

**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, **July 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	Chairperson
Tom Horton	Vice Chairman
Scott Thomas	Assistant Secretary
Andre Lanier	Assistant Secretary
Amy Ambrosio	Assistant Secretary

Also present were:

Marilee Giles	District Manager
Mike Eckert	District Counsel
Jay Soriano	Field Operations Manager
Susan Raab	GMS
Triston Cottrell	S3 Security

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

Jason Craig stated I'm here to speak on suspension.

Mr. Eckert stated that's item number five. You'll have an opportunity to speak during that agenda item. Or if you have some comments, you can make them now. But there will be an opportunity, if you're Mr. Craig, to speak during that agenda item.

Jason Craig stated so I can speak now or are you saying just wait until then?

July 8, 2024

Double Branch CDD

Mr. Eckert stated I would suggest you just wait, but I don't want to take away your opportunity. If you want to speak now for up to three minutes, you're welcome to, but you'll have another opportunity when we get to that item.

Jason Craig stated I'll wait.

THIRD ORDER OF BUSINESS Organizational Matters

A. Consideration of Appointing a New Supervisor to Fill Vacancy

Ms. Giles stated we tabled this item at the last meeting. This the Board's opportunity to discuss how we want to fill the vacant seat.

Mr. Lanier stated we do have one volunteer community member who has said that she would like to throw her hat into the ring and see if that's something that we could pursue. We have Amy here, who is an Oakleaf resident on the Phase One side, who is interested in coming onto the board. I personally think she'd be a great asset to the board and we have her interest.

Chairperson Nelsen stated have we received anything else?

Mr. Soriano stated no, I have not and Marilee has not.

Mr. Horton stated I think there should be an understanding that we're going to appoint somebody now but that only runs until November, when the seat will be vacant because nobody's put in for it and we have to reappoint somebody.

Chairperson Nelsen stated I don't think that's right. Is it?

Mr. Eckert stated Tom is correct. The person would be appointed through 2024. I don't think anybody qualified to run for that seat. Is that what I'm hearing?

Ms. Giles stated correct.

Mr. Eckert stated you're right, nobody qualified to run. So, we would declare a vacancy, and then the board would reappoint to that vacancy.

Mr. Horton stated just want to make sure that was clear up front.

Chairperson Nelsen stated so there's three seats this time.

Ms. Giles stated yes, ma'am.

Mr. Lanier stated so with that, what is the procedure?

Mr. Eckert stated you just make a motion, and we have a second to appoint to the vacant seat?

Mr. Lanier stated do we want to hear you can any of the background from Amy?

July 8, 2024

Double Branch CDD

Ms. Giles stated you can. It's up to the Board.

Mr. Lanier stated so if you could just tell us a little bit about yourself, please.

Ms. Ambrosio stated besides being a community member for 21 years. I'm interested in what goes on here as well. I've spent the first 20 years just raising kids with my husband. Right now, I work at a preschool. I'm a preschool educator and also work at a retail store. But through my years, I volunteered tons at the schools and with scouts and VBS. But nothing on a board like this, but I'm ready to expand.

Mr. Lanier stated I do know Amy personally. Our kids have grown up together and we've watched the involvement in the community; boy scouts, soccer, you name it. Amy and her family have been around as invisible members to the community and always wanted to pitch in. So, when I was talking to her about this, it seemed like a good fit. I would like to put the nomination up in front of the board to appoint Amy Ambrosio

On MOTION by Mr. Lanier seconded by Chairperson Nelsen with all in favor appointing Amy Ambrosio to Seat 3 was approved.
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B. Oath of Office for Newly Appointed Supervisor

Ms. Giles, being a notary public for the State of Florida, administered an oath of office to Ms. Ambrosio. Ms. Giles then stated you're now a government official in the State of Florida, like any other government official, in this capacity, you're subject to comply by the sunshine law. If any business is to be discussed about Double Branch CDD, you can talk to anyone, but you may only speak to the other supervisors at a publicly noticed meeting such as this. So, you can talk to them about grandkids, sports, whatever, but any matter that will come before this board, you can only speak to them at the meeting itself. You can talk to Jay, Mike or myself anytime you need anything. You can email us, call us, whatever. But just again, the Sunshine law applies here. You can't speak to them outside of this meeting. You are also subject to the Florida's public records law, meaning any document you may acquire or generate pertaining to the district is subject to public records request. We ask that any documents to include electronic communication, that you keep them segregated in the event there is a request made. You may want to consider creating a new email address just for CDD matters. But also, just so you know, GMS, my office, archives and stores all the documents related to the district. If you do get a

July 8, 2024

Double Branch CDD

public records request, just send that to me first. And if I can't answer it, I'll reach out to district counsel for help on that. Mike, anything you want to go over really quick with her?

Mr. Eckert stated just on the sunshine law issue, it applies to oral conversations as well as texts, emails, and competing social media posts. You should not engage in competing social media posts with other board members. So, my advice as board members is to stay off social media, period, about anything related to the CDD, and then on the public records, just keep them segregated from your personal or your business records. There's not a lot that we send out, but it's important to keep them separated. Another thing on the public records law, if we give you, the agenda for instance. It's a public record, but we have copies of it. But once you start writing on it, it's a new public record and you'd have to keep that. It's okay to write on it. You just have to keep it because you've just now created a new public record. Other than that, our office has a new supervisor notebook which I'll email to you, and then usually I like to set up maybe a 15–20-minute call after you've had a week or two to look at that notebook to answer any questions. We don't follow Robert's Rules here. It's really just a motion and then a second. There's some discussion beforehand. Usually there's an opportunity for discussion after the second, then it's just a majority vote and we move on to the next item. Welcome aboard.

C. Consideration of Resolution Designating Officers

Ms. Giles stated the purpose of this resolution is to designate Amy as an officer of the district. The current slate is Cindy as the chair, Tom is the vice chair, Andre and Scott are assistant secretaries. Will there be any changes to that designation of officers? Hearing none. Also, on there from the GMS's office is myself as your secretary and treasurer Daniel Laughlin, Jim Oliver, and Darrin Mossing as assistant secretaries and assistant treasurers. So, unless there's any comments, I just look for a motion to adopt resolution 2024-06.

On MOTION by Chairperson Nelsen seconded by Vice Chairman Horton with all in favor Resolution 2024-06, designating officers as listed above was approved.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Minutes of the June 10, 2024 Board of Supervisors Meeting

July 8, 2024

Double Branch CDD

Ms. Giles stated unless there's any comments or corrections to the minutes, I just look for a motion to approve.

On MOTION by Vice Chairman Horton seconded by Mr. Lanier with all in favor the minutes of the June 10, 2024 Board of Supervisors meeting were approved.

B. Financial Statements

C. Assessment Receipts Schedule

D. Check Register

Ms. Giles stated on page 42 are your financial statements as of May 31st, followed by the assessment receipt schedule showing the District is 100%. Then on page 56 is the check register for the general fund, rec fund, and the capital reserve fund in the amount of \$140,641.13 for the month of June. I see no unusual variances on any of the financials. So, unless there's any comments or questions, I just look for a motion to approve the check register.

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

FIFTH ORDER OF BUSINESS

Discussion of Resident Suspension

Mr. Eckert stated we have the resident here today, Mr. Craig. Mr. Craig, just for your benefit, I'm going to go through quite a bit of preliminary items and informational items for the Board and then there'll be an opportunity for you to speak and rebut or supplement any of the things that have been said and then ultimately the board will make a decision whether to continue to extend the suspension or not. I just want to let you know the process that we're going to be going through.

So, we're here today for the suspension of Mr. Craig at 3437 Pebblesand Lane. The relevant dates are May 30, June 3 and June 4. Those are the incident dates. June 20, the notice of interim suspension amenity privileges was mailed, and today is July 8, which is the hearing date. The board has previously been provided with a copy of the interim suspension letter as well as the Double Branch CDD policies regarding amenity facilities. Also, the board has witness statements dated May 30, June 3, June 4 and June 6 and the details of those were summarized in the suspension letter. Mr. Craig has been provided with a letter of suspension via federal Express

July 8, 2024

Double Branch CDD

and then I want to go ahead and present the pertinent policies. This is under direct access cards pages two to three. To utilize facilities at ages 13 and above require that children have their own cards. Children under the age of 13 do not need to have cards provided there accompanied by their parent or they gain access via guest policy procedures. All children, regardless of age, will expect to have their own district ID cards if they are utilizing any facility without a parent present. To allow parents to bring children from their household without a card, the household must have properly updated cards and household information on file. Cardholders are limited to a maximum number of guests of five per day per household and twelve guests per week per household for maximum all facilities or district grounds. Pool and waterpark policies, page five to six, "Twelve and younger must be accompanied by a district card holder of at least 16 years of age at all times while using the pool facility." We already talked about number 28. "Loud, profane or abusive language should not be tolerated. The suspension termination policies outlined will be enforced for any unacceptable behavior displayed at the aquatic facility. The use of infant water floats with seats is allowed. Arm floats are also allowed. A parent or guardian must be within arm's length of the non-swimmer at all times when in the water, regardless of use of flotation device or type of other flotation devices used." Our suspension and termination privileges; "People who use the facilities have to comply with the rules and the district has the right to suspend, terminate or restrict access of any person or the members of their household to use all or a portion of amenities for permitting unauthorized use of an access card or unauthorized use of the amenity facilities. Exhibiting inappropriate behavior, failing to abide by district rules or policies, treating the district staff, contractors, representatives, residents, landowners, patrons or guests in a harassing or abusive manner, engaging in conduct that is likely to endanger the health, safety, or welfare of the district with staff, contractors, representatives, residents, landowners, patients or guests, or engaging another violation after a verbal warning has been given by staff. Which is not a requirement that there be a verbal warning. There's also an option for the board that at your discretion, you can assess administrative reimbursement of up to \$500 to offset the legal and administrative expenses incurred as a result of a violation. So, I'm just going to provide a brief summary of what staff has reported for the incident. On May 30, Mr. Craig reportedly brought ten minors to the amenity facility. The minors were not in possession of their own access cards, nor were they listed under the household information file. After being advised he was in noncompliance with the district

July 8, 2024

Double Branch CDD

policies, he subsequently yelled and made profane statements towards district staff, and he was instructed to leave the premises. On June 3, he again brought excess of five minors to the amenity's facilities. The minors were not in possession of their own access cards, nor were they listed on the household information file. He subsequently left the facilities, leaving the minors unaccompanied by a parent or guardian. On June 4, he again attempted to enter the swimming facilities with minors, none of whom were in possession of their own access cards, nor were they listed on the household information file. He failed to remain within arm's length distance of a minor using a flotation device when in the pool, and after being reprimanded by district staff, he allegedly yelled and made profane statements towards staff. District staff subsequently directed him to leave the premises, which he initially refused, and his access was subsequently suspended. I'd ask at this point in time that the relevant portions of the policies that I referenced and the letter of suspension, as well as the minutes from this meeting be placed into the record and at this point in time, I would just ask amenity staff what their recommendation is, whether to extend the suspension or to terminate it, and if it's an extension, what is the staff's recommendation. After you've received that recommendation, then I'll turn the matter over to Mr. Craig and he will be able to address the board.

Mr. Soriano stated really quick, let me clarify the dates on there. The May 30 is when he brought multiple kids and we can talk about that in a moment, it was the date on the one policy violation was dated after. That's when the staff did that, after they had gone through that day. You do have multiple reports there from multiple people at different times, but it's referring to the May 30. So, there's an incident on May 30. There is another incident on June 3, and then the incident on June 4 that are in here. Even though the dates may not match up, if you read it in the statement, it says it might be made out for June 6. That might reference, but that actually has to do with the May 30 incident that mentions that inside the writing there. I've talked to Mr. Craig a couple times, and I've dealt with him. Staff dealt with him a couple times, and it always seems to be the same case. It's the staff's issue. They're attacking him. So, my concern is more for the reaction to the staff. I think the suspension should continue. I don't see that changing. This has been over a long period of time, not just once.

Mr. Eckert stated if it's okay with the chair. I'm going to ask Mr. Craig if he'd like to address the Board. It would be helpful for us, because we're recording the meeting, if you could move up in the room.

July 8, 2024

Double Branch CDD

Jason Craig stated I'll just start with this letter I received. I took the time to just highlight the things that were not correct or just flat out not true. As you can see, I have pretty much everything here highlighted. This says, I know he clarified dates, but this is what you all sent me. Staff was advised that on May 30, you attempted to bring multiple minors to the amenity facilities. None who had their own access card, nor were they included in your household information. Go forward a bit. You allegedly yelled and made profane statements repeatedly towards staff and were ultimately asked to leave the premises. As I read through this suspension notice, it really troubled me and the reason for that is there's people employed and appointed or voted, I don't know the process of how directors get their title, but there's these people who for some reason, feel comfortable enough to make flat out lies and allegations and then try to push that. But the problem in this instance is everything I'm going to say in here today. If witness statements can't corroborate it, the cameras that you all have at the amenity center, it sure can. Lies and falsehoods, I don't know if that's acceptable here, but if this has to be escalated and taken to a court of law. That's not going to fly. On May 30 was the last day of school for Clay County. My daughter, who was 14 years old, she said, dad, can you come up to the pool? We're going to be at the pool. I said, okay, I'll come up there with y'all. If you review your cameras from the earliest point you can, and track me the entire time, you will see that when I arrive and I meet up with my daughter, she has four of her friends with her. We get to the front, and another friend comes. So now it's five of them, her and five friends. They're talking about essentially only five of us can go in. One person can't come. So, they're like, okay, you just won't come. It'll just be us five. They're discussing this amongst themselves as we're standing right there at the check in area. There are cameras. You can see this. At that point. Some kids walk up, some scan, some don't. They walk in. That has nothing to do with me. The fact that whoever would say, I tried to bring ten teenagers into the pool, it's completely false. You all have cameras at those pools, which will corroborate what I'm saying. At no point did I have ten teenagers with me, and the cameras will show that. It says here that I yelled and made profane statements repeatedly towards staff and was ultimately asked to leave. That's what this says. Here's a text message from my daughter, Lily. Thursday, May 30 at 1:35 p.m. After we checked in at the pool, I left because I had to go pick my son up. The text says, are you here? I said, almost. She says, she's being annoying. She said, if you don't come back, we have to go. Like, I don't come here by myself, I'm going to just leave. I said, okay. So, I yelled, made profane statements, was asked to leave

July 8, 2024

Double Branch CDD

the premises, left the kids, and then at some point, she realized that the kids were left there and then asked them. It just doesn't make sense. Here's the next one, June 3, and this right here, this is really concerning, because, again, your cameras will corroborate this. On June 3, I came to the pool with my mother-in-law, who was in town from New York, and three of my daughters. I had no interactions with anyone that day. No one. The girl that was at check in, we approached, we checked in. We were at the pool. We left. I had no interactions with anyone on June 3. So, to say that I, and I know Jay said some of the days were incorrect. To say I attempted to bring multiple teenagers and then it says, I left the children. Is it teenagers or is it children? Anyway, but it says, I left the children. Another thing that's completely not true. Now on to June 4. On June 4, I got to the pool. Mind you, I was there the prior day. No one said anything to me. Get there on June 4, it's me and my kids. I get to the front and it's the same girl from May the 30th who was there when I reportedly brought ten kids to the pool. I check in, she says, do all your kids live with you? Are these all your kids? Is what she said. I said, yes, these are all my kids. They all live with me. She said, okay, I'm just asking because I'm going to add them in the system so that no one says anything when you come. If you check my login history, no one's ever been saying anything when I came. But I'm like, okay, whatever. We go in the pool. The kids are in the pool. I'm not dressed to be in a pool. I have on regular clothes. I'm sitting on the bench. The kids are by the pool. One of the lifeguards approaches and he's like, hey, she has on a life jacket. They need to be next to her if she's going to have on a life jacket. I said, okay, and call the kids over. You all need to stay next to Daisy if she has on a life jacket. That's what they said. Okay. Now I'm sitting there. Lifeguards are kind of gathered. They're looking in our direction. They're talking. My daughters are now asking me, hey, dad, why do they keep staring at us? Why do they keep looking at us? Why are these lifeguards staring at my young daughters in bathing suits? Talking about what? I don't know. A few minutes later, another lifeguard walks up. Hey, you have to be within 6-feet of her if she has on the life vest. I said, okay. The first person did not say that. He said that they needed to be next to her. No problem. Come here, Daisy. Take off your life jacket. As she's taking it off, Ms. Susan walks up. And again, this conversation between me and Susan, I don't know if she realized it, but I recorded it. So again, everything I'm saying can be corroborated. This isn't just he say, she say, I can prove everything I'm saying. She walks up, she says to me, how are you doing, Mr. Craig? I said, not so well, because you're the third person that walked up to me. She says something, and I'm like, I didn't finish answering the question. I

July 8, 2024

Double Branch CDD

didn't ask you a question. You just walked up to me, and you said, how are you doing, Mr. Craig? That's the question. Yeah, but you're telling me I'm the third person that walked up to you. I didn't ask you all of that. We've had problems with you before. Excuse me? Have you? What problems have you had with me before? You tried to bring ten kids in here the other day. You have cameras. Go look at it and tell me what ten kids I tried to bring in here. Well, that doesn't matter, because we've taken care of it already. Okay, you said that you had five kids on your lease. Well, right here it says that you have three, so y'all have to go. Okay, well, that's fine. I'll walk over to the center, I'll add my other kids, and I'll come back. No, y'all are done for the day. I'm the aquatics director. I get to make that decision. Then the girl from the front, walks up. She starts saying something as we're walking out. She says, maybe I heard wrong, but I could have sworn, you people. At that point, I get upset and I say, you're racist. Which you were giving that vibe and that's how I felt. Again, May 30, my daughter, her five, her four friends, the additional six, two people from that group that walked in on the third, my mother-in-law, my three daughters that were at the pool with me that day. On the fourth, all five of my kids that were at the pool with me that day, your security cameras in the first phase, this text message between me and my daughter, the video interaction between me and Susan, all of that will prove that this information that was provided, it's simply not true. I don't know if it's the relationships, if people are closely intertwined within this hierarchy of power. I don't know why it is that people feel so emboldened to tell such lies. And it made me wonder how many other people in this community have had similar experiences. I've spoken with some who have since this incident has happened. I do want to touch on something Jay said, because, again, it's just this constant pushing, false narrative thing going on. He said we had multiple interactions. That is a complete lie. I saw this man one time in my entire life, had a conversation with this man one time in my entire life. And that was because of an incident with his security guard who approached me, and some other kids tried to shoo him away and started going off, got into it with a security guard. My fiancé who was there started recording him because he got really aggressive, cursing in front of the kids, acting like he was going to fight me. When I went to talk to Jay about that, Jay's response was when I was saying something to him, oh, no, I don't want to hear that. No, I don't want to hear about that. I asked Jay, okay, that's fine. Who's above you? I need to escalate this matter. No one's above me. I'm the property manager here. These and not all of them. But you have some directors in place who are running this community like a

July 8, 2024

Double Branch CDD

dictatorship. They do what they want. They feel there's no accountability, there's no oversight. And that's how things like this, a page of lies, can get pushed out and a resident can get suspended and have their amenity access revoked. I've lived in Oakleaf for 16 years. I moved in this community when I was 17. I am now 33 years old. You think I'm going to wait until I'm 33 years old to start displaying behavior like this? This is an insult. And if further action, negative, is going to be taken against me, that is okay. But I can assure you that the facts and the truth of the matter will come out in the proper form if it comes to that. That's all I have to say.

Mr. Eckert stated thank you, Mr. Craig. We appreciate you attending today. Members of the board, do you have any questions for either Mr. Craig or Jay or staff?

Mr. Lanier stated there seems to be a little bit of a discrepancy in some of the way the stuff is being portrayed. What was your direction?

Ms. Raab whenever something happens with the staff that work for me, I have them contact me. We write reports, we try to keep track of whatever happens goes on. On May 30, we did have an incident where the supervisor advised me that several people were brought with Mr. Craig and then other people showed up later as well. Some of the kids ran past and she said, I need you to go get them and he said, that's your job. So that was the first problem that we had. Sometimes we have people who just have a bad day so we kind of just chalk it up and hope that's all it is. The next time that he came I know he had a problem with a different supervisor as well and then their repeated girl that he was talking about from the first day was the supervisor on the last day as well, where I got involved. So, I'm teaching swim lessons and the lifeguards had asked him to be within arm's reach of his daughters who are non-swimmers. I train all the kids the same. I'm not saying somebody can't make a mistake, but we never tell them, a minor child can be with a smaller, non-swimming child. The rule is an adult has to be within arm's reach, within six feet. He was not dressed at all to get in the water. One lifeguard had gone over and discussed that with him. Nothing happened. Another lifeguard then said to the head guard, do you want me to go over and say something, and make it more clear? So, they went over a second time, explained it to him. Nothing happened. The third time I went over, I got out of my swim lesson, had to tell the lady I'll be back in a few minutes because they needed me to go over and say something because nothing was happening. We went over, I said, hey, Mr. Craig, how you doing? Before I could get anything else out, he started on me, like instantly. He was very upset. Obviously, he was agitated. He said, you're the third person that come over and talk to me. I said,

July 8, 2024

Double Branch CDD

yes, sir, I understand that. He wasn't finished apparently talking, so he wanted to finish talking. I let him talk. He was very rude and degrading the whole time. I tried to not be rude. It was just a matter of, you can't be away from your child that's a non-swimmer. It's a safety rule, period, end of story. But it ended up escalating to something worse. He started yelling that I was racist. I told him he needed to leave for the day and then we talked about the kids on the card. So, he had written down five kids. There were three on the card, so they weren't all on there. He said, fine, I'll just go to the fitness center and have added. I said, that's fine, but you're done for the day. The racial slurs have already started. Residents were hearing it. Little kids were everywhere. It was too much. People just didn't need to hear that. So, I asked him to leave. As I was going back to get in my swim lesson, he kept continuing, you're racist. Yelling at me. I kind of, to be honest with you, after the third or fourth time, of hearing it, I kind of started to tune it out because my whole thought was, these poor people. The lady whose child I was teaching a swim lesson to and another resident there, both were very upset by it. I added their names as well to the report and said they would talk to someone if need be. But it just got to be too much. When he comes into the pool, there just seems to be an issue and it's, not staying within arm's reach of your child, trying to bring in people that aren't on your card, and we can't talk to him about that without him getting upset. It was me personally that he was saying this stuff too. So that did happen and 100% that happened, so I wouldn't make that up. We try to give everybody a good time in a safe environment, but we have rules that have to be followed by everybody.

Jason Craig stated if it comes to time where this video on my phone needs to be reviewed, you will see she mentions absolutely nothing about my child being in arms reach.

Ms. Raab stated I didn't get that far.

Mr. Eckert stated let's just stop. We're at the point where the board's going to ask questions. We'll let you have another opportunity to speak but you two can't be having a debate out there when the board's trying to come up with the decision. So, let's stay with the board questions. We'll give you another opportunity to rebut anything you think that was said that was inaccurate and the board may have questions for you, too.

Mr. Lanier stated with security, was S3 involved in any of this?

Mr. Cottrell stated security was involved in this incident, according to his story. I have no documentation that was provided by me from him. Nobody made me aware of this situation. I have nothing to input for this.

July 8, 2024

Double Branch CDD

Mr. Soriano stated they weren't. You guys didn't get the incident report that Mr. Craig is talking about with security. So, security was here in those, but it was just coming in after the fact that Mr. Craig was leaving kind of angry. They didn't see what had transpired. What he's talking about is another case on the field. So, there's a whole other interaction that you guys didn't get there.

Mr. Lanier stated so is it viable for me to ask the question to Mr. Craig to say, is that not what happened with the pool?

Mr. Eckert stated you can ask that question.

Mr. Lanier stated do you refute that you were asked several times to be within arm's length, and when the third time somebody came to talk to you, is her chain of events not what happened?

Jason Craig stated it's absolutely not. The first person that came to talk to me, they said, the kids need to be next to her. I wasn't dressed to be in the pool to begin with and all of my kids can swim. So, if it was an issue of I need to be within 6ft of her, okay, take the floaty off. And that solves that problem. They said that the kids need to be within 6ft of her. I call the kids back and you all have cameras. You will see that I call all the kids back and I make them aware of that. They go back in the pool and then a few minutes later, the second lifeguard comes, and he clarifies. He said, you have to be within 6ft. Okay, I'm not dressed for the pool. Come here, Daisy. Take off your floaty. As my daughter is taking off her floaty, Susan is walking up. At the same time. When Susan gets to me, the entire conversation, it has nothing to do with a floaty. It has to do with the fact that when I was at the front, I told the girl that all five kids, according to her, what she's saying, that all five kids are on the whatever it is they were looking at and that's not the case, so you have to go. It had nothing to do with the floaty really. What it was, was her trying to find a way to get me out. The girl at the front was upset. The reason she was upset was because on the 30th, because my fiancé was up there as well, on the 30th, she made a comment to my fiancé saying, he was rude to me. My fiancé said, how was he rude to you? When the kids came in, I said, these are my five kids. People started walking in as she stated. Some swiped, some didn't. The girl is like, hey, can you point out every kid here that's not with you? I just said, would it not be simpler for me to show you what five is with me? I'm not about to go walk around this pool and point out every kid that didn't come here with me. If she felt offended by that, I'm sorry, but that's not my job. I just showed you what five people came in with me. So

July 8, 2024

Double Branch CDD

back to the fourth. In my opinion, it was her opportunity to oh, I got you now, type of deal. She says to me when we check in, oh, yeah, five. Okay, cool. I'm going to just input that so you don't have an issue. It seems she called up Susan. Between then Susan came and right after the interaction with the second lifeguard, Susan's walking up. If she's saying I was not obeying it after they told me that the second time, if you look at your cameras, you will see as he's walking away, she's walking up. So how could that be true? It's like these lies that are being told. It may fly here, but it's not going to fly if this matter goes further than this. I'm just saying that that's not true.

Mr. Soriano stated just to clarify one more time about the cameras too, and what Mr. Craig's asking about, so I will give to him that he comes in with five kids. He just mentioned they're his kids. Earlier he mentions their guests of Lily's. Lily's the daughter that's 14. She can't come on her own, she has her own card, she's able to be there but she cannot bring guests. So, he was checking in guests for her as his kids. Now they didn't quite come in with him. He does mention they ran by him and they all hung out with his kids. So that's where the staff was getting that they brought them in with him. Now he's checking them in. He is responsible for all those guests, be it four or be it ten. And that's where this came from. I know many of them did this because I went and spoke to them. It took us about 45 minutes to get these kids out of here. We threatened with CCSO and trespass before they finally listened to me. They would not listen to staff. I was told they called Mr. Craig to find out, you know, if he could come back and check some in. He cannot leave any guests. You can never bring in a daily guest, check them in and then go someplace else and that's what happened here. Then on the third, that is the same case he checked in the mother-in-law and the mother-in-law stayed at the pool. That's the one incident report in there that she talks back to the staff, tells her, I'm a grown ass woman, I can stay here, she doesn't need Mr. Craig and Mr. Craig left again. Now what he originally told staff was he was going to the fitness center to update cards and you do see on there that he did add cards as he had mentioned. So, the staff didn't add it for him. They won't add cards at the pool. You have to go to the fitness center to do that. That is one of the final reports there you see where he actually came in and added people on. So, most of these things he is mentioning on camera, they are running that way, but it is still something he's responsible for.

July 8, 2024

Double Branch CDD

Jason Craig stated so you're saying because my daughter, knows kids that she goes to school with, and she was conversing with them before we checked in, it's my responsibility that they came in behind us?

Mr. Soriano stated any guests you check in, you're responsible for the guests.

Jason Craig stated I understand that, but what does those other kids have to do with my five?

Mr. Soriano stated even the ones you checked-in, you cannot leave there and you left.

Jason Craig stated I wasn't finish asking my question. What responsibility do I bear outside of my daughter and the four kids that I checked in? You're saying that because my daughter knew the other kids, somehow, I'm responsible for them in some way. How does that make sense?

Mr. Lanier stated the question is....

Jason Craig stated they weren't with us, they didn't check-in with us.

Mr. Eckert stated Mr. Craig, please let the Board ask questions.

Jason Craig stated I was still talking, I'm sorry.

Mr. Lanier stated based upon policy, you, as a responsible adult, what is. So, I'm going to ask the question, what is the age limitation that a kid can go to the pool by themselves and not have an adult.

Mr. Soriano stated they can go at 13, if they have their own card.

Mr. Lanier stated when can they bring in guests.

Mr. Soriano stated 16 with their own card.

Mr. Lanier stated so if they are not 16, they cannot check in guests to the pool, and an adult has to be there in order to fulfill the requirements associated with the policy.

Mr. Soriano stated correct.

Mr. Thomas stated even in your own statement, sir, you did say that you had to leave. So therefore, if you left, then you were supposed to take the guest with you. I myself have had to do that several times. I understand that. It is a pain as a parent. But however, when I bring my daughter and her friends in, we all have to pack up, even if I have to go down the road to go to Publix to go get a sandwich, I have to take them with me. I cannot leave. And according to your own statement, you did leave.

Jason Craig stated correct.

July 8, 2024

Double Branch CDD

Mr. Thomas stated so therefore, when you left, they should have gone with you. Anytime you check in a guest underneath your name, you leave this pool area, you have to take the guest with you. Therefore, according to your own statement, that did not happen. Moving forward, can we break this down? It seems like we're doing some overlapping here. We keep on going back to the quote unquote ten kid thing, to the swimming policy thing. We keep on bouncing around. Can we break it down a little bit? Can we just focus on the incident of May 30, then move to June and then move to the following June because there's a lot of overlapping going on here and there can be some confusion. So, moving forward as the board I would like to recommend doing that. So, let's focus on the very first one, which was the checking in. As far as the ten kids and people going by and everything like that, it does get crowded at the pool. Some people try to sneak by. We cannot prove whether or not those were his guests or not. What we can enforce right here and now is the fact that he checked in a certain number of children. Correct. Okay. Then he left the pool. Okay. In his own admission, he left the pool. Therefore, those guests should have left with them. Am I correct in that? Okay. So then, therefore, that is a violation. Moving forward we probably need to tighten that front gate up. But I also know that as a very stressful situation when there's 3,000 people trying to get to the pool on a hot summer day, I completely understand that. So, all of this he said, she said stuff, let's just stick to the facts. That's fact number one. That is a violation and that is subject to a consequence for leaving the people who are underneath your name there.

Chairperson Nelsen stated were they asked to leave then?

Mr. Soriano stated right. Even the ones that were officially checked in with him, they did not leave when asked. Okay. They sat there for 45 minutes, close to the officers showed up after.

Jason Craig stated are you saying my five sat there for 45 minutes?

Mr. Soriano stated all ten or so kids sat there that whole time being asked to leave.

Jason Craig stated and that's when that's on video as well, because that's not what my daughter said. I don't believe that's the case. Maybe there were kids, but not my kids.

Mr. Soriano stated I talked to them. She was there.

Mr. Thomas stated so therefore, in this supervisor's opinion, that is a violation and there will be a consequence of. For that, for you leaving without your guest. As far as the follow up, them refusing to leave, we have to check the camera, if we do something like that. But however, given the long-standing commitment that the community manager has had in the past and giving

July 8, 2024

Double Branch CDD

people multiple times, I have a tendency to lean towards staff in this occasion. But when someone is asked to leave, they are asked in a timely manner to leave and there may have been refusal reviewing the statements. Like I said, we're jumping around all over the place. So, if we look at June 3, multiple teenagers again. To the facilities manager, you're saying on June 30.

Mr. Soriano stated June 3 is the report for May 30. There are multiple people that witnessed it. They just wrote the reports out at different days. So, their reports are on those days. But the three incidents are the May 30. That was with all the kids. The June 3 is another incident. So, if you want to look at that one next. Not the one Mr. Craig's talking about that. The guest that's referenced there in the incident report is mom.

Mr. Thomas stated okay so then, once again, did you leave the facilities with your guests at the pool.

Jason Craig stated at the pool? Yes.

Mr. Lanier Thomas okay, so then, therefore, according to district policy, since you did check in guests, your guests have got to leave with you because you are the cardholder, you are the resident, then that is a violation as well. Would that be a correct statement, sir?

Jason Craig stated I suppose, yes.

Mr. Thomas stated and then the third?

Mr. Soriano stated June 4 is the time he's talking about with the kids, the non-swimmer that was in the floaties being left in the water without the adult

Mr. Thomas stated I do have some questions on that. You are saying that a lifeguard, not a supervisor, but one of our faculty, approached Mr. Craig and said, they need to be next to her.

Jason Craig stated yes.

Mr. Thomas stated so you're saying the staff did not say the adult needs to be next to her. You're saying that they need to be closer to her. Okay, but then the second time you were approached, was that by a supervisor or is that by just another staff member?

Ms. Raab stated by a lifeguard.

Mr. Thomas stated do we have the statements of what they did say directly to Mr. Craig? Did they use the word, the adult needs to be there or they need to be closer to her?

Mr. Soriano stated the statements are in there. I think he references he has to be there. So unless he's saying he's got an older son, was there anybody else with you.

Mr. Lanier stated that could be defined as an adult, as 18.

July 8, 2024

Double Branch CDD

Mr. Soriano stated you have all statements in there, not just from the head lifeguard, but also the other guards that witnessed the statement or the interactions.

Jason Craig stated to answer the question I was asked, the second lifeguard said, you have to be within 6ft of her. That's when I called her over to take off the floaty. As we were doing that, that's when Susan walked up and forgive me, but I do have to leave at 5:00 p.m.

Chairperson Nelsen stated I just want to point out that it's clear in the rules, regardless of what they said, that a parent or guardian must be within an arm's length of anyone with a floatation device. Because if you have a flotation device, the staff is going to assume you're a non-swimmer and then the rule clearly states that an adult has to be within arm's length.

Jason Craig stated yeah and when they clearly made that clear to me that day, I rectified that.

Chairperson Nelsen stated I understand. But lack of reading the rules doesn't excuse you from the rules.

Jason Craig stated okay. You are saying in this that I was not abiding by it. That's not the case. Not knowing something is not the same as not following it if I wasn't aware of that. When they made me aware of that, I rectified it.

Chairperson Nelsen stated you live in the community and the rules are published. This rule has been the same. I've lived here 23 years, and this rule has always been the same. And just because you haven't read the rules or don't know the rules doesn't excuse you from having to follow the rules.

Jason Craig stated who says I'm not following?

Chairperson Nelsen stated you're saying once you became aware of it.

Jason Craig stated yeah. Your lifeguard apparently didn't know the rules because he said that the kids need to be within 6ft. Because now at this point, it seems like you all are like trying to find something like, oh, got you here. Oh, got you here on this day and finally got you here on this day and not looking at it holistically. I can clearly see what's happening right now.

Mr. Thomas stated what we are looking at right now, the privileges have been suspended, correct?

Mr. Soriano stated correct.

Mr. Thomas stated is this until further notice, like there hasn't been a one-year suspension given?

July 8, 2024

Double Branch CDD

Mr. Eckert stated there hasn't been a one-year suspension yet. But the one thing that is a concern of staff from a safety standpoint is the reactions and their interactions. The use of profanity that was reported, you've not addressed that at all. As to say whether you agree that you used profanity in this situation, you've not addressed whether or not you called people names in this situation, you've not addressed whether or not you raised your voice to staff and used loud language, which is one of the policy violations we provided notice of. So, if you want to address those, and I know you're on limited time, that would probably be helpful for the board to have that understanding before they make a decision.

Jason Craig stated yeah, I did say those things were inaccurate. And again, I have these things on recording, so if they want to say I raised my voice and I cursed. Okay, well, I have it on recording.

Mr. Lanier stated you were recording the entire time when you were leaving the pool, or you just recorded this Ms. Raab's and your interaction, because according to the witness statements, as you were exiting the pool was when the language was used, and multiple witnesses heard the language.

Jason Craig stated what language?

Mr. Eckert stated I just want to be clear because the interactions are one of the concerns. And you're saying that in all these interactions we've had, you've never used profanity, you've never called a staff member a name, and you never raised your voice. If that's what you're saying here today, then that's fine, you can tell the board that.

Jason Craig stated I've never called a staff member out of their name. I don't know what you mean by raising my voice, but if I'm speaking and someone is speaking over me, voices get elevated. So, no, I've never raised my voice to anyone. And as far as profane language, no, I do not recall using any profane language. Just as you all have witness statements, I have witnesses as well who can provide witness statements.

Mr. Lanier stated so with that one tonight, our goal is to make a recommendation.

Mr. Eckert stated yeah, you can do three things. You can either terminate the suspension and reinstate the access card. That's option one. You can continue the suspension until the next meeting if you want to gather additional information, and certainly Mr. Craig can present additional information. It sounds like he has additional information that we've not been provided. So, you can do that for another 30 days or you can extend the suspension. I would recommend

July 8, 2024

Double Branch CDD

not going beyond a year as I do with most suspensions. So, your three options are terminate, extend for a month until you get more information, or extend a longer period of time. And again, I would suggest not to exceed a year if you go with option three.

Mr. Lanier stated I'd like to make the recommendation of keeping the suspension going for 30 days until the next meeting to see if you are willing to provide your proof. If you're not, that's fine. I have no qualms with that whatsoever, but I'd like to make that recommendation just in case you think that there is something that would persuade the outcome.

Jason Craig stated I've been advised by my counsel to hold on to that so that's what I'm doing.

Mr. Lanier stated that's fine. I'd like to give you the option and that's what I'd like to recommend. Keep the 30 days suspension of the amenities and readdress it at the next meeting.

Vice Chairman Horton stated I recommend a one-year suspension. Just by listening to Mr. Craig here. He just doesn't want to go by the rules. We have over 5,000 taxpayers in this district, 30,000 people. We have two or three cases like this every year. You're one of them. But you think you're right. So, I've got multiple witness statements here saying what you're saying is not right. This is a family oriented, safety oriented, recreational pool. It's not for people to come down here and say, I don't know the rules. It's your responsibility as the adult to know what the rules are. If you don't know what they are and you're apprised of what the rules are, it's your responsibility to follow the rules without getting in the face of the staff. It's just not the family situation that we want. You've just violated all of that.

Jason Craig stated I've lived in this community for 16 years and never had this issue.

Mr. Eckert stated that's not new information. You provided that before. The board's trying to make a decision here and we want to be respectful of your time too because you said you have to leave.

Vice Chairman Horton stated I'll repeat, my recommendation is for a one-year suspension. From what I've seen, from what I've seen on the write ups here, which indicates that seems to be a logical thing to do.

Mr. Thomas stated I'll try to say this correctly. I recommend an immediate six-month suspension for the two violations of leaving the pool with unoccupied guests. With a revisit next month of what Mr. Lanier said. So therefore, if he claims that he does have witnesses, I would

July 8, 2024

Double Branch CDD

like to read their statements before making a judgment, if you will, on the use of inappropriate or profane language or comments that witnesses have said.

Mr. Eckert stated at some point after you've heard each other's feedback, somebody's going to make a motion and we're going to vote.

Chairperson Nelsen stated I was willing to hear again in 30 days, but I don't think you're willing to bring anything back. So, I would go with the one-year suspension as well.

Ms. Ambrosio stated I chose to hear more too. I just feel like safety is number one at a pool, just having a son that's a lifeguard, not at this pool, but another pool. And some of the stories, I mean, just the back and forth. A small child could have drowned in a second. It only takes a second and I know that that's all the staff, they might sound like you need to do this, but I know it's all about safety. And I do remember when mine were young, and I was like an octopus and of course one of them always had to leave my arms reach and it was torture, but it was only for a short time. But it's still safety. Drowning doesn't make a noise. But, if in 30 days you maybe have more evidence, or maybe you've gone over the rules and if there's something you don't understand, maybe get a clarification here, instead of at the pool. Because those lifeguards are young, they can't always maybe speak as well.

Mr. Eckert stated I would just say that my recommendation given the fact that you've heard that there's additional evidence out there that's not been shared with the board, my recommendation would be to continue for the 30 days, give the opportunity for the additional evidence to be presented to the board. The board could then weigh that and then the board can make a decision. A lot of times we don't hear this additional evidence that's recordings and statements, things like that, that aren't provided to us. Typically, people will provide those to us, we'll look at them and the board will take them into account. Now that I know that those are out there, I would recommend you give the opportunity. Whether Mr. Craig takes advantage of that opportunity, that will be up to him. But at least the board would have given that opportunity. So that's my recommendation. Again, I don't vote. I'm just saying from a legal perspective. That's what I heard.

Chairperson Nelsen stated I would like to make a motion that we have another opportunity in 30 days, and then we will readdress.

Mr. Lanier stated 30 days and/or the next meeting.

Mr. Eckert stated it will be until the next meeting.

July 8, 2024

Double Branch CDD

On MOTION by Chairperson Nelsen seconded by Mr. Lanier with all in favor extending the suspension until the next meeting was approved.

Mr. Eckert stated Mr. Craig, our website has the district board meetings, but certainly Marilee can provide you with our next board meeting time.

Jason Craig stated okay.

Mr. Eckert stated your access will continue to be suspended until the next board meeting.

Jason Craig stated okay. And that's not been scheduled yet?

Mr. Eckert stated no, it has been scheduled. I just don't have the date.

Ms. Giles stated it's August 12th at 6:00 p.m. It's also on the Double Branch CDD website. All the way at the bottom.

Jason Craig stated okay. If I do decide to provide witness statements, videos, who do I send those to?

Mr. Eckert stated provide those to Marilee Giles. She's the district manager.

Jason Craig stated okay, thank you.

SIXTH ORDER OF BUSINESS

Discussion of Resident's Request for the CDD to Ask Clay County Sheriff's Office to Rescind a Trespass

Mr. Eckert stated I think that there's a correction in that it's not a resident. Is that correct, Jay?

Mr. Soriano stated correct. So, the house that was built that she was referencing is in Waterford Oaks, not Oakleaf. So of course you go through your neighborhood to get to it. But Waterford Oaks is the one in the very back. That is not part of our district, so they're not resident users.

Mr. Eckert stated this is the one where they came to the meeting. It was the riding the four wheelers and they asked that we go to Clay County and ask them. But I think at least at that point in time, I didn't understand that wasn't somebody who had amenity access privileges and things like that. So, it's up to the board what you want to do. I know the board invited them to come back to this meeting and please address the board again after they spoke to the children,

July 8, 2024

Double Branch CDD

and nobody's here. So, it's up to the board whether you want to ask Clay County to remove that trespass. If not, then we just move on to the next item.

Vice Chairman stated they're not even a resident.

Mr. Eckert stated no, but they're trespassed on our property. We would have the ability as a property owner to ask for the trespass to be rescinded.

Chairperson Nelsen stated could they come as a guest of someone or still not.

Mr. Soriano stated not with the trespass citation in place. They can't even be here as a guest of somebody.

Ms. Giles stated nor play soccer or any sports.

Mr. Soriano stated yeah, that was one big concern with mom when I spoke to her on the phone and what she mentioned the other night is the son comes up and plays 77 up here, which I'm not sure. I didn't really address with her, but we don't have 77 here. I think it's just a group that practices here a lot. She did mention she was hoping he could continue to come up and play at our fields.

Mr. Eckert stated unless there's a motion to direct staff to ask the county to lift the trespass, there really isn't any action the board needs to take.

Chairperson Nelsen stated I won't be making that motion.

Vice Chairman Horton stated me neither.

Mr. Lanier stated remind me, the hang up with this one is that the mother and the grandfather that came these are the kids that did stop.

Mr. Soriano stated none of them really stopped. If you guys want, I can put you in touch with our two off duty officers that were here, one from each side, and then there were four other cars. There were multiple officers that had to chase these kids down. They did bring them back to the fields. So, these kids were some of the ones that came back with them. So, they caught them a block down the road and got them to come back. None of them stopped for the officers right away.

Mr. Lanier stated the way it was portrayed at the last meeting was that these kids did stop and kind of fess up for what they did. That's not a true statement.

Mr. Soriano stated our off-duty officers were on the property. They had to go down the road to catch them. So even if they did stop, like I said, they could have stopped down there by Cotton Clover a couple blocks away and then come back. But they did pull all the ones that they

July 8, 2024

Double Branch CDD

gave a trespass citation back to the parking lot at Double Branch. So those two of those kids, the ones that were hers, were ones that came back with them.

Chairperson Nelsen asked do you want to make a motion?

Mr. Thomas responded no.

Ms. Giles stated so for the record, the Board said no. They're not interested in requesting the county to rescind that.

SEVENTH ORDER OF BUSINESS

Discussion of the Fiscal Year 2025 Budget

Ms. Giles stated just as a reminder, at your last meeting, the board approved the budget for FY25 with a 13% increase. You'll see on page 207 is your chart with the side-by-side comparison. You'll have your public hearing to adopt the budget on August 12 at 6:00 p.m. so we kept this item on the agenda just to give the board the opportunity to talk about the FY25 budget.

Chairperson Nelsen stated so a single family will increase by \$120.

Ms. Giles stated yes.

Mr. Thomas stated that's just for one year or for the next three years?

Mr. Soriano stated this is for the one year. This was asked to go a little higher than what I proposed. What we did was we just put that into the capital outlay.

Ms. Giles stated correct. The difference went to the reserve fund.

Mr. Eckert stated I think the board's intent was, if we do this, we hope we wouldn't have to raise the next year. But you really can't lock in an assessment on a multi-year basis for O&M. And this isn't final. It's not final till you have your public hearing.

Mr. Soriano stated yeah. This is just one more discussion opportunity because you'll go through this, and it'll be final next month. You can always go down. It just can't go up from here. So, this was the higher one. My initial recommendation was the lower. So, you could change it from this point, but we put in at \$120 because that's what was asked, and it fits well.

Mr. Thomas stated just out of curiosity, how many more years?

Mr. Soriano stated eleven

Ms. Giles stated with your bond?

Mr. Thomas stated yeah.

Vice Chairman Horton stated I thought it was 2034.

July 8, 2024

Double Branch CDD

Mr. Soriano stated okay. So, it might be ten years out.

Mr. Eckert stated after that you'll have O&M assessment still.

Ms. Giles stated it is 2034.

Mr. Thomas stated so it should go down after that. I know it's not going to be like a 50% off coupon. I understand that.

Mr. Soriano stated well, a lot of times, that's what the residents ask. Oh, we're going to get a \$1,000 or \$1,100 off. That'll actually be something left to you guys if you're here to decide how much changes at that point.

EIGHTH ORDER OF BUSINESS

Staff Reports

Mr. Eckert stated I announced the last board meeting that I was meeting with the county attorney to talk about the impact fee credits on that Thursday after our Monday meeting, I did meet with her. That was actually a very good, productive meeting. I'm still waiting on one follow up item that she was going to review to give me some information on regarding transferring the impact fee credits out of our impact fee zone if we wanted to. Right now, the legislature said, within the zone is okay. If you're going to go out of the zone you have to show the benefit for that area of the road that you built here. How does that benefit somebody 20 miles down the road? She had a case recently that went through Clay County. She's going to give me some information on that, then I'll finalize the memo that I'm sending to you. The good news and the main reason I had that meeting is your impact fee agreement with the county says that the impact fee credits can only be used within the Oakleaf DRI. That agreement predated a change in the statute that says you can use them anywhere within the impact fee zone, which is a much greater area, which means a much bigger market for you to be able to sell your impact fee credits. She agreed with me that that new statute overrides the agreement that we had before from 2008. So that was good. So that means that we're not going to be arguing with the county over what the agreement says versus what the legislature has said. So now we're at the point where I feel pretty confident that we have the legal ability to market those impact fee credits within our impact fee zone and even outside of our impact fee zone if a developer wants to try to go into the county and make the argument that they actually benefit from our roadways. At your next meeting, I think I'll be asking the board how do you want us to proceed at a staff level to try to monetize these impact fee credits? Do you want your manager to reach out to some of the developers they

July 8, 2024

Double Branch CDD

work with just to let them know that they're out there? I know that there's at least one broker who has been trying to monetize these and help CDDs do that. They do that for a 7% fee is what I've seen lately. But if it's 7% of something versus nothing because you can't figure out who's the one that has the development entitlements in, that may be a direction the board wants to go. So, we'll give you some options at your next meeting on that. But just wanted to give you that preview. But I don't even want to give you those options until I made sure the county and I were on the same page in terms of being able to go outside of our DRI.

Vice Chairman Horton stated quick clarification. You can't use that money for anything?

Mr. Eckert stated there's no money right now, but if we sell it and we sell the impact fee credits and we get that money, then we can use it for whatever we need to. We can use it for capital reserve, we can use it for special projects. Usually what happens is the boards just put it in capital reserve and then figure it out later. But I would not budget based on getting any impact fee credit money. This is something we're just trying to do that hopefully can really help the district financially if we can find a buyer.

Mr. Lanier stated is there a possible amount?

Mr. Eckert stated one of the districts was around 8 or 9 million and the other one was, I think 5 or 6 million of impact fee credits.

Chairperson Nelsen stated but we were talking pennies on the dollar, right?

Mr. Eckert stated the last ones that we sold were seventy cents and seventy-five cents on the dollar. So that was a significant recovery for those two districts.

Mr. Thomas stated is all of the legal stuff tied up at the library?

Mr. Eckert stated everything's done there. The County owns it subject to us getting it back if they don't do what they say they're going to do. I know that she's still been working on getting the funding through the county because I guess there's different stages of funding, and I was in front of the county commission, and she actually complimented the board and working with them. I was there for another reason. She was telling the board, this is who worked with us on this. And all the rest of the commissioner said, great. They seemed to be buying in at the commission level when I was there.

B. District Engineer

There being no report, the next item followed.

July 8, 2024

Double Branch CDD

C. District Manager

Ms. Giles stated I'm happy to report all the supervisors completed their form one online on time. Just as a reminder you also still have your ethics training. If you complete it and you want to email me, you can. It will serve as a public record. We'll maintain that. You don't have to. There's no requirement for you to document it. You're just going to check the box next year when you fill your form one out. You have until December 31 to complete the ethics training online. Please make sure you use the free ethics training. There are emails going out to supervisors to sign up and pay a fee. You don't have to do that. Just use the list that Mike gave us and stick to that.

Mr. Lanier stated the assumptions you'll get with Amy on that.

Ms. Giles stated I will, yes. We'll get her squared away.

D. Operations Manager - Memorandum

Mr. Soriano stated we are in our extremely busy month with July. We don't do too many events, though at your sister district here we did have to reschedule the movie again. The hard part is we did this series, so I got to get out numbers two, three, four. So, we are going to move it to this month. We're looking at either the third or the fourth week of this month doing a movie and we may relocate it to your pool just because it is hard fighting the weather right now. But the one thing I get at your pool is we always have great turnout, even if it's raining during the day. If it clears up and we can have that movie, we get a lot of people there turning up where this side for special events, it's a little tougher. It's busy during the day. Everybody loves multiple slides and the big spray ground. But for those special events, they don't turn out the same way. I have asked our food truck coordinator to see what they can get us where, and that kind of depends on it a little bit too, who will show up, because that helps the event to make sure we have food trucks available. So, we will send out that email later this week once we have that decision finalized. I did just want to remind you guys that we're about to reach out for the recreational swim team to be complete. Then we get about a week or two of downtime and the high schools start. We have two high schools here. They do use this pool and they try to coordinate to where when one of them has a home meet, the other one has an away meet. Every once in a while, something happens and they can't line up their schedules. So, in the past, they have asked that

July 8, 2024

Double Branch CDD

they have overflow practice at your lap pool, and we have allowed that. Basically, they got to follow the same rules where they leave a couple of lanes open for the residents to be able to swim laps. It's usually just maybe once or twice throughout the season. But unless there's any objections, I was going to move the same way. Moving on, you will see our numbers have come up quite a bit, especially with this last month. With the beginning of the month being dry and hot we definitely saw an increase in residents coming in. Maybe they lived here for two or three months, hadn't gotten their cards yet. So, you'll notice we printed off 709 cards this past month. So, your numbers are staying high, and usage has really picked up. Your side is a little bit quieter, which is nice. This side is definitely busy and even having some issues getting close to that capacity point. You guys aren't at that yet. We did finalize the slide work, so a couple days after our last meeting, we were able to get that up and running. I did have one snafu about two days into operating the slide, but it wasn't with the motor or the slide. It was with the new computer. So back there, I do not have any type of coverage. It is about 110 degrees on those rocks every day. And that computer didn't like it and it shut down. So, we did go ahead and put up shading, if you recall, for a couple years. We have the carports back there over top of the brick wall. Looks a little ugly, those tarp car ports, but they give shade to all of that equipment, not just the motors, but the computers, because as soon as you open the box to look in the computer, you can see some of the plastic melted down. It was just so hot there. It does have a big fan, but in this heat right now, it really taxed it. So, we did put up new carports and sunshades to help. It does help the staff because they're the ones back there that have to clean the filters and things like that. That is a tough job, but it's been up and running. I didn't send out an email or anything like that. All the families know by now. It's been running all of this month. But everybody that has certain age they really like the slides. They come over here. That's why it stays busier. So, it is a little quieter on your side. Even though we're kind of back to pre-pandemic numbers at the pools when you see that usage there. Then I did want to update you on the Nature's Hammock slide. I did get a call last week. It'll be shipping out on the 15th. These do come by a big truck, so it's not like it's an overnight thing, but I should have that in the next couple weeks and then it doesn't take much to put that little concrete work and a couple bolts. So, we'll have that playground back in action. Also, they're not in here because I'm not done with it. If you were at the courts last week, you noticed right before the holidays, we did start working on the other courts while paint is going out on the tennis courts and as soon as we're done with the

July 8, 2024

Double Branch CDD

tennis courts, we'll work on the basketball courts. So, this week we will be down there a lot. We are trying to set it up so that multiple courts stay open at a time. We don't get everything out, but that will cause a little trouble, too, as we get to go through everything. We have to do the paint on the two tennis courts with the hybrid pickleball courts on those and then we have to do the basketball courts and we still have to do lights on both pickleball courts and the basketball courts. So, there will be a lot of work down there this week and probably spilling it to next week.

Vice Chairman Horton stated somebody posted a short video online of pickleball turned this past weekend. It looked really nice.

Mr. Soriano stated yes, they are staying busy and everybody's enjoying the facility. They are really appreciative out there. They watched us out there sweating and painting last week and they were thanking the guys because we're touching that up now. They match, too. So, we have the same blue and green on both sides. It does make it a rather large facility when you include it together with your four hard courts and your six rubberized courts that we built. There are ten pickleball courts out there. So, they have a lot of room, they can do a lot of events. We're really happy with that. Then just to update you, I reached out to multiple sign companies working on updates to neighborhood signs. An improvement or update to our waterfall sign. Then the four waterfall columns at the front of the amenity center. But the one thing I've asked, also I've reached out to two sign companies that did a lot of the original work here years ago, so they're familiar with all of them. But I did reach out to Suncoast and then Raptor just because they're my small sign companies, to see if they can coordinate things. Because one thing that's kind of hard is when I throw in the things like the electrical, like the lighting, especially for the waterfall, that's not something these guys typically do. They subcontract that out to somebody else. Getting somebody to deal with lighting out there, it's kind of big. But what I did ask them for, I haven't received it from anybody yet. It's just some kind of renderings that I can pass on to you guys of what we can do because I don't have any real direction or ideas yet. I just told everybody I'd like to see some kind of update. Some of these signs are 20 years old. So, the yellow signs, it's hard. They all look at it like what do you want? I don't really have any ideas. I've looked at other neighborhoods, but I'm hoping they can give us a couple and just make up a large rendering and I'll pass that along. Then after that, there will be a discussion of what something like that cost. So we are talking a lot of signs. There's 13 of those big yellow signs out there that will add up. And then the big column at the amenity center is not going to be really cheap either. The waterfall, I

July 8, 2024

Double Branch CDD

think, would be the easiest. But I would like to get some of those pictures, at least in your eyes, to get an idea whether we want to go that direction or not. But as soon as I get anything from anybody, I will pass that along.

Chairperson Nelsen stated by the yellow signs, you mean the neighborhood signs?

Mr. Soriano stated the bigger entry signs. Some neighborhoods don't have those yellow signs, they just have the brick columns, and I wasn't looking to do anything there. Now in our capital, we do have things like tuck and point, and we even have that for the building. So if you're not familiar with what this is, they actually grind out the grout and mortar in between the bricks and put it in new mortar so it does make it look newer and makes the brick stronger. You do this after so many years, you do this on buildings, homes, or decorative pieces like this. So it is something that's put into the capital. It's not something I would look at any time soon, but some of those older columns, you can always look at that over the next couple years. But it was just the entry signs at the neighborhoods.

Vice Chairman Horton stated there's 13 of those.

Mr. Soriano stated yeah. Some of them are not just at the entry. There's one right in front of the elementary school, between the fitness center and the elementary school and it has just the arrows pointing Silverleaf this way or Cannon's Point that way. So, they're not all at the neighborhood entry level. Unless there's any questions on some of those other maintenance items. That was really it for my report.

Mr. Thomas stated has I-9 and Florida League been cleaning up after themselves, or are we still having to send staff out there?

Mr. Soriano stated no, we're still sending staff out, but they're pretty much done. So that's helped out. Florida League does have their year-round, more competitive crew that stays on all the time, but they are also not as bad. They don't fill up the trash cans the same way. Realistically, I-9's season is finished. It's the ones that do, championships in other areas are the only ones out there that practice. I get on those coaches, but they should not be practicing here, and I remind them of this. But that means there's only one or two groups out here, on a regular basis. So, it's a not as bad. We did have a lot of trash after the fourth. Fireworks, debris, things like that. People out there partying late at night, leaving our food out. So, we did have a lot of clean up on that, but I have a lot more guys now. So, it is easy for me to break one off and if you notice, we do have both gas carts working now. So, we have the new cart that I bought earlier

July 8, 2024

Double Branch CDD

this year that gets taken up and down the roads and everywhere. But we have the two old carts that stay on each side. So, one older part stays over here in this district, one other cart we've moved into the garage over there in your district and that can get these guys out a little easier to get trash.

Mr. Thomas stated and where do we stand on the field? Replacing the sod and stuff?

Mr. Soriano stated I'm going to bring you guys quotes on doing new sodding from multiple companies. We did put a small amount in there for this budget, although we did pull from capital, but we're not really moving forward with those plans that VerdeGo brought us and AgrowPro had put \$90,000 some dollars. I wasn't looking at that and I don't think it sounded like any of you guys wanted to do that, especially for budget plans. We didn't add that much.

Mr. Thomas stated we're getting close. It's looking rough.

Mr. Soriano stated yeah. My thought was more of an acre of resodding at a time in the areas that are rough because there is still a lot of the field area that are great. It's things like center and in front of the boxes. That's it. But the rest of the field looks great. The grass is thick. We're still better. You can look at county parks in Fleming Island. We're much better than them and, the cost difference is great when you compare the fixes. So that's what I was looking at. And we did build that amount into the budget. A little extra landscape money and then capital that says, if we want to spend \$10,000 or \$20,000 on an acre, an acre and a half on resodding, we can do that.

NINTH ORDER OF BUSINESS

Audience Comments / Supervisor Requests

Chairperson Nelsen stated just to get clear for me. We will vote on the budget at next month's meeting, and then letters will go out to residents about the increase?

Mr. Eckert stated no letters go out about the increases 21 days in advance.

Chairperson Nelsen stated so they'll get the letters before our next meeting?

Mr. Eckert stated probably within the next two weeks.

Ms. Giles stated I actually think the letters go out today for this district. The Florida Statute requirement is 21 days. What we learned two years ago is it took two weeks for the letter to get from St. Augustine over here to Clay County. So, our office has backed it up to 30 days. So, today is the day that your letters left and went out to residents. So, you should get those, hopefully in the next couple days.

July 8, 2024

Double Branch CDD

Mr. Thomas stated just for Ms. Raab, reading through the statements I would just like to commend you on the fact that I'm seeing language such as de-escalation strategies. I'm seeing information being corrected and giving the person that is involved in the incident the correct next steps, such as contact Jay. So, I'm seeing a lot of good training and a lot of young people acting in a very professional manner. My only recommendation is, just because of the job that I do, maybe at the end of their shift have them write down when it's fresh in their mind. Because when we wait two or three days and I'm a teenager I've already been on social media and therefore maybe some of my friends information got into that and then now it's in my brain, so maybe as a recommendation, just a okay, this just happened. I know that you're about to go home and go get McDonald's on the way home because you're a teenager. But can you please spend a couple minutes on a 3x5 card and just go ahead and jot it down? That way, when we present the information, such as when I was asking him direct questions your lifeguards have this is directly what happened. This isn't two or three days after the incident. If you take the ammunition away, you got nothing to shoot. But I would like to say you guys have done a bang up job this summer and I do appreciate the professionalism that you are training these young people to do at the pools. Because we do have some big personalities in Oakleaf and I think that you guys have done a great job. Thank you.

Vice Chairman Horton stated I do have one critique, though. I've talked to Jay about this. If we're going to get something to look at before we come to a meeting, it needs to be readable. This is not legible. It's all faded, and I couldn't make sense of some of it. I know he's gone and he's made it a little bit better.

Mr. Soriano stated I printed some off for you guys because I noticed that, too. When we scanned it, it was extremely light. One of the reports in the back, when you look through the copies of the original that I have, it's still a little light, but this one's much better. So, this is what I printed off for you guys. Tom mentioned to me there's one in there where it's not going to be done that day, Scott. But they typed it up, which is great. Very professional, things like that. But the handwritten ones I'll make sure that we can get them dark enough and make sure that you guys can see them if we're scanning them and sending by email.

Mr. Thomas stated it could also be as simple as on the back of the policy violation report, just have this back part lined instead of, how I would write, which would go at an angle on a blank page. Hopefully, no more incidents will take two pages.

July 8, 2024

Double Branch CDD

Mr. Lanier stated thank you for what you do. Appreciate it, and appreciate the staff and, realistically, the professionalism with the bad stuff that you have to deal with, we definitely thank you for that. My question is, security, what do we have? Anything crazy going on?

Mr. Cottrell stated nothing crazy going on except for that interesting story right there, but nothing from me, nothing from Jay to me. I have talked to Wanda a couple of times over the past couple weeks, just things that she's noticed, things she's seen happening, but it just boils down to training needs to improve and we need to get on the same page. We're working on it.

Mr. Thomas stated and then just making sure that during these summer months, the young people hanging out at the fields.

Mr. Cottrell stated yes, that would be part of the retraining and getting everybody on the same page.

Mr. Thomas stated because some of that is getting a little out of control, but I have noticed that the guards have asked the kids to tone it down a little bit.

TENTH ORDER OF BUSINESS

Next Scheduled Meeting – August 12, 2024 @ 6:00 p.m. at the Plantation Oaks Amenity Center

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Signed by:
Manlee Giles
A38999D8EDC14F4...
Secretary/Assistant Secretary

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