, then your usable space is used up with the billboards and things that you had no control over how they were planned or where they were placed. I just need to know from at least three of you how you feel about it.

Vice Chairman Davis stated I like it on county property over by where the library is going to go and they can maintain it.

Mr. Lanier stated what kind of vibe are you getting from the county about the library?

Mr. Eckert stated I'm getting a good vibe that they want to do it because they keep reaching out to us, but again, I liked it over here in the library site better just for the traffic issue. You guys were talking foot traffic, people walk in the library and think oh, what's that?

Mr. Lanier stated I would vote to say I like it over on the county side with the library.

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Mr. Eckert stated alternatively, would you go back to the original location?

Mr. Lanier stated what's the alternative, they don't build it right? But it would already possibly be built.

Mr. Eckert stated no, what I'm saying is, would any of the board members want to entertain allowing it on CDD owned property in the library area right now?

Mr. Soriano stated so the front of that versus which is basically the back.

Mr. Lanier stated I'm good with either of those two plots, if they're going to build a library, I'm good with that. I'd prefer it be on county property, but I'm okay with it not.

Mr. Eckert stated the county is going to own all that section in there. It's just a question of if they don't build the library and the land comes back to us. It would come back to us with the Blue Angels marquees and everything on the land.

Mr. Lanier stated I'm okay with that. I'd rather it not be that way, but I'm okay with that.

Mr. Thomas stated I'm okay with that. It needs to be towards the front anyway. People aren't going to go walking all the way back there. It's more noticeable and has better parking.

Mr. Horton stated there's your three.

Mr. Eckert stated well, I'll go back to them. Who knows what will happen with it, but I'll let them know that we're amenable to it. Going over on the library area in the place that makes the most sense. The parking issue and the deed, I'm going to talk about under my report.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Minutes of the January 8, 2024 Board of Supervisors Meeting

B. Financial Statements

C. Assessment Receipts Schedule

D. Check Register

Ms. Giles stated starting on page eleven, there's the January 8, 2024 meeting minutes. Unless there's any changes or corrections, I just look for a motion to approve.

On MOTION by Mr. Horton seconded by Vice Chairman Davis with all in favor the minutes of the January 8, 2024 meeting were approved.

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Ms. Giles stated on page 34 are your financials as of December 31st, followed by your assessment receipt schedule showing the District is 95% collected, and then your check register is on page 48 totaling \$138,156.32. I see no unusual variances there. It's pretty standard. Unless there's any comments or questions about the check register, I just look for a motion to approve.

Mr. Horton motioned to approve the check register. Chairperson Nelsen seconded the motion.

Mr. Lanier stated I do have a question about the collections. We were probably sitting at 95% last month. Is there any time frame that we need to be 100% collected?

Mr. Eckert stated you have through March to pay without any kind of interest or penalty. You just get the sliding discount starting in November.

On VOICE VOTE with all in favor the check register was approved.

FIFTH ORDER OF BUSINESS

Consideration of Responses to Request for Qualifications for Engineering Services

Vice Chairman Davis stated I guess it didn't come first.

Ms. Giles stated I put a score sheet there at your table to help us through this process. You have two proposers, Alliant and Matthews right hand side. If there's a supervisor that wants to lead the discussion, we can do that way. But this is the board's opportunity at a publicly noticed meeting to discuss the RFQ and the scores. Mike, is there anything you want to add?

Mr. Eckert stated no, just that if there's a board member that has poured over this, that feels comfortable with their scoring, and they want to go through each cell and propose a score and throw that out there for the board to discuss, my guess is you'll find a lot more agreement than you think. If I were that board member, I would say, let's start with Alliant and let's start with ability and adequacy of professional personnel. I think we should give them a 24. What does everybody else think? And you collectively come up with a score and then move on to consultants past performance and do them one at a time. That's usually the way that we get through this with the most efficiency and have the best discussion.

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Mr. Horton stated I did look over both of the submittals, and both of them were impressive. Both of them seem to be really good engineering firms. Alliant seems to be the larger group, not just in the State of Florida, but several other places too. I was concerned about them because they're a big company. That's my only concern. I docked them a little bit because of that. On Matthews, again, another good company I thought. They're a local company, a smaller group. I looked at some of the projects they've done, and they're all local projects around here. So, if they know the Florida Laws and things like that and the county laws, it seemed like they'd be a good fit for me. And on top of that, they also happen to be the engineering firm for South Village, which might be a leg up, too. So, I gave Matthews the lead there.

Chairperson Nelsen stated we have to go block by block, do your score on the ability and adequacy.

Mr. Horton stated on the first block I gave 25 to both of them.

Mr. Eckert stated let's just do Alliant. Let's go horizontal.

Mr. Horton stated okay. I gave them 25 points on the professional personnel.

Mr. Eckert stated okay, let's stop. Does anybody have any different feelings on that?

Mr. Lanier stated the way I did it is I broke up 25 points.

Mr. Eckert stated it's 25 for each firm. It's not a split between.

Mr. Lanier stated I gave Alliant 15 on adequacy out of 25.

Chairperson Nelsen stated I have 20.

Mr. Thomas stated I didn't bring my paper. I know who I had overall.

Mr. Eckert stated that's fine. Chad, did you have any comments on the scores? I think we've heard 15, 20 and 25.

Vice Chairman Davis stated I had 21.

Mr. Eckert stated are there at least three members of the board that are comfortable with 20 or 21? Something like that. Or wants to advocate for 15 or advocate for 25?

Mr. Lanier stated Tom, I like what you were saying about what they've done and looking at the past, and again, it's not a knock on the company, just one seems to be with the size you talked about and with some of the projects that they've done, it looks like one of them is a little stronger. So that's the reason I gave 15 for Alliant, but kind of in the same thing that Tom was talking about with the differences between the two.

Chairperson Nelsen stated the average was 21.

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Chairperson Nelsen stated is everyone all right with 21?

There were no objections from any of the board members.

Mr. Horton stated for consultant's past performance I gave him Alliant 20.

Chairperson Nelsen stated I have a 20 as well.

Mr. Lanier stated 20.

Vice Chairman Davis stated 19.

Chairperson Nelsen stated is everybody good to go with 20?

There were no objections from any of the board members.

Mr. Horton stated geographical location I gave Alliant 20 on that.

Chairperson Nelsen stated I have 20.

Mr. Lanier stated I have 20 as well for geographic location.

Vice Chairman Davis stated 21.

Chairperson Nelsen stated is everyone okay with 20 for geographic location?

There were no objections from any of the board members.

Mr. Horton stated next one willingness to meet time and budget requirements, I gave them a 15.

Chairperson Nelsen stated I have a 15 as well.

Mr. Lanier stated 15.

Vice Chairman Davis stated 14.

Mr. Horton stated certified minority business enterprise I gave them a zero on that.

Chairperson Nelsen stated I have a three. They have one woman on.

Mr. Horton stated it's a subcontractor or something.

Mr. Eckert stated it's a subcontractor. The way this works is the proposer has to be a certified minority business enterprise as designated by the State of Florida. If they're not, they get zero points and if they are, they get five points. So it's just do you meet this criteria?

Mr. Horton stated the subcontractor would if that factors in.

Mr. Eckert stated yeah, but that doesn't count. Both of your vendors here will have a zero in that category.

Mr. Horton stated recent current and projected workloads I gave them a five.

Chairperson Nelsen stated I have five.

Mr. Lanier stated I have four.

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Vice Chairman Davis stated three.

Mr. Thomas stated do you want to go with the four?

Chairperson Nelsen stated four would be closer to the average.

Mr. Thomas stated I can't remember my number, so I don't want to throw mine out there.

Chairperson Nelsen stated can I get a little explanation on the next one.

Mr. Eckert stated the next one is if they've ever done work for the district, then they would get points for that. But neither one of these firms have done work for the District, so I would recommend zero and zero and that way it doesn't prejudice anybody.

Ms. Giles stated I have 80 for Alliant.

Ms. Giles stated moving down to Matthews.

Mr. Horton stated I gave Matthews a 25 on ability and adequacy of professional personnel.

Chairperson Nelsen stated I had a 25.

Mr. Lanier stated 25.

Vice Chairman Davis stated 24.

Chairperson Nelsen stated we will go with 25.

Mr. Horton stated next one is consultants past performances. I gave them a 25.

Mr. Lanier stated 25.

Chairperson Nelsen stated 25.

Vice Chairman Davis stated 24.

Mr. Eckert stated Chad, are you okay with the 25?

Vice Chairman Davis stated that's fine. I'm not that generous.

Mr. Horton stated geographic location I gave them a 20. They're right across the bridge, too.

Mr. Lanier stated I thought they're a little further out. I gave them 15.

Chairperson Nelsen stated I did a 15 too. I thought they were in St. Johns.

Mr. Thomas stated they're further away than Alliant.

Vice Chairman Davis stated I had 18.

Mr. Horton stated they got a branch office right across the bridge off of Belfort.

Mr. Thomas stated I didn't see that when I looked through it.

Mr. Horton stated the main office is down in St. Augustine.

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Ms. Giles stated I have a 20, a 15, a 15, and an 18. Did you want to take the average of that? Is that 16?

Chairperson Nelsen stated 16 for geographic.

Ms. Giles stated everybody good with that?

Mr. Horton stated not really.

Ms. Giles stated okay. It's board discussion. This is your time. This matters.

Mr. Horton stated what did we give Alliant?

Ms. Giles stated 20s.

Chairperson Nelsen stated here are they located?

Mr. Horton stated just north. You get off of JTB. JTB and Belfort is where the branch office is.

Mr. Lanier stated I might have missed that because I looked to see where they were and I didn't see them.

Mr. Horton stated Alliant is south where the car dealerships are. I looked it up on the map. They're south of 295 on US 1. Matthews is a little bit north on I-95. Just a short ways. It's almost equal.

Mr. Lanier stated I think I looked at the Waldo Street address.

Mr. Eckert stated their main office is in downtown St. Augustine.

Mr. Horton stated exactly right. But there is a branch office.

Ms. Giles stated Yes. There's one off South Point Drive in North Jacksonville.

Mr. Horton stated I don't see the difference in giving less for that.

Chairperson Nelsen stated I'm all right with 20.

Mr. Lanier stated I'll put 20.

Vice Chairman Davis stated 20 as well.

Ms. Giles stated everybody's a 20 now.

Mr. Horton stated willingness to meet time and budget requirements, I gave them 15.

Mr. Lanier stated I gave them 15. I mean, I don't think they're going to tell us when they weren't on budget. So what they gave us shows we're on time and we're early.

Mr. Horton stated they did have in there that had never been sued for being late or anything was wrong with their contracts. Again, taking their full word on what they put in application.

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Ms. Giles stated Chad, what did you have?

Vice Chairman Davis stated 15.

Ms. Giles stated okay, so I have 15 there. We have zero for minority and then recent, current and projected workloads.

Mr. Horton stated five.

Chairperson Nelsen stated five.

Mr. Lanier stated five.

Vice Chairman stated four.

Ms. Giles stated I have 90 for Matthews.

Mr. Eckert stated unless the board has any other discussion on it, what we'd be looking for is a motion to approve the rankings with Matthews ranked number one, Alliant ranked number two and authorize district counsel to negotiate a contract with Matthews that we would bring back to your next board meeting.

On MOTION by Chairperson Nelsen seconded by Mr. Lanier with all in favor ranking Matthews | DCCM #1 and Alliant #2 was approved with staff authorized to negotiate a contract with Matthews | DCCM.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Eckert stated this wasn't in the agenda package but if you look here this is a deed with the yellow highlighted language on it. I tried to take the feedback that the board gave me at the last meeting in terms of trying to make sure that this wasn't a bookmobile that the county was going to set up in the parking lot and then also make sure that it was going to be there for a significant period of time before we lose our rights. So, the way that I wrote this is that we would be deeding the property to the county, but if the library isn't developed within five years and we went to them with four years, they said we really need five. So that's why I put five in there. You all did tell me to go for four. I tried and they said that they need five. But if it's not developed in five years and utilized as a public library located in a permanent vertical structure of at least 5,000 square feet in size and thereafter actually used as a public library for a continuous period of at least 25 years, then the title of the property would revert back to us. Also, we put in there,

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because they said they want to be able to use it for other civic use space. I said, so long as there's a permanent vertical structure operating as a library in compliance with this paragraph, other civic uses are permitted on the property without triggering a reverter. The 5,000 square feet I made up. They may come back and say, hey, no, that's not what we're doing. We're doing 6,000. This is what I want to propose to them. I just wanted to see if the Board had any additional thoughts on it before I send this to the county and say, here's what we've proposed.

Mr. Horton stated sounds okay to me.

Chairperson Nelsen stated I'm good too.

Mr. Lanier stated do we know what the average size of a library is by chance?

Mr. Soriano stated it's going to be more like 5,000, but I don't know what the original plan was there. If you look at the thing that's up there, that's going to be a little bit below that. So in comparison the library that's in Orange Park is probably just below that. I think that's a good start point, though. We don't want it too small. I'm hoping they do come back and they're actually going to build us something substantial. I don't know. If we ask for more, they could always just turn it down.

Mr. Lanier stated I just don't want them to go, oh, that's so tiny. I'm not saying make it easy. That's not what I'm trying to say, but make it definitely worthwhile for the community size-wise. One thing it says here is the average library size is 12,792.4 square feet. That's fiscal year 2019 public library survey and maybe tied into a number of people in the community, also ties into the size of the library.

Mr. Soriano stated I'm trying to think if we had any small districts to have another small unit, not the main libraries within, and how they would fall in there. I think it'd still be above five. But the other thing was they were hoping to use it, as we mentioned, for other civic things, meeting spaces, just an empty room.

Mr. Eckert stated we can go in at 10,000 or 12,500 and see what they say.

Mr. Thomas stated but we also don't want them also to say, oh, you guys are nuts.

Mr. Eckert stated no, they're not going to do that. They're going to say, hey, we're not going to build something that big. Here's what we've looked at, because if you remember, the commissioner who was here said she was going to look at the hybrid type building they were talking about in St. Johns County, like the week after she left here. So, they have an idea and they have to know for budgeting purposes.

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Mr. Lanier stated in here it says a population served between 10,000 to 25,000 is normally 7,000 square feet.

Mr. Soriano stated so somewhere between like 7,500 or 8,000. But that was what he was looking at for a minimum.

Mr. Eckert stated 7,500 is a good round number.

Mr. Soriano stated they can always go higher.

Mr. Thomas stated just out of curiosity, do we have any say in the design of it? I don't want some three story monstrosity.

Mr. Eckert stated we don't have any development or zoning powers or anything like that. Your control, if you wanted to try to build that in, would be in the negotiations for when you deed them the land. You would get it through a property right, not through a regulatory authority.

Mr. Thomas stated could we put in there that we suggest it be single story?

Mr. Lanier stated normally libraries are pretty conservative.

Chairperson Nelsen stated I think our voice might be better at the Clay County Commissioners meeting as a resident of the area too instead of putting all these restrictions on the land use. What do you think?

Mr. Eckert stated it's up to the board however you want to do it. I'm just saying that when somebody applies for a permit to do something, your only voice is at the county commission meeting as a resident, it's not in the CDD, but I can put in here single story if you want me to.

Mr. Thomas stated it's probably not necessary. It was just out of curiosity.

Mr. Eckert stated I've got that as direction. I'm just going to change this language to 7,500 square feet and we will see where we go. They're going to have comments on the language. So that's number one. Number two, parking and towing. You asked me to look at this issue. I have one recommendation that I can fully support. I don't think it's great, but I can legally support it. The other one, I've seen other places do it. It's never been tested. I won't give you an opinion that it's bulletproof, but it is something that's done in other places. So, the first option we could do is we could make the spaces that are in front of those houses not subject to the tow away zone. If there was some way we could redraw our map so that those spaces in front are not reserved for those people but the tow trucks know you don't tow from these spaces. And then if the people are fortunate enough to get those spaces when they come in and nobody else is using them, then they'd be able to park in those spaces overnight. That's option one. And keep in mind, too, there's

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a deed out there for the county that says the county gets to use the area for parking spaces if they ever develop a library. That was baked into a deed a long, long time ago. The other alternative you have is to issue some sort of revocable overnight parking permits to the people who live there. The reasons why I have concerns about that is I don't know why we're favoring them. I also looked at, if you could do a separate special assessment area, which was just those eight to ten houses, and you would levy them in a special assessment to take care of those parking spaces and they'd fund it, and then they'd be allowed to use those parking spaces? I can't recommend that either. I mean, I researched it and ran down that. To me, the best alternative, if you're going to do anything different, would be to just take those spaces out of the parking zone, and if they're lucky, to get them, great.

Mr. Thomas stated where's that line drawn?

Vice Chairman Davis stated anyone can park there?

Mr. Eckert stated anyone.

Vice Chairman Davis stated so I could park in front of that house?

Chairperson Nelsen stated right, with your commercial vehicle. I think we're just opening ourselves up to a nightmare.

Vice Chairman Davis stated that's going to cause more problems than anything.

Mr. Lanier stated did the residents come back as well?

Mr. Soriano stated no.

Mr. Lanier stated where is it a line drawn? What about right across the street there on the back end of it where they put those wooden blocks or tree trunks? That's kind of close to a house too. Well, if you did those eight, these two or three, whatever, right here need to be the same thing. And I don't know where that line is drawn, if we go that direction.

Mr. Soriano stated the one suggestion I had last time is I really wanted to see if they and their HOA would actually do something to address helping their residents, and I haven't seen that yet. Because they do have the ability. All of the sub associations out here, Scott, you have one over here, I have one. They all sell extra spots. They were like a lottery and we had to pay for it. When my daughter was able to get her car and I couldn't fit it in the driveway at the smaller townhome we had, we had to pay extra, but we had to go into that lottery because there were only so many spots. Same way in Briar Oaks and the Cottages had some. So, they all have a way to address it within there. And that's what we were talking about, those spots that go sideways on

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the roads going out of there. And I wanted to see if they would at least address that first and see if they could come up with something instead of putting the onus on you guys. And I haven't seen that yet. No one has come to talk to me other than some other homeowners that were farther out that did get towed. They didn't show up at that meeting, but they also did get towed. They lived farther out, but not the homes right up front that were here showing up last time. So, there are other people in that HOA that had to pay to get their cars. And one of them was almost two grand. She was gone for two weeks. A lot of people that got towed live in that neighborhood.

Mr. Lanier stated as you said, when the library comes, they get that parking.

Mr. Eckert stated well, they don't get it. They get to use it for their parking. But what I would suggest when we get to that point is you should modify your towing policies to say that the towing hours are like up to an hour before the library opens and then an hour after the library closes or something like that. Just modify the hours so that they're still able to use it for times when people are coming to work and getting there. You could do it that way.

Mr. Lanier stated or would it be better because we close everything down at like eight, right? Eight to sunrise.

Chairperson Nelsen stated depending on what time the library closes.

Mr. Soriano stated right now we would fit within that because let's say dawn till, I think we had it in there either ten or twelve because I'd set it around the amended set of times. Later you can go to the fitness center and work out the same thing. When we have those really busy weekends, people can park over there at the Village Center and walk over to the fitness center.

Mr. Eckert stated the county is going to be appreciative of us having a policy so that the spaces aren't all full when people come in in the morning.

Chairperson Nelsen stated I am opposed.

Mr. Lanier stated I recommend leave it as is to what the current plan is.

Vice Chairman Davis stated I agree.

Mr. Horton stated totally.

Mr. Eckert stated number three, impact fee credits. The district overbuilt some roads, and funded them through the bonds. As a result, the county issued the district impact fee credits, which are something that sounds like you should be able to use them, but the law for a very long time was you can only use them within your development. And the developer had tons of impact fee credits because they overbuilt as well with their funds. So, we've had these impact fee credits

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sitting on the shelves. The law changed not too long ago that would allow us to transfer them outside of our development to newer developments coming in. The process that we've seen working in St. Johns County on some of the deals I have over there, somebody approaches the district and says, we'd like to buy some of your impact fees. We can go get them at the county. We can just go pay our impact fees at 100 cents on the dollar. We'd like to buy them from you at a discount of 70 cents or 75 cents on the dollar. Districts have been selling them to the people who wanted to purchase them and then ended up with a fair amount of money to be able to put in their reserves, things of that nature. I believe this district has, what I would say, millions of dollars of impact fee credits on the shelf. So, I'm working on a memo, and I've got to talk to the county attorney and make sure I'm not missing something there from the county ordinance perspective. But I'll be getting a memo to the board probably over the next two or three months and then from there, once everybody understands where we're at, what our alternatives are, then the board will need to make some decisions in terms of, do you want to try to actively market these to some of the new developments coming in or do you not want to. I'm not saying that there's a market for these yet at all here. They can only go within certain zones within the county. That'll be what's in the memo. But to the extent there is a market, would you want to be more aggressive than trying to let new projects coming in know to come buy our impact fee credits?

Mr. Lanier stated what does that do for whoever buys these impact fees?

Chairperson Nelsen stated they're purchasing it at a discount.

Vice Chairman Davis stated I have lots that I do own in Clay County, and I pay impact fees. If I can buy reduced rate impact fees, because right now, it sounds like we can't use them. So, if we sell them off at reduced rate, someone would buy those, and then they're not paying the county 100 cents on the dollar. They're getting a discounted rate. So, I would be someone interested in that.

Mr. Lanier stated what is an impact fee?

Vice Chairman Davis stated it's what they charge you for roads, bridges, fire departments, police, schools, upwards of, like, on one house, \$15,000 to \$16,000.

Mr. Lanier stated so if they have the impact fees and the Oakleaf area continues to grow, you said schools. Is there a possibility those impact fees could be used for local schools here?

Mr. Eckert stated not with what we have, because we didn't build a school. Let's just say the impact fee for road is \$10,000. A builder can go to the county and say, here's my \$10,000,

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give me my building permit, or give me energy to my house, or they can come to us, pay us \$7,500, we give them a piece of paper. They take that piece of paper to the county saying, I don't owe you impact fees, here's a credit voucher, go ahead and give me my building permit.

Vice Chairman Davis stated because right now we can't use them. We have credits, but we can't use them. So, it's in our best interest to sell them off, am I right?

Mr. Lanier stated as long as there's no way that they'd be a benefit to us to use within the community.

Mr. Eckert stated only if only if the district were going to build more vertical buildings. If you're going to build another one of these buildings, you'd want to set some credits aside so you could use them when you build that building. But that's the only way that you'd be using them.

Mr. Lanier stated does that tie into the shed that we built over there by the tennis courts and all that stuff?

Mr. Soriano stated that's small. The master plan for me would be looking at where else you guys could do an amenity center, but now you're talking about a couple of those. We have a lot, so this is a huge amount. So, it could always be something. If we are talking about selling these off and we have a way to find a buyer, you still have to sell them, you can only sell them within your zone. We have around five zones in Clay County. I was looking at the map to try to figure out what development I see in those areas now. But we're stuck selling them within our zone, right?

Mr. Eckert stated correct. There is some talk about being able to go outside of the zone if you can prove that the people in that zone actually benefit from the road improvements you did. Because at some point when you create a zone, you have a line. It's an arbitrary line somebody drew. But I think that the lower hanging fruit is being able to find somebody within this area. There are people out there that will do this as a broker. And the last ones we did they charged 6%. There's no action for you to take here today, I'm going to deliver you all a memo that's going to set forth what you have and then where it can be used under the new law. And then you'll just need to let us know how aggressive you want us to be in terms of trying to get the word out.

B. District Engineer

There being nothing to report, the next item followed.

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C. District Manager – Ratification of Requisition No. 14

Ms. Giles stated on page 294 is pay requisition 14. We tried to exhaust the 2013 account a couple of months ago, and in between doing the paperwork, interest grew on that account. So, this pay requisition is for \$200 or whatever is left in that account. I think on the financials, it's \$201. But this is the last pay requisition for Series 2013. At your last meeting, we did declare that project complete. So just looking for a motion to ratify pay requisition number 14.

On MOTION by Mr. Horton seconded by Chairperson Nelsen with all in favor requisition number 14 was ratified.

Ms. Giles stated I'll remind you every other month, the election is coming up in November, and the qualifying period is in June. We have three seats up for election, seat one, seat three, and seat five. I'll follow up with each of those supervisors and make sure you don't forget about that and to make sure that you know when and where to go to submit your paperwork for the qualifying period.

D. Operations Manager - Memorandum

Mr. Soriano stated we did just have a community event our Polar Plunge. It was warm, but the water was not. We did have a very small group this year. I'm not sure why. I've tried to talk to everyone to figure out why it was small. Typically, we might have 40 or 50 people actually jumping in the water, and about 100 people there on a busy one. We had about 25 jumpers. So, it was a very small group. I did receive one comment that it was because we were charging \$2. We've charged for the last three years so I don't know that it really affected anything. We'll continue to do it. It might have just been a bad weekend. It is warm weather, and we got a lot of activities starting. Soccer is starting up and I-9 is out there and it's pretty busy. So, it just pulled away a little bit, I believe. But everybody did have fun. We're moving along to our monthly programming. When we get back away from this cold weather we'll have spring break in March. We'll be opening pools, we'll start the movies out on the green until it gets really warm and then we'll have the dive in movies at the pool. So pretty much from here on out, every month we do have events going on. We've already took care of the change in the vendor fair, so moving on to some of the open items on the next page for the maintenance side. We were not

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able to get the slide impellers swapped out quick enough to be able to make the 25 people go down the slide, but the water was cold enough anyway. Everything else has been working pretty well. We got the motors up and running and checking for leaks, things like that, and that pool was doing well. So, I do believe your very large \$50,000 pipe fix has worked.

Mr. Horton stated the slides working now?

Mr. Soriano stated no that 15-horsepower motor was off all year so it is frozen too. I'm hoping that in the next week or so I can finally get that thing off. It is a little more work than a simple swap over, but we'll get that up and running because the slide will be utilized for spring break. Let me update you real quick before we get to this quote. We have started pressure washing. Typically, we are not pressure washing this early. Most years we just were not in the winter. Not only that, but what happens is we have pretty wet and humid weather here. So when we pressure wash this early, I promise by July there's going to be a lot of moldy areas we have to pressure wash again. A lot of those areas in the fence lines for the longest time we only pressure washed once a year. When I do it this way, we pressure wash again in July. We're going to get it twice. We have a big neighborhood that is going to start to add up. We are starting to see that increase. If you remember, RMS for longest time honored their 2010 contract. That's no longer the case. I did tell them I grabbed multiple quotes from people in the area that I will use subcontract from time to time. It's not an exclusive contract, but I did give them all my quotes and told them they need to stay under that, and they agreed, but you saw some of these things like for a playground, they're operating at \$15 hours and that's just not normal. So, we're going to see that increase but I have got them back to pressure washing on a regular basis. Because of that warm weather I do get people pointing out things. You guys saw some emails about a playground, so I had those guys out and starting the last couple of weeks and it's really helped out. We got all our columns going. We started the fence lines. We got a long way to go, but I did start them up.

Mr. Horton stated there's a lot of small vendors that live in the area here I think that do pressure washing. I don't know, they might be somebody who might be interested in doing small jobs.

Mr. Soriano stated yes, I do ask all the time. When I have somebody and there's people living in the neighborhood, they'll contact me up to see if I have work because that's one thing you can see publicly. You can see the bills from RMS and they can't beat those. So, when they

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do that, most of them will bow out of even giving me a quote. I do get a couple that tell me, well I can't do your building for what they're doing but maybe I can do the playground and I'll give you a cheap price on this playground. With RMS it was one price for every playground too. Not only did it come out to be \$15 hours, but you paid for something small like a little playground at the back of the amenity center. It was the same as going to Worthington Oaks, which was a huge playground. The Oaks has all the sidewalks under the trees which takes forever. That's a huge amount. So, you can go from a playground that might be four or 5 hour's worth of work to one that's a day and a half and they charge the same thing. But I do reach out to them and like I said I will use some of the local guys that have given me some good rates because RMS can't handle everything. We have a lot of stuff to wash so I can't send them out and they're dealing with one road over here and not be able to get there for a couple of weeks. So, I'll send somebody out. Moving on, we did talk about this at the end of the year last year. I think we had mentioned waiting until April, but we did get a couple 78 or 79 deg days here the end of January and I started getting yelled at by Wanda. If you remember we have no air conditioning in the office. We have that big 14-ton unit that is actually two separate seven ton units. Specialized system that you are missing a whole side that doesn't work at all. So, then your other side never works. That is a very expensive unit, so I did speak with our contractors to see what we could do. Toole did a great job on the fitness center and a good price. He couldn't do as good of a price here, but mostly because he has concerns of pulling more copper wire. He thinks he's going to have to run all new wire through the building. Copper is very expensive, so that's a big part. He's also going to change some of the duct work. So, if you notice in this quote that I've given you there, instead of going to a 14-ton system, they went out there and crawled around the attic. They measured all the vents and they're looking at the size of the room. They believe we can get away with changing it. The bathrooms in the office would be a five-ton unit. They're going to split the venting so that my office and what becomes a little concession stand kitchen out back would be on a whole other unit and it can handle something as low as a three-ton unit. So, we go from one single 14-ton unit to two separate units at eight-tons, which I'm hoping will give us a little savings on cost. But compared to what we did at the fitness center, this is a little higher. It's \$23,000 altogether.

Chairperson Nelsen stated this has been an ongoing issue for a long time right?

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Mr. Soriano stated we've been able to make this one run. This one was better than that Addison unit you guys had over at the fitness center. Whenever they say fitness center, it's kind of like a hospital. There are specialized features for it that they generally will want to put on. I don't know that we need all bells and whistles even on our fitness center. And it's worked great since they did that. That was in the middle of the summer last year and it's worked great. So, I haven't seen an issue with changing out to using regular train ICP carrier type systems. And that was only at the fitness center in that building, so it's my office/storage, and then we have offices for Wanda, Lisa and the bathrooms. The bathrooms do have to be comfortable because of the summer.

Mr. Lanier stated Wanda's office needs to be comfortable too, just because that's our first look for anybody who's a potential renter.

Mr. Soriano stated those will be hooked to the bathrooms. So, the two offices and the bathrooms will run together on that five-ton unit. I did look, now there are people that can get them for cheaper but that 14-ton specialized unit, I can't find it. Even if the district were to purchase it directly, I couldn't find it for under 15. But then I'd have to pay somebody to put it in still. So looking at this, the \$23,000 is for everything: the purchase, the removal of the old system, and all the extra work we're asking to change.

Mr. Thomas stated when can they have it done?

Mr. Soriano stated the reason I got this now is because of those warm days. I want them to hurry up to do this so he's looking at in the next couple of weeks, if we approve this.

Mr. Thomas stated so do you need a not to exceed?

Mr. Soriano stated Yes.

Mr. Horton stated will they put a split thermostat on one for Wanda's office and one for the restrooms?

Mr. Soriano stated no, that's going to be the same unit. What I can do there, we've done everywhere. Even in the fitness center when you go over there, we use a system where I can see all thermostats. I can see all the buildings on my phone, on a computer, things like that. They do have a separate sensor, so unless we change the vents around, I can only do so much, but the nice part about having a separate sensor is if the bathrooms are one temperature and exceeds the temperature in Wanda's office, it's still going to bring a minimum. What's going to happen, though is if Wanda wants it really cold, the bathrooms are already cold but they're still going to

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get colder. We don't have a way to split off the venting. That's a lot more work. You can't put dampers upstairs. That will change that. But I didn't ask them for something like that.

Mr. Horton stated where would the thermostat be?

Mr. Soriano stated one is going to be in the hallway when you walk into the offices, so not in Wanda's or Lisa's, it'll be in the hallway. That handles the two offices and those bathrooms. And then one will stay in my office that handles my office and the little concession stand kitchen.

Mr. Thomas stated so this would be all you need?

Mr. Soriano stated yes. This was given to me today and he was just here running upstairs checking out the venting. So he's pretty confident this is it.

Chairperson Nelsen stated so you need a not to exceed \$23,000?

Mr. Soriano stated yes.

<p>On MOTION by Mr. Thomas seconded by Mr. Horton with all in favor an amount not to exceed \$23,000 for three-ton and five-ton A/C systems was approved.</p>

Mr. Soriano stated unless there's any questions on some of those maintenance items listed, we did have a pretty busy month. We got a lot of that pickleball work done. If you've been out there and seen the nice separation fences, we did get the Tito's building. The bathrooms were painted. The first floor, the second floor. If you've been out there, I got some pictures I can share with you. We updated the lighting all the trim work. It looks great. It did take them about a month, but everything worked out well. We did have a lot of wood to replace. You'll see an extra bill for some flashing, some metal on the roof, but everything was repainted all the way up to the top.

Mr. Horton stated Jay showed me some pictures in on his phone of the fieldhouse. It really looks good and all of the lighting matches now.

Mr. Lanier stated you were able to go through and clean everything out? I haven't been to the fieldhouse. I've been to the pickleball courts.

Mr. Soriano stated yes. We did cover everything and I asked them for a high gloss, which a lot of times those guys don't like. They're going to use an eggshell. I like the gloss because it is easier to clean graffiti. So, we did do a very high gloss paint in there to just help out with that.

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Now I'm actually going to be looking at replacing those dividers. We have the very old dividers. We've done some work on them in the past. You guys remember somebody tore off one of our buildings last year. Those are wooden dividers, and they have veneer on them. I'm going to look at more of the plastic or vinyl. They're going to be a little lighter, not quite as long lasting. Those things have lasted almost 20 years, but they'll be lighter and cleaner, easier to deal with the graffiti and probably brighten the place up. I'm going to look at those. Those were in our capital to replace by now, so we were given a little bit of funds to do dividers.

Mr. Thomas stated what about the soap dispensers and stuff like that?

Mr. Soriano stated we will go back to updating that. I haven't replaced the soap dispensers yet. We're still using little push things that get ripped off the walls. They painted over everything and made it look nice. Whereas before you can see where they ripped them off the wall, but we haven't put them back up yet.

Mr. Thomas stated the pickleball people seem to be really happy. I'm up there a few nights a week for my daughter. The fence looked great. Everything looks really good. We're still going to do that other court?

Mr. Soriano stated we're going to update that. I moved all the paint materials over there. Due to timing when we got done with pickleball I was worried about cool weather. I can't lay out the thick paint with sand in it, that was the sand court, until it warms up. But we've had some good warm days, so I'm hoping in the next couple of weeks we can get there and update the color there. So, you'll see new blue and green over there also.

Mr. Thomas stated and that far one is going to remain just a regular tennis court?

Mr. Soriano stated they have the lines. It's a tennis court, but they have just the lines for pickleball. So, you guys have the two courts with the optional four sets of lines on there for pickleball courts, and then you have the six that are dedicated. So, you guys have ten courts all together.

Mr. Thomas stated yeah, it went over really well. The only thing they asked for is maybe looking at a little bit more light. I guess there's some dark spots to run those poles, but I know that those poles are about three grand apiece. Plus, the halogen bulbs that I called you on. Were you able to order that for the basketball court?

Mr. Soriano stated I ordered for the basketball court. That is one thing. So as soon as I was done with the pickleball courts I started getting a lot of complaints from some of the

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basketball players that this is being left out because we got lights out and that paint should have been updated. We work on it. Lights will be the first thing. We do have to replace lights. People kind of forget that when I have one light bulb out, I don't schedule just to replace that light bulb. I do unfortunately have to wait for a couple because I do need a 30-foot lift for those. That is a little longer process. But now between all of the courts, all the pickleball, tennis and the basketball, I have three out, so I can bring the lift in and replace those.

Mr. Horton stated did you get the separation? So we're good to go all the way around?

Mr. Soriano stated yeah. They're pretty much done, but there are a lot of things they're still asking for. But I've talked to them and said they're done for a while. The lighting and things like that, I'll look at after we finished doing the updates to the other courts and the basketball courts. We have to get back to dealing with everything, not just their area and they're understanding.

Mr. Thomas stated it looks really good out there.

Mr. Horton stated how about the purchase agreement for golf cart?

Mr. Soriano stated we did pick that up. You will probably see that this next month, since I just got that about a week ago. It is a brand new cart. The only reason for that was the warranty, and they actually gave me a great price at just over \$9,000 for 2024. It is a pushman. You'll split that with Middle Village and that allows our trash guy to continue his work. For a while there I was worried about him having to use one of our trucks and throw the trash in the back of the truck for a while.

Mr. Horton stated do you have same guy that drives that thing all the time? I saw him one time, he went over the curb at 90 miles an hour. I know it's not your car.

Mr. Soriano stated I got on them about this new cart. The old carts, they are extremely old. Those are 2008. They are just times where we use them seven days a week. So, we have weekend people too. They've been put through their paces. So, the guys kind of beat them up. But I told them he'll be washing and waxing that thing every Friday if I find him driving like that or messing with that. It's a brand new cart. It's nice.

Vice Chairman Davis stated where are we at with the field? Soccer field sprigging and whatnot.

Mr. Soriano stated we're going to bring you guys back some quotes. I know Chalon has just gotten some information and next month we will have to actually approve to keep our

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timeline good, because we're going to start getting warm. If you want to give them a quick verbal of where we're at.

Ms. Suchsland stated I've been working with AgrowPro who does a lot of our spraying of the fields currently. Kyle called me today and their gentleman who does the sprigging or would do the sprigging does not want to do the sprigging for this field. He doesn't think it's worth his time. The reason being is he thinks that we can go in and do rejuvenation. And it's more of doing the aeration, leveling it out, bringing in top dressing and getting nutrients back into what's existing. And if it's not existing, sodding those certain areas. Because sprigging is taking from a healthy field, putting it into brand new soil, which we don't have out there. So, we're looking at that option. The closest sprigging company that I located is North Carolina. And for them to do that, they want to do the whole entire field to make it worthwhile and we can't do that. The other thing is Jay and I have talked about hydroseeding or overseeding. The problem with that is we use 419 Bermuda and they don't come in overseeding or hydroseeding. So, I'm running into a lot of roadblocks. But hopefully by next month's meeting, I will have some more definition for you guys and what kind of the best scenarios we can move forward.

Vice Chairman Davis stated I know from when we played I-9, the flag football there in the past, it seemed to me like a lot of the problem was soccer not moving their goals. They keep their goals in the same exact spot and their goalie moves a lot and he wears away grass. And then the next thing you know, he wears away dirt. And then the next thing you know, there's an eight-foot hole right there and right there in the middle where they start the game on that. Are we making sure that they're doing their part as far as filling these holes in and rotating their goals? Correct me if I'm wrong, but it's part of our agreement with them. They have to put down so much of sod. Are they doing that?

Mr. Soriano stated they do much better now at rotating the fields. The biggest problem is the largest fields only go so far. The smaller fields, they have a lot more options. Change those around. So some of the biggest fields, for the older kids, there's only a couple of orientations they can do because of things like our trees and areas like that. So, with that, they do dig in a lot more center field and at the goal boxes. Now up until this last year, and I did tell Kate this year, we will not let them forego. So, I've come to you guys lots of times and they've asked, can we forego the around \$2,000 in every contract a year that they're supposed to resod. If they've gotten with Chalon lots of times and she'll give the information and then they ask, can we forego? I've

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always told them that, as long as the board doesn't mind and I brought it to you guys before, but they're not complaining. But we've gotten to the point that they have to do that now because there are some big holes out there and it would help. So, whether we end up finding somebody to sprig, whether we do another process, usually what it is, it's three acres. We'll address that three acres. They're going to need to, at the end of this year that they have caught up and paid for, they're going to need their \$2,000 worth of sod work in the six acre area outside of that so we can get a little more work done every year.

Mr. Thomas stated with this first option you were talking about, will we still have to section it off into thirds or could you do more at once? And with sprigging, I know it took so long. Does this other process take longer, shorter?

Ms. Suchsland stated what we would do is be rejuvenating what you have out there and getting the root growth going that hasn't been happening, and we haven't been taking anybody off of it. So just to keep traffic down and away from it would help immensely. Probably a good two months, at least to stay off of it.

Mr. Thomas stated that's why I was wondering, like, two to three months because between football cleats and soccer cleats, it's going to tear up that grass real quick, especially if it's new.

Vice Chairman Davis stated please correct me. But to me, it's like resprigging versus just resodding and leveling up those areas and resodding them, even if it's with their \$2,000 or our \$10,000, \$30,000, whatever, and then tell them to stay off of it. For resprigging I would say for six months to a year, if I remember correctly. So why don't we just resod it and tell them to stay off of it for that long as well. Would that not be cheaper than just resprigging?

Mr. Soriano stated we went with the resprigging because it was cheaper than the sodding. Now, what we had done originally was look at the whole nine acres, and then we broke it down from there. But you were talking at that time, the nine acres was closer to \$80,000 or \$90,000 worth of sodding work. The sprigging is why we have that \$20,000 set aside every year, because the sprigging was closer to \$20,000 for three acres.

Vice Chairman Davis stated I was just talking about resodding those areas in the holes that are tore up.

Mr. Soriano stated that would be a lot less if we just address that. But we still have compaction on the other areas, so we have to do something to address those thin areas, because

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they also will thin out. But, just the holes we could address all the holes over the whole nine acres. And I don't even know that we would need an acre of sod.

Mr. Thomas stated that could come out of their budget, though.

Mr. Soriano stated some of it, yeah. It's only two grand.

Mr. Thomas stated I know exactly what he's talking about. It's getting pretty deep out there.

Vice Chairman Davis stated they stay there, and they stay there and it gets deeper and it gets worse, and now not only do you need sod, you need dirt before you even put sod in.

Mr. Thomas stated you said this first process would actually be leveling out the field.

Ms. Suchsland stated yes.

Mr. Soriano stated that's what we did with the sprigging too. If you guys remember, we burned out all the sections, so we killed the grass that was there, and then they come through, and it's not like crowning or anything. There is a bit of grading process to help take care of those deep holes. If you remember, the first three acres we did we used to get those big mud pits all the way up front, and we had to fill those in first, and then we did the sprigs on top. So, the process has worked really well. I'm open to trying something different, especially since the only way we were able to get the sprigging done was because DTE was bringing up their golf course division out of Orlando who does this work a lot. There were not a lot of other companies that were able to do that. So, it is a tough process, but cost-wise it worked out great. So, we can look at something else, especially if the cost is lower and figure something out. But we do have some areas that we want to address. Those fields are nowhere near what they looked like five or six years ago. When we first started addressing this issue. If you remember those holes and how compact it was, it's a lot different. All right, so there is one thing I want to go over. It's not on the maintenance items or on this report. It's a packet that I dropped off in front of you. I just want to forewarn you about it. A couple of weekends ago, I was working, and I was able to catch some of our ATV and motorbike riders on the fields, which actually ended up being a very dangerous situation. The first time they came through, I was working back in the pool pack area and they didn't stop for me, of course, but I thought they went away. A few minutes later, I hear what sounds like a little motorcycle gang. They were coming out of a house on Stallion Way. There was a good seven or eight of them riding through. We had soccer practice that day. The travel teams were there, and these guys not only were tearing around the field, but they ran right in

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between a lot of the kids on each side, and they were running full blast. I watched a parent pick up a chair and throw it at one of these kids. Not that I would have been defending the kid, but if he had gotten hit by a chair, coming through at 45mph, he would have been severely hurt, too. The parents were calling CCSO. I was calling CCSO, but I also had our off duty officers, so we were lucky enough to nab some of them. They did try to evade the police, so they rode down the road. Some went into like Cannons Point area, some came over this way. Cops went after them with sirens and they ran from them. And one of the kids was nine years old. I did ask for all of them to be trespassed that we caught. They didn't trespass some of the passengers, but they did trespass the drivers. They didn't catch all of them, but we did get five kids. Four of them are residents, one of them is not. They are trespassed, so they're off the property for two years. We don't really have to address anything because that county code does kind of supersede us where that just keeps them off. However, I brought it just in case, because I did have a couple of the parents that asked if they could come. I told them, you can always come to the Board and ask for forgiveness. I don't know that's what their direction was, because then I also got a couple of calls from the one that does not live here angry that she felt the approach was wrong, that her child shouldn't have been trespassed. And did we talk to them beforehand? Did the cops talk to them beforehand? So, I told her the same thing. She's allowed to come to the board. They actually live in Waterford Bridge.

Mr. Thomas stated that might be the same one that flares up and down the Oaks, I hear.

Mr. Soriano stated I did want to at least inform you about this in case anybody showed, and they have every right. So, they call me again, they can come out two months from now, three months from now and ask you to rescind. Some of them tried to talk to me that day. The police officer did direct them to me. So I talked to one there onsite that came to pick up her child. The rest called me by the phone, but I told them it wasn't something I was going to let them slide on it, and it wasn't me personally, but I've dealt with this with you guys and the Middle Village board, quite a bit too. So, I felt that they need to come talk to you guys if that's going to be the case.

Mr. Horton stated no slack.

Mr. Thomas stated none whatsoever. Thank you.

Mr. Horton stated how many kids did you actually catch?

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Mr. Soriano stated there's five altogether that we caught. There was a lot more in the group, so still trying to catch some of them.

Mr. Lanier stated looks like there's eight.

Mr. Soriano stated the ones that are residents we are able to get the resident information. So usually what happens is the officers will tell me who the kids are. But on the pink slips, all of that gets redacted. You don't get their name. You don't get their address or age or anything like that. But they're our residents, so I can figure that out. So, this isn't public information here unless we do any kind of disciplinary meeting. But that's how I track everything, so I know who the kids are, where they live, and their household.

Mr. Horton stated what were the ages?

Mr. Soriano stated one was like nine years old. That was the youngest. I didn't check the others out. I got the names. But then we take that. That's also how we pull paperwork to give to Lisa, Wanda, the security guards and staff at the fitness center. I give that information to them, and we take their pictures, too, from their cards when they do have cards. There was one resident child that didn't have card, but when they do have cards, they will take that picture. So, we have a little book of all of our trespass citations. So, when there's problems, we do go back through that and see, are you supposed to even be here?

SEVENTH ORDER OF BUSINESS

Audience Comments / Supervisor Requests

There were no audience comments.

Mr. Horton stated I sent an email to Ms. Giles from the last meeting we had. I was a little disturbed the way things went at the last meeting. It got out of hand. It should not get out of hand like that. Somebody should be in charge. Somebody should stand up and say, shut up, be quiet, and take a seat. One person talking at a time. I don't know who that person is going to be, but we need to figure something out. It may not happen for another year, but if it happens, it's just not right for this meeting. I don't know how everybody else feels about it. Everybody talking at once. We accomplished zip. Is it the chairperson? Is it the GMS person or the lawyer?

Mr. Eckert stated I'm happy to step in and be the bad guy.

Mr. Horton stated I'll volunteer you then.

Mr. Eckert stated I'm happy to do that just understand that the perception of the lawyer telling somebody in the audience to be quiet is a difficult perception for the person in the

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audience sometimes. But I'm happy to do it because I think that decorum is important, and I think I did step in a couple times, and I think I did tonight when we were kind of getting off base, but I'm happy to be a lot more forceful.

Mr. Horton stated we had one meeting several years back where one person in the audience got carried away, and Jim Perry happened to be here at the time, and he shut it down right away, which is what we need to do.

Ms. Giles stated I think we just have to be careful. These are your neighbors, your residents. A lot of times I just like to read the board and watch you guys and see what you all are thinking there. And if you all are engaging in that conversation, it's kind of difficult for us to know when to silence your residents versus when not to.

Mr. Horton stated I think the Board was involved in it too. Everybody was trying to talk at once.

Vice Chairman Davis stated we need to stick to the time limit and just shut it down regardless, whatever the time limit is.

Mr. Thomas stated do we need to have a red clock that has a countdown timer? They have it in other public meetings.

Mr. Soriano stated I'll build a little podium for you with a red, green, yellow light. At three minutes, a red light goes on. That's what they do at the county commissioner meetings.

Chairperson Nelsen stated but the problem is this board chooses to engage a lot with the audience. That's the problem. We can let them speak and we don't have to start asking them questions and doing all that. So that's what makes the situations worse.

Mr. Horton stated I'm not too concerned about the time limit. Tonight is a good example. We went overboard for somebody that wasn't even in the right meeting. That's okay as far as I'm concerned.

Vice Chairman Davis stated no, it's not okay. We're talking about time. We're talking about control of the meeting. And again, we let someone go overboard. It wasn't even in the right meeting. So that's loss of control of the meeting right there. That's what you're asking about.

Ms. Giles stated during that, each time, staff tried to politely, gently let her know the board was engaging with her. So that's what I find difficult about that with the districts. But certainly, Mike did a great job at that last meeting. He was the loud voice that finally hushed it and got it back together. I think the staff can do better, the board can do better. But just know

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that I take my cues from you. If you're engaging with that, it's public comments, not public conversation. So, it's kind of hard for me. I don't want to speak for Mike or Jay, but that's where I'm at.

Mr. Soriano stated I'm happy to be the sergeant in arms, but these are also the people that I see every day. I talk to you all the time. It's the same kind of thing. I don't want to be too forceful because it's a good opportunity, but I take that from you guys. If you guys want us to be shorter, get done, get in, get out, get to work. If there's something that is important and it needs to be added to the agenda that comes the next time, the same way it works with other public meetings. Mike is definitely helpful. He jumped in last time because I think some of them actually take the first one because they talk to me all the time. They get mad at me, thinking I'm not helping them. There's a reason I'm not helping them, because I've already told them no a couple of times.

Ms. Giles stated I think staff can do better. And if you want to allow the resident to go beyond their three minutes or to engage in conversation, just let us know. I don't think it would offend us for you to say I want to hear what the resident has to say.

Mr. Eckert stated I don't mind being shouted down.

Mr. Horton stated you do a good job of bringing things to a head.

Mr. Eckert stated it's all good. I have a lot of districts where we'll have 100 people out there, and we'll be taking five-minute recesses just because people can't control themselves at all. So, I'm happy to do it.

Mr. Horton stated it doesn't have to be a mean thing. It's just a thing of bringing order.

Mr. Eckert stated well, the perception is it will be mean a little bit.

Chairperson Nelsen stated sadly, the deeper voice makes a difference.

EIGHTH ORDER OF BUSINESS

Next Scheduled Meeting – March 11, 2024 @ 4:00 p.m. at the Plantation Oaks Amenity Center

NINTH ORDER OF BUSINESS

Adjournment

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

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DocuSigned by:
Marilee Giles
A38899D80EDC14F4...
Secretary/Assistant Secretary

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