

**MINUTES OF MEETING  
DOUBLE BRANCH  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Double Branch Community Development District was held Monday, **March 11, 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 <i>by phone</i>	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
Alex Acree <i>by phone</i>	District Engineer
Jay Soriano	Field Operations Manager
Chalon Suchsland	VerdeGo
Kyle Hutchings	AgrowPro

**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**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of Consent Agenda**

Ms. Giles stated on page seven are the minutes of the February 12th meeting. Unless there's any corrections or changes, I just look for a motion to approve.

On MOTION by Mr. Horton seconded by Mr. Thomas with all in favor the minutes of the February 12, 2024 meeting were approved.
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March 11, 2024

Double Branch CDD

Ms. Giles stated on page 48 are the financials as of January 31st. And on page 59, your assessment receipt schedule showing the District is 96% collected. Then on page 61 is your check register totaling \$112,376.34. It's broken out by general fund, recreation fund and capital reserve fund. I see no unusual variances with any of the financials. Unless there's any comments or questions, I just look for a motion to approve.

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

**FOURTH ORDER OF BUSINESS**

**Ratification of Agreement for Professional Engineering Services and Work Authorization No. 1 with Matthews | DCCM**

Ms. Giles stated this agreement employs Matthews Design Group as the District engineer. Towards the end are the exhibits, the rates and an example of a work authorization. And then on page 128 is the actual work authorization number one. So, unless there's any comments or questions or. Mike, did you have anything to add to that?

Mr. Eckert stated no, this is pretty standard procedure for us. Work authorization number one just says, as we need you, we'll call on you, and if there's any kind of special project, we anticipate that be a different work authorization.

Ms. Giles stated unless there's any comments or questions, I just look for a motion to ratify.

On MOTION by Chairperson Nelsen seconded by Mr. Horton with all in favor the agreement for professional engineering services and work authorization number one with Matthews | DCCM were approved.

**FIFTH ORDER OF BUSINESS**

**Acceptance of the Fiscal Year 2023 Audit Report**

Ms. Giles stated starting on page 130 is your audit report. I think your agenda says draft, but it's not. We actually got the final version in a couple of days ago, and we were able to switch it out on the iPads and have your final audit report here. And as you already know, the district is required, along with cities and municipalities, to have an annual audit done by an independent CPA. Behind tab five is the financial report from Grau & Associates for the fiscal year ending

March 11, 2024

Double Branch CDD

September 2023. It's a 33-page report, and they did a really good job. There's a couple of things I want to point out for you. On page 132, which is page one of the report, under paragraph opinions, it says, in our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the government activities in each major fund of the district as of September 30, 2023. That's a good news story there. And then on page 157, it's page 26 of the actual report. Under the third paragraph, under internal control over financial reporting, it says, given these limitations, during our audit, we did not identify any deficiencies in internal control that we considered to be a material weakness. So that's good. And then on PDF page 159, in the third paragraph, it says, in our opinion, the district complied in all material respects with the aforementioned requirements for the fiscal year ending September 30, 2023. And the last thing I want to point out is on PDF page 160, halfway down, it says, purpose of this letter. It goes over those three things listed there: current year findings and recommendations, status of prior year findings and recommendations, compliance with the provisions of the auditor general of the state of Florida. And then on the next page for current year findings and recommendations, none. Prior year findings and recommendations, none. And then three goes into several answers, all of which are positive. There were no significant findings for each of those. There were no such matters discovered for number two and number three. So, this is a good news story for the district. I'm not looking for a motion to approve it, but instead one to accept it.

On MOTION by Chairperson Nelsen seconded by Mr. Horton with all in favor the Fiscal Year 2023 audit report was accepted.
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**SIXTH ORDER OF BUSINESS****Discussion of Proposed Fiscal Year  
2025 Budget**

Ms. Giles stated this is just a placeholder for discussion of the upcoming budget. Staff will start putting that budget together starting next month, and then you'll approve it at your June 10th meeting, and you'll adopt it at your August 12th meeting. I know we had talked about looking at staffing on the next budget. This is the board's opportunity if there's anything else that you want us to take a look at, just to give us that guidance. Jay, anything for them?

Mr. Soriano responded no.

Mr. Horton stated do we want to budget for any more maintenance workers?

March 11, 2024

Double Branch CDD

Mr. Soriano stated I've gone through this. You'll see it in the next couple of months. We did add on that extra. Each side actually did the same thing; each side asked for one extra. I've got five people right now, which is good. It's a lot more than I've had in a long time. You'd see them out, pressure washing and painting, getting a lot of good work done, but you got to remember that's going to build up. So, I'm looking at our numbers that are coming in through right now. You'll see it the next month. It's a big difference when we talk about staffing and you add a full time maintenance guy. Then not only do I have to add those hours, but I have to add a lot of supplies. So, in the bills lately, you should have seen the supply cost up. I got to buy more paint and things like that. More to work on, whatever it is. If not, they're just an extra guy around cleaning. So, we're going to see a big jump. I'll be happy to take more staff, but right now, I'm kind of worried about how I'm going to squeeze in the extra that I have now and still be under budget or even we talked about that last year. I was able to make it another year without an increase, but I'm worried that I might not be able to do that this year, especially if we get another person. I'd love to have more staff to get a lot more done, but I know that comes at a big cost.

Mr. Horton stated the more staff you have, the more you are going to get done in a quicker out of time, which is a good thing. There's still things that, to me, take a long time to get done. To me, it just begs for more.

Mr. Soriano stated especially as we get older we look at a lot of neighborhoods our age or older and they are spending a lot more money, usually subcontracting. Most don't have a staff so we're lucky to have that staff onsite that can do a lot. Many of them might have just a couple of maintenance guys, two or three, and they do everything outsourced and it costs a lot more money. So, we're able to control the cost a little better. But compared to years past, and you look at my staffing amount, this is going to be a big difference.

Mr. Horton stated can you add one more person to make it six?

Mr. Soriano stated I can look in there. We always talk about it. I can start off with that, bring you guys numbers of what we're looking at. It's always best, when we do that first round of budget, to be on the high end, because after we do that, we can't go up above, we can only go down. We can cut money out, but we can't go above that first one, especially if there's going to be an increase involved. Even if it's a minor increase, we can't go higher. So, I'll be happy to put everything in there and give options, but I think that's what Marilee is asking for. Anything else

March 11, 2024

Double Branch CDD

besides that, whether it's capital projects, another staffing person, those types of things, they do take a big chunk of that budget.

Mr. Horton stated it's going to take it.

Ms. Giles stated Chad, do you have anything for the FY 25 budget?

Vice Chairman Davis stated no.

## **SEVENTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. District Counsel**

Mr. Eckert stated the one item that I have to report on is I did receive a response back from the county attorney regarding the library site. So, I'll just update you all on that. Number one, she asked a question regarding the 7500 square feet that we put into the deed. She wanted to know if that was for the library or the whole building, including whatever civic uses. And I said, that's for the whole library portion. If you think that that's an inappropriate number and want to suggest something different, I'll take it to the board. So, she's talking to her client about that issue.

Mr. Horton stated what was the number of square feet we said?

Mr. Eckert stated 7,500 is what we suggested. A minimum of 7,500 for the library. And again, my email informed her we don't want a kiosk or a bookmobile. We want a legitimate library. And then on the 25 years, she asked a question about, well, what happens if they don't want to use a library after like ten years and we have a library? I'm said that's the whole reason we're doing this and donating the land to the County is for the County to have a permanent library. So I threw out a few different options. One, you could tear it down and give us our land back. Number two, you could find a way to partition it. Or number three, you could give us the building and we'll figure out what to do with it. In terms of maintenance of the landscaping that they would have to take over as soon as they took ownership, they were leaning towards the County directly hiring the same landscape company we have just for that parcel, which I think is cleaner and better myself. Then through the course of looking at the audit, the draft audit, I discovered that there was an interlocal agreement for maintenance of that parcel that I was not aware of because it's not recorded. Which begs the question of whether or not it's actually effective. The CDD agreed to maintain it, but we have the right to terminate that maintenance agreement anytime we want to for maintaining the county's portion of that parcel that it owns

March 11, 2024

Double Branch CDD

right now. And then, talking to the county attorney, we both agreed we just do a mutual termination of this when this transaction wraps up. Anyway, it's proceeding. But the points of contention are the points that we would expect.

Mr. Horton stated did you get any feel on when they might start building?

Mr. Eckert stated yeah. She was saying that the funding was going to come in in 24 or 25. And then from there, then they would start planning and the hiring of consultants and architects and things like that. So, the five years was another point that they were questioning if it be extended if they don't start within five years. I just said, well, you can talk to your folks and come up with something that you propose differently. But, maybe this is just premature. Maybe you should come back to us in a couple of years when you actually have the money. Anyway, it's progressing. But they've got to get some answers on their side and get back with me. That's all I have.

#### **B. District Engineer**

Ms. Giles stated today on the call we have Alex Acree from Matthews Design Group. Welcome, Alex. This is the Double Branch CDD. There are five supervisors. They're all resident supervisors. It's a really good board. I don't expect any huge engineer concerns, but just want to say welcome to the team.

Chairperson Nelsen stated yeah, welcome.

Mr. Acree stated thank you, I look forward to working with you all.

#### **C. District Manager**

Ms. Giles stated just to remind the board about the requirement for the form one, I did look each of you up right before the meeting started. So just a reminder, it's at the Florida Commissions on Ethics. It should be the email that you currently use as a supervisor, that email address when you log in. Give me a call if you have any trouble with that. It should be fairly easy. Once you get in with your email and password, you just go through the tabs and fill out the information.

#### **D. Operations Manager**

March 11, 2024

Double Branch CDD

Mr. Soriano stated we did have a movie. The original schedule was for the movie to start this past weekend, but we had food trucks going on. I'm going to extend it since we had spring break and we moved the movie to this upcoming weekend. So that did go out by email a couple of times to let everybody know the schedule. But we'll have food trucks and the movie on the green this weekend. So that way we had stuff going on at the beginning of spring break and at the end of spring break. And then, of course, the pools are open right now. It is a little chilly. The water was just starting to warm up. And then, of course, at the end of spring break, we start our weeklong virtual egg hunt, the fun run that we do, and we'll give out maps to everybody. Also, the Takeout Tuesday for food trucks has restarted. They asked, if you recall, to take off during the colder months. It just wasn't busy enough for the trucks, so they are back now. So, every Tuesday at both locations we have food trucks available. It's not as big as the Friday night events that we do, but we have a couple at the amenity center at Double Branch, then here at your sister district, we have a couple that sit outside on Tuesday nights. Moving on, as you see, we're coming off of our slow months, so we'll see these numbers pick up for rentals and then also cards. We'll start to get the 200 to 500 cards a month for people coming in so that they can get their passes for the pools. We'll see a very big increase because we've started locking down gates here, which means a lot of people have to come in and get their cards. On the days we've done any work here, I was down there with them earlier today and I had a tennis family, and they're used to just not carrying their cards. They come in and they have cards. They got them years ago, but they don't know where they're at. So, it will get to the point where it's kind of like your fitness center. You're going to have to have that part. We're just educating everybody right now, the same way we do at the pools. We kind of get them to understand the rules and what's expected and how to check in, how to do your guests, things like that. But we do have to get a little stricter as time goes on so that everybody's following the same rules. So, we'll see a big increase when we lock down this side, too. Moving on to the maintenance side, I did want to update you on pressure washing items so if you saw them out, we had a couple crews out. We've hit the roads on Parkview, Laurelwood, Wakemont, Oakside. Plantation Oaks they washed the Oaks brick wall on the playground and they came down the Cannons Point side. But I didn't have them to move to the other side. They are working a little bit on both sides. They're going to get some over by the school. But because of the fact that they were using inmates, I didn't want the pressure washing crews around there. They have enough to wash. They're low level concern

March 11, 2024

Double Branch CDD

guys, but at the same time, we don't need to give them extra worry about having our guys near them. So, I just asked them to come off that side. It's a small section by Silver Bluff behind cottages, but they'll come back and finish that up. And then this next month I'll move them to start on some of the playgrounds. Some of the playgrounds that are sidewalks and structures haven't been hit in a while. Fall Creek is actually pretty bad, too. So, we'll start on the playgrounds next. I was able to swap out the slide motor. This was one that I had a motor sitting rebuilt on the side ready to go, so I got it up. But we are having a problem with the VFD. This is the unit that's been off for over a year now. The pool is holding good; no leaks. I have to have the electrician come in and check out the VFD, but I can get it up and actually run it, but I just can't keep it running. So, I'll have to see if I have to replace the VFD. I do not have an extra sitting around. I will send you guys pictures of the motors. Some of our motors, the volutes and the stands they sit on are getting pretty bad. These are 19–20-year-old units. They're cast iron and they are starting to rust pretty good. Where, if you recall, a few years ago we swapped out the spray ground motor and it was easier to do everything. I bought the whole volute, the stand, motor, it comes packaged together so we don't even have to do anything. It's so much easier. But then we also got new cast iron on top. These are very big structures, so they're heavy and expensive and it's not something you replace that much. But your original ones are getting pretty old. That does lead to iron staining in your pools. We've all seen it. Our marcite we're at seven, eight summers. It's going to last another eight. Doesn't mean we want it to look an ugly with a lot of brown staining here and there. That comes from equipment. So that may be something I start looking at replacing, too, not just when we go to replace the motor. We got the patches done on the slide. Tom, I know you asked about that. I patched it so that once we get the water up and running, kids can slide. That was just temporary for spring break. We are going to come back and do a new coat of gel coating over the whole slide. And if you recall, we did this about four years ago and we did the gel coating in house. It was much, much cheaper. You're going to spend about \$20,000 to \$30,000 per slide to have an outside company come in and gel coat. About 13 years ago we did one and it worked out well. They had the same company, if you recall, do your slide. And as soon as they were finished, they came over here and did these slides. And these guys had a legal issue with them because the gel coat failed within the first month and that company was out of Chicago. So they hightailed, it, ran and we got nothing back from them. There are a few companies that like to do that type of work. We've been doing fiberglass and gel



March 11, 2024

Double Branch CDD

coat now in house, and it works out so much better. The last time we did it in house, I didn't have extra guys at RMS, so we charged just the hourly rate the same way we do with our maintenance hours and put guys on it. And it came out to be about \$5,500. So, I'm going to do the same thing.

Mr. Horton stated I was down there looking at yesterday and it looks like the outside has been painted.

Mr. Soriano stated yes. We did the whole outside. You can see it here. We did the tower. So the whole tower has been repainted the green, sandy brown color. We did the inside. We are going to go through and add some grip paint, the gray sandy paint to the inside steps. That helps with the non-slip grip. And the kids are running up in their wet, bare feet. But everything on the outside has been done. We started putting up the shade sail covers. The big one will go on later this week. And then we did the outside a nice new blue. This next month we'll move to the spray ground. We hear it every year. We do it in the spring. It's just getting spring. I know we've had a lot of good weather and people are excited and getting out but we're just getting out of that cold weather. I can finally, when I have this 70 degree days I can work with the epoxy and the gel coat. We can get to that spray ground because every year in spring we take the spray ground and then by the end of, you know, not even the end of summer you start to see all the stains from rusting and things like that. But we'll do that this next month. You'll see them out there. Once spring break is done, we shut that down. We're open for spring break. We're closed after that for the rest of March. Then we only open for the families and kids. It's only weekends in April. So that gives us a lot more time to do that kind of work. So, you'll see them out there with ladders and the scaffolds painting the tower. We'll actually paint the roof. So that is something that we've never done. It's going on 19 years. We've never done the roof back. So, you can see the original color coming through.

Mr. Horton stated looks like somebody ought to be out there with the sand blaster.

Mr. Soriano stated we did pressure wash it and what we do is we go through with grinding discs. So, we take off a lot of the old epoxy and then we put the new stuff over top, so it doesn't flake as easy. But that'll be this next month. Unless there's any questions on some of these other maintenance items, that was it.

Mr. Horton stated I've got a couple of questions. The AC units for the clubhouse.

Mr. Soriano stated we are complete. I'll send you guys some pictures of the way it looks. We've been testing it out this week. One warm day, it worked out pretty good. Right now, it's a

March 11, 2024

Double Branch CDD

little tough because it was cool enough today where we really didn't need it. But they are working and they're nice and quiet and everything went in, without a hitch. The one thing I will have to do, I do have to get our fire company to come in because you have two units here now. We have sensors in all of our ducts that were designed for that one unit. I need to be able to separate them out and have the two ducts. So, there's ducts that go to the storage office area, my office, and to the bathrooms. They have to be separated out from those smoke detectors so the fire panel can see that. If it ever picks up a fire, it tries to shut off all the AC units so you're not blowing smoke through the building. So, I do need extra smoke detectors installed because of that. I have to work with fire company on that. It's not going to be cheap, not what you would think for just smoke detectors.

Mr. Horton stated it says coordinate and install fiber and new communications equipment at the clubhouse.

Mr. Soriano stated this has been a big hassle for the last couple of months. AT&T is no longer servicing copper lines anywhere. They're getting rid of all the old-style analog lines. So, if you have that old phone in your house, you won't be able to use it. They're cutting those lines. They cut our service. That big box that sits across the street in the school corner there, they had already cut our service. Pretty much all that fiber goes out to all the neighborhoods. They kind of forgot about us. I can't use regular fiber. I can't use Comcast because of our fiber panels. We have to have that primary hookup. So, they have a certified fiber that's actually supposed to be 100% uptime or you go to what, basically a cellular surface is acceptable by the fire marshal. So, they went through and started coordinating fiber, found out that they can't locate some of our conduits underground. Most of the stuff has disappeared a long time ago and they can't trace it well. They can pull on the copper lines a little bit, but they can't get a new line through, and they can't figure out where it's at to be able to dig. So, they ended up giving us broadband service. So, we have cellular for our fire panels now. It's fine. We just had to get rid of the analog lines. But we've been without phones now for six, seven weeks and dealing with AT&T because of it. They didn't cut this building, which I'm happy for. They had already cut yours. And that's when I started working with them to let them know they can't just cut our stuff to go, so we can't go the normal route. We're commercial with sprinklers and everything that have to be monitored a certain way. They didn't think about that. Clubhouse wasn't as much of a problem. They'll finish their install. I think it's Thursday. They come in, put their broadband in, and then this one won't

March 11, 2024

Double Branch CDD

be finished until they dig new conduit from the roadside to get up here. This building will actually have the full fiber where you guys will just ride on site. But it's taken a couple of months to work with AT&T because of back and forth with different departments. It's not really AT&T that digs in the fiber. It's all these other companies. And then I got to talk to their side. It's been a little tough, but we are up and running at the fitness center.

Mr. Thomas stated when is the last time we pressure washed the fountain in the front? It's looking a little rough.

Mr. Soriano stated it's off right now. We had a power outage last month and I left it off because I want to get them up there to pressure wash. But then I moved them to finish up Cannons Point. So, they just didn't go up there. But I just left it off so that we can dry everything out. It's actually easier to blast all the algae off when it's dry. So hopefully I can get them out there this week and knock that out real quick. That's a couple of hours. That's not like some of these fence lines. They're out there all day, sometimes two or three days to do a long road fence line. The waterfall won't be long. Just a quick question. Since it's shut off and it is power washed, I don't want to say the word paint, but can we paint those bricks?

Mr. Soriano stated we can. I did that, if you recall, maybe six years ago, I think now. It's a mason stain. I did the sandstone, not the bricks. The bricks were red. You don't see that when the water comes off. But I painted the sandstone, and most people didn't like that. I did get a couple of complaints because they said it was too yellow. I tried to get as close to the original sandstone, but it did stand out a little bit. But we were able to paint the bases where the pots sit on, where the water goes across, everything like that. We can plan to do that again if you guys want.

Mr. Thomas stated all right. Do you want to see how much money that would be?

Mr. Soriano stated I can do that if that's the direction. If we want to go ahead and update it.

Mr. Thomas stated since it's been off and we're going to get rid of that algae, might as well go and spruce it up a little bit if it's been like six, seven years.

Mr. Soriano stated yeah, not on masonry work. We haven't done anything. And that's one, actually, the concrete has worn away a bit. We can look at doing something a little more intensive, like a resurface. I think Tom has asked question before. There's three sections where the waterfall comes down. The left side is actually worn away more. So if you see more water

March 11, 2024

Double Branch CDD

that falls on that side, if they're perfectly level with each other, the waterfall comes over nice and smooth. If there's three sides and you have one that's lower, you're always going to see more water on the right side. It's just the way water works, but it's torn away. That concrete is really pitted. So, we could look at something like a resurface. That part is kind of beyond me. I don't do that much masonry rework. So, I bring somebody else in to look at what we can do for that top.

Mr. Thomas stated look into it. That'd be good.

Mr. Lanier stated maybe if they look into it, can we look at for that fountain that is right there at the entrance that we talked about? Have them just come up with an idea for that.

Mr. Soriano stated I know we talked about possibly painting it or doing something like that instead and removing the fountains themselves. So, what I could do is maybe get a couple of sign companies and give you guys lots of options because anything would be different. I've seen some nice brick towers and they're white. I don't know that it'll fit there, though. It's change and I know people like that look, but it's quick. If you notice, we've already washed that one. So that one was washed two months ago. And just look at it in a couple of months after it gets older, when it rains enough, it gets kind of dirty, and algae covers it up.

Mr. Lanier stated if you've got somebody coming out for masonry work, maybe they've got some good ideas.

Mr. Horton stated one other thing I noticed walking around the water fountains on the field house. It's rusted clean through. Somebody will get their hands stuck in there.

Mr. Soriano stated I'm going to have to replace the whole front panel. That's from them beating it up. So, Scott, I think that was only two years ago we put it out there. So that one's actually one of our newer ones that are all that are out there, but it's from them hitting on it and beating it up. The double one that fills up the water bottles. It's basically just coated, almost like a vinyl sticker on the metal that's on there. Once that's all damaged and ripped up, it rusts through. I'm going to have to look at ordering new plates. I did notice that the other day to where the whole front is gone lately. That's the same spot that we constantly put up new paper towel holders and soap dispensers and they can be ripped off within a week. It makes it hard when I have to talk to soccer and I-9 and let them know that we need them to help out with the groups that are out there, because one thing they ask for is to keep those bathrooms completely open. Residents don't bring their cards, so I can't even track who goes in and out. And most time it might not even be our residents using the bathroom.

March 11, 2024

Double Branch CDD

Chairperson Nelsen stated maybe they need to take a picture of the bathrooms when they get there and then when they leave.

Mr. Soriano stated that might be helpful.

Mr. Horton stated question on the pickleball courts, the nets in between. I think you talked about one time, you've got to put poles in there and put them in there. But they're temporary and roll around.

Mr. Soriano stated no, they're solid. The nets in between now are solid. We did permanent.

Mr. Horton stated I'm talking about the ones in between the courts.

Mr. Soriano stated oh, the ones that are in between the courts. We say permanent, but you can actually take the post like tennis court style. The posts do come out of the ground. They're not something easy that you're supposed to remove on a day-to-day basis. On the old courts, you have the rolling nets. Those have wheels. Yeah, that's the old courts. Yeah, we have those. They're supposed to take them. They don't always though because they are very heavy, but they are supposed to take them and roll them out of the way and then bring them back onto the courts when they use them. So, they should be kind of off to the side.

Mr. Horton stated just a suggestion. Not this last time, but yesterday I was up there and there were leaves all over the court. I noticed there's a big broom out there. It seemed like a battery powered blower would be a big help out there to clean the courts so they could play.

Mr. Soriano stated they actually do some of the work. I don't have front desk staff, but Chalon helps us out every once in a while with leaf removal. This time of year is always worse because the new leaves are growing in and they're going to drop off all the dry leaves. But yeah, I don't have a staff person other than pulling the maintenance guys away for something like that. But being back there, I can't really pull the front staff person out to do that. Somewhere like here when it comes to leaves, the tennis pros actually do it. There James will do it. I don't know. I have pickleball players that help out with that. I don't have basketball that helps out with that. So then I get complaints from basketball that the pickleball courts are always cleared off and you don't do ours. It's a little hard, but as far as some extra leaf removal, we can put Chalon on it.

Mr. Thomas stated were we able to get the lights at the basketball court yet?

Mr. Soriano stated not up. I don't have them up. I have them in, but not up. Remember, I do have to coordinate a little bit. It will probably take us a couple of days. We have three lights

March 11, 2024

Double Branch CDD

that are out. So that's a good amount of work, especially on some of the areas we want to trim a little bit. So, we'll be up there with chainsaws, too. Tom, do you have anything else? I do have one thing there for you guys I wanted to review.

Mr. Horton stated what's the update on changing the pools to salt?

Mr. Soriano stated now I can start moving forward since I'm pretty confident your fix has worked. I see a little water loss, but it's like all the rest of our pools. You have a little bit. Nothing major. So that \$50,000 project worked out well. Once I get the slide up and running, I can move on to that. There's boxes of controllers and chemical heaters sitting in my office. I've been waiting this last year for that stuff, so I'll start working on that.

Mr. Horton stated I looked at the chlorine deliveries. A little over \$3,000. I was like holy cow. I know we're still going to have to get some.

Mr. Soriano stated that's our winter rate. Even once we get that, we're not going to cut back or change anything for the summer, because I get the better deal in the summer. It's the winter. It's not wasted. We don't get much of a delivery, and they still charge us a lot. But that's because it stays close to that one rate during the summer, even though you'll use three or four times the amount of chlorine in the summer that you do in winter. And we don't see that big of a difference. So now that we are done with that, I can kind of move on with changing those pools over. Something I handed out to you guys was for consideration. We have looked at the fields. We used to do some sprigging. We pushed Chalon on trying to figure out what we can do now. She doesn't have a way to do sprigging, but she did look at this. This is a different option. This is not something that was brought to us before. If you recall, when we did this process years ago, basically the option was close off the field for months on end and do some high fertilization aeration to see how the grass grows back in, which we can do pretty easy. But I don't know that guarantees good grass. So, then we looked at things like sodding, and sodding can be expensive. We have nine acres of playing area that we have to take care of. The sodding cost was super high. That's how our last contractor came up with the sprigging. Sprigging worked out pretty well. It is not normally done in this area. We do have some golf courses that do that work, but they, if you recall, brought up their group from Orlando. Down to Earth does have some other sections in the state that do a lot different work and it worked out extremely well. And for cost, it did great. This option is called mowing, but it's not like what we do now. That's why I printed out that packet for you to kind of see how this type of mowing works. It's also not been around

March 11, 2024

Double Branch CDD

real long. It's about 25 years or so that they've been doing this. It is a specialized mower. Basically, you're ripping off that top layer of grass and debris and thatch, and it's going to leave a little bit of grass there. But then they're going to come back through and aerate, top dress, and get new vegetative matter growing so that grass can pick up. My concern here is the cost. This is for three acres at \$60,000. The sprigging was closer to \$25,000. We don't ever bring in, even though we set it aside, \$20,000 from our sports, even when they're paying, whether they pay on time or not, they actually do pay us back. We put a placeholder of \$20,000 on there, but we've never brought in \$20,000 in a year. So, it's always just extra expense for those fields at the district level. It's nice to offset that a bit with those sports organizations, but we're not going to offset it completely. So we knew that. But the hard part is, how nice do we want to get that grass for what we're doing? So that's really where I'm at for discussion. I've asked Chalon to look at it and see what other options we may have. Just because I think that's tough. And for us to do the rotation, we've already done three times the rotation. Same thing. Three times rotation here. Now you're talking \$180,000 or \$190,000. We also have AgrowPro here. This is kind of their specialty, so they do this type of work. If you have any questions of how this works or what we're looking at, as far as an investment of doing this, to kind of bring in thicker grass or grow thicker grass, what that looks like they can speak to it a little better.

Mr. Thomas stated so that would be \$63,000 times three.

Mr. Soriano stated yeah, that's where I was getting one to \$180,000.

Mr. Thomas stated okay, wow. So with this process, when can we start seeing results? Because we have a hard time every time we sprig and stuff. We put up our barriers, which obviously will get knocked down by some of our residents. And then all of a sudden, all that hard work and money that we just spent is out the window. So what is the turnaround time?

Mr. Hutchings stated it's a much quicker turnaround than a conventional sprig. The problem with sprigging, you would really need to till the whole area up in order to penetrate the ground and get the sprigs to be viable. The amount of grass that you have there in that three-acre section now is already three or four times what you have post sprigging anyways, so the idea is you take the frayed mower in there and you get a smoother surface. You get rid of some of the junk, you'll get better drainage out of that smoother surface, healthier plant, whole nine yards. In fact, you'll probably see a green line where we stop, and then bring in around ten to fifteen loads of sand or something like that and bury it. And then we've got a big an old fashioned wooden

March 11, 2024

Double Branch CDD

railroad type drag that we would just come in and just start doing circles. After all that sand is out and just smooth everything out. It's not going to fix a big undulation over a long distance, but all your potholes and your ankle breakers and your knee blowout, stuff like that will go away, and you're not losing any grass. All the grass will still be there, still be alive, and it'll grow right up through that sand. A couple of months, you're up and running.

Mr. Horton stated do you have to water continuously?

Mr. Hutchings stated not any more than you would. That's another advantage, your root structure. Everything's still there. So, when you sprig, you're watering three or four times a day. It's like a rice field for a few weeks until those sprigs are viable. You don't have to do any of that. We probably would increase the water some, maybe twice a day, something along those lines, but really for a short period of time, once we start seeing the green coming back through, we just go back to a normal watering process.

Mr. Soriano stated what I've done is asked Chalon to look at what other options we have, because this is, to me, a high one. I think it would work nice. I can send you pictures of a project they've done in Palatka that looks really nice, and it was a quick turnaround time on that one. But like I said, for nine acres, that's going to add up.

Mr. Hutchings stated when was the last time you sprigged?

Mr. Soriano stated there has been a cost increase on everything. That's going to be the same way with sod. So it was, I think, two years before Chalon was here. So it's now been six years. Even if you were to say not a 30% increase, 40% increase, now we've doubled the cost of sprigs. That would be \$40,000 to \$50,000, not \$60,000. So, there's a big cost difference between what we're trying to do here. I want the grass to look good, but to me, this is more like county parks and things like that. So, I would like to see some other options. Kyle, I had a question for you. I was talking to Chalon earlier, and she's not able to quite understand or explain to you guys real well. We see the grass and we know what it looks like. You've been out there, you guys play on it, things like that. So, one big problem is the type of Bermuda we have. We can't seed that. You can sod it. There's a lot of other Bermuda we can't seed at all, because it's just the way it's designed. It's infertile, it can only come out with vegetative growth. So, something like a sprig actually works because that's the only way you can grow it. So, if our only other option is sodding what if we changed the grass by adding or seeding a lesser type of Bermuda? Would it



March 11, 2024

Double Branch CDD

mix in and what would it look like? Most people won't be able to look at a blade of Bermuda and know the difference between one type and another.

Mr. Horton stated yes, you're correct there. It would probably look very patchy when you're at a distance.

Mr. Soriano stated because of color?

Mr. Hutchings stated yes because of color and the grain is going to be different. Older golf courses, sometimes when you look out on a fairway and it looks just real splotchy, that's what's happened. The grass is mutated or common Bermuda has gotten in there and kind of blended in with the 419, which is what you guys have. That's certainly an option. But when you think about seeding, I think we all, especially in Florida, we all kind of go to like the rock seed, right? Throw it out there and water it and two weeks, three weeks, you got some growth. Bermuda grass seed does not work that way. It's eight to twelve weeks before you see any growth. Extreme watering, very similar to the sprigs. And then that root and rhizome structure is usually not mature enough to do well through a winter. Depending on whether it's hulled seed or unhulled seed, soil temperatures need to be around 80 degrees for it to even germinate. So that's May, June.

Mr. Soriano stated eight to twelve weeks even if we're starting May, June, July, we're long before the wintertime. You got plenty of time for growth.

Mr. Hutchings stated it will not do well in the first year. If you did it, you would probably be pretty happy with it in August and September. And then you probably have me sitting in here in the following May asking me what happened to the seed. I'm just telling you, it just usually does not do well.

Mr. Soriano stated yeah, I'm just looking at it, because if you were to look at what's \$20,000 worth of the seed, I can do that three times before I do a \$60,000 fraze mowing. Because, like I said, these are not high competition. I know Elite has a couple good teams, and we do have people out there that are pretty serious with their soccer. But to undertake the \$180,000 or \$190,000 in a year is a little tough, but I think we have to at least look at those other options.

Mr. Horton stated if we were to do it this way, how long would it last?

Mr. Hutchings stated it just depends on how it's maintained.

Mr. Horton stated well, we have a good maintainer.

March 11, 2024

Double Branch CDD

Mr. Hutchings stated it is very similar to a county park, the way that it's maintained. So, the other suggestion, if you're looking for an alternative, would be to maybe look at maintaining them as real sports fields where they're being mowed a couple of times a week with a proper mower, a real mower, not a rotary, and then revisit doing a big renovation project. If I was in your position, that's what I would do. I would look hard at getting the maintenance right. That way, when you do have money to do a renovation or improve it, that improvement is going to last longer and be more effective. So, to answer your question, I don't know. How long are you going to let Florida Elite run up and down? There's no way for me to tell you that.

Mr. Thomas stated all right, well, this is great information. I appreciate you putting it together.

Mr. Hutchings stated we have more pictures and stuff like that if you guys want to see some other projects, I can show you.

## **EIGHTH ORDER OF BUSINESS**

### **Audience Comments / Supervisor Requests**

Brian Benda stated first of all, I just want to thank you, Jay and Andre and Tom for their responsiveness. I know I'm a frequent flyer with you guys, but because I get out in the community a lot, I'm always on foot and all that. So, I just have two issues. They're very minor. And then just two questions. The first one, there's some bushes by, if you go near where the business complex is, I guess it's a homeowner's bushes, I don't know, but the bushes have grown to about a third the way over the large, wide sidewalk. And so, it just becomes a visibility issue, especially if two bikers are approaching each other on the opposite side. It's just grown over the sidewalk about a third of the way. So, it's just a concern to raise up whenever you send your guys out to trim that.

Mr. Soriano stated I'm pretty sure we're talking about the ones in between the sidewalk and the loop road that came in for that homeowner's association.

Mr. Brian Benda stated they're actually along that major sidewalk that goes. It's just a big, wide sidewalk that goes. I want to say right before you get to the Village green.

Mr. Soriano stated on the other side of that is an HOA road. Those were the ones that we agreed to put in. It was kind of their area, but the developer wanted to take out the split rail. We took the split rail because we installed that years ago, before that was all developed. So, they should be helping out with those. But then it does come over on our sidewalk. We can go ahead

March 11, 2024

Double Branch CDD

and do it. It's that small section that's between the asphalt for the Village Center homes and the sidewalk just past the strip mall.

Brian Benda stated if you walk by the strip mall, you'll see it. And then the second thing, just more of a status for you, Jay, since I haven't been on the trail in a while, but there's the graffiti that's not on the bridge itself, the little trail bridge, but it's in that culvert I'd asked you about. If that's county, I'm okay with working with the county, I do it all the time. But I didn't know if that graffiti had been stripped off yet. And you said that the CDD may take care of it. You had some other things you were doing, namely the pickleball courts. It was a big project.

Mr. Soriano stated we can wash it, and we have gone out there with the pressure washer. I know we talked about painting it, but I'm not supposed to touch the culverts. They're St. John's River Water Management's. After the summer, we did pressure wash them, but we get some more. Our bridge was hit at one point, and we went out and washed that off, too. That was a little better. But the culvert is kind of controlled by that, so I'm not supposed to paint that. I can pressure wash as much as I can off, and that's about it.

Brian Benda stated okay, that's what I was asking. And then my last is more of a question to the board. I had the question before you started talking about the maintenance of whatever you said, the \$180,000 for fields and all that. How do we price the I-9 or whatever the name is. How do we price those guys out so that they account for the lion's share of the wear and tear to not only the field, but to the field house itself? When I hear you say, we recoup \$20,000, but then I hear \$180,000. Surely, they attest for more than one-ninth of the wear and tear of our field. That's my question, is, how do we price them? Are we appropriately pricing them so that we can maintain those things at a better frequency? Because the field house takes a beating, and it's kind of rough looking for the most part, inside and out. But the fields, I had no idea the cost was that much.

Mr. Soriano stated this is extra cost. This is not the cost of the field.

Brian Benda stated are we subsidizing them. That's all. That was my question, just about pricing and how we're recouping those dollars.

Mr. Horton stated the field house has been repainted here recently.

Brian Benda stated inside. I mean, the restrooms?

Mr. Soriano stated the restrooms got painted.

Mr. Horton stated I don't know how long it's going to last.

March 11, 2024

Double Branch CDD

Brian Benda stated yeah, no doubt. But then the fields themselves, if it lasts two years for \$180,000, and they're paying \$20,000 over that time, or maybe it's \$60,000. Is that the appropriate amount they should be paying for that? It's more of a pricing question. How do we weed them out or price them out? That's all.

Mr. Horton stated I guess the question to me is, how do we want those fields maintained? To me, I don't think it was meant to be a soccer field. It was for residents to come out there

Mr. Thomas stated it's a multipurpose field. It's not just soccer, it's also I-9 football league.

Brian Benda stated so we have two organizations. How do we price them all out so it's budget neutral.

Mr. Horton stated they pay some.

Brian Benda stated I'd say \$20,000 is not appropriate. That's just me doing the math. I'm a project guy in my professional life, and I'm like, if you beat up the fields as much as they do, should they pay more than one-ninth of the cost?

Mr. Lanier stated that's really tough because they do pay and then they've got their added fee and at some point you price it out of a rec family being able to do it, just not even travel ball. That becomes a very tough thing because pricing it out there, it's going to be nothing and then the fields aren't used.

Mr. Horton stated correct me if I'm wrong, but you guys are out there playing. But when you're playing soccer out there, it's not just resident's kids out there, is it? It's other teams that come in to play, too.

Mr. Thomas stated yes, just like any sports that are out there.

Chairperson Nelsen stated there's an added fee for non-residents and it's a little higher for non-residents.

Mr. Soriano stated the expectation was always that the better rates should go for the residents, but we also said that we don't really get in their books or tell them about a register, so we've always taken a fee from them. So, let's say it said \$10. Well, we could double that \$20,000 by saying, let's be \$20. All that's going to do is pass that along to the parents. And that's what we're talking about. As you get to a point where it can be tough, we also don't want to limit them and we want them to be successful because that is where we're going to get all the complaints from. If residents can't play soccer anymore or flag football with an organized sport out here, I

March 11, 2024

Double Branch CDD

think that's going to be tough, too. But yeah, as far as your comment there of lion share, I think the lion's share, it's always just going to be a small amount to help offset. We make the decision whether we really want that facility or not. Like any other amenity that we have out here, we don't need it. Sure, pools are a nice thing, too, but they're also our biggest loss of dollar. So, everybody could have a pool in their backyard, it would be a lot cheaper.

Chairperson Nelsen stated and if people are occupied and they're busy, there's less shenanigans and graffiti.

Amanda Shedd stated first thing I want to say is the sprinklers are going off at like 6:00 p.m. at the front of the sidewalk from us to like Silverleaf. We're usually out walking those times. And we're having to go to the other side of the street or dodge the water. And it seems like sprinklers should be going off at night. Like when we're sleeping.

Mr. Soriano stated we try not to go off too late. There are times where they go off at night. If you water in the middle of night all the time and it's dark you also build up fungus issues. But we do have a couple of hundred zones, so that's the hard part. For them to go through each zone. Let's say it's 15 or 20 minutes. It may take hours and hours and hours throughout the day to hit one section of road. One controller does a quarter mile. So, it's not real easy to do. We can work with Chalon and see if there's different time, but it never works out for everybody. What we try to do with anything we do is the opposite side of the road should not be going with this side of the road. The reason for that is then, yeah, we kind of expect you to cross the street and walk at that time. I know it's hard sometimes, but that's what we would do so that you can make it down. Because we have to get through all these zones. The one thing we watch out for, and you'll see times and those clocks changing a lot is school. That does happen every once in a while. That causes the biggest complaint. You can't have either sidewalk going off when they're coming into school or they're getting out. That creates a big problem. So, we get limited by the time of day. We're only able to do certain hours and get through to all those homes.

Amanda Shedd stated I did see them going off the other day by the tennis court during school drop off.

Mr. Soriano stated every once in a while something happens. You will see them during the day. This last week was a little tough. We did have field days at school, so kids were out early. Things like that, days that are off, you'll see them going. We can't change our schedules for everything. But you will see days where they have to test, too. They're required to go through

March 11, 2024

Double Branch CDD

and test so that we can try to spot out broken heads and fix them in a timely fashion. But that means they got to do that during the day when they're here. So that's a little tough. When you have this big of an area, there's not going to be a perfect way.

Amanda Shedd stated I think we do have some broken heads up there, too. Before the main brick pillars, they seem to spray the cars, and it also goes off when it's raining.

Mr. Soriano stated it's really not a problem going off when it's raining. Not that we don't like wasted water, but the only way to do that would be to have soil sensors with every zone, which becomes very expensive, and then also maintenance heavy because then you have to go out, check those, too, to make sure everything's working correctly because you have these zones that stretch so long. If you look at Oakleaf Village Parkway, that's a big road. Everything gets controlled on. It can rain up there by your house and not rain at the amenity center. Well, if we were to turn off all of those zones because it was raining up by your house, those areas might dry out and stuff would start to die. So, we'd rather it actually go off in the rain. We talked about that before. Not that we like it that much. We do have some rain sensors, but, unless we were to do soil sensors everywhere, there's no way to get it that perfect. This is a big area compared to somebody's yard.

Amanda Shedd stated in the past, I had mentioned the lights up at the front.

Mr. Soriano stated I haven't done that. That's the decorative lights on the landscape that got pushed off on my list way down to the bottom. Just because it's decorative, really.

Amanda Shedd stated so like another year maybe?

Mr. Soriano stated it really kind of depends on some of these other projects we get done, mostly at the amenity center because that one, when we had the accident up there with meter on the right by the water fountain, we had to dig all new lines in just to get two decorative lights on.

Amanda Shedd stated there's kind of more than that to me because I was literally coming home in the dark last night.

Mr. Soriano stated we have street lights there.

Amanda Shedd stated it's pitch black over there.

Mr. Soriano stated these are twelve-volt lights that go on the column. These are not streetlights. So, I get it, but we have the street lights there. We'll work on it. This is going to be a few thousand dollars to fix a couple streetlights.

March 11, 2024

Double Branch CDD

Amanda Shedd stated the streetlights don't start until you get to the mailboxes down the street. So, at the front, that's kind of like the only light we have up there, it's dark. And going forward, I just want to thank everybody for approving the swing set last year. It's been a great addition to the neighborhood. We love it, bringing the kids and the adults. I've seen my neighbors more than I have in the five years I've lived here. Now that we're out in that little field, there seems to be a lot of ant piles popping up. Do you guys treat that or is it just none of those parks are treated at all for any insects.

Mr. Lanier stated which field?

Amanda Shedd stated we're in Oakbrook. We have a gazebo.

Mr. Soriano stated Chalon can look at that. We do treat those areas. Now in the winter, we don't do as much, so in the spring time you'll see a lot more things like test treatment and fertilization. When you see that stuff, if you just want to email me, all I do is turn around and forward that to Chalon that way she gets on her list for that day because ants are something we can get to pretty quick when it comes to that. But if you let me know about it that way, I can forward it to her.

Amanda Shedd stated we've been having a problem with people going behind the fountain. They will park on my street, and sometimes they go off my neighbor's driveway, and then she has to call the cops on them because they're also going back there. They're drinking, chugging beers. They're leaving the beers back, and I'm going back there to pick it up. Like, I emailed Jay one time because I had two trash bags full of beer bottles, and I was going to send you guys an email with pictures where sometimes they'll drive their truck on the CDD property through the park around the pond and try to get their truck kind of hidden back there behind the trees. And I think that's concerning.

Mr. Horton stated are you talking about at night?

Amanda Shedd stated no, during the day.

Mr. Soriano stated yeah, they'll be back there all times. You're back in the woods back there, behind where the waterfall is. That's where our big tank is that we got to climb down to.

Mr. Horton stated I think you're talking about you've got to drive all the way through your area there.

Amanda Shedd stated I sent an email and a picture of where it is.

March 11, 2024

Double Branch CDD

Mr. Soriano stated don't call me. If you see people drive up there really, the only thing we can do is we can call CCSO for trespassing. That's really about it. I can't do much up there except for go up there and threaten them to get out, or I'm going to have you trespassed. You can call the sheriff's office. It's back there in the woods. There's really not a lot that I can do back there. We can put a fence, but that's different.

Mr. Eckert stated I think all these are kind of operational issues that Jay and she can talk about after the meeting, quite frankly.

Ms. Giles stated all right, thank you. Supervisor's requests.

Chairperson Nelsen stated I don't have anything.

Mr. Thomas stated I just want to give a compliment. That back parking lot, now that we have the do not park here, or we will tow your behind, looks great. Everything that, all that landscape and everything looks clean how it should have been looking. That area back there looks fantastic. I ride my bike a lot, and I cut through there, and I'm like, oh, look, there's not a boat parked sideways. So great job back there cleaning that up.

Mr. Horton stated any security issues lately?

Mr. Soriano stated they've got a lot of new employees, so it's kind of hard. We get used to one guard that really knows what to do, and then they disappear, and we get another one and get questions. It's a little tough for them to kind of learn everything. That's where I need to get Marla involved with their operations side. And they have somebody that comes out and kind of sits with them every once in a while, not just when they first start to help answer some of these questions.

Mr. Horton stated Sunday, there was a private security car down there. Is that them?

Mr. Soriano stated they do have their cars that they're supervisor drives when they come out to help the training, you'll see them in a marked car. But there are residents that work for other security companies. I've seen in our parking lot. They're just there for whether it's sports or pool or whatever.

**NINTH ORDER OF BUSINESS**

**Next Scheduled Meeting – April 8, 2024  
@ 4:00 p.m. at the Plantation Oaks  
Amenity Center**

**TENTH ORDER OF BUSINESS**

**Adjournment**



March 11, 2024

Double Branch CDD

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

DocuSigned by:

*Marilee Giles*

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Secretary/Assistant Secretary

DocuSigned by:

*Cindy Nelson*

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Chairman/Vice Chairman