

**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, **August 12, 2024** at 6:00 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
Chalon Suchsland	VerdeGo

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 6:00 p.m. A quorum was present.

SECOND ORDER OF BUSINESS

Audience Comments

There being no audience members present, the next item followed.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

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

Ms. Giles stated item three starts on page seven. Item A is the minutes of the July 8th meeting. Unless there's any comments or changes, I just look for a motion to approve.

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On MOTION by Vice Chairman Horton seconded by Chairperson Nelsen with all in favor the minutes of the July 8, 2024 Board of Supervisors meeting were approved.

B. Financial Statements

C. Assessment Receipts Schedule

D. Check Register

Ms. Giles stated on page 41 are your financials as of June 30, 2024, followed by your assessment receipt schedule on page 53 showing the District is 100% collected. And then on page 55 is your check register in the amount of \$150,357.60. It's broken out by the general fund, the rec fund, and the capital reserve fund. I see no unusual variances with any of the financials. Unless there's any comments or questions, I look for a motion to approve.

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

FOURTH ORDER OF BUSINESS

Discussion of Resident Suspension

Mr. Eckert stated this is a continuation of the suspension hearing that we had at the last board meeting. We did send Mr. Craig a letter dated July 15th inviting him to provide additional information that he says he has that the board could consider. We received no information nor any response from our letter. So, at this point in time, you have all the witness statements, you have Mr. Craig's statements at the last meeting, as well as the two letters and your policies. We extended the suspension until today's meeting, and you need to decide do you want to lengthen the suspension, and if so, how long? Or do you want to lift the suspension effective today? We're just looking for a motion from a board member. I know we had a lot of discussion on this at the last meeting.

Vice Chairman Horton stated I'd like to move that we go ahead with a one-year suspension.

Mr. Eckert stated that'd be from the date of the initial suspension. So, effectively, probably more like ten and a half months.

Chairperson Nelsen stated that was you recommendation Jay, right? One year? Yep. All right, I'll second.

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Ms. Giles stated just for clarification, there were a couple of dates involved.

Mr. Eckert stated yeah. Let's just go from May 30th. Is that okay with you, Jay?

Mr. Soriano stated yes.

Vice Chairman Horton motioned to extend the suspension for a total suspension of one year from May 30, 2024. Chairperson Nelsen seconded the motion.

Mr. Thomas stated so one year from the 30th?

Mr. Eckert stated that was the initial incident. We had three incidents. The 30th, then June 3, and then June 4.

Mr. Thomas stated but our staff and paperwork wasn't filed until June. I say we go from June.

Mr. Soriano stated yeah. He didn't lose his privileges on the very first one. So, it wasn't until a week or so before the letter was actually sent. That's when I turned it off. It was only a couple weeks later, though.

Mr. Thomas stated I'd rather do it from the last violation.

Mr. Eckert stated so that'd be June 4th. So, you could ask for a friendly amendment to that motion that it'd be June 4, and to see if the second would support that.

Mr. Thomas stated I would like a friendly amendment to go from June 4th instead of from the first violation. Vice Chair Horton and Chair Nelson agreed to the friendly amendment.

On MOTION by Vice Chairman Horton seconded by Chairperson Nelsen with all in favor the suspension for one year from June 4, 2024 to June 4, 2025 was approved.

FIFTH ORDER OF BUSINESS

Public Hearing for the Purpose of Adopting the Fiscal Year 2025 Budget

A. Consideration of Resolution 2024-07, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2025

Ms. Giles stated tonight, we're going to have a public hearing to consider the annual appropriations and adopting the budget. Mike, before we open the public hearing, is there anything on this resolution you want to go over for the board?

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Mr. Eckert stated you have two resolutions. The first one is your appropriation resolution, and that basically is once you decide on your budget, if you adopt it as it is, those numbers get filled into that resolution, and it gets finalized. If you make adjustments to your budget, then we'll have to crunch some numbers to figure out what numbers to actually put in there for your O&M assessments. But it's the same form of resolution that you all have seen before. It is the first step in collecting money to fund your budget for next year. The second resolution is 2024-08 and that actually imposes the assessments and directs the Clay County Tax Collector to put your assessments on the county tax bill that gets issued in November and then the county tax collector will remit those funds to you when they're collected.

Ms. Giles stated I'd just like to give a general overview of the budget before we open the public hearing. On page 93 is the table of contents. We have the general fund, the rec fund, the debt service fund for the 2013 bonds, and then the Capital Reserve fund. Also in the budget, you'll see we have a table broken out, and it shows a side-by-side comparison from 2024 to 2025. 2025 is a \$120 increase in assessments for single family homes and then a 12% increase as you go down that list of single family, multifamily, and the commercial. Unless there's anything else specific the board wants to go over on the budget, I'd like to open the public hearing at this time.

On MOTION by Chairperson Nelsen seconded by Vice Chairman Horton with all in favor the public hearing was opened.

Ms. Giles stated are there any public comments at this time? Hearing none, I look for a motion to close the public hearing.

On MOTION by Chairperson Nelsen seconded by Vice Chairman Horton with all in favor the public hearing was closed.

On MOTION by Vice Chairman Horton seconded by Chairperson Nelsen with all in favor Resolution 2024-07, relating to annual appropriations and adopting the budget for fiscal year 2025 was approved.

B. Consideration of Resolution 2024-08, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2025

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Ms. Giles stated the next public hearing is related to resolution 2024-08, imposing special assessments and certifying the assessments for the tax roll. We do need to have a public hearing for this one also.

On MOTION by Chairperson Nelsen seconded by Mr. Thomas with all in favor the public hearing was opened.

Ms. Giles stated any public comments at this time? Hearing none, I look for a motion to close the public hearing.

On MOTION by Chairperson Nelsen seconded by Vice Chairman Horton with all in favor the public hearing was closed.

On MOTION by Vice Chairman Horton seconded by Chairperson Nelsen with all in favor Resolution 2024-08, imposing special assessments and certifying an assessment roll for fiscal year 2025.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2024-09,
Declaring a Vacancy in Seat 3 of the
Board of Supervisors as of November 19,
2024**

Ms. Giles stated this year, there were three seats up for election. That's seats one, three, and five. During the qualifying period, Scott Thomas, seat one, and Tom Horton, seat five, did submit their application and qualified for those same seats. No one qualified for that third seat, which is seat three. So, on this resolution, you'll see that seat three is declared vacant as of November 19th. Amy is in that seat right now, and though the process will be probably at your December meeting two weeks after the election, that we go through the process of whether or not you want to appoint Amy to continue in that seat or how the board must fill it.

Mr. Eckert stated Amy, you are a board supervisor until such time you actually have a replacement, or you resign. You always have that option, but otherwise, if you could plan on coming to the December meeting just as a supervisor, and then the board can choose to appoint you or somebody else to the seat at that point in time.

On MOTION by Mr. Thomas seconded by Chairperson Nelsen with all in favor Resolution 2024-09 was approved.

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

Mr. Eckert stated I talked to the county, and I think we're on the same page there in terms of our understanding, but the district has currently about \$5.1 million in impact fee credits that are just sitting on the shelf. They're not anything that we can really use at this point in time for any of the projects that we have, because we don't have any on the boards. There may, and I stress the word may, be a market for selling those within your impact fee zone district. The question that we have before you tonight is, do you want us to try to look for a broker to get the word out? If so, they would charge a commission. The last commission I saw was either 6 or 7%. You would be looking to sell these at some sort of a discount to a new development that's coming in. If so, then you would have the funds from that that you'd be able to use for reserves to offset assessments that otherwise would have been levied. You would have some flexibility. I have had a couple districts in St. Johns County that have recently done this, and the boards have been pretty pleased with basically finding money they didn't know they had to be able to monetize it. But it's up to the board. I just want to make sure the board was aware that you have this opportunity and the reason you have this opportunity is because the legislature changed the law a couple years ago that basically said you can go outside of your development and sell them within a much greater area than you could before.

Mr. Thomas stated are we talking \$0.50 on the dollar, \$0.70 on the dollar?

Mr. Eckert stated the last ones that I've seen have been seventy cents. And then I think I saw one that was at \$0.75 cents.

Mr. Lanier stated is there any detriment for us not keeping them?

Mr. Eckert stated the only detriment you would have that I can see. Well, there's two potential detriments. One is maybe somebody would pay more three years from now than they would pay today. That's one thing. So, you're making that business decision that, you want to go ahead and not hold them. The second thing is, if the district was going to build a building at some point in the future, and you sold all your impact fee credits at \$0.70 on the dollar, well, when you go to build your building, you're now going to have to pay the county 100 cents on the dollar rather than giving them some credit vouchers. So what I've seen other districts do, and what our recommendation has been is talk to your facility manager and find out if you could build whatever you wanted to build on land that's actually available, reserve that amount of

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impact fee credits so you could satisfy that, and then go ahead and try to market and sell the rest. That way it's not detrimental to the district. You take care of that.

Mr. Soriano stated just to give you an idea. A couple of us had talked about this before, and this was more a grand plan, and this started probably about ten years ago, is that by the time we're done paying our debt off, we still got another eight years on your side. And nine years on this side, I would like to see some kind of amenity area. Now, it may be small, but I think at your size, it would be good to have something else. The only problem is there's not a lot of land that is usable for something like that. Even if it was just a small building for something like a rental birthday party room or anything like that, attached to a kid play area, spray ground. Not like a big pool or anything. That is something we could afford to do with our residents really easy and get another outlet. But that still wouldn't be a big deal. This wouldn't be anything you have to worry about a lot of these credits for. That's only if your engineer can figure out a spot for me to come up with this wonderland. So, I don't know that it'll actually happen. You guys are pretty full and built out, and we're stuck with conservation easements everywhere that can't get through without mitigation so I don't know that it will actually happen but I am still looking at that. But, you're talking ten years from now.

Mr. Eckert stated something to keep in mind, too, is these sales, nobody's going to come in and say, I want to buy \$4 million worth of impact fee credits. They're going to have a project that they're phasing. The amount of the sales that we've seen have been \$75,000 to \$200,000 per tranche that they bring down. So, you have plenty of time. And again, don't count on any funds coming from this ever. It's just something that we can look at and if we can monetize it for the benefit of the community, great. But I just didn't want to have it sit on the shelf and then me retire and nobody remember it.

Vice Chairman Horton stated if we were to get a proposal, I'm assuming the Board would have to approve it?

Mr. Eckert stated that's absolutely correct. What would happen is we would get a proposal from somebody who would like to buy them. We would bring it to the board for the financial terms. They would have to then get it administratively approved through the county if it's within the impact fee zone. So, it doesn't have to go to county commission, which is different than St. Johns County, but the board ultimately is going to make the decision. It's not a staff decision.

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Mr. Thomas stated do you need a motion to pursue that?

Mr. Eckert stated no, I don't think so. I think I just want some direction from the board. Do you want us to go out and see if there's brokers who can work with us to try to help? You're not going to pay anything unless there's an actual sale because they get paid contingent upon there being a sale. I don't feel qualified to do that. It's not my line of work.

Mr. Lanier stated the county that last did this, did they hold any back in reserves and is that something that we should also look at? Just say, if the magical day happens and somebody wants to buy just a bunch of them. What's a percentage that we should maybe hold?

Mr. Eckert stated I don't know that I'd be a percentage. It'd be more along the lines of what, you know, Jay would perhaps think that we could build here. But, just given what I'm hearing, if you held back \$500,000 of credits or something like that, that's going to be way more than enough, unless you're going to go out and amend your boundaries and go get some land that you can add in. Then when you get to that, when you have \$500,000 of credits left, if you get to that point, then I think you reevaluate and say, okay, how much do we really need? So, we can just take more direction that we can reach out to at least the broker that I know and have them start talking to some of the people who might have a need for them. It may go nowhere, but it's worth a try.

Mr. Lanier stated I'd like to make that recommendation.

Chairperson Nelsen stated me too. Especially with all of the building going on.

Mr. Eckert stated we'll report back to the next meeting with what those conversations turned up. The only other thing is ethics training by December 31st, if you haven't done it already, everybody remember to go ahead and get that done.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager

1. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2025

Ms. Giles stated included in the agenda package is a list of dates for your FY 25 meeting schedule. I did compare the dates to any known federal holidays. October 14th is Columbus Day.

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That's open for board discussion if you want to move it off that day or if that's fine with the board. But other than that, I didn't see any conflicts with those dates.

Mr. Lanier stated it's kind of always done October 14th.

Ms. Giles stated if those dates are good, I just look for a motion to approve the FY 25 meeting schedule.

On MOTION by Mr. Lanier seconded by Vice Chairman Horton with all in favor the FY 2025 annual meeting schedule was approved.

2. Consideration of Adopting Goals and Objectives for Fiscal Year 2025

Ms. Giles stated there's a letter in the agenda package that goes over this.

Mr. Eckert stated a lot of times, community development districts, which you are a community development district, gets lumped into a lot of concerns that the legislature has over other special districts. I'm talking water management districts and things like that. So, they come up with things that are supposed to either help us or help them in terms of reporting what's going on in particular special districts. So, they adopted a law that said all special districts now need to come up with goals and objectives. That's how general it is, goals and objectives. And then they need to be published on the district's website by October 1 of this year. And then you have to come up with the performance measures to determine whether you met your goals and objectives. Then by December 1 of 2025, you have to issue a report stating whether or not you met your goals and objectives, which, again, there's no guidance on what those are supposed to be. However, the district's primary purpose is to maintain infrastructure and to do so efficiently for the benefit of the residents. So a lot of your goals and objectives are going to be geared around that. What most districts are doing this year, because this law just went into effect July 1, is we're coming up with, some fairly general goals and objectives, and then I think over the next calendar year, the districts are going to start refining those to meet the individual districts. So, the ones we adopt in 2025 may be different than what we have in 2024. Certainly, you can start refining them now. Your deadline is to have something on your website by October 1, or you can approve these and then start thinking about what you'd like them to look like for 2025.

Vice Chairman Horton stated where did these goals come from?

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Mr. Eckert stated those are ones that your district manager has come up with. I think they're probably similar for many of their districts. But again, I think the main thrust of what you all are supposed to do is maintain infrastructure and then do it effectively and efficiently. So goals and objectives should involve those different types of considerations.

Ms. Giles stated with that flexibility, we just came up with something simple this first year. It's open for board discussion.

Vice Chairman Horton stated how do we determine we met the goal?

Ms. Giles stated for instance, the first one there on page 136 is community communication and engagement. We listed public meetings, hold at least four board of supervisor meetings per year to conduct CDD related business. The measurement would be number of public board meetings we actually held annually, and the standard is a minimum of four. The achieved line says, did you achieve those four? Initially, I put twelve, but what if there's a hurricane or, it's Christmas and you cancel a meeting so we can change any of this. This was just something generalized to get us started to meet this statutory requirement.

Vice Chairman Horton stated are we required to have so many meetings a year?

Mr. Eckert stated you're required to have at least two.

Ms. Giles stated to approve your budget and adopt your budget.

Mr. Eckert stated I think some of the goals that Marilee's office has come up with, like 2.1, dealing with field inspection reports and things like that, those are a little bit more specific than the meeting example.

Ms. Giles stated it's open for discussion.

Mr. Thomas stated as long as these are within the acceptable parameters, I'm fine with them.

Chairperson Nelsen stated me too.

Mr. Thomas stated if they just gave you an open document and they didn't send you any type of rubric, so you're having to create your own rubric.

Mr. Eckert stated correct.

Mr. Thomas stated so when we submit this rubric, they won't come back with any feedback if it needs to be changed?

Mr. Eckert stated it's not going to them. It's going to go on our website. I don't recall a requirement that we do anything other than put it on our website.

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On MOTION by Chairperson Nelsen seconded by Mr. Lanier with all in favor the performance measures / standards and annual reporting form was approved as presented.
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D. Operations Manager - Memorandum

Mr. Soriano stated we'll start off with the community events. We have just had two movies. One that was pretty much rescheduled every week since our last meeting, I finally was able to get that one out of the way and then this past Friday, we got Kung Fu Panda 3 done. We will have another dive in for September that will be here at your sister district out of this pool and that's the last one out of the pool for the summer. After that, we will go back to the field. So we'll be out at your property pretty much all the way until summertime next year when we go back to doing them in the pools. We also had the back-to-school parties this weekend. We got rained out and your side was really slow. In fact, we only gave away one of the stuffed bags. We usually have book bags filled with a couple hundred dollars' worth of school supplies and the little kids were the only ones that showed up and took part. It rained the first hour, so the DJ couldn't even play once he started up. We had a couple hours' worth of pizza and snow cones over here at Middle Village. They did have 30 to 40 people, still very small compared to most because of the rain. They had enough to have their party and give away all their supplies, but at your facility the rain kind of knocked everything out. Fortunately, the way that one's set up is it's all paid for ahead of time.

Mr. Lanier stated do we have any of those supplies left?

Mr. Soriano stated I kept all the supplies that were in the bags and the two bags. So those will go towards next year. The nice one is the high school kids. I mean, they get a graphing calculator, earbuds and things like that. So, it's a good amount of money in there. I won't have to spend next year.

Mr. Lanier stated maybe board discussion would be, it may be better to give it out this year because some of the stuff will be new gadgets will come out and that sort of stuff. Even for next year. Would it be something to consider to somehow put it on the website to say, we do have some of these if you're in need.

Chairperson Nelsen stated or we could donate it to the high school.

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Mr. Soriano stated I wouldn't say it's a lot of any one thing. It's not like I have 30 composition books or anything. It's one bag filled with a lot of stuff. So, what we did is we went through all the school supply lists and made up like it was one person because that's part of the event. They play games and they're trying to win that one bag. We were giving away for one, fourth through 8th and then 9th through 12th. So, unless I come up with something to kind of play a game and for our next event and see if we can do that.

Mr. Lanier stated but then school has started. Would it be just okay to donate it to the high school?

Mr. Soriano stated I can. Like I said, it's one bag.

Mr. Thomas stated we just get in contact with school counselors and they can give it to the student.

Mr. Soriano stated with certain age groups, it's easy. I'll take one to the junior high and take the other to the high school.

Mr. Lanier stated yes, please.

Vice Chairman Horton stated while we're on the subject, you showed me that big movie screen.

Mr. Soriano stated yes, we did get a new movie screen.

Vice Chairman Horton stated it's a nice movie screen.

Mr. Soriano stated the old one has gotten some holes and over the years, I've tried to duct tape it together and it worked great. It did last about 13 years, so it made it a good amount. I'm hoping this one, it is a little cheaper, but it looks really nice. It is about four times the size of the other screen. It's a little thinner quality, though. As long as I can make it last for a few years, it'll be well worth it. Now I have to start looking at a newer projector. This is the old projector that I had with that screen. So, it's also well over a decade old. But the problem is, because it's so large, we have to pull the projector back to get a bigger image. I can't right now at the pools. I can't fill up the whole thing because I can't get that far. There's a fence back there, so unless I move that screen into the pool, which it floats, but there's no way to get back far enough. And they get all the way on the screen, but you also lose your light intensity, so it doesn't look as good. So I want to look at some newer technology, but that's next. We'll get out of most of our movies before I get to purchase the projector.

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Vice Chairman Horton stated they make projectors now that you can be almost right up on your screen.

Mr. Soriano stated just to remind everybody, we did send out an email today although I think we had one family early this morning, but our schedule starts to change now that they're going back to school. So, we do go back to that alternating day. Mondays and Wednesdays, your pools are open. Tuesdays and Thursdays this side is open. If we only have a couple families we try to push everybody to one side because it's kind of wasted for the staff. You pay a lot in staff to sit out there, and sometimes you might be watching one group of three for 4 hours and it's just a lot of money to pay to that staff. In the last couple of years we have waited until the end of August. I went ahead and just started it with school this year. We did send that reminder out to everybody today. The pools are busy for over here on this side. We do have two swim teams that come over here, but outside of that, pretty much during the day, it's adults. With adults at any time, you don't need the pool monitors or lifeguards, but the families and the kids, anybody under 18 we have to have those pool monitors and that follows that schedule that's online. Then just going over facility counts, you'll see we are still staying busy. This is your numbers from last month. So, 570 cards printed up. There are a lot of rentals there, but now you'll start to see this number drop off. The last two weeks has been a lot slower with everybody getting ready to go back to school. Like I said, now that school is actually starting this week, it's going to get even slower everywhere. People focus on things outside. So, the soccer, flag football, things like that, those programs are going on. They won't be in the pool anymore. So we'll see these numbers drop drastically. Even the fitness center kind of slows down. But I don't know I'm going to see too much of a change over there because as it cools down, pickleball will actually pick up. So, we'll see a good number with that. I do have a couple things I wanted to update you guys on for those repairs. I did get an email today. They are processing the order for the Waverley playground. I did settle on figs landing. Figs landing I have shown you before. It is the structure we have over at Cannons Point. It does have a whole extra platform though, so it's a little bigger than the Cannons Point one. So, it is a good size. Because this district and Middle Village are both replacing one we did get a pretty good deal and the not to exceed was at \$51,000. Right now, I'm only at \$24,606. So, by the time I'm done with the installation, and if we have to do new mulch, which we've done the last couple times, I'm still going to be probably \$15,000 under that not to exceed amount. Once they hit the point where they send me an email and set up

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shipping and everything, it takes about six to eight weeks. So, I'm still looking at two months from now, which will make my guys happy, because hopefully it'll be cool. It's not written on here, but I'll probably try to send you guys a picture. It did work out well. We had our first storm that really came through. It was mostly rain, but because of the work we did on that slide motor, if you recall, we had to reposition it. It's the same motor, all the setup, but we had to reposition to fit it in that tank and repair all the pipes that we did from last year, we stood it up. Well, the nice part about that was we did get some flooding during the storm. There was just so much rain, the sump pump was working, but it just couldn't keep up. So, it put about a foot, almost a foot and a half of water in the bottom of that tank where before, the way your motor was sitting, it would have actually been in the water. Now that it's standing up, it's actually nowhere near. I don't have to worry about that thing having any electrical issues, which will help protect it, because if you recall, that old motor over the years had been drowned about three times. So, this has worked out a lot better.

Vice Chairman Horton stated so you say over the years, you guys never seen flooding come up to that level?

Mr. Soriano stated to that level? No, we've drowned it out to the level that it's at now. It actually sticks out above the top of the tank. So, by the time you get to the top of the tank, it's going to flow over into the rocks anyway. So, we're not going to get to drown that motor. There's just no way to. Could we get to the first set of bearings? Yeah, if everything fails, all of our power fails, and it's a bad storm. At the very front of the motor, there's a set of bearings. If we get that wet, those bearings over time start rusting, and you hear that motor start to scream. Nice part about it, it's just the bearings and not the electrical portion when I'm tearing up the windings, you can take it to the motor shop and get it repaired. That motor typically at about \$2,000. I get a new bearing for \$400 and that's what we've done here on the motor. That's why I have motors sitting on the side, so that we're good to go. But once you drown it completely and you cause electrical damage, it's just not worth it. You start getting into big 30, 40, 50 hp electrical motors. It can be worth rewinding. But these days, 15 hp like you have is not worth it. Outside of that, unless you have any questions on some of those other maintenance items on there. That was it for me.

Vice Chairman Horton stated the tennis courts, where do we stand on that and you talked about the refitting?

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Mr. Soriano stated those are done. So, all your lines are done for your split. We redid the colors for the tennis, and we redid the pickleball lines. So now they have a completely different color scheme there. The color scheme is actually a purple and blue. So the pickleball has purple lines. I couldn't really go with red. I thought about it, but it looked too much like a Christmas tree when I was looking at all the green and the red and blue. The other option was yellow. But that bothers the tennis players. And if you remember, that's the court that has pickleball and tennis. Tennis balls are yellow, so they don't like it. They can't distinguish between the line and the tennis ball. So, we did go with the purple, and it is actually a normal pickleball scheme that I picked from. So, it looks pretty good. So that side is gone. If it wasn't for all the rain this last month, we did move everything over. We have all the cans that I ordered. That was the extra, so we did pickleball. We've done the tennis courts. Now we'll start to work on the basketball courts because that paint needs to be updated. So, if we can get some dry days, we'll be back.

Mr. Thomas stated we have soccer about to start, so I think we can't push this off anymore. We have to look at resodding that field or doing something.

Mr. Soriano stated we're warming up. We can actually do it in the winter. They do take time. It's just iffy. If we have a cold winter, then I wouldn't recommend it because then we lose sod.

Ms. Suchsland stated we are planning to do your contractual Bermuda in the next two weeks and we'll email Florida Elite that they're going to have to stay off of it and back it off. We're doing from the concession stand to the first big oak tree that first 3rd, and that's a good amount of bare areas that they've worn down and they're contractually supposed to move around their goals and they're not doing it. So, I'm going to liberally say again that you need to do this and do your part, but they're going to have to back it up and stay out for those for at least a good amount of time, six weeks until it gets substantial.

Chairperson Nelsen stated can we block it off with the tape like last time?

Mr. Soriano stated we can, this will be a big amount. With our contractual we do about \$2,000 a year.

Ms. Suchsland stated that's 2,000 square feet. That's more than \$2,000.

Mr. Soriano stated just for the soccer field, it's not \$2,000.

Ms. Suchsland stated your contractual obligation is 2,000 square feet and that's a lot more than \$2,000.

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Mr. Soriano stated there is about \$1,200 that Elite is supposed to do and they've always come to us and asked for a waiver and we've always been nice and said, if you're going to deal with the holes in front of your goals and the field, then that's on you. So, depending on direction here, if you guys want, we can hold their feet to the fire and tell them it's been quite a few years that came with that original contract where they pay per kid. There was also an amount that they pay to resod each year.

Mr. Thomas stated I'm okay with fire.

Mr. Soriano stated they've been better the last two seasons now with paying. They have paid on time now since we got on them last time. They're getting ready to start registration, so we'll see what they get from this season. But yeah, they've always been allowed to slide basically on the sod.

Mr. Lanier stated do we know if the fields have been lined yet?

Mr. Soriano stated I haven't seen them out there yet.

Mr. Thomas stated was there any way that we can help barricade that off because obviously they tape isn't going to work. They're just going to knock it down.

Mr. Soriano stated we can do the snow fencing too. We have enough supply to do three acres of snow fence because when we did sprigging, that's what we used.

Chairperson Nelsen stated I think that's going to be the only way to keep them off.

Vice Chairman Horton stated you're talking about doing spots out there right?

Ms. Suchsland stated it's the bare areas. We're going to start doing a third of it and then move back. But we started at the concession stand to the first big oak tree.

Vice Chairman Horton stated if you're doing spots, we don't need to mark off the whole area, do we? Just spots you're going to sod.

Chairperson Nelsen stated that's their major playing field so, I would say you do because they just go wherever they want to.

Mr. Thomas stated can we go ahead and start getting those quotes again? That way, at the end of this season, we can be proactive and have somebody lined up.

Mr. Soriano stated this is a bigger amount. So, like, full acre resodding, because what we used to do is three acres at a time for a process called sprigging. Then we're looking at some different things. I think sodding would work the easiest but it's going to be a large amount for it

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to work best. Once we get to a full acre, that's a lot more. But we did put extra in there with this budget for that.

Mr. Lanier stated is I-9 also holding a season out there?

Mr. Soriano stated they've gone down to two seasons now. It used to be three, but they do two seasons.

Mr. Lanier stated when does that pick up?

Mr. Soriano stated they should be in the next month also; they usually start shortly after soccer starts.

Mr. Thomas stated it's going to really limit access.

Mr. Soriano stated it shouldn't be as bad as when we were sprigging. When we were sprigging we knocked out three acres. They still were able to work together because I-9 only uses two fields, and I know they changed operations a little bit. Kate was always good working with them to squeeze everybody in. But, yeah, it does make it a little tougher. The hard part is making sure the residents don't go out there, too. Soccer's on the field, I-9 is on the field, and there's only a little bit of leftover space, and we're going to take all of that.

Mr. Lanier stated it won't be for that long.

Mr. Soriano stated sodding is going to be our quickest format too.

EIGHTH ORDER OF BUSINESS

Audience Comments / Supervisor Requests

Darryl Lane stated first thing, I must have misunderstood the time. I thought it was six.

Mr. Eckert stated it was six. The meeting was noticed and started at six, the board just went fairly quickly and certainly on the budget. We've been talking about the budget for about three months now.

Darryl Lane stated right, no problem. I did have a few questions. I'm going to start with the most important one. On page eleven of the handout, you gave us was the amortization schedule for the end of the debt. The question I have is, for people who live in the community for excess of 20 years, is there going to be a hard stop where nobody will pay that portion of the month or the annual fee or would it be over time, the people who have been here longer will be given a reduced amount of annual payments into the plan to pay off the debt.

Mr. Eckert stated let me just explain something. When we issue bonds, every year there's a bond payment that's due on that property and it's sent to the district, and the district sends it to

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the bondholders. Whether it's a new resident or old resident, that piece of property is paying for 30 years. And then once we get to the point where our bonds mature, then nobody will be paying those debt assessments anymore. No property will.

Darryl Lane stated property meaning the home or area?

Mr. Eckert stated no, your lot.

Darryl Lane stated so after 30 years, that's the payoff of this debt, right?

Mr. Eckert stated correct.

Darryl Lane stated the homeowner will no longer have to pay a fee.

Mr. Eckert stated for the debt assessment. Correct. There'll still be an operation and maintenance assessment, but you had asked about the debt.

Mr. Soriano stated all the homes on your side, they hit at the same time. So that's kind of what I was alluding to earlier when I was talking about the eight, nine years that side will be done about a year earlier than this side with paying off all their bonds, so all the homes wouldn't have the debt assessment side, just the O&M. The O&M may be adjusted by then because everything gets more expensive over here. You're talking about eight years from now. But the debt side of those bonds go away.

Darryl Lane stated I understand. Next thing I had was at one point, there was a library that was to be built and I was wondering if there was any update on that.

Mr. Eckert stated the Board has been working with the Clay County Commission. The Board actually deeded them some property that we had that was adjacent to property the county already owned to help facilitate the establishment of that library and the county has gotten some initial funding for doing the preliminary things that they need to do to develop a library there. Your commissioner for this area has been working very hard to get that. When I was in front of the county commission on a different issue a couple months ago, they were discussing the library, and it seemed like the county commission was all on board with that commissioner's comments on that. So, I think that at this point in time, the district has done everything we can do to facilitate that by giving them the property for free and they're now building it into their capital improvement plan. So, we're hopeful. But until it's open, it is not guaranteed.

Mr. Lanier stated do you know where the Village Green is? The area we call the Village Green behind the Goddard school and that area. That green space? That's where we are currently planning for that library together.

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Lucy Rodriguez is there a date for the fall yard sale?

Mr. Soriano stated I think we set that in November. I'll double check. We usually try to work with some of the other organizations, like soccer, and make sure there's nothing big going on that day, because it just adds to being a little hectic. So, if you want to email me, I can let you know before we announce it with a tentative date. It's manager@oakleafresidents.com.

Lucy Rodriguez stated in Phase One is that pool open?

Mr. Soriano stated yeah.

Lucy Rodriguez stated the last thing is, is there a swim test required to use the slide?

Mr. Soriano stated no.

Mr. Lanier stated is there any age restrictions for that slide?

Mr. Soriano stated there's a height requirement on the signs at the bottom and the top of the slide. The YMCA does swim tests because of their liability insurance, and they are one of the only groups that do that type of thing.

Lucy Rodriguez stated I was at another community this past weekend and they had the same setup at the pool and they required a swim test.

Mr. Soriano stated because they were run by the YMCA when they first opened and actually we were too. We used to have that test here a long time ago. The YMCA has to do it as part of their liability insurance. They test everybody. For us to do that, it would increase costs greatly.

Lucy Rodriguez stated so if you meet the height, but you may not be able to swim.

Mr. Soriano stated you may not be able to swim, and you could go up there because we would think you should be fine. That's why lifeguards are there. We kind of expect the parents to know that, too, but that's why we have lifeguards, so we don't do swim at your own risk for children for that reason. We feel more comfortable if the lifeguards are there, so the slide isn't on when lifeguards aren't there. You can't use that.

Lucy Rodriguez stated how deep are those?

Mr. Soriano stated they're only at 4ft.

Darryl Lane stated this has to do with phase one road pavement. There's a lot of potholes. There's been damage done to several cars and I don't know if there's anything that can be done to work on the potholes.

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Chairperson Nelsen stated resident complaints should be sent to the county. They are county roads.

They have an app, and they want you to take pictures of them. We had one in front of Nature's Hammock and with quite a few people sending in, they were out in about two days.

Mr. Lanier stated I was talking with the resident today and they got a response back from Clay County that said they're going to do Oakleaf Village Parkway in 2024-2025. So within, hopefully the next year, those potholes that come into the main entrance will also get fixed. But the more you complain. Anybody, please complain to Clay County and say we need our roads fixed.

Ms. Giles stated is that public works?

Mr. Soriano stated that one's actually more engineering. Public works will be the one that comes out and does the patching. But when it comes to a bigger project, like doing the whole road, that's going to go to the engineer department, but I think you still got to go through public works to make the complaint. You want to be the squeaky wheel. They do have a project list that goes by year for the county for all these roads. But I can tell you this road got done early because we had another CDD across the street and those guys were extremely vocal about this area. And a lot of times that's kind of what pushes that is where do we get the most complaints from? Where are the loudest people coming out of? You know, how can we keep them quiet? Let's take care of that road first. If everybody helps out, it'll get that quicker. County commissioner meetings are on Tuesdays, earlier in the day. They do not do night meetings like this.

Chairperson Nelsen stated I think it's the Clay Connect app.

Darryl Lane stated my wife was mentioning the next meeting. I believe this one's going to be at 4:00. Do they alternate time for the meetings.

Mr. Lanier stated typically we have two a year that are at 6:00. The rest are 4:00.

Vice Chairman Horton stated the meeting times are on the website. If you go to the official website, they're listed on there right at the bottom of it.

A resident stated how do we get the notices?

Mr. Soriano stated if you're not signed up for an email, that'll help. That has a lot of information. It's mostly the resident user information. But what he's talking about is the official CDD website. It's a little different. You can go to the oakleafresidents.com website and sign up for my email blast. We do reminders there too. But you're going to see the notice for the

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meetings and all the times. If we ever have to change or we cancel, we do post that there. That's www.doublebranchcdd.com. That is your official district website. That's where we will post all the minutes. We post the budget. Even prior years are on there. All our official information is on there for the district.

Ms. Giles stated I'll hang out for a few minutes if you didn't catch either of those two websites and help you with that. Supervisor requests?

Mr. Thomas stated have you had a chance to look at those gazebos at the bottom? It's a horrible design, but a lot of them are getting really rusty.

Mr. Soriano stated we did clear for purchase of legs. Now we just have to try to figure out how we can handle install and what that's going to entail and how long it takes to ship to me. I've already looked at all of them and prioritized which ones I want.

Mr. Thomas stated the eight-legged gazebos. If you look at the bottom, how they're designed, all the water goes down and it's just rusting out of the bottom. Some of them don't have a leg to stand on. So, I got with Jay about if there is any way to retrofit that bottom piece without having to replace the whole segment.

Mr. Soriano stated yeah, we can weld something in there temporarily, but it's going to be a replacement of the whole leg, which means you have to lift the roof structure and unbolt it. But, they are bolted together.

Vice Chairman Horton stated we said at the last meeting that we couldn't read the violation reports. I'd like to recommend we have somebody type those things up. There's a couple of them that were typed up and they were legible.

Mr. Soriano stated they typed them up because they went home and did them later. I tried to get them to do them then. These are younger kids at the pool.

Vice Chairman Horton stated I understand that. We got staff there, so surely we've got time to crank them up. I don't think it's asking too much.

Mr. Soriano stated I can do that. We actually get a lot of those. You guys only saw that because I was recommending taking that person's privileges. But normally I don't do that. I mentioned that in that meeting. Normally I'm going to call them or try to meet them and work with them. I do get policy violations every weekend. It's just most of them are little. Most of them I can talk to people and get them to understand this is a rule here. And the first thing I always get is the rules are always changing. Our rules have been the same for about 20 years

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now, but they don't always take the time to read them things like that. So, when I go through them, I try to work with them, get them to understand just where we're coming from, try to ease any frustration, and then usually I'm going to be the one that's lenient. I give them a second break or even a third break. Usually, it's not until they're really going off the rails and yelling or cussing at staff or anything like that, or, heaven forbid people becoming violent, which we have seen in the past. That's when I have to bring it to you and we go through those steps, of the actual disciplinary hearing and you guys can take away those privileges.

Vice Chairman Horton stated let me clarify that. Anything brought to the board.

Mr. Soriano stated okay. That'll be helpful because then sometimes we're asked to share that. That is public information. They want that. So, I'm fine with that. That'll help out because then as they're writing it out, I'll let them know make sure you help out, and Susie can help type because most of them are coming from her staff.

Vice Chairman Horton stated I don't think anybody from security is here, right?

Mr. Soriano stated no, we did remind everybody it was at 6:00 p.m.

Vice Chairman Horton stated is there anything going on that we should know about?

Mr. Soriano stated other than we do have new staff. I like some of our new staff members. They are pretty diligent. I get reports that are emailed that go to my phone throughout the night too, when they send reports. So, these new guys are sending reports about every hour, and it pops up on my phone. But at least that tells me they're making their rounds and doing things. So, a couple have been cars that are parked in the parking lot that aren't supposed to be there, those type of things.

Vice Chairman Horton stated speaking of that. I guess everybody's watched the news here lately, but ASAP Towing is in a little bit of a bind. If you read that in the news and they do our towing out here. So, my concern is, do we want to be associated with that particular towing company? Because if they start towing cars it might make the District look bad. I talked to Jay about it. He says there's only one other towing company we can get that's within range that we can use. Just a thought. I don't know if we want to change or not, but if something happens, they will say, look, it's that company that can't do anything right, tries to steal money from towing cars and selling them.

Mr. Soriano stated I haven't had anybody towed this last month because of that. Just my concern and I don't want to invite any problems, but at this point, I don't think they've been

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charged with anything. There's not anything that stops us from using them. But I do want to make sure we feel comfortable if I decided to start calling again. There are trailers at the Village Center and a couple residents that have gone back to parking there on a regular basis. I can tell because it's right in front of their house. These were ones that we heard from, but I haven't called because of that reason, and I don't want to get caught up if there's a concern.

Vice Chairman Horton stated I think before we had an arrangement where they could tow at their own discretion.

Mr. Soriano stated it's not really at their own discretion. It's spelled out in our policy.

Vice Chairman Horton stated within the rules, but they don't tow until you tell them to.

Mr. Soriano stated I can call them and make it to where they can't come out on their own and I call them. It does make it hard on the weekends, I'm not always here. We can designate certain staff. Let's say it's Wanda, Lisa. We're here most in those offices, and we're not here every Saturday or Sunday. Now, during the summer, one of us is generally here on weekends, I'm here almost every weekend. But off season, we're not always working seven days a week. We do know that place becomes a madhouse because of soccer and I-9 those type of things. Or people at the fitness centers. So, it's a little tougher if we designate where I have to be the one here calling. So right now, we do allow staff to call. The lifeguards do it, or S3. The security guards can do it, but somebody does call most of the time.

Mr. Thomas stated this is a company that's charged with something, but there's been no indictments, and they haven't been found guilty of anything. For us, it's a towing company. As long as they've been above board with us, until something really detrimental happens I really don't have an issue with them towing cars.

Mr. Thomas stated I don't have an issue with them. If they're parking over at the Village Center again where they're not supposed to be and pulling their boats and all that other junk they had over there, I don't care who tows it, get it out of there. You broke the policy. A tow truck is the tow truck. Now, unless something big comes down, then I would revisit it. But they're on the up and up with us.

Mr. Soriano stated once that happens, there's actually rules, but there are certain times we can't work with certain companies.

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Vice Chairman Horton stated I do know that there's two companies that JSO took off their list of towing companies. They will not call ASAP, and this other company, and tow any vehicles that are in a wreck or something like that.

Mr. Lanier stated I personally don't have a problem with it. But if we do. I would like to see the towing start to happen. Due to precedent should we give them an email blast?

Mr. Soriano stated yeah, I can send out emails again. If everybody feels comfortable, then when I see it, I can definitely call and have them towed, because there are a lot of violators on stuff. You have two in your parking lot right now that have been there for this last month, and they get reported every night.

NINTH ORDER OF BUSINESS

Next Scheduled Meeting – September 9, 2024 @ 4:00 p.m. at the Plantation Oaks Amenity Center

TENTH ORDER OF BUSINESS

Adjournment

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

Signed by:
Marilee Giles
A38999D0EBC4F4...
Secretary/Assistant Secretary

DocuSigned by:
Cindy Nelsen
1834EB053396448...
Chairman/Vice Chairman