

**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, **October 14, 2024** at 4:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

Present and constituting a quorum were:

Cindy Nelsen	Chairperson
Tom Horton	Vice Chairman
Scott Thomas	Assistant Secretary
Andre Lanier	Assistant Secretary
Amy Ambrosio	Assistant Secretary

Also present were:

Marilee Giles	District Manager
Mike Eckert	District Counsel
Jay Soriano	Field Operations Manager
Chalon Suchsland	VerdeGo
Matt Biagetti	GMS, LLC

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 September 9, 2024 Board of Supervisors Meeting

Ms. Giles stated item three is the minutes of the September 9th 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 Chairperson Nelsen with all in favor the minutes of the September 9, 2024 Board of Supervisors meeting were approved.

B. Financial Statements**C. Assessment Receipts Schedule****D. Check Register**

Ms. Giles stated on page 29 are your financials as of August 31, 2024, followed by your assessment receipt schedule on page 41 showing the District is 100% collected. And then on page 43 is your check register in the amount of \$269,089.87. This one is a little bit higher than normal. There's an EGIS invoice in there for \$118,000. Other than that, I see no unusual variances with the check register. Unless there's any comments or questions, I look for a motion to approve.

Mr. Horton stated on page 107 of the receipts it says there's 40 chairs that were powder coated.

Mr. Soriano stated that one's split. That's not all yours. We started powder coating some of that extra furniture that we have left over for when we have spillover. We take that old furniture. If you remember, I kept that aside, that was rough looking. I do have a good amount, but for now, I just started with those, but I split it. So, some is coming over here and 50% pretty much is going to your side and then I'll drop off the next section. They did give me a really good deal to restrap and powder coat. We will get all your extra lounge chairs done in the off season and hopefully keep it kind of low cost like that. So that when we have things like the movies this year, when we were able to get the movies done, we had a lot of people out there and we do like to have those extra chairs to use for events.

Mr. Horton stated on the same page there's something about pumps; \$13,000 worth of pump.

Mr. Soriano stated that's the well pump. That should be PDR. Tyler Schelleper. That's for your irrigation. So that's that big well pump that was telling you we had to do work on. That handles not only backup for your soccer field but handles all the Parkway.

Mr. Horton stated on that subject, we gave you an approval a little bit higher than what it used to be.

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Mr. Soriano stated that's above it. But that was done as emergency repair. I did notify you guys that we were going to do this. So right now, what we should do is actually ratify that bill. The invoice should be in here because that is above my amount. But that because it had to do with the irrigation, I could consider that an emergency repair. We put new plants in like a week before that, and sod work was going down. A lot of the sod for the soccer field. So, I didn't want to wait around for a month to get that up. But that is well above. That's almost \$13,000.

Mr. Horton stated I just want to make sure it's mentioned at the meeting.

Mr. Eckert stated yes, but we don't need a separate motion. But I do think it's important to mention it. So it's on the record exactly like we did. But we don't have to have a separate motion for it.

Mr. Horton stated that's fine. It's just that it should be brought up in the meeting. Is it 20 hp or some submersible pump? Which one is that?

Mr. Soriano stated that's the \$12,286. When you see the 20 hp, you're looking at the actual invoice, correct?

Mr. Horton stated right.

Mr. Soriano stated page 118. So, Mike, do we have to ratify this?

Mr. Eckert stated when the board approves the check register, they're going to be approving the expense. But I think Supervisor Horton's right. It's good to note if there's anything that's above your authority, it should be discussed in the meeting and explained.

Mr. Horton stated okay. I think it's all good for now.

Mr. Lanier stated just out of curiosity, are we paying more this year with the insurance with EGIS or is it about the same?

Mr. Soriano stated that went up. Was that 15% or 20%? That was a high increase there.

Ms. Giles stated let me double check and I can give you the exact numbers, but it was an increase from last year, and we'll see it on the financials last year and this year, how they compare. Any other comments for the check register?

Mr. Horton stated another quick question. Insurance is liability?

Ms. Giles stated it's broken out in both. Let me see if it's on your financials here. It's on your check register.

Mr. Eckert stated it should be property, liability and D&O insurance.

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Mr. Horton stated so if somebody runs over signs in the neighborhood and nobody's going to pay for it. Insurance will take care of that, correct?

Mr. Soriano stated yeah. So, when it's things like replacements. We did have it for, if you recall, our column years ago when somebody took the column out, because they were uninsured, so he had to deal with it. So just like anything else, we had a deductible. I go through the insurance claim and then they help to offset my payment afterwards.

Mr. Horton stated we haven't had too many claims on there, I don't think that I know of.

Mr. Soriano stated no. I will be looking for that. Actually, I'm going to be inspecting your roof here soon after these last two storms because we do have an older roof we want to make sure that's well taken care of and if it seems fitting, it may be something we take a claim on for, but we have a lot on your roof. The only time I've used the insurance was about eight or nine years ago. If any of you guys were around here at this district, we did have a little, what they refer to as microbursts that flattened out all of the tennis court fences brought them down to the ground. So, these were 42-inch pipes. We came in the next morning and all of our fencing was laying bent. It's not something even really people can do easy without picking up a truck or anything. It ended up being about fourteen thousand dollars to fifteen thousand dollars we were able to get paid for. Then they actually did a step better as they replaced all of our windscreens. They did a good amount of work on that. That's the only one that we've used since I've been here.

Ms. Giles stated Andre, before we leave, I'll tell you the comparison of 2024 with 2025.

Ms. Ambrosio joined the meeting during this discussion.

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

FOURTH ORDER OF BUSINESS

Ratification of Engagement Letter with

Grau & Associates for the Fiscal Year 2024 Audit

Ms. Giles stated the engagement letter just documents and confirms the auditor's objective and scope to audit the financial statements for the district for the year ending September 30, 2024. So unless there's any questions about the engagement letter, I just look for a motion to ratify.

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On MOTION by Mr. Lanier seconded by Mr. Horton with all in favor the engagement letter with Grau & Associates for the fiscal year 2024 audit was ratified.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Eckert stated just a reminder, if you haven't taken your ethics training yet, it's due by December 31. Second issue is a new law went into effect about human trafficking and that any contract we extend, enter into or amend has to have an affidavit signed by the other party saying that they don't engage in human trafficking. The third thing is, I did talk to the broker that I reached out to for the impact fee credits. She had been doing some due diligence with the county, the county is in exactly the same place they were with me, that we still have valid credits, that we haven't used any of them and they're all still out there and transferable within our zone and then outside of our zone under certain circumstances. So that was all verified. She is talking to at least one builder that she said seemed very interested. So as soon as I get more information I'll provide it to you, but that's the update I have there.

Mr. Lanier stated what is the zone?

Mr. Eckert stated it's in the memo. There's like five zones in the county. I can recirculate that.

Mr. Lanier stated is that zone just Clay County?

Mr. Eckert stated no, it's done on a county wide basis because the county is the one that actually issues the impact fees.

Mr. Lanier stated how probable is it to go outside of our zone?

Mr. Eckert stated I think it would be difficult, not impossible, but you have to really show that you're kind of on the edge of a zone, and then there's another neighborhood right next to it that really is using the roadway that you built. It's a difficult thing. The other thing is, counties are not looking for ways to facilitate people not paying additional impact fees to the county.

Mr. Thomas stated speaking of impact fees, I spoke with Jay earlier this week. Now that the library is moving forward with building that land, there are those two parcels of land at the very beginning, the two corner parcels. From my understanding, the original builder still owns those two parcels of land and right there, where you turn into the entrance, those two corners they're overgrown and they don't look good. I was wondering, can we ask them how much they

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would want for them and can we pay for it with impact fee credits? Like, can we offer them impact fee credits for the land?

Mr. Eckert stated you could, if they had an actual market for it, where they could use it, then, yeah, you could do that. You could work out a trade for impact fee credits for conveyance of land.

Mr. Thomas stated I would need to get the board approval, sure. But instead of paying out of pocket for it. If we have these impact fees and we're not going to get the 60 or 70% on the dollar, why not go ahead and try to get those two? Because I was thinking we could, kind of like how we did the nice little park right there on the other corner, when the library is built, that would give a space for people to go and read it, read their books outside, because right now it looks like junk. That's the only word I can use right now because they're not coming out unless Jay calls them and there's a resident that's built like a makeshift fire pit in the back. Is that something that you could reach out to see if they would be willing to do some type of trade.

Mr. Eckert stated which side of the library site is it on?

Mr. Lanier stated it's on the main roadside.

Mr. Thomas stated right where the stoplight is. Don't they own both of those properties or just the one on the right?

Mr. Soriano stated I thought that was still Hinson. But it's listed as Frederick Crack LLC. They're out of Cape Coral, so I'm not even sure if those have changed hands to another developer. But, I haven't heard of anything in the near future going into either one of those lots.

Mr. Eckert stated for it to be enticing to them, they would have to have another project that they're trying to do within our impact fee zone, which they could, but they may not. It's certainly worth reaching out to them, especially if they're not doing anything with it. I'm sure it's zoned commercial.

Mr. Lanier stated if there's nothing, you can always ask if they want to do a tax donation. Right?

Mr. Eckert stated there's no reason why we can't contact them and talk to them about what the future plans are for that property and see if there's any interest.

Mr. Thomas stated yeah, because they've built nothing on there for the past, what, 15-20 years.

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Mr. Soriano stated one's almost a full acre, and the other one is about 0.85. So it's a good size on each side. That just tends to be over grown all the time until we call up the developers. Peter Ma used to help me out with that. There's not a requirement for undeveloped land that they need to maintain. They're actually a little protected that aspect. But they would come out and take a bush hog to it usually once or twice a year. So, it would be helpful if something could be done.

Mr. Thomas stated if we're going to have this fantastic library built, then, the actual entrance. Let's make it a little bit more enticing, make it more finished product.

Mr. Soriano stated you might be taking away from our school drop off area, too. That's usually where all the cars are parked to pick up kids on the one on the right.

Chairperson Nelsen stated the crossing guard parks in there.

Mr. Eckert stated staff can take that under advisement, and then we can figure out who should reach out to them and find out. I would just approach them with, hey, would you be interested in donating this land to the CDD for us to use it for public purposes and then see where the conversation goes.

Mr. Lanier stated have you ever dealt with a county. Would the county be willing to ask that question, too, since this library is going up, and it's basically the entrance to this beautiful, brand new library. We could get them involved.

Mr. Eckert stated we could. I think that the commissioner that got the library pushed through, I think that was a heavy lift. So, I'm not sure how much of an appetite they'll have for that, but that's certainly worth the conversation.

Mr. Thomas stated but we could offer impact fee credits?

Mr. Eckert stated impact fee credits, yes we could. But again, for it to be enticing to them, they have to have another project they can use them for.

Mr. Horton stated you can use it for the blue angel display.

B. District Engineer

1. Acceptance of the Public Facilities Report

Ms. Giles stated Alex, is there anything on this report that you want to point out for the board?

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Mr. Acree stated not specifically. It kind of checks the box for the Florida Statutes. Most items in the public facilities report relate to the capital reserve study that was done previously, identifying the different district owned facilities, and that's about it. We did finish the engineers report, it might not have made it into the agenda, but it's pretty lengthy report, nothing alarming, a lot of minor things, a lot of sidewalk stuff which is anticipated. Some of these older communities, as trees grow, roots affect sidewalks, pretty common issue, but there could be more discussion on that next month.

Ms. Giles stated thanks, Alex. It did not make it into this agenda package, so if it's all right with the board, we'll include it in the next one. On the public facilities report, unless there's any comments or questions, I just look for a motion to accept it.

On MOTION by Vice Chairman Horton seconded by Chairperson Nelsen with all in favor the public facilities report was accepted.

2. Acceptance of the Annual Engineer's Report

This item was tabled.

C. District Manager

Ms. Giles stated Andre, I was able to look those numbers up for you. It looks like liability went up by \$672 from fiscal year 24 to 25, and then property went up by \$2,034.

Mr. Horton stated I got a letter about taking the oath of office and paying \$10. Didn't GMS take care of that?

Ms. Giles stated we'll do that at your December meeting. I can hold that for you or you can bring it back. But at the December meeting, we will administer the oath. Some of the other supervisors actually received an oath along with their letter, but either way, I'll bring oaths with me and we'll take care of that for you, Scott and Amy at the December meeting, and the district will pay the \$10 fee.

D. Operations Manager - Memorandum

Mr. Soriano stated starting off on the special events, I did want to update everybody. Our movie on the green would have been last week. We didn't have real good coordination. I didn't know how many food trucks were going to be there after the storm. We ended up having one and

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the second one came out later. Typically, we have six or more. So, I had planned just to move the movie to this month because of the storms, a couple weeks back-to-back, we hadn't even really advertised, which was good. We didn't think we were going to get it out, but we did still try to have the food trucks. So that movie has been changed on the website. It is November 2nd. That finishes our Kung Fu Panda for the summer. So, our next event ended up being out of order is the Spooktacular by special request of Supervisor Scott. We did have that scheduled for the 25th. So, we'll have our big party out there then. We do use a lot of volunteers, and this tends to be a larger party. We did have registration forms posted in the fitness centers. We started telling everybody about it last week. This week the emails start going out to let everybody know they need to fill out those registration forms and give us an idea of who's actually coming. Because this party can go anywhere from 300 people to 600 people and it does help us in planning. We buy pizzas, we buy drinks and junk food for all the kids and the adults. Tom, you've asked about it before when you see the receipts. We do have adult beverages for adults attending the party. So, this tends to be a bigger party for the neighborhood and one that we do spend a good amount of time and money on. So that will be the end of this month. Once we get back into November. We do have community yard sale going up, and then we get close to our Christmas events. The Christmas event, Cocoa with Claus, is held here at your sister district. I also did want to mention we actually have a couple resident run events that are going on. One is the Fall Expo. She's doing it as a Halloween event. This is the same lady that organizes the Easter one at your property. She does the fall one over here, and she's doing it as a trunk or treat. You'll see us help advertise, but we try to remind people it's not our event. This is somebody else that's using our property, kind of setting it up. Then also you will have another Oakleaf Christmas parade this year organized by a resident in Eagle Landing.

Mr. Lanier stated who do the volunteers contact?

Mr. Soriano stated Lisa Carter in the office at the resident assistant email address. She did already start reaching out to the soccer coaches. Then also many of our teachers deal with volunteer coordination at the high school. We send it out to them almost every year. This is one event that I use anywhere from 25 to 35 volunteers for this event. It's pretty large. Not only helping run the bounce houses and activities like pumpkin bowling, things like that, but then we have the little haunted trick or treat trail, and they have to give out candy. So, this one does take a lot of volunteer hours.

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Mr. Lanier stated that's on the night of Halloween?

Mr. Soriano stated the 25th. That last Friday. You should have seen an email go out late last night or early this morning. So those same registration forms that it links to have been in the fitness center since last week. I get a lot of people that are emailing me right now asking for the Pumpkin Plunge. I respond that we're not doing pumpkin plunge this year. We will get back to the pumpkin plunge next year. I did want to update you guys on the couple items for the facilities. We are done with the pools and lifeguards. So, we don't have families or children in the pool anymore because of the no lifeguards. We move to basically swim at your own risk that is only available for adult residents. So, we do try to remind everybody because we'll have a nice 80 degree day where we will have somebody come in with the kiddos and want to go into the pool. We don't have that available now until spring break. So, we're done for the season. And that applies to your sister district. The only time we have kids in the pool are with the programs. So, for instance, a swim team. Then they have their own coaches there. I wanted to let you guys know it is in my report, but if you haven't seen it, we did have a motor go down at your lap pool a couple weeks ago. We had a leak issue, and it's actually been leaking most of the summer. So, I knew it was going to happen. It had a bad seal. We did have a pool contractor pull to replace the seal. When he pulled the motor, the stand that the motor sits on basically just crumbled. This is the old cast iron stand. Before we had these tanks, the motors sit kind of below ground. This big pipe comes in and draws water in, takes a 90 degree bend. The motor sits on top of that. Well, that 90-degree bend has a custom fabrication stand that they welded together and put in that tank to hold the motor up. That cast iron, now 20 years old, just kind of crumbled apart. So not only is that bending the position of the motor, and that's what allowed the seal to start drawing in air and leaking, but we couldn't put the motor back in place once it just crumbled. So, I did go ahead and have them do the same work that they did for the slide and get us a new stand, new ballute, nice stainless-steel impeller, which will help cut down on things like iron stain. I've mentioned that before. That's the red stains that we see on the marcite that comes from that old cast iron. Cast iron can last pretty well, but when you start pumping chlorinated water through it, it tears it up. So, all of this equipment will be new. This is much smaller than the slide motor setup was. It should be well under my amount, so I don't have a problem. It was just timing. I was originally told this was going to be a week, and now we are moving on to third week, and our pool is

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starting to turn green. I did bug both the manufacturer for the fabrication and our pool contractors because I had set up for our health inspections to be this week.

Mr. Soriano stated I did let them know that I have these guys coming in. The health inspector already knows that I'm working on a pool, so if that's the case and it's still down, he's going to have to reschedule with me to come off season. They generally like to do their two pop in inspections, one during the spring and one during the end of the season or fall. He called me first, so I set up with them to come in this week so hopefully we can get it done. I was promised they would have that fabrication done, so we'll see how it goes. It won't take but a day or so to clear the pool up once that big filter motor is actually going.

Mr. Lanier stated the high school got back with you about them with the pickleball after school club?

Mr. Soriano stated they did not, so I'm kind of setting up and talking to the AD and the school district myself. But we did ask him to send me some kind of idea of practice times and dates. I haven't received anything. I know you said maybe just a couple days a week, but I would like to know when because we will have to. If the school district lawyer wants to go ahead and make up an agreement with our lawyers, we do have to have some kind of specifics in there. He hasn't really given anything yet. I'm good with moving forward, but I would like to hear from him.

Mr. Thomas stated okay.

Mr. Horton stated I got an email from one of our residents about the lighting on the basketball and pickleball courts. I bet Jay got it, too.

Mr. Soriano stated I did get a couple. We have one more light out on the pickleball courts. It is just one. They originally told me all the lights were out. I went out there and looked at them it was just one pole. That's the pickleball courts. But all of our basketball courts are down. Basketball I can work on a little quicker. If it wasn't for the storms, we would probably have those up. I don't have an electrician that wanted to go up any of those weeks during the storms, but the pickleball was kind of special. I'm trying to get one of my electricians to agree to doing the work the way I need to because it's rubber flooring. They can't drop a lift on there the way they normally would. Everything has to be covered in plywood and sheeting so that we don't tear up that rubber. It's going to make the work a little longer. But we have all the lights. I've already ordered all the lights. We're replacing everything out there. As a concession for

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pickleball because they've been bugging me since last year, we are going to a triple bullhorn setup to make it brighter. That's what pickleball wanted. So right now, you have two lights on each pole. We ordered set up for three lights on each pole. We just have to go up there and replace them.

Mr. Horton stated it looks good.

Mr. Soriano stated it is a really nice court and everybody that visits talks about this compared to some of the county parks that are around that everybody plays at, we have a really nice setup.

Mr. Horton stated what was that big green board? What was that for?

Mr. Soriano stated that's the rebounder. So, if you're there and you want to practice hitting on your own, you don't have somebody to return. You're basically going to hit up against that. I was kind of worried about that one with a storm because that is very large and very heavy. It's a couple hundred pounds. But we did do everything we could. We even dug in extra poles behind the fence to try to support it.

Mr. Horton stated what about security? Last meeting we talked about getting reports.

Mr. Soriano stated I did go and look at that. They do a report now and it comes to me every night, and I even have one that comes with my phone. So, depending on how they class it as important, it sends it to me right away. If not, they do the regular report. They actually take pictures as they walk around and let me know things like graffiti or anything like that and it goes into what's called silver tracks and I log in the next morning and I can print off this report.

Mr. Horton stated how about the civilian security now.

Mr. Soriano stated you're not talking about our off duty officer, you're talking about S3. So, what I can do is if you want to see those reports, you can always request them or if you guys are good with it, I can give you access to where you have the ability to log in and read those reports. It's really up to the rest of the board, I would think. We don't typically have the board members overseeing reports from things like security or CCSO, but we can. I don't think there's anything against it or anything like that.

Mr. Eckert stated you just can't share it with anybody else and you can get accused of spying on your neighbors. Those are the two reasons supervisors wouldn't want to do it.

Mr. Soriano stated if you prefer, because it's also not something I can put in your agenda packet. I know we kind of talked about that. I can't share them that way because that would fall

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under shade for both CCSO and S3. They can make up reports, but really it's just for us to see. But if you want to request them, like before the meeting, and I can share with you, that way you have something to ask about if there's a problem in the meeting. So, the next step, if you really want to be involved in it, I can set up your email to get the reports, too.

Mr. Horton stated we spend a lot of money for that and there's no feedback. Are there problems out here, or no problems?

Mr. Soriano stated I think it's much better. They are working on getting better guards. So, we have had turnover this last year, but, like, some of the guys that are down there now, they actually go out and talk to people and they have a presence. So, I have seen it. I'm seeing less issues with things like graffiti. I still get it every once in a while, but I'm seeing less. We've had less issues with people fighting or doing anything like that on the courts. So, I would think there's some marked improvement and without talking about too much, we have adjusted schedules for both security and CCSO. So, I'll actually be looking to adjust even more in the off season. I don't think there's as many problems, and I would take advantage of that. Now, if we notice as a spring or summer, things building back up, I would make another change.

FIFTH ORDER OF BUSINESS

Audience Comments / Supervisor Requests

Ms. Giles stated there are still no members of the public present, so we'll move on to supervisor's requests.

Ms. Ambrosio stated I did have a question about parks. All the gazebos, like, specifically Cannons Point. I know you had said something about that before, like the rusting of the bottom.

Mr. Soriano stated we're looking at replacing the legs, but until we have a way to purchase and ship legs in on a regular basis, I'm meeting with a couple of more welders. In fact, there's one that reached out to me that lives in Cannons Point. He was supposed to meet with me Friday and had an emergency, so he couldn't meet with me Friday. So, I have to meet with him tomorrow afternoon to be able to basically weld the plate to the front of the leg. It's definitely going to give it more support, but the other thing it's going to do is it's going to hide that rust. Even if that leg were to go out, it will hold that roof up. But it does look precarious. There's already a hole there. So, it was designed with an outlet hole for things like conduit to be run through. So, it's not like that whole thing rusted away. There was a big hole there and now it's rusting through. So, I would like to cover that up with a steel plate. It's not just Cannons Point.

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It's happening to all of our polygon shades. That's the manufacturer and we have 13 of them all over both sides.

Chairperson Nelsen stated I'm sure you saw the social media post about the park.

Mr. Soriano stated yeah. I talked to Tom and Tom actually did go through and looked at some of the items and gave me a nice little report and actually gave me some good words. It definitely isn't what they made it out to be, but Facebook is always so helpful. Somebody did forward that to me Friday when they first started complaining. It was about one of the playgrounds. If they'd have contacted me, I would have explained we've actually already gone through a plan to replace all of our playgrounds. Just if you guys were to replace all eleven of your structures at one time, we're talking half a million dollars, and the residents don't realize that. So that one, though, is not in the next three based on priority. But it is the one that gets the most attention because it's right there at the amenity center and it's the one that everybody uses that lives here and doesn't live here. So, if you notice some of the names on, there were a bunch of people that lived in Forest Hammock and some Eagle Landing residents that were on there complaining about our playground structure and taking pictures and then, of course, they want to take apart everything else. Most of them were sharing incorrect information about who takes care of the playgrounds. I can tell you right now, to this moment, I still do not have a single email from any one of our residents about that playground or any other items they pointed out in there and nobody has called our office. Though I do know somebody did reach out to the HOA office, but they were told in that post how to get a hold of us. I will look at going ahead and replacing the platform. It's the thermoplastic cover platforms that they started pointing out first. Those are the ones where the stuff is peeling and the rust shows through. Unless a kid is sitting there rubbing their skin all across it, I don't see it as being an issue. We've replaced ones where they actually had holes rusting through them. I didn't want somebody to step in and fall. It's more cosmetic, but we can cover it and I can order platforms. That particular structure I wouldn't be in a hurry to replace yet, because if you recall, that's when we got some warranty work and we had brand new slides. In fact, one was just vandalized not too long ago. Somebody kicked a hole in it and we got a brand new slide. So, I would like that one to try to make it last a little longer. Our next one that we purchased is for Waverley. It is pretty bad. So that was the next in line, and then we'll go after that. But the one at the amenity center is probably three down the line. We've done four already. We have quite a few to go.

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Mr. Thomas stated and the next one is still going to be the Ellie the Elephant.

Mr. Soriano stated we did Ellie the Elephant and Cannons Point.

Mr. Lanier stated because that was the one that's most cost effective.

Mr. Soriano stated no, that was the expensive one. We've done two already. One was Cannons Point. That is going to be the same one that goes out of the way and it's a good size, I'd say more spread out. It has about 20 spots for kids to play.

Mr. Horton stated didn't you get one playground in but you were waiting until it got cooler.

Mr. Soriano stated no I haven't gotten the playground yet, but that's what I mentioned. I want to wait till it's cooler. So now we're getting a few cool days. My guys would be happier because it's a lot of work to tear down the playground and reflip the poles and the platforms and kind of repair everything. That's a lot of work to do in the heat, so we'll be a little better off now.

Mr. Horton stated I did go through there and walk through, look at things Sunday, checking as many restrooms and things as I could. That's why again, the courts look really great. The bathrooms and all look good. Nothing to complain about to me. I think most of the people on there was a knee jerk and stuff and said since I'd seen it before I'll just complain about that again. So, it was nothing really.

Mr. Soriano stated I thank Tom for this kind of stuff. He will help me with going through and picking apart our things and we go through and we'll make repairs, but it's the same way you guys are going to get this. Alex was talking about the engineer's report, so it's a little different than the facilities report you that you guys had. The engineer report is going to be almost like this, where they went through and they took the time to take photographs and map it out everything. Our culverts, our sidewalks and things like that. So there's a good amount of things that are pointed out and most of them are kind of minimal, but it's still something we need to put on a list and we need to address whether it's something that's now, in the next month or two or, hey, you know, this is something that we need to take care of this next year, it's already in our report. We're getting replacements for things like that. We do have those spelled out. In the facility report they put in there when we're supposed to redo the basketball courts or anything like that. I think some of the other items in there, like the tennis courts, they look good, but there's cracks in there. We just want to make sure they're not too big. I don't want to worry about somebody twisting an ankle or anything like that. So, we've gone through those kind of things.

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But when I end up getting 50 or 60 people commenting on Facebook, I have all my realtor friends and things like that will send them to me. I didn't see anything that really bothered me there until they start fighting about who to contact and nobody called me or emailed me. A lot of it is just the information, making sure people are educated. Like I said, if it is a resident, once I tell them about the fact that those playgrounds cost \$40,000, \$50,000 and we have a whole bunch of them, they kind of change what they're asking for a lot of times.

Mr. Horton stated let me just point out that we just got an increase in getting the money we have coming in. We've got six people working out here. Don't be afraid to contract some of this work out. We have to get it done.

Mr. Soriano stated that's what I looked at. When you see that report, you're going to see a lot of sidewalk issues. You get cracks in sidewalks. I go by, it's called best practices from municipal parks and rec organization, things like that. And most of them will point out that the third of an inch we start doing things like grinding or actually replacing a slab. But if it's less than that, could it still be a trip and fall issue? Yes, but it's not at that concern yet. So, we mark it, they watch it, things like that. We've been grinding sidewalks once, maybe twice a year when we have bad issues. We talked about this before. You might have to bring the grinders out three or four times a year. That's just going to be the case. I got more guys now. We'll use these reports or engineering report to knock those things off that list.

Chairperson Nelsen stated I thought the county does that.

Mr. Soriano stated there are a couple on there that are county roads. We don't do those. They pointed out cracking on the ADA ramps. That's actually on the road. So that's not ours. But we do have a lot of sidewalks. If you notice, we did a lot of grinding this year in front of the fitness center. So, we do have a lot of sidewalks that are ours too. Or if you got a big sidewalk, like into Worthington Oaks and the playground there, where we did the Ellie. That has a big sidewalk that runs in there. We had to replace two slabs right next to that big oak tree. So there are areas that we have to make sure we take care of.

Mr. Horton stated you've done part of the parking lot in front of the rec center there. That might be something that you might want to contract out.

Mr. Soriano stated we have two big sections left, and I do have four 55 gallon drums. Since we have them ourselves, most of your contractors are going to charge you more for it. We may do one section, and we'll contract somebody else to do the other one. It's not that it's real

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hard work, but it's time consuming. We have six guys. If I can put those six guys on something else while they're doing it, as long as they give me a good price, I'm all for it.

Mr. Lanier stated I know we've had some crazy days with the storms. Thanks for everything you guys have done.

SEVENTH ORDER OF BUSINESS

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

EIGHTH ORDER OF BUSINESS

Adjournment

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

Signed by:
Marilee Giles
A3899D0EDC14E4...

Secretary/Assistant Secretary

DocuSigned by:
Cindy Nelson
1834ED053396448...

Chairman/Vice Chairman