

**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, **September 9, 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 <i>by phone</i>	Assistant Secretary
Andre Lanier	Assistant Secretary
Amy Ambrosio	Assistant Secretary

Also present were:

Marilee Giles	District Manager
Mike Eckert <i>by phone</i>	District Counsel
Jay Soriano	Field Operations Manager
Chalon Suchsland	VerdeGo

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Giles called the meeting to order at 4:00 p.m. A quorum was present.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

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

**THIRD ORDER OF BUSINESS**

**Approval of Consent Agenda**

**A. Minutes of the August 12, 2024 Board of Supervisors Meeting**

Ms. Giles stated item three is the minutes of the August 12th meeting. Unless there's any comments or changes, I just look for a motion to approve.

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On MOTION by Mr. Lanier seconded by Vice Chairman Horton with all in favor the minutes of the August 12, 2024 Board of Supervisors meeting were approved.

*Ms. Ambrosio joined the meeting at this time.*

**B. Financial Statements**

**C. Assessment Receipts Schedule**

**D. Check Register**

Ms. Giles stated on page 32 are your financials as of July 31, 2024, followed by your assessment receipt schedule on page 44 showing the District is 100% collected. And then on page 46 is your check register in the amount of \$107,389.04. 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 Mr. Lanier with all in favor the check register was approved.

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Mr. Eckert stated I did reach out to the broker that I have seen approach districts in St. John's County, and she seemed excited about the phone call and said she would start getting to work, trying to analyze who may be some potential buyers. So happy to report on that, but really, no other report. Things have been pretty quiet for us.

**B. District Engineer**

There being nothing to report, the next item followed.

**C. District Manager**

- 1. Consideration of Work Authorization #1 for Onsite Management and Maintenance Contract Administration for FY25**

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Ms. Giles stated work authorization number one lays out the six full time employees and what they do. As you scroll down, you'll see on page 127 it's got the total fees broken out there for Double Branch. That dollar amount does match what's on your budget, and it's got Middle Village listed. Unless there's any comments or questions about work authorization number one, I just look for a motion to approve.

<p>On MOTION by Mr. Lanier seconded by Mr. Thomas with all in favor GMS Work Authorization #1 for onsite management and maintenance contract administration for fiscal year 2025 was approved.</p>
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## **2. Consideration of Work Authorization #2 for FY25 General Maintenance Services**

Ms. Giles stated on page 129 is work authorization number two for general maintenance services. It's got some bullet points there for some of the items that they work on and then the hourly rate. This is a budget item also, but it depends on how many hours they work. Jay, anything to add to either one of these? I apologize for not asking about the first one.

Mr. Soriano stated the only thing I'd point out is that it puts hourly and things like mileage in there. It's only billed as usage. Right now, I have a few more staff people, five full time guys. I still split them between your district and Middle Village, so they give me work orders. If they work two hours at your district and six hours that day at Middle Village, Middle Village gets billed for their six hourly. So, we track everything that way. So that hourly amount is just on what is actually used. There's going to be times where you have higher months. Right now, we're billing for July. July was high because we were finishing up a lot of tennis and pickleball stuff. So, there was a lot of hours that we were over there, along with things like the pools. But your sister district, they were lower because all the guys are over there, and then vice versa. We have big projects over here. They're going to be over here. It's only billed for what you actually use.

Vice Chairman Horton stated you say that the guys are split pretty much 50/50 between the two districts.

Mr. Soriano stated I try to keep them pretty evenly split. It just those extra projects don't work out like that all the time.

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Vice Chairman Horton stated I know it's going to bounce back and forth, but I'd just say on average for a year.

Mr. Soriano stated no, I think average for the year you're probably going to look more like 55/60 every year just because it's bigger. They have a lot more big projects. Their pools take a lot more in the summer. They're going to be over here doing a lot more hours where it's slowly going to add up over here. I try to split them 50/50 during the week. Right now, that's a little harder, because there's five of them. So, I generally always have kind of three and two. But you're getting a lot more full-time guys because of that.

Vice Chairman Horton stated didn't we agree on six people or are we still looking?

Mr. Soriano stated I have a sixth, but he does the outdoor work, so the trash. I'm actually going to kind of change that around some maintenance. They do the roadside services.

Vice Chairman Horton stated the five guys that we have now, potentially a sixth, are they full time?

Mr. Soriano stated yes.

Vice Chairman Horton stated I got a question on this one here. It's Riverside Maintenance, which is really GMS. I did a rough estimate on how much this cost us a year. Probably a little over \$600,000 between the two districts, which is like \$310,000 or so for our district, roughly. If we had six people working. My question is, why is it not on a contract basis type. I mean, I guess this is a contract, but it's sort of open ended?

Mr. Soriano stated we could do that if you guys actually wanted to hand tie yourselves to a set number of hours. We had just never really done that from the beginning. We don't even really do that for the management. The same way before we say it's 40 hours, but if we're busy over here, let's say I have swim meets, things like that going on, big rentals that week, I might be over here doing work and not just your district, but the idea is I do 20 hours at your district. 20 hours at their district. We haven't hand tied those specific details into that contract. You could do that with maintenance. I don't know that it would be a problem. What I would end up doing is probably dedicating as one or two guys would always be there. They could never come over here and help out, because then I can guarantee I'd get your hours.

Vice Chairman Horton stated I guess what I was trying to get at, like VerdeGo, for example, that's \$460,000 contract a year. We bid that out. But yet we got \$621,000 roughly between the two districts here. And we don't bid anything out of there.

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Ms. Giles stated we do have an agreement between the District and GMS and then the work authorizations are annual, and that's your opportunity to make changes.

Vice Chairman Horton stated I'm just questioning. I don't know if anybody really knew that Riverside Management was owned by GMS. It's the same thing as you guys are.

Mr. Soriano stated you would have heard it before. The owners have been in here and have even run the meetings, and we've mentioned how RMS works. It's one of the reasons why the district gets a better rate is because we're already here as district management, where you're not going to find a lot of companies that are on that low end for hourly, everything's a little higher. You do have a lot more guys. So that's where that high number comes from. That's why I've always asked to keep that number lower. But that's where that comes from. As far as you get that, as far as bidding out, there's no requirement that you bid out staffing. It's not a threshold one like construction or those type of services that we have that you have to do that for maintenance, especially if we do it open ended because, yeah, one month you could have 300 hours, the next month you could have 800 hours. So, we don't have that requirement.

Vice Chairman Horton stated the differentiation between, for example, VerdeGo. I'm just using it for an example in Riverside is Riverside is GMS where VerdeGo is not. Is that what you're saying?

Mr. Soriano stated it's still a separate contract, so you could pull them out if you wanted. I mentioned that before, too. The difference with that is I won't get to oversee them the same way. They actually look at me like I'm the boss because of that relationship with GMS. So, they report to me instead of reporting to a supervisor someplace else. If you have another contract, same way with Chalon. She works with me very close, but I don't actually tell her exactly what to do every day. She has her own boss. RMS has their own contract, but because of me, they pretty much come in, and each morning I tell them where to go, what to do, that kind of stuff. So, it works out a little better like that and that's what we do. But it is actually a separate contract, and you can set it up like that and put more detail in to where you're doing it just like the landscape contract.

Vice Chairman Horton stated I understand contracts. I worked contracts before I retired for about seven years. So, I know the contracts. You're right. You give a contract, and you expect the people to get the contract to do what they're supposed to. There's going to be some communication there but 95% of the time, they're going to run on their own and get the job done.

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I'm just looking at the numbers here for what we're paid. Question was, number one, does everybody know it's GMS? And number two, do we know how much money we're actually spending a year at \$45 an hour?

Ms. Giles stated you'll see that on the budget, on the actual column. We can go back to the financials if you want, and I can talk you through that. But you see that on the hourly maintenance budget line item, and then if you follow it from the top to the bottom, it says actual as of July 31, we can see total hours worked. And if we did the math at \$45 an hour, you'll be able to tell how many hours that was.

Vice Chairman Horton stated I'm not questioning the amount of money. We need to pay people money to come out here. I just want everybody aware of what we're doing. And I just want to question, is it okay not to bid this out? Because it is quite a bit of money.

Mr. Eckert stated in general, contractual services are not required to be bid out by your rules or Florida law. But to the extent that it's purely a maintenance activity, then that may trigger some thresholds, and we would need to look at that. But generally, contractual services are not subject to competitive bid limits. Certainly, the board can if they want to, but it's not mandatory.

Vice Chairman Horton stated okay. Again, I just want to make everybody aware of that, how much money we're looking at here and make sure it's okay to do that. I wouldn't look for changes this year. Just everybody think about that.

Ms. Giles stated unless there's any other comments or questions about work authorization number two, I just look for a motion to approve.

On MOTION by Mr. Lanier seconded by Mr. Thomas with all in favor Work Authorization #2 with GMS for fiscal year 2025 general maintenance services was approved.
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#### **D. Operations Manager**

Mr. Soriano stated we do have some district events coming up. We are going to have our last dive in movie. I did talk to your sister district about moving that to your district. I just get better participation when I'm on your side. Families still come over from this district, but we pack the pool out. They have a lot of fun. So, we're going to finish out and dive in on your side. It's also nice because with that big screen, I don't have a place over here that fits well yet. We

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have to kind of move around how we used to have it on the side over here by the aquatics office and you can see it through the whole pool. So you could be on the deck, you could be in the pool, and they can watch the dive in. Now because of the size of that new screen, we can't fit it. So it works out for me just to leave it at your side and kind of go from there. So that will be there this Friday. After this month we are back to doing movies on the green.

Vice Chairman Horton stated have you found another projector yet?

Mr. Soriano stated no, I haven't bought a new projector. I have found one that I think will work well, but I haven't bought it yet. I think by the time we move out to the green, I'll go ahead and spend those funds and pull that trigger. The community yard sale will also be advertised. Right now, we are set for November 2. We'll update that information on the website about all the neighborhood HOAs. There is the resident run event that will be over here at the end of October. That is that vendor fair. In the spring they use your facility and in the fall, they use this side. She has it on her agreement to be over here. We had some issues just from timing to cut and paste all the numbers here, but card counts, we are starting to come back down. The total counts there for both Double Branch and Middle Village ended up being 317 cards this last month. So compared to the 500 we've been running most of the rest of the summer, we are starting to see that little bit of a drop; owners with 74, renters, 29, replacements, 20 and updated cards for younger kids at 13. So still pretty high, but not that high 500 that we were seeing. As we go through the off season, that's generally I see is two or 300 cards each month. Moving on to the maintenance side, right now I don't have anything open for you. I reported to you guys a well that kicked the can on us. So that did get replaced. That was one of our original wells. So almost \$20,000 worth of work. And Tyler did finish that out this last week. I know he's working with Chalon now because our soccer well, these two work together and these are our older wells. One handles Oakleaf Village Parkway and the other handles the soccer field. But they actually are hooked together so they can kind of back each other up. That one is having some errors and issues with cycling and he has concerns with that, so he's coming out to do service on it. Hopefully we can get it working right because that is another one of your older wells and will be kind of expensive if we have to replace that.

Vice Chairman Horton stated where are these pumps located?

Mr. Soriano stated this one that I'm speaking of is right behind the pool pump area. When you walk out to our belt bridge there, off to the side, you'll see a stand pipe coming out of the

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ground and a big ladder system. That's the soccer field pump. The other one is across that bridge and going out towards the road. You'll see a big tank on the corner of Oakleaf Village Parkway. You would have seen the guys out there the last couple weeks with a tent digging up and working on that. Those are both rather large well pumps. So, I'll be able to report to you more when he actually comes out, runs tests and services the motor if there's any major issues that we got to deal with on that one.

Vice Chairman Horton stated you said how much to replace the one?

Mr. Soriano stated \$19,000 plus. Outside of those two items, unless there were any questions on some of those maintenance items on the report, that is it for me.

Mr. Thomas stated I just have a question about the outside janitorial. What is that for?

Mr. Soriano stated the outside janitorial are the people that go up and down your road to pick up trash. I'm actually going to be increasing that as part of your increased staff. That person is going to do a little more work going up and down, helping the guy that's there now. You have one guy that goes through all of the roads, parks and playgrounds in Oakleaf, and that's a seven day a week position. That's always been one guy. Over the years we've had questions to increase that and we are getting on 20 years, but we've had questions for more staff. So, I'm going to increase that but it's going to be more like a three-day week. The first half of his day is going to be doing things like pick up and the second half of the day will be maintenance items.

Mr. Thomas stated I didn't know if that was to address whether or not soccer I-9 was actually picking up the trash.

Mr. Soriano stated it's going to help with that. But no, the other thing we're going to be working with both soccer and I-9 this year is to put in the expectation for those usage agreements that they're supposed to be taking out trash at the end of a game day, those type of things. On Sundays, if you take a walk through there on Monday morning, the trash cans are just overflowing. So, the poor guy that picks up trash, I would say a good four or five hours out of an eight hour day he's just out there on the soccer fields and he's not making it around to the rest of the neighborhood, which he still has to do. So, this will help to alleviate that, but we are going to lay a lot more of that on them. They're going to have to change out on Saturdays and Sundays. That will be the expectation. It's been written in the contract since the beginning.



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Mr. Thomas stated at the end of this season if this is still an ongoing problem, then maybe we need to add into the contract that every time our guys have to go out there, they're going to be charging fees. That's kind of where I'm standing at right now.

Mr. Lanier stated yeah it might be something I have to take a look at. Do they have access to that?

Mr. Thomas stated did you ever find out what was going off those light poles? I mean, is that going to be a cost of us or is that going to be a cost of the city?

Mr. Soriano stated you are going to have to cover the fact that Chalon's group goes out to fix the irrigation and things like that. That is an act of vandalism. As far as the lights, though, that falls on Clay Electric. They did pretty good at coming out that day. Not only was I getting calls and emails starting at five in the morning, but Clay Electric was getting a lot. So, they did come out that day, I believe, all together, six poles and eleven different heads. The irrigation part does fall on us unfortunately. I don't have a report of anybody that anybody knows of that went out there and caused this damage. It's probably the weirdest act of vandalism I've seen so far in all the years here. But the light poles, that's replacement through Clay Electric.

Vice Chairman Horton stated are they going to replace the poles with the poles that are here now?

Mr. Soriano stated no, they actually bring on new poles.

Vice Chairman Horton stated exact same type?

Mr. Soriano stated yes. They pull the old pieces out of the ground. They put the new fiberglass poles, and those go in the ground two and a half to 3ft most time when they snap off, like, you can't just put it in the pole 7ft tall, 6ft tall. So, they put in those same fiberglass tapered poles.

Mr. Thomas stated I was just curious, but like I said, that was just kind of weird about those poles that I didn't know if they were going to replace them or did we have the pony up for the decorative pole?

Mr. Soriano stated those are actually not decorative. Those are the standard poles. The decorative poles would be like the ones in Village Center. So, if you recall a couple months ago, I told you I had to change out the tops. They don't have the glass jars at the top anymore. Clay Electric came to me and said, we don't like dealing with the decorative poles for a reason, but it is their job to replace the light bulbs, things like that. So, they asked if we could switch out the

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tops. So, the pole itself is decorative, but the top is that kind of square, four sided one that you see on the regular fiberglass poles. So that makes that part easier in the Village Center. But those are the decorative poles. If you look at them, they're much larger. Many times, you can get another material as high as fiberglass. The standard is the fiberglass pole.

Vice Chairman Horton stated questions on the serving wall on the pickleball court?

Mr. Soriano stated yeah, pickleball asks for a lot. They wanted to build a return wall. They asked me if I would buy one, but we had already paid extra for lights and the fencing that was out there. It is a big, solid wall so that they can hit against it, and it will return for them. The biggest issue I had with it is, if I buy it, it's going to be commercial quality. They didn't want to spend that kind of money, so they decided to build it. So, I did end up having to put some maintenance guys hours to getting this thing up there. It's a few hundred pounds of wood.

Vice Chairman Horton stated it's up already?

Mr. Soriano stated yeah, it's up already. We'll actually take over maintenance on it because I can see after a few months of getting wet it's going to have issues.

Vice Chairman Horton stated the pool lifts. Have we ever used those?

Mr. Soriano stated not really. I have one resident that needs them every once in a while. So that creates a problem is that they actually have more problems, and you don't use it. So, they sit there forever. These are now 14 years old, so this is the first time we've gone through. We still have a rotation motor on one of yours that has to be replaced and a hydraulic lift on the other one. Outside of that, we spent about five grand this year on parts to repair all of them, which isn't bad at 14 years.

Vice Chairman Horton stated I'm not complaining. I know we have to have them.

Mr. Soriano stated the batteries do go out and they last about a year and a half. They are only warrantied for a year. The company does have with their warranty a way to see if you're plugging it up every night. The problem is we can't actually take it off and plug it up every night because it's got to be there. If you guys are open at 6:00 in the morning, it's got to be there. So we have bought an extra battery so we can swap them out quite a bit. They can last a little longer. So this last set of batteries that we bought last year at almost \$500 a piece for a battery, they have lasted a little longer and they're doing pretty good right now. But it's the other parts like the rotation motor and the lift motor.

Vice Chairman Horton stated did we get all the cars moved out of the Village Center?

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Mr. Soriano stated we did clear out about two weeks ago and I did get hit with about three angry emails from residents there. So, my focus was clearing out the trailers and we did get the two trailers, but they are instructed to take anybody out there that night because the other complaint they don't like hearing is that, you took my car but not this car next to it. So, they did clear out that night and took quite a few. They came back for the next two nights and then they stopped. So, they haven't been there. If you go out there and notice there's one or two cars out there right now, they're pushing it. If they hear from their neighbors, they're going to realize they got towed.

Vice Chairman Horton stated they can be out there until 11:00 right?

Mr. Soriano stated they didn't go out until almost midnight when they did that. But the trailers were there for almost a month, a month and a half.

#### **FIFTH ORDER OF BUSINESS**

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

Wayne Chepol stated I am a teacher at Oakleaf High School. I teach cyber science, and one of my additional duties there is I am the pickleball club sponsor for the high school. We are trying to find out what it would take to be able to use the pickleball courts directly after school, one to two days a week. We had our initial meeting for the club last Tuesday. We have approximately 30 members. Most members live here. We have a few that live in Eagle Landing, a few that live in Greyhawk, and a couple that live toward wherever the school boundaries are. I'd like to find out what it would take to be able to use the courts just to have the club. Last year, we tried using Argyle. Unfortunately, a lot of our underclassmen do not drive. I can't put them in my vehicle. It's against district policy. We had a lot of students drop off. We know there's a national obesity problem, and this is a good sport for a lot of the kids that aren't overly athletic but still can get out and exercise, especially, right after school, get rid of some of that energy before they go home.

Mr. Soriano stated the biggest problem with this is I talked to you before on the phone, is that it wouldn't be cleared just with you guys. Even if we like the idea and go through it, the school district has to clear it.

Wayne Chepol stated I understand that. I've already got our athletic director working on that end.

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Mr. Soriano stated the lawyer for the school district is actually a little strict, if you guys recall. He did come in here before because we have the swim teams that use our facility. I do need from you a list of practice times and expectations. That's going to go to our district counsel if you guys want to allow this. We have to make up an agreement that's going to go to the school district lawyer and then the school district will have to vote on it and approve it for use. Now, the only other concern that I'll point out, I mentioned this to you back then, is liability because of those people that are not Oakleaf residents, it does increase liability for usage. We do that for a lot of things. As it is now, though, whenever we have the extra programs, we do pickleball clinics and tournaments and things like that. We have that stuff. It's just how much we constantly want to increase our liability for those outside of Oakleaf. But if this is something you guys want to allow, I have talked to Jimmy and pickleball, they are pretty busy. But the time that Mr. Chepol would want to be there, I don't think is going to interfere that much with what they're already doing. We do stay busy out there, but this is not a time where we have tournaments or clinics or anything like that, typically.

Vice Chairman Horton stated so if you played roughly after school?

Wayne Chepol stated it would be after school at 1:40 till probably 3:00. No later than that. That way it doesn't interfere with residents who want to play. And if you go by there at that time of the day, especially as we're coming out of summer.

Mr. Soriano stated I can tell you, just to forewarn you, this would be new. This is also the first year we're asking the swim teams to pay to be here. So almost everybody out here will be paying some kind of usage fee. That's new. We did start this six years ago with soccer and I-9. That took a long time to get to. It helps with offsetting because of things like liability and usage. I don't know that you'd want to do that here, but just that's where we're going to be. You'll get that from somebody say they're part of swim team. How come we pay but they don't have to pay.

Vice Chairman Horton stated I know we spent a lot of money putting the courts in and we'd like to keep them looking nice. So, I guess my concern is more wear and tear on them. You would be there the whole time?

Wayne Chepol stated I would be there every time that they come there. In fact, it's required as a sponsor that there be an adult there.

Mr. Soriano stated the one thing we could add in would be expectations for their group as part of the usage. If they do things like clean up, they can even be volunteer hours. I've already

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had that with swimming. They're supposed to do so many volunteer hours with the district and not as much anymore, but we used to do a lot more of those events. I don't do as many of the things with movies. We're doing a lot more movies than we are bigger events than we used to do. But those high school kids would come out and that's when I got my volunteers because I don't like to pay staff. They're running the parties and the games and things like this. I use our high school kids, and that's where a lot of them I get from the swim teams. So same thing. We could put that expectation in and that would help offset things like usage, stuff like that. Now we're not paying for other maintenance items because I got free staffing. Just a way to offset. So, there's things that we could do to work that in there. But yes, it does increase wear and tear on it. That's always my concern with the liability side, is that wear and tear coming from people that are not residents here. That's why I always ask about that with these programs.

Wayne Chepol stated as far as volunteer hours, I'll have to check with our volunteer coordinator, but the students that are going after bright future scholarships require volunteer hours. I don't know if that has to be nonprofit and if the CDD is a nonprofit, that may just work out perfectly.

Mr. Thomas stated can I jump in here real quick? We're already letting the high school team use our pools. I look at this as another positive way to be connected to the high school of them coming up and using the pickleball court. I have a couple questions. Question number one, is there a particular season? Like, would you run it in like November to February? Or is this going to be a year-round school activity?

Wayne Chepol stated unlike the swim team or tennis team, they have particular seasons. This is an actual club. That would be pretty much the whole school year unless it was limited by the CDD and said you could only play certain times because it's your property. We would abide by whatever limitations you give us.

Mr. Soriano stated I want to make sure everybody understands it's not a varsity team. This is a club team. So, it's run a little different than the other sports. But I also want to check with the school and the school district of how their internal insurance policy works to cover the kids when they're here. That is a little different than what we already go through with the swim team. That's actually written into insurance works. I'm not familiar with the club side of it, so we have to get more information there.

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Mr. Lanier stated that's the question I was going ask Mike. Is there a difference between a school team and a club as far as other CDDs that you deal with? Is this something that you guys have looked at before?

Mr. Eckert stated whether it's an official school team or a school sponsored club, we look at it the same. I mean, at the end of the day, we're just looking to make sure that we're not exposing the district to additional liability and if there's any damage to the district facility that the damage is taken care of. So, we have not found a distinction before, at least in the districts I work with, whether it's a sponsored club or official athletic team.

Mr. Thomas stated I think if all the paperwork and everything is there and it does not put any extra liability on the district, my vote is to go ahead and move forward with this. I think it's really good active and fun thing to do. I have no problem with them using the district court as long as all the paperwork is in order and Mike signed off on it.

Mr. Lanier stated are there courts at Eagle Harbor or Eagle Landing?

Wayne Chepol stated there are. They were going to be our plan b, but most of our students are Oakleaf residents versus Eagle Landing.

Vice Chairman Horton stated do you play pickleball here?

Wayne Chepol stated I do, sir. I haven't been out here recently because when school starts, I'm a little frazzled, but I'll be back out there as soon as possible. In fact, before I came here, it was a little late because I went to the other end because someone told me that the meeting was up there. So, I stopped off at the gentleman who was in charge of the wall, Randy, and he and I talked about it, and I've had multiple conversations with Jimmy Haynes about it. He's actually had clinics with our students last year while we were at Argyle. We tried to do it at the tennis courts on campus, but there's one and the tape that they gave us to stick down does not stick. So, it wasn't a valid location, unfortunately.

Vice Chairman Horton stated good point. Because again, we spend a lot of money to get everything marked out right.

Chairperson Nelsen stated I think our issue is just the liability. So, I'm not sure the athletic director is your person to go through.

Wayne Chepol stated he's the person I have to go through. I've only taught here for two years in Clay County, so I'm not familiar with the hierarchy. I'm just on the plebeian side.

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Vice Chairman Horton stated I think it's a good idea too. I think we probably need to iron out when you're going to do it and the liability. The agreement we're going to come up with once we get those two things done.

Mr. Lanier stated there may be a cost associated with this.

Wayne Chepol stated understood. We've already got a treasurer in place. On the same day they had the initial meeting, they also had their officers meeting. So, we would do some kind of fundraising. In fact, I'm sure the pickleball club or the pickleball players here would put together fundraiser in a heartbeat. They're doing it for the band right now.

Vice Chairman Horton stated I think it's good that the students have to pay a little bit of money to play.

Wayne Chepol stated I agree, but I don't want to burden the students that don't have financial resources.

Vice Chairman Horton stated I'm not talking about a lot of money.

Wayne Chepol stated I got you. Well, that would be up to you to tell us what the usage fees would be.

Vice Chairman Horton stated we can do it, and we'll see how it works out.

Wayne Chepol stated you have students that are already residents. We would probably spread it across the breadth of the 30 students in the club. It might even come out of my pocket. My wife will love that.

Mr. Lanier stated it's like our soccer residents. It's a per child even though most of them live in oakleaf.

Mr. Soriano stated that's what you'll get a lot of times people say, well, we already paid to be out here, but the difference is, now that we have an organized program, you're having higher usage where we wouldn't have that if we didn't have a program. But it's something we can iron out. And if it seems too high, the club can always come back to you and say we've got kids participating, but it's not that big of a program. Can we get a waiver or forgiveness for a portion of it? So that part, I think the cost is important to be able to say that it's not a free usage. We used to do that for everything. It seemed like that created almost an understanding or a culture from everything, that we're always there to take care of everybody else in their program, so we can't do that. So, I think that understanding is good. But yeah, the liability will be the first one and we have that paperwork. But then also hearing from the AD in the school district of how their

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insurance works when they're on our property and working that into the agreement with Mike, I think that's going to be our first step if this is something you guys want to move forward with.

Mr. Lanier stated I think you can see that there is definitely some interest. I think it just ties into when you can get the school counsel to give up the information.

Wayne Chepol stated I'll be in his office first thing tomorrow morning.

Ms. Giles stated it seems like the board is in favor of trying this. Jay, what do you need to move forward? Is this something staff can work with Mister Wayne on?

Mr. Soriano stated the only thing I need from, from Mister Chepol is practice times and tentative season. I know you said you could go year-round, but you had something that the board was going to limit it to and say we're just going to do these five months during the school year, not summer or something like that. That information written down for me and then that way I can start working on that part of the agreement with Mike. But as far as working with the school district, I can always reach out to their council and the AD here to get any information that we need to put in there that's different from the swim team already. Like I said, the club team is a little different than how they cover people when they go out, because they also don't do competition like the other teams do. There's special coverage for competitions.

Wayne Chepol stated we've already had interest from Fleming Island and St. Johns Day to have intramural between the schools.

Mr. Soriano stated so we definitely want to make sure that, because here's your other issue. You create that liability with them, but then they're bringing somebody in. If that was the case, say they're bringing Fleming Island in. We want to make sure that we're covered.

Wayne Chepol stated we wouldn't necessarily have those here. Those might be either at their schools or at Fleming Island would have the same situation. They might be able to use Eagle Harbor or we have a public court and there's a few in Clay County.

Mr. Soriano stated if we can do that in there, what tentative date you're looking at for competition dates. Just tentative one in November, one in January, so that we could have that spelled out as part of the agreement. Because like I said, you just want to cover it yourselves if we're inviting other people into the property.

Vice Chairman Horton stated did you say these other schools already have pickleball?

Wayne Chepol stated they do. We were trying to work something out last year and then the tennis season came up and they lost half of their players. So, it didn't work out with



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feasibility as far as time frames. But that was kind of late when they approached me. I would love FSHAA, which is the Florida State High School Athletics Association, to sanction pickleball as a sport. That would be fantastic. But the legislature moves at a snail's pace, as we all know.

Ms. Giles stated either Mike or Jay, do we need a motion from the board to allow staff to work with Mister Wayne?

Mr. Soriano stated Mike, I think if you're good with it. Just direction from the board for now, until we have any concerns with the agreement or if there's anything else we need listed in there to make sure the board's covered, we can bring that back next time, but if not, I think just direction to work with him to get everything into that agreement.

Mr. Eckert stated yeah, that's fine, as long as we're bringing it back to the board.

Wayne Chepol stated I definitely appreciate that. The kids will if this comes to fruition.

Ms. Giles stated so that's it for public comments, any supervisors request?

Chairperson Nelsen stated we want to talk a little bit about the impact fee credits. Middle Village emailed me the proposal that most everybody has a copy of.

Ms. Giles stated the two chairs met from Double Branch and Middle Village to talk about what will happen if we get a proposal from a builder to buy the impact fee credits from us. Scott, I apologize that I don't have a copy to email you, but basically what the chairman of Middle Village proposes to the Double Branch board is if there's a proposal on the table, instead of the two districts competing against each other for the sale of those fees, is to split it. So, if someone's buying \$100,000 worth of impact fee credits, both districts benefit from that with a 50/50 split. I think also on his notes there, he talks about not competing with each other. If the offer is seventy cents and Middle Village says no, I think we can get seventy five cents instead, so his recommendation there is, if a district chooses not to go with the \$0.70 that Double Branch in this case, could enter into an agreement and sell those impact fee credits and they would get 100% if the other district chooses not to take that proposal. Mike is your district counsel, as he is for Middle Village also. So, I think if there's a basic question, he could help with that. But he represents both districts, so I think he's being a little bit cautious. Mike, anything to add to that?

Mr. Eckert stated no, just that I can still work with the board on the impact fee transactions and all that, but the relationship or understanding that you have between the two districts, I would have to not give advice to either district on that. If the board did need legal

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advice for the relationship between Middle Village and Double Branch you have to get your own counsel to deal with that and I would just bow out on behalf of both districts. It's not a conflict that I can ask to be waived. I'm happy to answer any questions, but I do think that I really probably shouldn't give advice to either district on this very discrete issue.

Vice Chairman Horton stated I have a general question. Are there any other CDD's that you work with that have such a close relationship like we do here?

Mr. Eckert stated Marshall Creek and Sweetwater are the Palencia development. They have cost sharing agreements for their amenities where they basically split the cost for all of the amenities by the number of rooftops in each district. They have that situation. In that case I only represent Marshall Creek, my firm doesn't represent the other one. So, it's not the same situation.

Ms. Giles stated the Middle Village board as a whole agreed, whatever the proposal comes in to split it with Double Branch.

Chairperson Nelsen I think it's fair.

Mr. Lanier stated I have no problem with that.

Ms. Giles stated we don't have a proposal yet. We don't have the first one. We don't have a second one. So, I think that was the two chair's intent is whatever comes in to split it. If there's a second one, as it comes in, split it. Any concerns?

Mr. Thomas stated I don't like to share money, but that sounds fair.

Chairperson Nelsen asked do you need anything other than direction on that?

Ms. Giles stated no. the District has not sold any impact fee credits, so I don't know each step of the process. But if a proposal comes in, I'll seek guidance from either the broker or from district counsel to let us know what to do when it comes in. Super excited for the opportunity to sell these and put a little extra money in both districts.

Vice Chairman Horton stated the way we're going to find out if something's going to happen here is somebody submits a proposal? Mike, I guess you would see that first, right?

Mr. Eckert stated yes. The broker that I reached out to would reach out to me and say, hey, I've got a proposal. And then we would bring that to the board's attention, and then the board will make the business decision whether or not it's a proposal that it finds in the district's best interest.

Vice Chairman Horton stated I don't see the security person here again.

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Ms. Giles stated he did shoot me a text right before the earlier meeting and it says, I will not be present for the board meetings today. However, if anything is needed for me, please don't hesitate to call.

Vice Chairman Horton stated are there any issues? That's something we should know at every meeting. So if he can't be here, maybe he should shoot an email to somebody.

Ms. Giles stated we can ask him for that.

Vice Chairman Horton stated also, if they were to come to the first meeting and leave it open at ours, we could take that upfront without waiting until the end of it to talk so they can give their input and then they can leave.

Mr. Soriano stated I don't think we have had it as a requirement. I think we asked them to have a representative here, but I don't know if they had it as a requirement. I'll double check.

Vice Chairman Horton stated maybe two or three months someone shows up. How's that?

Mr. Soriano stated I think it's a good thing. I don't believe we require Chalon to come here, but that's very helpful.

Ms. Suchsland stated yeah, it's in our contract.

Mr. Soriano stated I'll have to double check the S3 contract. But I think it's a good thing.

Vice Chairman Horton stated we're spending a lot of money on security and I'm getting no feedback. The board's not getting any feedback. So, the assumption is nothing's going on.

Mr. Soriano stated I would give you those reports. I don't have anything big right now. They do have changeover still going on, but it seems we've gotten two or three that are more our normal people, which is good because if they can keep staff, it helps out with the way I relay information of how I want things done. That stays around a little better. When they change every few months. That's just too hard. By the time somebody's getting to know what is expected out there on the fields or fitness center, it changes. So, I do know we had a new group, but there's two or three that now are building up some experience that have been here for a while. I can usually tell when Wanda gives me the thumbs up, usually that's a better sign.

Vice Chairman Horton stated same thing with the Sheriff's Department. There's no feedback from them. If nothing's going on, why did we have to hire them?

Mr. Soriano stated now that's one I definitely don't have any reports that they have to do.

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Vice Chairman Horton stated they sit out there in some kind of regular car. You can't even tell who they are.

Ms. Giles stated we could ask for an off duty officer report.

Vice Chairman Horton stated when I did the HOA meetings, I had them report at the end of it, just fill out some form, just what they might run across. If they actually did something, instead of sitting in the car. I'm not against that. It means that's a good thing.

Mr. Soriano stated I'll mention it to them. Even our landscape group, they give me reports. I don't stick them all in your agenda packet, but you have that one sentence at the end, that I keep them all on file. They can give us reports of whether it's stuff they need or, things they've been seeing that are a problem. Or maybe they put on a policy that will help them do their job better. They can create a report and give it to us on a monthly basis.

Vice Chairman Horton stated if we're responsible, we'd be sued for not doing a job if we're not even knowing what's going on. Ignorance of the law is not working like that.

Mr. Thomas stated in October are we not doing the Halloween Spooktacular.

Mr. Soriano stated we are actually in the year to do it. I hadn't planned it. But you guys did increase your special events line this last year. That'll be our new fiscal year. So, Scott, you really want the party and nobody has any objections I can plan it. That's one of our biggest events. We spend anywhere around eight to ten grand for one event. Now we do make money back. I mean, that's an event. We have quite a few hundred residents who attend that night. We charge extra when they don't register. So they'll pay \$20-\$25 to get into this event. Everybody has lots of fun, but it is a lot of work. We rotate every few years and this is the year we're supposed to be on. If that's the direction it will be this year.

Mr. Thomas stated I'm also thinking, we have all these high schoolers that are looking for volunteer hours.

Mr. Soriano stated I have events to put them on. I'm not worried about that. Since the pandemic issue, we haven't brought back doing a lot of our food. I do think we'll be alright to bring it. But we have our popcorn machine, we have our snow cone. We use the snow cone machines during the back to school and the out of school event. But I haven't gotten back to using all that we have. We have a cotton candy machine. If you guys remember those nighttime movies, or even a camp out, so that is something that I have plenty of work if we want to get back to some of that stuff to do for those high school volunteers.

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Mr. Thomas stated what does the board think about it? We're getting some great weather here, or post pandemic, the community tends to be coming out. So I'm just throwing it out there to the board. What do you got to think about maybe trying to have the fun, family friendly Halloween bash that Jay does a great job at.

Ms. Ambrosio stated I say yes.

Mr. Soriano stated I will start warning my staff tomorrow.

**SIXTH ORDER OF BUSINESS**

**Next Scheduled Meeting – October 14, 2024 @ 4:00 p.m. at the Plantation Oaks Amenity Center**

**SEVENTH 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*  
A38999D0EDC14F4...  
Secretary/Assistant Secretary

DocuSigned by:  
*Cindy Nelsen*  
1834ED053306448...  
Chairman/Vice Chairman