

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

The regular meeting of the Board of Supervisors of the Double Branch Community Development District was held Monday, **April 8, 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
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
Alexandra Compere	Clay County Commissioner

**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**

**Discussion of Library Site**

Mr. Eckert stated I've been updating the board monthly on my discussions with Courtney Grimm, who's the county attorney, on some of the different items that we've been talking about. The commissioner asked to be able to come speak to you today, and so I asked the chair if we could put that at the beginning of the agenda and have a nice discussion about the issue and see where we are after that discussion. So welcome again. I'll turn the floor over to you because I know you had mentioned that you were going to come and talk about some of these issues.

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Ms. Compere stated I did, yes. Thank you for having me this afternoon. I will dispense with the formalities because I'm here to talk about the library. There have been multiple conversations with my predecessor and his predecessor about this library, and we've been talking about this now for 20 years or so. I'm here to give you some background as to what has transpired on the board over the last couple of weeks. We are, long story short, making a way for those funds to be appropriated in this budget cycle for that library. That has only happened over the last couple of board meetings. So up until this point, there has been some trepidation about there being budget funds for the library. However, we have made decisions as of late that make it far more plausible within that time frame. So, really excited about that. I also wanted to share with you that we do have the state delegation supporting us on this. I don't know if you've seen any of the recent news articles on this, but Representative Sam Garrison is a dear friend of mine, Jennifer Bradley, Senator Bradley is also a dear friend, and they have championed this at the state level. They appropriated \$750,000 for us to at least get started with the project. Staff is telling me that this is between \$8 and \$10 million to accomplish. So those funds are a sign of good faith that they are with us on this. Oakleaf is within both of their districts. So, they appreciate the concern and they appreciate us moving towards that goal. So, I know that those two things I wanted to discuss specifically. But big picture, I was talking to staff today about what the timeline looks like. If we can get those funds appropriated it's looking like, in this budget cycle, you're looking to have about a month for shareholders to have a conversation in the bid process. We have to put it out, and that site plan is going to take between six and eight months for them to bring us the design, and then from there, construction. We're looking at about 18 months for construction to be complete if the timelines that have been true as of late will hold true. So, we're looking at three years from allocation for that project to be complete. I just wanted to candidly share with you that that's what we're looking at, because the process really doesn't get started until the funds are appropriated for it. That's it in a nutshell. Did I elicit any questions?

Mr. Thomas stated I think we're just kind of looking at the big picture stuff, as opposed to the maintenance and everything like that. I think the first hurdle is getting all of this done before we finalize, like, who's going to take care of the lawn and stuff like that? I think that's just because people have been asking. Cindy's been here the longest. I think you've had this conversation for a long time. So, if we're looking at three years out, then, you know, this is kind

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of where we stand. Is there going to be a public hearing on it? Like, do we have to go through that?

Ms. Compere stated hearing on what?

Mr. Thomas stated like notice the build to the public or anything like that?

Ms. Compere stated we're still a ways out from that. So, the reason why I'm bringing that forward is because there's language that the transfer, as I understand it, council, can weigh in on this, but the transfer of the property hasn't happened because there's been some language contingent upon the process being complete or the construction being complete within five years. And there was some concern about that because it's not just throwing up a building, it's having to send it out for design. That process takes what it takes, and that's outside of the county's control. And then construction being what it is, we have to work with those vendors who do that. So there was concern about that timeline being too stiff. However, again, there have been some changes over the last couple of board meetings that make this more feasible within the five-year timeframe. But I can't stress enough that the timeline starts once appropriations has taken place, and that won't happen, potentially, until the end of this year, when we're approving the budget for next year. I don't want to mislead you. It starts once we can say, here's the money for the library, and that would have to, at the earliest, occur when we vote on the next budget year.

Chairperson Nelsen stated I think our biggest concern is we just didn't want to hand it over and you guys could sit on it forever. You know, we just wanted to have an end goal. We weren't really stuck on five.

Mr. Eckert stated yeah, I think we started out at three or four, and then Courtney came back with five, or we talked about five at some point in time, and we put five in there because we thought that was reasonable. And from what I'm looking at here, you're looking at three years. So on the appropriation, is it coming from the state or is it coming from the county? The \$750,000.

Ms. Compere stated the \$750,000 is coming from the state, but we have to appropriate the building out process, that eight to ten is coming from the county.

Mr. Eckert stated so the \$750,000, was it approved in the last legislative session, or is it they're supporting it for the next legislative session.

Ms. Compere stated this past one, so we're waiting for the governor to sign it.

Mr. Eckert stated okay, good. We had five years in there, and I still think the five years works under what you're talking about. But if the board is amenable to it, we could put

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something in there that basically says if they're showing progress, then they can get another year or something like that. I mean, that's the concept. That's not how it would read. If the board wants to do that, that maybe would alleviate some of the concerns that you all had on the timing, but it's up to you. I mean, the other thing we can do is we can just defer this for a little bit longer until we get closer to that. But it's up to the board and the county.

Mr. Horton stated you're saying you're still in the talking stages as far as the five years.

Mr. Eckert stated I think the five years is reasonable based on what the commissioner has stated here today, and I think there are more recent developments, and that's great. You have made that progress on that. But I'm saying that if you want to try to accommodate more time, the way you could do that would be to say, okay, well, so long as you've met these milestones within this period of time, we would extend the time because, I mean, everybody's goal is to get a library.

Mr. Horton stated what I'm saying is we don't have a formal agreement.

Mr. Eckert stated we have not signed it yet. We have a document that we've traded back and forth from time to time.

Mr. Lanier stated how are the other commissioners? Is there at all any feelings that we're taking away anything from them, or do we expect any blowback, in a sense, from other parts of Clay County?

Ms. Compere stated the short and long of it is, to be completely transparent with you, our commissioners on the board right now are sharing that they didn't know that there was a need, and it's unfortunate to say that, but it's just true. I mean, the board has turned over, to be fair, and some of them are new, and this is the northwest part of the county. If you don't plan to be in Oakleaf, you're not coming to Oakleaf, much like my counterpart to the south. If you're not planning to go to Keystone, you're not going to Keystone. I mean, they're on board. It was a part of the update this year when we gave the state of the county, the chair shared that the Oakleaf library was a priority for the commission. So, to answer your question, I don't see there being any contention.

Mr. Lanier stated that's awesome to hear. And I think that overall, you'll find the board is very amenable with the process. And, as Mike said, we just want to get everything done, have it done, and just kind of let us know what you need from us, I think, is a good way to look at it.

Chairperson Nelsen stated yeah, I don't want to do anything to defer it.

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Mr. Eckert stated yeah, I think if the board's okay with it, we can build in an extension, provided that certain milestones are met that show that they're working hard on it. What we don't want to do is give up land, and then the commission has a change of heart and just abandons the whole project. And then we've given up land that we might be able to use for some other sort of purpose here for the community. So that takes care of that issue. The other issue that Courtney reached out to me, we had proposed a 7,500 square foot minimum for library space, and I didn't know if that was still a concern or not a concern. We were looking at that number, thinking, that's still a fairly small library, but at least it's bigger than a bookmobile or something like that. So, I don't know if that's still a concern or not. I don't know what discussions, from a square footage standpoint that you all have been having.

Ms. Compere stated discussions with me haven't been that detailed, because at my level, we're talking about acquisition. And once we have all of the land, we know what our options are. They would have to bring it back to me as to how we can maneuver and get as much as possible. The only comparable library on 1.1 acres is in Middleburg. It's small, but we had to work with what we have out there. And they're wanting. There have been some discussions about making this some kind of hybrid governmental library slash, because supervisor of elections Chris Chambless was wanting to alleviate some of the pressure out here because we have Oakleaf Baptist Church and we have the athletic center on election day, but depending on what time you show up to either one of those, you might be in line for quite a while. So again, it's still so early. The staff is bringing back to me other parts of the state that have brought in this hybrid approach to a library and government facility. I haven't seen anything yet because we don't know how much land there is working with.

Mr. Horton stated correct me if I'm wrong, but I think the last time you were here, you mentioned you were going to go look at another library.

Mr. Eckert stated I think it was in St. Johns County.

Mr. Horton stated how did that compare to what we're going to build here? What were your feelings on it?

Ms. Compere stated if I heard you correctly? Bookmobile.

Mr. Horton stated no, I'm talking about the building.

Ms. Compere stated there wasn't, there wasn't a field trip out to St. Johns because we were still waiting to see where we are in the process. They're pending that date. Whenever we

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can know what we're working with, then they'll schedule that for me. But I have not been out to St. Johns' library yet.

Mr. Horton stated would you happen to know the square footage of the library just up the road there?

Ms. Compere stated the one Middleburg or the one in St. Johns?

Mr. Horton stated Duval County.

Mr. Thomas stated Enterprise. That's not a very big library.

Ms. Compere stated it's not big at all. I've only been in there a couple of times, and it is very compact in there. I mean, your shelves are very close compared to, like, one of our premier libraries, Fleming Island's library. You've got a lot of space.

Mr. Thomas stated but that library just reinforces the need to have it here because our kids can't check out books there because they're not Duval County students. They're clay county students.

Ms. Compere stated and there's a charge. That was part of what instigated the conversation with the other commissioners. If you're having to pay \$135 for an annual pass a library card. When I tried to get a library card, this was well before my commissioner days. I was right out of law school. So, we're talking six years ago, maybe seven years ago, I went and tried to get a library card. It was \$125 and, like, why? There were discussions about maybe having an interlocal agreement between that part of Duval and here, like, no, that's not what this community has been asking for. I work with Doug Conkey very closely about these things because he was the commissioner when the land was conveyed to the county. So, I'm optimistic. I really am. The conversations with the county have been very positive, very reassuring, especially with the changes over the last couple of weeks.

Mr. Thomas stated do we need any action from the board?

Mr. Eckert stated we can look at the two libraries. The Middleburgh library, you said was on 1.1 acres. And then we can look at the one in Duval. So somebody can help me get that. We can look on the property appraiser websites and see what the square footage is of the building. And that would help us know, are we being reasonable or unreasonable in that?

Mr. Lanier stated and tied to theirs, though, their whole area is parking as well, right? That won't be as much of a factor for us because our parking is going to remain as it is.

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Mr. Eckert stated I don't think there's any changes. You probably don't want that. That was part of the reason it was, I think, viable is because there's already parking there.

Mr. Lanier stated right. So that doesn't need taken into account as far as part of the property associated with it, part of that research that was done with the size of the library, the reason we came with the number is based upon average libraries, based upon population. And that's where those numbers came into play.

Ms. Compere stated the population then, right?

Mr. Eckert stated no, this was like a library with a similar population.

Mr. Lanier stated that population Oakleaf has. So that's where those numbers came from. So, you know, there's government associated entities in there. Two stories would be even better.

Mr. Thomas stated that was my question is the design of it. We don't want, like a three- or four-story building in there. We would want something that would fit the community. You know, like, a little hometown library within the community. So you don't need anything from us or unless you want to add that in, like, if they do need certain milestones, then we can extend it?

Mr. Eckert stated yeah, I think that's how I would address that concern, if you, if you're okay with that. And then the only other one that Courtney brought up was the minimum square footage for the library use. I don't know when the county's deadline is to get a deed to the property. I just don't know because she hasn't told me that if it's before May 1st, then you all have to give some authority to somebody to get that resolved. If it can wait till after your May meeting, then we can resolve it there, and hopefully we can negotiate something. You see the final document and you approve the final document at your May meeting. But I don't know the timeline for you all.

Ms. Compere stated conversations about the budget will actually start next month. We've got workshops already on the calendar. I can tell you that it has already been raised on the board floor that they're not going to allocate money on a maybe. I'm just being honest with you. They're not going to allocate money to a maybe. And so, there's been a lot of back and forth discussion on the board floor about this because we wanted to move forward with at least getting an idea of what site plans might look like. But then there was some pushback on the board floor about putting in a lot of staff hours on a project that is potentially going to fail or just resources not spent wisely. I hate to put pressure, because that's not the intent here. I just want you to know that as of today, there was actually a conflict on my calendar. I believe it's May 18 I was

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supposed to be doing something else and they reminded me that we already have a budget workshop scheduled for that day, so I won't be able to do the other thing. But as far as the timeline is concerned, the sooner the better, so that I have something to present to my counterparts on the board. I don't know what the square footage question looks like for you guys, but just as a point of clarity, I believe, I may be mistaken that it's the property, the two parcels combined, that's closer to the 1.1, not Middleburg's location.

Mr. Eckert stated oh, okay, so Middleburg is not a 1.1 acre, right?

Ms. Compere stated right. It's the most comparable in the county.

Mr. Eckert stated okay. We can still look at those square footages, but I just need to know, is it something that, you know, Jay's going to sign off on or I'm going to sign off on, and the chair is going to sign off on the final square footage. If you want to deviate from the 7,500, I mean, if it needs to be done before your may meeting, which is May 13th, we need to give authority for somebody to be able to finalize that. And if not, then it's just May 13th, and that's the next time y'all meet.

Mr. Horton stated I think the chair can do that for us.

Mr. Thomas stated the chair's trying to find the square footage?

Chairperson Nelsen stated yeah, I was trying to find square footage of the library.

Mr. Horton stated I think we're in agreement with 99% of it anyway. It'll be pretty easy to figure out.

Chairperson Nelsen stated did Courtney have a suggested square footage area?

Mr. Eckert stated I don't believe so. When we talked, I think it was more along the lines of, 7,500 may be a lot, but I don't think anybody really knows. I think that's unfair for me to say that the 7,500 is a lot. I mean, it seems like it was the average when we're looking at that and we're also looking at a parcel that doesn't have any parking need. So again, I mean, the best thing I can do is if we're being told that Middleburg is maybe a comparable facility, to look at the square footage there. What we don't want is 1,000 square feet of library and 10,000 square feet of other civic use. The intention was for this to be a library predominantly. So that's why we said you could do 7,500 of a library and then 12,500 of other civic use. But we just wanted at least a minimum size of a library.

Chairperson Nelsen stated it appears the Duval County library is 15,000 square feet.



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Mr. Soriano stated 7,500 is not big. You're talking a 75 by 100-foot building. That fits inside your current pickleball tennis court areas. I mean, that's not large. So, I mean, that's pretty minimal.

Mr. Horton stated don't we have an engineer that can figure this out for us?

Mr. Eckert stated from what I'm hearing, the 7,500 is not an unreasonable number for library.

Mr. Soriano stated the plan wasn't to say we wanted to build one that size. We were giving them a minimum. This was the lower end that we were trying to put in for them. So I wouldn't think something they would feel it's unacceptable to say, well, we can't build on 7,500 when pretty much all of them around are much larger than that.

Ms. Giles stated what Mike's presented is two options. Do we want to authorize the chair to work with district counsel on the language? Is it the warranty deed that we put the language on?

Mr. Eckert stated yeah, it is. For the one issue, we've already resolved that I know how we fix that. And then the other one is the 7,500. Do you want to stay on that or do you want to give authority to the chair to deviate from that if there's a rational basis for why you would.

Mr. Lanier stated would there be a rational basis for like a plus or minus associated with that more so the minus.

Mr. Eckert stated I think we need to stay to minimum square footage.

Chairperson Nelsen stated which is what the contract states.

Mr. Eckert stated yes, it's a minimum of 7,500 right now.

Ms. Giles stated so without that motion authorizing the chair to work with staff, what we'd be facing is the timeline that they start having their budget workshops. So that's the two options.

Mr. Lanier stated I'm okay with passing that on the county, if that works. That's my vote.

Mr. Horton stated yeah let's make a motion to have Cindy approve it if we have to have it done before the next meeting. It sounds like our next board meeting would be before their budget meeting, which would meet their requirements anyway.

Ms. Giles stated well, they probably put a package together just like us, a week or two ahead of time. But that would allow for Mike to work with Courtney.

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Mr. Eckert stated I think we've already had that authority before that we could finalize this at the appropriate time after you approved the 7,500. It's just I'm taking staff direction right here that if there's a rational basis to deviate from that, we could deviate from that, and we'll add some language in that if they're trying to get this thing established and it goes to, it's going to take six years instead of five, then we're going to work with them.

Ms. Giles stated do I need a motion for that?

Mr. Eckert stated no, we'll bring it back to the board at the May meeting. So we ought to be able to get that resolved and so you can at least report we have an agreement with the people who are authorized, and hopefully we have a deed by then.

Ms. Compere stated good deal.

Chairperson Nelsen stated we don't want to do anything to delay.

Ms. Compere stated I will add that to my commissioner comments tomorrow night at the board meeting, were there any other questions you wanted me to address when I was here?

Mr. Horton stated I'd love to talk about recycling.

Ms. Compere stated did you see the vote on that?

Mr. Horton stated not really happy with that, but, whatever.

Ms. Compere stated yeah, I got outvoted. Two of us got outvoted on that. Needless to say there. I mean, we can talk about it now, but Sunshine doesn't allow us to have conversations with the other commissioners about things.

Mr. Thomas stated same thing here.

Ms. Compere stated oh, you guys are under sunshine as well.

Ms. Compere stated it was a very frustrating night. Very frustrating. I've had a lot of conversations with folks out here. District two is pretty divergent. Oakleaf is very different from the older Orange Park area. That's also within district two. And the sentiment is, across the board, the same, even though different parts of the county are represented. That vote was very disappointing. I mean, you've heard my arguments. It cuts against district two and district three and district one disproportionately. And that argument did not carry today. We do not have a recycling facility here in district two. Meanwhile, you've got two other districts that have the largest one and three. Right. We only have five. So, three recycling centers are in one district, and the largest recycling center is in another district. And the fifth one is on the outskirts of another district. So, most of their district can't even get to it. It'll take 30 minutes, 45 minutes,

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and you know how that goes. If it's going to take me 45 minutes to get to the recycling center, I'm not going. Our closest is off of Long Bay. And so, everybody in phase one isn't going to go all the way out to Long Bay to recycle. Same argument about the post office. Phase one gets the brunt of it. They have to go all the way to Middleburg. So, believe you me, I have to roll up my sleeves and let people know about themselves sometimes. But as part of it, sharing what our concerns are in this part of the county.

Ms. Soriano stated so just to point out, I know we talk about it, that we want to make sure we have a library, not just the meeting rooms. It's actually kind of a good thing. I constantly will reach out to the planning commission and everybody that Parks and Rec is trying to do a meeting with us here but trying to get the staff or even the commissioners to come here to us. And they meet a lot of times in this room with residents or, I have one that I'm working with to get them over at your side for one of the parks meetings to try to get information like that out. Unfortunately, residents don't always show up for those meetings either. But it helps because many of our residents won't go over to see you guys and the staff over at Green Cove. That's kind of a ways from here. So it would be nice even to have that building big enough to have a meeting room, because then it's easier and quicker for them to set up, like, a town hall or quick, you know, financing meeting there to where residents actually get to see what's going on at that county level, but do it here to get a better understanding, so.

Ms. Compere stated if I can just echo what Jay said, I agree wholeheartedly that the county coming out here would make a critical difference. I mean, having this part of the county showing up to these meetings is so important. My sister put on the Oakleaf Christmas parade, and other parts of the county have no idea how many folks live here. And some of these businesses that are in other parts of the county were like, oh, yeah, we'll just throw another Christmas parade on our calendar. They had no clue what they were going to be met with.

Mr. Soriano stated we shut down a road one time, and we saw how bad it was and how many people live out in this area, and it took most of the engineering department and public works coming out here to believe that it was taking 3 hours to get from one side of Oakleaf to the other side.

Chairperson Nelsen stated it took me 3 hours to get out.

Ms. Compere stated I believe you. Just like in Keystone. They don't know if they're not out there. I'm working on getting them out here because we have a beautiful community.

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Mr. Eckert stated do you want me to reach out to Courtney, or are you going to follow up with her?

Ms. Compere stated if you can reach out to her.

Mr. Eckert stated okay, I'll give her a call.

**FOURTH ORDER OF BUSINESS**

**Approval of Consent Agenda**

**A. Minutes of the March 11, 2024 Board of Supervisors Meeting**

**B. Financial Statements**

**C. Assessment Receipts Schedule**

**D. Check Register**

Ms. Giles stated starting on page seven are the March 11th meeting minutes. Unless there's any changes to those, I just look for a motion to approve.

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

Ms. Giles stated page 33 has your financial statement as of February 29th, and it's followed by your assessment receipt schedule on page 45 showing the District is 96% collected. Your check register is on page 47. I see no unusual variances with it. It's \$151,786.23. Unless there's any comments or questions about your check register, 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.

**FIFTH ORDER OF BUSINESS**

**Discussion of Proposed Fiscal Year 2025 Budget**

Ms. Giles stated the budget item is on the agenda to give the board the opportunity to talk about the budget. In the absence of anything specific, the staff, we'll just put together the budget with historical invoices and known increases. Clay County Sheriff went up in January, so that's a known increase. Poolsure will sneak in an increase usually after the budget's approved. So that's something we're trying to get ahead of. Any increases that Jay knows with those specific vendors will include that. But this is your opportunity to talk about it and Jay to present some of your capital reserve items. You'll approve it at your June 10th meeting.

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Chairperson Nelsen I think soccer should definitely come up in the budget talks.

Mr. Horton stated what was the sheriff's department increase?

Mr. Soriano stated it went up another \$8. It was a large increase. They did not warn us about it. I don't know if they're going to plan again on going up January.

Mr. Horton stated so it's what, \$38 an hour?

Mr. Soriano stated \$58. It's very, very high now. I want these guys to get paid. I think they do a very hard job. But I would have liked some warning where last year, if you recall, they did warn us when they were jumping up the big percentage. They didn't warn us about this one at all. But we have already done some changes to our scheduling that helps kind of alleviate that. And I'll probably look to do a little more next year too to control those costs. But yeah, it's getting up there. Clay County wants to compete with St. Johns because they lose officers. So, it's going to continue to go up. I just wish they would have given us more warning.

Mr. Thomas stated how about our own security? Any projected increase there? Because remember, last year they did.

Mr. Soriano stated at least they timed up with last year. They tried to hit us at the wrong time of the year, and we had planned even when we did the original contract that we worked on fiscal year. So, they'll be doing the same thing this year and we'll probably plan for a 4%. They were closer to three when they were done, but all of those will kind of get that 4% at a minimum. Some may ask for more. If you recall, even landscape has done that before, where they started off at a seven, but then worked their way down to closer to a four. That's kind of what I expect to see more minimum is the 4%. As long as they let us know, it's easier. If they don't let us know that's where it's kind of tough. It's either we bring it to the board and say, no, you don't get the increase, they decide to look someplace else, or they have to remember and kind of time it with us so that we can plan on it in October. I'm going to present some other numbers to you tonight outside of what we talked about last time. But even then, what you're going to see is my overall is going to say, hold on, and not do anything this year, and we'll plan those with next year because all of them, as you kind of heard last time, are higher than I think we should be dealing with right now. I did come up with some better proposals, but still much higher than what we would like. So, the ultimate will be just to hold off, and we include that in the process for this next budget year if it's something we want to approach next year. So, you'll see that in there. And then, as Tom pointed out, staffing. Staffing will go up. Our district staffing. I've kept that level

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for the last few years. In fact, that number started off from way back when we had a contract company here, and we've never gone up since then. We wanted to pay our staff higher than minimum wage. It's not much higher, but it's higher. And right now, we have that five-year step-up plan. I cut it close. They even cut down to where I'm not pulling certain things out of staffing. So, when I buy shirts, it's going to repair a replacement for uniforms. I used to charge staffing but then we go over the last couple years a few thousand bucks. I haven't taken that number off this year. I will. So that we can make sure we get correct increases in there for everybody and match that increase on minimum wage and still handle all the things we need, whether we want uniforms, name tags and things like that, to go under staffing. So, staffing will be one. Of course, the staffing you guys asked for an extra maintenance person. That's a big one because it includes not only a maintenance person's hours, but then the more work I have them doing, I got to get them supplies and things like that. So, you guys have seen those supply numbers going up a little bit, too. If we want to operate that way, which I think we do need to be doing that. We're at 20 years old. It takes a lot more day to day work. So, once we add all those things in, I don't have any plans for any large capital. And in the current reserve plan, there's nothing big in there yet either. In fact, you guys have done a lot of your big work lately that wasn't in the plans. Let's say the AC units in the fitness center, we just took care of that this last year and anything there, it was actually not even planned for a few years, but we went ahead and took care of that this last year. So, I don't have any large plans in there. It doesn't mean something doesn't pop up like a giant pool pipe under your pool breaking. So, I'd like to keep that reserve money in there and even increase where we can. But the lines I was looking at were more like staffing and things like that.

Mr. Horton stated we have how many maintenance workers right now?

Mr. Soriano stated right now there's six.

Mr. Soriano stated one is our day-to-day driver that does all the roadways, parks, and helps out with cleanup and things like that. So, my normal ones that I get to say, go fix the signpost or you're replacing lights, let's paint a building today, get rid of graffiti. There's pretty much five of those that get split up. So, on average, you get two and a half to three guys every day for your district, two and a half to three guys here.

Ms. Giles stated we'll have this on next month's agenda also, just so the board has the opportunity to talk about these things.

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Mr. Horton stated do we have a cushion in there for six maintenance workers?

Mr. Soriano stated not right now. If we want an extra, that cushion isn't in there anymore. I've pretty much eaten that up. I'm kind of watching how I control it this year. If we really want to look at some of those increases for a lot of those lines, then, yeah, we may have to look at increases overall. I don't have a lot of that padding. I did make it through last year. My concern was, we increased two years ago, the first time in a decade. And I said I would try to make it in one year. I did barely. But I don't see that happening this year. And if we want to continue next year like that, I think we're going to have to have some kind of minimal increase. If we want to continue increasing a lot of those lines and doing what we've been doing lately.

Mr. Horton stated I think we have no choice.

Mr. Soriano stated and there's going to be other items. I know Mr. Fagan here sent us an email about landscaping. Well, if we want to do something like that, that's outside of our current landscape contract. That's just extra money. I put that towards mostly repair and replacement line. That's going to increase. Or if it's a big project, let's say I want to do a whole roadway, or we've done this before. We did all the myrtle trees out around soccer field. I could do that as a capital item. But that's where we're looking for these items for you guys to bring us and things that I think about every day so that I can plan for next month, to kind of give you an idea of where we're at then our first run of budget. That has got to be your high end. So, I remind everyone that first time, if we think there's going to be an increase in assessments, we have to do it then because then we have to mail out notices to everybody. Even if we decide to come down later, we can only come down or even get rid of that altogether and say, no, we must stay even. We can't go above that first round. That's why I say we kind of put these ideas that you guys may have. If there's anything specific, you say, pickleball's going great we want to build a whole other facility, I need those ideas now. I'm just throwing it out there. That was the last big one. But those are the things that, you know, I need to kind of plan for now for this next month.

Chairperson Nelsen stated I too would just like to see like a refresh. I'm just looking at the signs coming in here to Middle Village and they're kind of sad. And so same thing on our side I want to make sure we have enough people and money to do the painting and do the pressure washing.

Mr. Soriano stated I like the word refresh that use there because I'll send my guys out. You see some of them in the last month or two that have been painted nice new glossy black

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around the outside. We do the yellow, but it's still the same sign I've looked at coming out of my house for 20 years. So, after a while, no matter how clean and shiny it is, it might need a new design. We see that all the time inside the buildings. And many of those things have been put into that capital plan. Like I mentioned a couple years ago to you guys that we had in there, about \$10,000 to retile the bathrooms at the club house, I didn't retile those. It's the same kind of coral pink, old seventies or eighties looking design that was originally built in here. I wouldn't pick that out, but it was a developer thing. It worked, so I wasn't going to pull it out. But there was money put aside to bring that more modern. We can look at a lot of those items. Just how much of those things we want to do is really what's going to finalize your budget.

Mr. Horton stated I think we need to look at increasing our money coming in because we need a bigger cushion. In fact, with cushion, a lot of it would be eaten up by just maintenance stuff, keeping up things. It's not getting any younger, we're getting older here.

Mr. Soriano stated I am already kind of leaning that way, and I look to you guys to see how far we lean that way, because you've got to remember, I'm frugal, so you guys want me to loosen those purse strings, you might have to come up with some of these ideas and thoughts for me, because a lot of times I'll look at that and say, this can last another year, another two years, three years, but it is that same thing.

Mr. Horton stated I think we discussed this before. Some of the other districts around us charge a lot more and have a lot nicer facilities. How they do that? Well, they spend the money for it and we're not talking about a great increase here, but just enough to cover things. So, I think we need to take a close look at it and increase it a little bit.

Mr. Soriano stated it sounds like that's the general consensus. Just some of those specific ideas that you guys might have that help me with numbers are what we're looking for here, too.

Mr. Horton stated maybe come up with a five- or six-year plan on that. So, you want to increase it so much now and two years later maybe.

Mr. Soriano stated I did look at that. I know you had mentioned South Village had this plan at one point. I don't know if they still have it where they do more minimal increases for a few years in a row, no matter if they need it or not, but that way the residents are kind of prepared and then they take time off, and they go back through that three years, and I kind of looked at that and compared to what we did for the ten years without an increase, if we had done something minimal like a \$50 or \$60 in that time period, we would have done that for three



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years, taken off a year or two, another three years. In the end, we would have been higher than that 180 we did last time, and it would have seemed like less stress to the residents. I mean, it's a raise either way. So, when you increase, people aren't happy, even if it's \$10. But it's a little easier to swallow.

Mr. Horton stated if I remember correctly, there were no negative comments last time.

Mr. Soriano stated I got a few smart comments by text and email, but they were actually understanding. They knew what it was for.

Chairperson Nelsen stated everything's more.

Mr. Soriano stated yeah, and I think the hard part for a lot of people that had any questions whatsoever was we're also doing it at a time where everything on that tax bill went up, the school district went up, trash went up, everything. So, you got that bill. And it wasn't just our increase. It was everybody. So, it added up.

Ms. Giles stated that'll be on the agenda for next month. I think Jay and I both took some notes there, so that's helpful.

Chairperson Nelsen stated everybody take a weekend and drive through everywhere.

Mr. Thomas stated I don't like talking about increases. I mean, we already asked for \$180, and so now, I mean, the economy is still not healthy. And so, you know, now we're looking at needing more money. So anyway, we'll have that discussion on June 10th.

## **SIXTH ORDER OF BUSINESS**

### **Staff Reports**

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

There being nothing further to report, the next item followed.

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

There being nothing to report, the next item followed.

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

Ms. Giles stated I just want to remind the board every chance I get of the new requirements that we have. It's our first year with these requirements. Your Form 1 is online now, which is different from how you've done it for the last few years. So, I'll give you a call during the week, Scott, and help you with that. Ms. Giles stated I submitted mine last week. It

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wasn't terribly hard. It just took a little time to sit still and do it. And then you have your ethics training, which needs to be completed by December 31st. You will not get a certificate. But if you want to exchange an email with me and let me know which of the classes you did, my email is a public record. I'll be happy to accept your email and say congratulations on your training.

Mr. Horton stated how's the statement?

Mr. Eckert stated it's a self-reporting on your financial disclosure form that you'll file in 2025.

Ms. Giles stated on that Form 1 this year, you don't. You don't need this training. It's next year.

Mr. Eckert stated correct, you don't check it on this one.

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

Mr. Soriano stated we have had a few neighborhood events. We were finishing up spring break when you guys met last. We had just started it. It went over smooth. Your slide was not available, but the pool was up and running. The slide we had mentioned the change out in the motor, so the spring break people understood. They're looking for it to be back and ready here in April, definitely before we get to our opening in May, where they're open on a daily basis. So that's what we are looking at. We've also had our resident run vendor market this last weekend, and it went pretty well. There are some minor issues. Parking is always a big one, and I think more of that may have had to do with communication. They didn't really communicate early enough, and I'd say enough multiple times with the sports organizations, so it did cause a few issues. And we had probably about 30 different incidents with the tow trucks, so I don't believe all 30 cars got towed, but they were out there quite a bit. And I think a lot of times it's just that communication and making sure everybody's prepared and they let their parents know they're coming. I would typically be a little lenient on days like that. I would hate for somebody to come to the vendor market and then get their car towed. But chances are it wasn't them, it was sports organizations. They a lot of times will see that I can't park right where I want to park because there's a tent there and somebody's selling their goods. So they pull up on the grass or they park in a curb where I have a sign that says no parking, which happens a lot. So, we did have some of those type of issues and some angry residents yelling at the pool staff since pool was open because their cars were no longer there. Didn't we caution them to contact the sports team? We

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did. So, this is, like I said, it's kind of minor. I know there's going to be some people upset that it's not minor to them, but she did pretty well running it. This is her first time running it. Donna, I worked with a lot, and the first time she ran it, there were issues, too. We had issues when our first coordinator that lived here ran it, and then we started to see those problems, so we started putting those rules on them. She's going to have to learn. Like I said, there were no major issues. I don't want any injuries or anything like that, police officers being involved, so luckily, no major issues. But there are going to be things like that that she's going to have to learn. After a while, I'll start getting on to her about it, making sure we have that in place beforehand. So, she's got to have extra off duty and she's going to pay to make sure parking goes well, which, if you remember the old expo, they would do that. It got to the point where they had multiple off duty officers out there. That way we didn't see it properly. I know she doesn't want to spend that money because that's part of her profit for doing all that work for the day. But if we continue to have those problems, that's what she's going to need to do. That was part of that contract. So, there's some minor things I got to work with her on. I know there was a food truck that was not on the approved list, and Tiffany let me know. That's kind of tough because they're supposed to go through those steps with the board approved coordinator. If not, then none of them will listen to her. If we allow those type of things so I have to make sure everybody's following that, even soccer and flag football, they have to understand that, too. If you get a truck, it's still got to go through Tiffany somehow. That way we know they're all following rules and they've submitted all the paperwork to us. So, I'll work with her in the future with that. But it went pretty smooth. Moving on, we do have our movie on the green coming up and our community yard sale after this month. You guys will kind of move the movies to the pool and we'll have dive ins. So, we have four dive ins for the summer. You alternate back and forth. Our first one is at your pools. And then June, we come over here. We take July off. July is already too busy at the pools. We don't need to bring in more people. And then we go back. You'll have August, and then September will be the last one here. And then we move back to movies on the green. And the last few years, we've been having a summer theme event with running movies. I think we settled on this year is going to be Kung Fu Panda. There are four of them for families. I am going back and forth whether I want to do the adult themed jaws in the pool again. We did that a couple years ago. It was fun. So, we may do that. The adults aren't as into Kung Fu Panda as the kids will be. And then moving on to the maintenance side. I had on there the slide work. We've already

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started. March was a little tough. Ended up being colder in March. Then it seemed like the rest of our winter, so it did slow me down a little bit. But we got gel coating on the slide last week. And then if you noticed, we were up painting that big spray ground structure. So, there's gel coating on the top now, too. And then I'm going to finish the yellow this week. So, everything will be finished on the spray ground structure. We won't have people complaining that there's spots on the top. That was the old paint shown through that will be put in one big yellow top and everything will be good. I will hopefully have the new motor for the slide in this week. As long as everything goes well with hookup, that should be back on this next weekend. I've been waiting for Compac filtration on that one. And just to point out that gel coating, if you recall, last time I had to get special approval from you guys. It's under my amount now. But I did set that up to do gel coat work at \$7,000. We just had a district that did this. They're right down the road, it's Pine Ridge and there, much smaller than your slide, and it ended up costing them \$30,000. The last time I had a professional company come out was right when I started. This company was already picked out. I didn't have a hand at picking them out, but they did do it on your side. It was \$13,000 this time. So, this was twelve years ago, and the same company was awarded this side. This is where they had problems. They paid \$13,000 a slide for each one of those. And then the gel coat didn't cure, came off on people's skin, flaked off. And then because the company was out of Chicago or Indiana someplace, we couldn't even recover from this. So that work is a lot of money. I have a couple maintenance guys now that have been working with me for a few years, and I've taught them a lot of resin and gel coating work. So, we are one of the few neighborhoods that do all of this work in house. Whether it's patching or whether it's full gel coat work, a lot of other neighborhoods have to go out to those companies, and it does cost them a lot.

Mr. Horton stated you say repaired multiple chair panels. That's not the newer ones?

Mr. Soriano stated they're newer ones. So, the first set we started buying about three years ago, and I have some that are faded and even starting to rip through where people put their heels. Or if they're larger, it's stretching and flexing. The reason we went with these chairs, they have kind of a long 10–15-year warranty on frames. The fabric doesn't last as long as the old straps do, but it's so much easier to fix those. So, in there, you actually see the cost for that. So, I bought a couple thousand dollars' worth of new slings, and we took all of the kind of faded and ripped or even almost close to ripping slings off, and you just slide the new ones in. So, we have

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a bunch of what looks like new chairs out there. Not all of them, but a good amount of them for both sides. I actually did this on the Middle Village side and your side.

Mr. Horton stated you've got something about the cell system, new communications equipment. Is that all in place now and working?

Mr. Soriano stated yours is all in place. We did have the alarm company out today doing a couple things for me. Testing the dialers to not like some of the stuff to where one day it works fine, the next day it tells me it's having communication issue at three in the morning. It'll call me. By the time I get here at 7:30 or 7 o'clock I test the lines and they're fine. But digital lines do have a problem with fire panels. What it's doing is it's sending out a signal to the alarm monitoring company and it's got to get the signal back and digital lines pick up noise a little different and the fire panels don't always work. I did talk to the tech that was out today that if we need to change a dialer, but I don't like getting woken up at 3:00. They don't call out to the fire company or anything like that. It's telling me there's a possible trouble. It takes the phone lines down. Phone lines are there. Everything's good on AT&T's side now. So, all the fibers installed in the clubhouse we have AT&T internet. It's part of the fiber system so we don't pay any extra for it. Just in your fitness center we don't have that. They couldn't get fiber to the fitness center. It's just the cellular. That's my requirement. I need the cellular for the fire panel. We're not using it yet. I'm not going to advertise to the residents yet but soon as I will. While he was there, I did have him work on repurposing, programming our panels so that the two double doors, the doors in the waiting room and the doors in the cardio room can now be opened without the alarm going off. So, for twelve years those were fire emergency exit only, which was a little weird. You have these nice sitting areas out front, these big double glass doors. You couldn't go through them. You had to go around and go through the middle hallway so we could see who was walking in and out. If you went through them the fire alarm went off. That has been changed. Pickleball would like to use those doors.

Mr. Horton stated wireless pump set. Is that for the desk in the gym there?

Mr. Soriano stated yes.

Mr. Horton stated the damaged slide at Nature's Hammock. I guess you've ordered another one now.

Mr. Soriano stated yes. So, I'm waiting to see how long that'll get to us. We've had two slides lately that were vandalized. The big 360 slide at the amenity center. The nice part about

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that, that's an older unit, so it matched one of the ones we've taken down. I had one of those big slides ready to go. So, during spring break, when everybody was playing in the pool, I had them shut down the playground there at the amenity center, removed the damaged slide that had a big foot hole in it where somebody had stomped. These plastic slides are thick. It's not easy to break these things. They had a good foot hole size right in the middle of that slide. We pulled it out of the ground, put the new one in. It's back up and operating. The one at Nature's Hammock. That playground's only two years old, so I don't have an extra to go in place. So, we did just take it down and cautioned everything off. We have to wait on the new slide to get to us.

Mr. Horton stated what's the large mainline repairs at Oakleaf Village Parkway.

Mr. Soriano stated VerdeGo is firing up a lot more of the irrigation. We're getting to that time of year where we need things on more. And we did have a valve break. I think it was helped out by some of the sidewalk work that's being done by the county. But it's a large mainline, runs down right. If you're going down Oakleaf Village Parkway, right about where the school is, you'll have seen a big leak last week that was coming through. Now that we have talked about VerdeGo. Like I said earlier, I'd rather look at these and take these amounts and plan on them for the future. But instead of the fraze mowing that was suggested last time at \$63,000, I believe is what it was. That'll be the first one you look at. I did have them pull a couple proposals for me because I don't like the idea that I know it's going to grow really well, but you're talking about thirds here. This is a lot more than what we did for \$20,000 and what I think we did for \$20,000 each time, I did look, the highest one was around \$27,000 one year, has lasted really well. Are there areas that need to be thickened up and filled in? Yes, but I don't think anywhere, even on the three-acre section do we need to do the full three acres. So, I asked them to give us proposals for other things. Whether it's just sodding, whether it's shutting down the fields and sections and doing fertilization and top dressing and letting the grass grow for a good six months. We'll keep it closed. But I just can't see spending \$67,000 on three acres. And we got to do this three times for nine acres altogether. That's a huge amount. So, she did go back and give me a couple numbers. And if you recall, when I did the last RFP, we broke up what it cost to do sodding. Even under contract, if I were to hold them to that contract, they're at \$0.77 a square foot. When I break that out, it's still just over \$100,000 for three acres. The last time we got numbers, the lowest number I came up with for the whole thing was \$90,000. So, it's still very high. I asked her to give me numbers for closing off a section and not doing any sod work. We're just top

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dressing, filling in holes, making irrigation, doing high chemical treatments, and three to six months later, we open back up based on growth and what that would cost for that three acres. So that one is the lowest one at \$34,000, still much higher than what we did before in the past on the sprigging. And then, of course, the highest one was to do full sod. They're looking at using a subcontractor because they don't feel they can do three acres at a time, which is bigger than they've ever done for us. We do small sections at \$2,000 to \$5,000 at a time, not three to nine acres. So, the proposal was at \$195,000 for three acres of 419 Bermuda. I would have just thrown that out, but I wanted you guys to see the numbers. That's all the work right there, labor and everything. Agra-Pro I think, put them on the spot a little bit. We have had them cut with a reel mower here and there, but it is not normal. That is the device that's used on golf courses for this Bermuda. It does make it grow more the way we want it. I asked them to give me a proposal to do what we do now with the reel mower. And I didn't want a price that makes us basically purchase our own mower. At \$60,000 we can purchase that fraze mower. But then I wouldn't have anybody to do the work. But I asked her to give us that and to look at that takes out the argument of from Agra-Pro's side that the landscapers aren't taking care of it properly because that's the way it came off to me was, well, you got good grass out there just to do this properly. I think at the \$20,000 for three acres, \$25,000, \$27,000. I think it was done pretty well before, especially for what we need. Those fields were not set up as true competitive fields. They're not crowned, they're not captured. Irrigation doesn't even go in the right way. We've done a lot of work over the years, and it does look good. To do the reel mowing, so, to take out what we do now and actually have them cut correctly, that's the annual price, \$70,000. Now that's for changing the service to the way it's supposed to be done. With that Bermuda 419 that's in there. You would still take out of our contract the normal mowing they do now because they wouldn't do the normal mowing. It would be the reel mowing. So, she didn't put that part on there. It's just \$70,000 annually is what it would change to, to treat that soccer field and cut it correctly. That part I do think we have to look at. It would be helpful. I just don't know that it needs to be done like this. But every single one of those that I just gave you is way more than I would have planned this year or even been willing to put in next year. So that's why I just wanted to present these to you, let you know where we were at. I looked at other landscape companies because they gave us their numbers. Many of those numbers are not all. We could find somebody to do one or two of those proposals cheaper, but it's not going to be much cheaper. So, our numbers of

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\$20,000 or \$25,000 an acre, unless we find somebody to do sprigging, we're not going to get back to that.

Mr. Horton stated wouldn't it help if the people that do the soccer move the fields around a little bit?

Mr. Soriano stated they do. The hard one is the big field, though. I mentioned that before with the irrigation, we have valve boxes in the way things like, they only have certain spots. They can put the real large fields, all the other little fields, they do rotate those and that helps. There are two large fields that are the biggest problems. You'll see the one that sits in the very back corner is always the highest use.

Mr. Lanier stated the placement of the oak trees makes it very tough, too.

Mr. Soriano stated yeah you've got those three big oaks, and they're not actually able to use the whole line and turn them around.

Mr. Thomas stated but the one that's in the back corner with the one that we're on, they can do the big field. They can move it back towards the parking lot from the smaller field about there, and then they can do another big field going a long way off to the left-hand side. So, they haven't rotated them in a long time.

Mr. Soriano stated it's been three years since. It was actually just after the last time we did last sprig. So, it actually might be four years now.

Mr. Thomas stated right because those goalie boxes look like a monster truck.

Mr. Soriano stated that was actually the same complaint when you first walked in from the parking lot, those big mud pits that were right in the front.

Mr. Thomas stated yeah. Well, now the pits are in the back. So, they have not rotated. So, we need to encourage them to rotate. Now, you said that this would be \$70,000, but how much are they charging right now? What is the difference? Like, what would the actual cost increase be?

Mr. Soriano stated I'm going to have to get her to look at that for me. I have to pull that out of the contract. We do have it kind of detailed for just the multi-use fields. But it's just the mowing that we're going to pull out. Everything else is going to stay the same. It's just the mowing that's going to get pulled out. And then you would add on the \$70,000 to use the reel. I would have to talk to Agra-Pro and really argue with any expertise, too, on this that I don't need that reel mower during the winter. Does Bermuda work best if you have a reel mower on it?



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Yeah, you can see that on a golf course. Bermuda doesn't grow in the winter, so I don't think we're going to damage it by using the traditional mower. So, if she could adjust that. That proposal every two weeks, even in the winter. I don't know that we need that. But I also don't want to say, well, we negate the \$70,000 service by not using the reel mower all the time and it's just not doing what it's supposed to do. I don't know if I actually believe that or not, but I want to talk to Agra-Pro and some other well-known golf course companies to see what they would do in that case. We're not a golf course, but we do want that grass nice and thick. There's a reason we put the 419 out there. That's what I was talking about with Kyle when he was here before, because there are other Bermuda grasses we can put out there. It is not the same as the Tif. The Tif was designed for that sports field type playability on the grass blades and things like that and growing. So, you need to treat it a certain way. But this is just to make you guys prepared. I'll have those numbers put in for next time so we can look at it. If there is anything we want to do, that's what has to get added into that budget plan.

## **SEVENTH ORDER OF BUSINESS**

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

Comolita Fagan stated I have a question about the playground areas. Is there any way we can get some type of signage that can be put at these areas because people are parking on the grass? I'm quite sure you guys probably have visited that before, so, maybe you could update me, because I know in our neighborhood, you come in and there might be three or four cars, and that will also mess up that grass in that area. So is there anything we can do, such as signage. Sometimes I wish that when they developed these play areas that they had put parking slots where people could just kind of, like, park, because that would prevent them from just driving all on the grass and tearing it up. So that's one of the questions I have.

Chairperson Nelsen stated I know the original design was that there's a park within walking distance of everyone, but that's why there's no parking at them. But you see how that plays out.

Mr. Thomas stated just like at the beginning of the Oaks, at the very front entrance of the Oaks, they like to park right there. The only thing we could do is just say, no parking. But which park you talking about?

Comolita Fagan stated all of them I would be honest with you. Well, I don't see too many people using the Oaks. But the one in Wakeview. People just park all the time. They have

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parties, so, when they have a birthday party and they have a gathering, you find that they will just, have sometimes six or seven cars just parked all the way around. And so, if you continue to do that again, it's going to tear up and make it not look as nice. But we're not the only area, though. If you go around when people are having parties, they just drive up on the grass.

Mr. Soriano stated definitely. So, we do have one or two of those signs out there, not as many for the parks, but we do have them in a lot of our cul de sacs and they pull up and park right next to the signs. And we've discussed that before. The signs don't actually deter those that care about paying attention to the rules. And that's the hard part. We end up just buying more and more signs and placing them out and then repairing them and replacing them when people vandalize them. What we've tried to do is landscape improvements. We've done this a couple times. Unfortunately, so far, it's just got taken out. So, the one going into Nature's Hammock got taken out last week. We picked out a couple plans for added bushes and things like that. Tom was talking to me about it that day.

Mr. Horton stated I looked at it the day before, and it looked great and then I got an email that night saying that someone ran over the bushes.

Mr. Soriano stated a resident had just told me that night, too. He had a description of the car but didn't get a picture of the license plate or anything like that. You know, it's just unfortunate. And I've had landscapers go out and kind of trim them. They'll grow back there. Those Ligustrum's are like weeds, but it's going to take a while. You can definitely look at it and tell somebody just plowed through here, but that's what we've tried to do, too, is the split rail fencing and added edges and things like that will kind of deter them, and people will still pull right up next to it. It's just an ongoing battle.

Mr. Horton stated I will say that I live where I can see one of the parks, the Piedmont/Stonebriar Park. I see people parking on the grass, fishing in the lake and stuff like that. I go over there and ask them and say did you know you're not supposed to park on grass. I've got just about 100% rate of people that will say, oh, I didn't know that. I'll go move it right now. You can park on the street all day long. You park out there, you're going to kill the grass, and run over the sprinklers.

Mr. Lanier stated and you may get towed. You know, if you just approach it with that one, too. I'm trying to save you \$150.

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Mr. Horton stated yeah, that's true. That's the last resort. I wouldn't bring that up until you had to. If somebody's doing that repeatedly, I would definitely try to get them towed.

Stephen Fagan stated yeah, we've taken that approach and we have approached individuals in that particular park and they'll move their cars. Because some of them just don't know. A lot of times we found out it's people from outside of the community. So they just don't know. When we ask them to do it, they have no problems.

Comolita Fagan you also have residents that when they have parties, they park on that. And, they know, but they still do it. And again, we just have to ask them. I mean, you guys are working so hard to try to keep things up. We also have to participate.

Stephen Fagan stated I sent you all an email.

Mr. Thomas stated unfortunately, I couldn't get the attachment to open.

Stephen Fagan stated it's just showing some issues. And what I'm hoping is that we come up with a comprehensive plan to address some of these major thoroughfares. So, when you request these monies for the upcoming budget, these things are forecasted, and we can perhaps address some of these issues that could use a little more attention. I don't have much to say other than just, I'm hoping more additional funds are requested to address some of these landscaping issues just to keep the place looking aesthetically pleasing.

Ms. Giles stated I'll try to take his email and convert it and send it back out to you guys tomorrow so you can at least see what he's talking about.

Mr. Horton stated I was able to work with it. It's got a lot of pictures in there, so it would be difficult to open up with your phone.

Mr. Thomas stated did you get around to changing those basketball lights?

Mr. Soriano stated we just got those in not last week but the Friday before. Last week was spent climbing your spray ground tower. I was up there gel coating, so I didn't get in the lift to get those. We did get some items in that you'll see out there now. One of my biggest complainers about basketball or basketball player. I have one family goes out there because their kids are playing high school right now, so they want to make sure they have lights so they can be there. And most of the stuff I got in before last week was pickleball related, so they kind of get on me saying pickleball's getting everything. We got nice new fence toppers, we have bleachers that are going to go in between. So, yeah, they did get everything but the lights. The only part is I

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have to be able to have time to go up in the lift. It's going to be a couple days to do all the lights over there.

Mr. Thomas stated yeah, just don't forget about the basketball players. They need some lights out there.

Mr. Horton asked what about the salt?

Mr. Soriano stated I'm still working on that. I got a list of things for those pools to go through. So, I was working on your gel coating first.

Mr. Horton stated yeah I'd like to get that slide up.

Mr. Soriano stated I know you were looking at patches we put on last year, even though we didn't slide on it. I took the time to do those patches, but you were seeing those spots. All that stuff is gone. The first coat is on there, so it looks good now, but I would like to do two more coats of the white.

Mr. Horton stated you're not going to let anybody on it until you get the two coats on there though.

Mr. Soriano stated right. Nobody goes on until that new motor is dropped in. We'll test it out, but in between we have to polish the gel goes to. So that'll be lifeguards the first weekend we're open, they'll probably be waxing until the whole thing is done and then the kids get to go.

Mr. Horton stated any issues down there with security or anything like that?

Mr. Soriano stated no. I've had some of the ATV's and the mini bikes back, but not in a big group. But there's still one or two riding around. I was out last weekend and there was one running through I couldn't catch. But that's been our bigger problem.

Mr. Thomas stated yeah, a couple of residents got together and tracked down the one kid, and he hasn't been out since. We had a little miniature community meeting. We like to call it public relations.

**EIGHTH ORDER OF BUSINESS**

**Next Scheduled Meeting – May 13, 2024  
@ 4:00 p.m. at the Plantation Oaks  
Amenity Center**

**NINTH ORDER OF BUSINESS**

**Adjournment**

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

DocuSigned by:  
*Marilee Giles*  
A38999D0EDC14F4...

Secretary/Assistant Secretary

DocuSigned by:  
*Cindy Nelson*  
1834ED053396448

Chairman/Vice Chairman