

**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, **November 4, 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
Andre Lanier	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
Triston Cottrell	S3 Security

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Audience Comments**

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

**THIRD ORDER OF BUSINESS**

**Approval of Consent Agenda**

**A. Minutes of the October 14, 2024 Board of Supervisors Meeting**

Ms. Giles stated item three is the minutes of the October 14th 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 October 14, 2024 Board of Supervisors meeting were approved.

**B. Financial Statements**

**C. Assessment Receipts Schedule**

**D. Check Register**

Ms. Giles stated on page 25 are your financials as of September 30, 2024, followed by your assessment receipt schedule on page 37 showing the District is 100% collected. And then on page 39 is your check register in the amount of \$151,220.33. Unless there's any comments or questions, I look for a motion to approve.

Vice Chairman Horton stated on page 30 under the recreation facility, it says amenities staff. We're like \$51,000 out of whack. How can it be that much out of whack from the budget.

Mr. Soriano stated we might need to make sure everything's changed over. The amenities staff includes our CCSO people, too, and our lifeguards. That one's a little high.

Ms. Giles stated I can check on it.

Mr. Soriano stated we're only under a little bit for Clay County \$4,000, so it can't be that much. But there may be some things that are not changed over to their correct amounts. It also includes stuff that should be going to repair and replacement. So that may only be \$5,000 to \$10,000 for things like uniforms, lifeguard buoys, all of that stuff for them gets charged to the lifeguard line, which is amenity staff first and then I just pull it out at the end of the year. So, we'll have to go through that. We are going to be over. We typically are. It's probably someplace around \$150,000 to \$160,000 is where we should be. We haven't gone up over the last couple years until this next year coming up.

Vice Chairman Horton stated is there some way we can in the budget, break down the lifeguards, stuff like that as a separate thing?

Mr. Soriano stated we could. With this new budget, we can do that, because as we go through and make it, I can pull out how many hours we have for a front desk at the fitness centers versus lifeguards, and we can give you lines that way that will still add up to your total amenities staff. But we can do that.

Vice Chairman Horton stated it's a lot of money just in one big old pot still.

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Ms. Giles stated Tom, I would like to point out right below there where it says subtotal recreational facility. Looks like we were budgeted for \$510,000. And even with that line being over, we've only spent \$485,000. So, the budget overall is still okay. We're still operating under budget, But I'll get with Jay and see what that \$51,000 is.

Vice Chairman Horton stated that's a good thing. Somehow when we calculated it, we were way off.

Mr. Soriano stated we used to have multiple lines like that. When we took over and did district staff, and we just made it one line that paid everybody. And like I said, that line hasn't increased that much. \$137,000 for everything the district does is much, much lower than our old contracts used to be. But at that point, they used to have it broken up to different people, like our supervisors, our rec and lifeguard staff, our front desk people. We had all these different lines. I can go back to doing that. We just made it one big thing when we took it over. So, it's been like that for a few years. But I can do our next budget like that if you want to break it. It helps to make sure we get in the right area. And there's some areas that we might need increase. Like, we know lifeguards are the biggest one because we have so many. And with our yearly dollar increase, we're going to see an effect there more than our front desk that is one person that sits there. So, breaking out by lines might be helpful.

Vice Chairman Horton stated I'm not saying anything's wrong there. It's just not showing up like it should. One other question for Jay. You got a contract in there for fencing. It's in the pool area, I think. On page 146 of the PDF.

Mr. Soriano stated that's the project of the field house. So right there, what you're seeing with that little square on 146, those are the columns. He's actually going to be starting this week, so we're going to see him out there today doing measurements. But we're going to put faux iron aluminum fencing in between each one of those columns. The only way to access your field house now will be the sidewalks coming in. That's going to kind of contain that a little better. We're going to look at putting landscaping out front. Right now, we can't get any landscaping directly grow there because everybody just kind of runs in and out through those columns. So, we're actually going to block it off, make it a little nicer. We're also going to remove those benches and put them onto the sidewalks outside. So, there's a nice sitting area out there, but that stops the kids from congregating right in there where all the vandalism tends to occur. Drawing

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and painting on the columns and the bricks and the front concession stand area. So, I'm hoping this project will help kind of improve that look a little bit.

Vice Chairman Horton stated you're going to attach it to the existing columns?

Mr. Soriano stated yep so, those little black marks, those are your columns right there. If you look at the price of it, this is really kind of low. There are some supplies there and labor. But this is fencing you guys have removed from other areas over the time that I've kept. And we're reusing the black iron and yellow. It's aluminum but should look nice when we're done.

Ms. Giles stated unless there's any other comments or questions about the check register, I just 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 just want to let the board know I have not heard back from the broker we contacted about impact fee credits. I'm not surprised by that. These things usually take a little bit of time. I will follow up with her between now and your next meeting, and then there'll be a report at your next meeting. I won't be at your next meeting, I think Katie Buchanan is going to be here in my place, and I think she's covered these districts before, but she does a lot of work in Clay County. Next item is I did reach out to the owner of the two parcels by the library site that I think Scott brought up at the last meeting. We sent a letter asking if they'd be interested in donating it or perhaps selling it for some impact fee credits, because we did locate another project that they have in the county, but it's only about a four- or five-acre project, so it's not huge. I heard back from the gentleman, which I appreciate, and he called me and basically his response was we're already in the process of starting development on that, but if you wanted to buy it for perhaps what the property appraiser thinks it's valued at, maybe I'd be willing to sell it. But, that's not fair market value to me, and who knows where that would go with them on that. But just so you know, one of the parcels is 1.04 acres and it's valued at \$428,000 by the property appraiser, and the other one is 0.8 acres and has a value of \$332,000. So, you'd really be looking at \$760,000 based on what our initial conversations were. So, I don't think that was what the board had in mind. But I did tell them I'd get back with them after I talked to the board. And it

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may be that since Scott's not here, maybe you want to talk about in December again and then we can get back with them. It's always a negotiation because he's going to spend more money developing it.

Mr. Lanier stated did he allude to what he plans on developing?

Mr. Eckert stated he did not, but he was kind enough to share the surveys with the tree surveys and boundaries and everything which I sent to Marilee. It's helpful for us to understand what's on the parcel. But he didn't indicate what business was going in there. But he did indicate it's commercial.

Ms. Giles stated Mike, if the board is interested in something like that, would it require a boundary amendment?

Mr. Eckert stated no, it's within the district's boundaries already. It's just a question of, does the district want to expend funds for acquiring parcels that are next to a parcel you just gave away?

Vice Chairman Horton stated I don't think we want to pay for it.

Mr. Eckert stated yeah, I don't think so. But I think it would be good if Scott was here, to provide input and then we could go back to him and say no, but have you really thought about some of the tax benefits you might get? You might want to talk to your accountant about that, have that conversation. I wouldn't bet on that.

Mr. Lanier stated I'm sure that you're going to pass that on to your replacement for the next meeting.

Mr. Eckert stated yes.

Vice Chairman Horton stated I think we discussed it last time. But if we get somebody to maintain that area, have them pay us so we can get VerdeGo to cut it down, it might even help them sell it if it looks a lot better.

Mr. Eckert stated I think they were in the process of developing it, not selling it, but I'm happy to have that conversation.

Vice Chairman Horton stated they are. It's right in the middle of a developed area and it's growing wild.

Mr. Eckert stated I know, but if they're not getting a note from the county, they're going to let trees grow. I'll have that conversation with them next time.

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Vice Chairman Horton stated mention that it might be to their advantage to have it trimmed and cut.

Mr. Eckert stated I'll mention it.

Mr. Eckert asked Ms. Giles to put a discussion of open space tracks by library site or something like that under attorney report for the December meeting That would be helpful.

### **B. District Engineer – Acceptance of the Annual Engineer’s Report**

Mr. Soriano stated you guys have seen a report like this before. They have some new software that's able to make it pretty thorough. So, they went around and GPS it and pin drop everything on a map and keep record of everything and take some photographs to mark it. So, this is a little more thorough than we've seen in the past with ETM, but it's a good thing. I like that they're throwing this there. I've also talked to Mike and Alex. Mike Silverstein is the guy that's actually in the field. His group goes out and does a lot of these pictures and reports about using the software so that we can update it. There's a lot of things that we constantly do. If you notice there are a lot of things like sidewalk cracks, things like that. There's going to be a couple updates. I did send them a list. There's a handful of items that are not ours. They are still new, so they're kind of learning. They went to pretty much everything that's within the district boundaries, which for you guys is a little clearer cut than Middle Village. They had pages and pages of other facilities that were run by the people because the multifamily are within the boundaries. But we don't take care of them. So, they're going to have to go through and adjust. This report has already gone out to our trustees. We do this every year, so it goes out to them. We'll make sure it's updated so the complete report is on record. But then the nice part is those things that we do take care of in house or with any other subcontractors as repairs, they'll be able to go in and quarterly actually give them update, send them pictures. They go in, they fix them and show that it's been repaired. They'll do this as an ongoing basis, which is nice because that gives me another layer of reporting besides the things that we do, or RMS does. I just did an insurance walkthrough with EGIS again last week. We did this a couple years ago and they do their reports. So, it gives us another layer of those action items that we take care of and timelines when something's reported, how we do it, which is always good for future repairs. I'll go through with them and do the first update to take some of those things out that are not ours. There are some things I don't agree should really be on there, like maybe it's a picture of a bare spot on the

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soccer fields. That's normal use to me. I don't know why that's in the engineer's report, but if they want to be that thorough, it's nice to have extra eyes. That's not something we typically do much with, other than when we make plans every few years to do resodding or anything like that. A lot of times I'm looking for those things that are going to be safety issues. A lot of the sidewalks, and they did point out the asphalt on your track, things like that. There are a couple items in there that I'm happy they did this thorough report, because these are not items that we go out on a normal basis and check. So, if you look there's one on there, it's all the way up the highway on the north end. That outfall is deep. I don't even know how they got back there. But as you can see, the tip of the asphalt, the concrete outfall, is cracking off because the ground is eroded underneath of it. I think it was number 13, maybe.

Vice Chairman Horton stated same side of the road as the waterfall?

Mr. Soriano stated yes. So, you'll turn in there, but you're going to go all the way into the preserve behind the homes, toward the highway. I don't send our guys that deep into the preserves. We go out there, we go to the outfalls in the back of the ponds. But it is hooked to our system, so we need to keep an eye on it. So, this is where their reports come in handy. We've never gone back there. I don't think ETMs gone back there in years since it was built up, to take a picture of that. So now seeing that, that's something I want to make plans with to shore up that ground underneath so that we can stop that end of that structure from cracking anymore. Now, the pipe doesn't look like it's damaged, but with that concrete breaking off like that, it can easily cause damage and the water doesn't have anywhere to flow. There's another one that's on the back of the Oaks pond, and that one goes toward the baseball fields. So, we have to go around the other side and come through the woods that way. There is actually a road back there, a privately owned road, behind there that I can get to that area from, but it's missing a whole brick and that's probably been like that for 10, 15 years. We don't go that far back into the preserve areas, but they are hooked up our stormwater system, so it is good for them to get pictures of this. What we'll do is work with them to update this quarterly.

Vice Chairman Horton stated I didn't look at it all, just glancing through it. Two years of work there, I think.

Mr. Soriano stated yeah. Well, some of these are items they put on there are action items. But there's not really much I can do. Like, there's vegetation growing around the drain that's actually in somebody's yard. I'm not going to go into anybody's yard. It is odd that that one ended

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up like that. But we do have one or two that are like that are in easements that are ours. We own the pipe underground, but it's inside their yard. We're not going to do much there unless there's a failure to begin with. We do remind those people, especially since they don't like to let us in, but Lake Doctors has that problem sometimes to get through easements to take care of a pond, we remind people that there's a reason we have that easement. We take care of that pipeline. If they want to assume responsibility for it, that would be different. But we don't typically go into those areas.

Ms. Giles stated Jay, does this need to be accepted in substantial form?

Mr. Soriano stated this one's pretty good. Yeah, if you guys can do that. But I'll work with Mike to update and take off some of these. I was looking at one a minute ago that had the culvert in the road and we don't take care of those. That's all going to be county. So, I'll just get them to take those pinpoints off, the pictures off. Because it's something we're not going to address in the future. I don't really want to report if it's not ours. I don't want anything making it seem like we're missing part of our responsibility. There's more enough here we're going to have to take care of. But if it can be accepted in substantial form, then we'll update that. And like I said, just to keep it on record, because this report's already been sent out to everybody already. It's not the State requirement that we have to do for the big reporting every few years. This is the annual one we do for our bonds.

On MOTION by Chairperson Nelsen seconded by Vice Chairman Horton with all in favor the annual engineer's report was accepted in substantial form.
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### **C. District Manager**

Ms. Giles reminded the Board members to complete the required ethics training by December 31<sup>st</sup> if they have not done so yet.

### **D. Operations Manager - Memorandum**

Mr. Soriano stated we have gone through a lot of community events, a lot of maintenance this month. We did have our large Halloween party, much smaller than we've ever had. There was just a lot going on, I think that weekend and great weather. But we only had about 240 people out here, which was about half of our norm. They all did have fun and I did spend a little



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less money. You'll see a smaller purchase of 50 pizzas, a couple hundred pounds of candy. It's much smaller than what we've done before because I based it on preregistrations. And we only had about 125 pre-registered. Everybody else showed up that night. Like I said, 240 is a small event for this. We did have plenty of volunteers. That was the one thing that made it a good event, too. We have so many activities for the families going on. We have our trick or treating trail. We have our activities all taking place on the pickleball court. Pickleball wasn't happy with us because they had to be off that one day while we decorated everything. But, we have that nice big open area now. That was one good thing about making pickleball courts where we could remove everything. We had bounce houses and the obstacle courses and all the activities out there. So, everybody had a lot of fun. But I had about 35 to 40 high school volunteers for that. We also had our community yard sale. I was out this last weekend running around, checking on everybody, and we had a couple resident run events. So, on this side, it was extremely busy today. After our Halloween event, they had a Touch a Truck event up here at the clock tower. And then the church had their Halloween event the next day. And then it was a resident run event. The girl that does the Easter event at your side had her Halloween event here at this side that next Saturday. So that whole weekend was just really busy. Our next event coming up is this Friday, our movie on the green. Then for Thanksgiving, if you guys recall, we do our virtual fun run, our turkey shoot. We'll be handing out the maps for that at the movie. That goes through Thanksgiving weekend. I did just want to remind everybody, there's a resident run event, a Christmas parade that's based on this side and we'll go up towards the high school. You guys came out last year. I don't know if anybody came to see them. It'll be Christmas break that is run by resident. She lives here in Oakleaf but her sister lives in Eagle Landing and helps get everything done.

Ms. Suchland asked what date is that?

Mr. Soriano stated it looks like Saturday the 14th. I'll double check to be sure because we'll be needing to check the roadsides. They do use the right ways on that's the only thing I warned him about was watching our irrigation on the right of ways.

Vice Chairman Horton stated I don't know if anybody saw but our commissioner said that they're going to maybe start paving both the Plantation Parkway and Village Parkway before or around Thanksgiving.

Mr. Soriano stated that would be great. That'll be moved up from the original plan.

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Mr. Soriano stated that was still a couple years down the road in the list of road work. So that'd be great if they moved that up. I know they've been getting a lot more complaints because now we've done road work on this side a couple times and Oakleaf Village Parkway is definitely in need of it. I just wanted to update everybody on some of the repair items as we go down to the maintenance side. I mentioned our custom pool filter work that was going on last time. We did get that up and running. So, they were here last Friday until about 7 or 8 o'clock with me. We got everything up and running but the pools were still a little cloudy for my pop inspection. The inspector did kind of hold off and wait for me and set up when to come out but that pool was still a little cloudy, so he did push off the inspection just for that one. Your other two pools were cleared. I have satisfactory permit reports for those for this next year. But he's going to have to come back to do your lap pool. If you've seen it in the last couple days, it is nice and clean and clear. We're still vacuuming and scrubbing some algae. But the pool is clear and ready now. So hopefully at the end of this week or beginning of next week I can get them out to finalize that.

Vice Chairman Horton stated I looked at this afternoon. It looks a lot better than it did before.

Mr. Soriano stated as I mentioned we did have walkthroughs for the health department and then besides engineers walk through we also had our insurance company come through and tour both facilities with us and I'll have reports on those but along the same lines as the engineers reports. They didn't have as many concerns with the asphalt that was on there. They still kind of pointed out to me their concerns when we have asphalt issues are if the cracks are running in line with the track because we allow people to ride the bikes there. If not, we need to be keeping them off the bikes because then a crack going that way could cause a tire getting stuck and somebody falling. The difference in the level of maintenance with asphalt is a lot different because it's not expected to be perfectly flat like concrete. So, they didn't have as many concerns, but they did want to look at it and make sure we're doing things to fill some of our larger cracks. So, we are starting to get some of those areas that we didn't cut out before. We cut out the largest cracks before. Now those older areas that we didn't cut out, they are starting to spread even more. So, I am looking into getting a couple machines. We've got a sprayer for our asphalt. We've done some asphalt work now for seal coating. It's basically just a machine that heats up the asphalt and kind of melts it into those cracks. It'll make it a lot easier. I think with as many areas as people like to point out there, I think this will be a good piece of equipment to add. And

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then as part of that party, we did have to rush. That was one of our projects, actually, the last couple months that were pointed out. The basketball lighting is all up. We had to have that for the party so that everybody could be out there on the dance floor for the basketball courts. So that's done. We still have to finish the lighting additions on the pickle ball court. They have lights. They just want it brighter. So, we are putting up a third light on each pole, and hopefully that will happen this week.

Vice Chairman Horton stated you haven't done those yet?

Mr. Soriano stated nope. They just have their standard two lights for each pole.

Vice Chairman Horton stated just out of curiosity, we talked about a couple years ago instead of chlorine going to a salt pool.

Mr. Soriano stated we are working on changing that out, scheduling the contractors that did all this work to put the controllers in. We bought just about everything. So, we own our own controller. We own our own chemical feeders. We still have to keep the liquid chlorine. The idea is if I can cut down the use of that liquid chlorine and then also change our contractor for delivery. Now that has become a bit of a problem. I'm going to be stuck with Poolsure. The only other companies that do that type of delivery came out to look at your facility. One won't do our facilities because we don't purchase enough. And the idea is we're going to be cutting back. So, they're not going to be happy with that at all. They want a thousand gallons a month. That's a very big company. The next company, Hawkins, who does a lot of our other districts that are a little smaller, they didn't like the fact that they have to deliver from the backside. So, what happens is a hose goes across the pond and they don't like that. They don't want to take that liability. If there's a spill, there could be fines.

Vice Chairman Horton stated I thought they went across the bridge in there.

Mr. Soriano stated they do, but the bridge is considered across the pond. So even if it's on the bridge, if there was a spill there could be fines. They just don't want to take the chance. So, Poolsure is really the only company that will continue to deliver with us. But we have what's called an all-inclusive contract for water management programs. We pay more to have all of their equipment. Well, we own all our equipment now so we can swap out this year that cost will come away and we'll pay per gallon of chlorine and that will be a little less. And the idea is if we're using things like the salt and taking down that gallon usage will be less because this year, we were close to \$30,000 on chlorine.

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Vice Chairman Horton stated a little bit over \$3,000 a month.

Mr. Soriano stated that's for everything. So that's dry goods, chlorine, acid.

Vice Chairman Horton stated what type of standard fee are we paying every month?

Mr. Soriano stated because of the water management program. So now the nice part is, that's where I've mentioned before when we do this work, I want to try to do it in the winter because we pay that same amount that we do in the summer. Now the summer I'm definitely using a lot of chlorine, a lot of acid things like that. And we pay that \$3,000. In the winter. I can go all month not having to order, but yet we still pay them. That is going to be the first step is coming off of that program. The idea is typically big commercial facilities like that see it as savings because they're just paying a flat rate no matter how much they use it. But if we have good control and we have secondary system like the salt, then we should be able to lower that and hopefully first year I'd like to be closer to a \$20,000 to \$25,000 in chemical delivery. Still very high, but eventually we can get that down. You're not going to be too low since we're required to keep some of those chemicals. The health department doesn't trust just the salt chlorinated pool.

Vice Chairman Horton stated if you switch over to all salt, you don't have to use chlorine every day. Is it still turned on?

Mr. Soriano stated it's still turned on and it's by their rules, supposed to be set up as the primary. For our operation it just really wouldn't run that much. But it does have to be hooked up and considered first in mind.

## **FIFTH ORDER OF BUSINESS**

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

Mr. Cottrell stated the only thing I had was just a FYI for the board. The next couple months I'll be working an overnight kind of shift for our sister company. So, if anybody needs anything, don't hesitate to email me. If it's in the evening, I'll get right back to you. But if it's during the day, I might be knocked out. So, I just wanted to let y'all know that we can tag Marla in it as well. She'll be working her normal schedule, so she'll be able to respond.

Vice Chairman Horton stated are we getting reports now?

Mr. Soriano stated I get reports pretty much every night. That's what I was saying last time. If you want me to share those reports with you, I can. Nobody asked me for it after the last

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meeting, but you're welcome to. I can set it up to where those reports go to you regularly. But I get reports every night.

Vice Chairman Horton stated I'm looking at things that stand out. I've got a trend going here or some kind of major damage done.

Mr. Soriano stated nothing lately. Now I can pull that from those reports, multiple reports and Triston can always help me with that. When we see an uptick, there are times of the year, like right when they get out of school every year or we'll see it over that holiday, two-week, week and a half period, if the kids are bored, that's when we're going to see an uptick in vandalism. And usually these guys, when they're walking around at night, not only doing a normal patrol, but they help take pictures of the graffiti and things like that to let us know about it. I get those in those reports so I can pull those together and tell you when we see stuff like that. But they send me regular reports every night, even if it's things that are just regular operations. So, they go around, they'll take a picture of the empty basketball court and say things are all good here and I also a big report in the morning.

Vice Chairman Horton stated I would think it would be advantageous for you to report things. It gives an adequate view of what's going on because then you justify what you're doing.

Mr. Cottrell stated as Jay said, with the way that we train them, even if everything is all fine, nothing's broken, nobody's doing anything crazy, you're still going to get that next morning report from the previous night that says, the basketball court is all clear, there's no rough housing happening, no horseplay, same thing for the pool, nobody after hours. Whatever you're asking us to check for those areas, they're still checking and reporting on it even though it's not happening. Just so like you said, you actually see something, and it doesn't look like nobody's here, just for example. So, if to Jay's point, if anybody wants me to add your emails to that recipient list, it's no problem at all. You can just send me a mass list and I can add everybody. And they go out every morning at 10am I believe if I'm not mistaken, it's either 9 or 10.

Mr. Soriano stated the big one, the silver Trax reports do come out throughout the night, depending on what they send. But then I get the regular full night report every morning the next day.

Vice Chairman Horton stated I'll see what Jay has, and we'll go from there. One more thing. The lights are on the track. We got some people walking in the mornings and they say some are working, some aren't working.

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Mr. Soriano stated I've talked to a couple of you guys about this. We're going to be working on it more, but I'm a little hesitant about which direction I go because I haven't gotten good pricing yet. So, the southeast half of your track is out. We started doing tracing in the beginning of summer and tracing with that was digging up some of those lines. There is a short someplace under the ground between where the field house is, that whole outage that goes up towards the parking lot to the playground. That's the last spot that we get good electrical feed through the wires. So, the right-hand side of the track, the bridges, everything they all work left hand side of the track. Bollards and tall lights do not work right now. The two options that our commercial electricians have given me is dig up all the conduits to find the short or replace all your conduits. So anywhere from on the low end like \$10,000 to \$15,000 right now and I'm trying to figure out another way. I've even started getting quotes on solar power lights. They're very decorative. You got some that look nice these days. They're just not that bright. But it does stop us from having to trace wire. That's a big track that I'm going to have to have somebody dig up. Even our guys that are a little lower that do work directly for us charges me \$80, \$90 an hour to dig up that many feet all the way around. Thousands and thousands of dollars just for us to find this broken or damaged wire that's buried under the ground. I do remind residents if somebody will email me and say, I was out there yesterday at five in the morning. You're not supposed to be there. Even when the lights work, they're not supposed to be there. I remind everybody the hours are dawn tilt dusk. But we have lit that track up now for many years. They weren't the original design. We added that in later. But it kind of goes against our policy. The only thing we did was we invited everybody to walk. So now we do have to do something. I haven't found our best course of action and it may end up being we end up digging up that whole track.

Vice Chairman Horton stated my thinking would be to keep the lights off at dusk. Have it come on early in the morning. I don't think you're going to have very much going on early in the morning. As far as vandalism and stuff like that goes.

Mr. Soriano stated it does help especially the security guards for them to see a little bit as they go around. But same argument. If it's dark, we can see if somebody's back there pretty easy, we can spot them out a little quicker. But it's really up to the Board. Like I said once, I've explained it to a couple residents that complained to you that they're out there early. They're really not supposed to. They should be on the sidewalk. It's a county owned sidewalk. There are

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lights out there. They're not supposed to be on the amenity center grounds. Like I said, I do want to do something because if we were going to not fix them, then the other thought is we should take them down. They shouldn't be there if they don't work.

Vice Chairman Horton stated I think early in the morning is probably a good idea for people to walk. It's a good walking area. That's my thing. I don't know about elsewhere.

Mr. Lanier stated with the precedent being set, we've had the lights on and we brought them in. They weren't part of the original design. It is something that we do probably need to take a look at and see where we can go with it. I know it's not a fast process, nor do we want to spend an exorbitant amount of money.

Mr. Soriano stated that's really it. If I can find somebody that has a way to get this done for me at five or six thousand dollars, then that's within my amount. I can move forward. But right now, some of the high quotes and the amount of work, I was hoping to find an electrician that has a tracer that can hook up and actually hear everything as they're going through. And once you lose that then you have a smaller section to dig in. Basically, there are junction boxes in between every one of those poles that we installed out there. Every one of those junction boxes could be an open outlet. So, water gets in the things like that. Now your wires are damaged, so they have to get to every one of those. All of them are grown over. We can't find a single box without digging foot after foot and following that.

Ms. Suchsland stated we have a tracker for wires.

Mr. Soriano stated it's a little bit better and that's kind of what we're looking for.

Ms. Suchsland stated we may be able to help you out there.

Mr. Soriano stated the locate tractors are a little more sensitive but that's the route I'm going. It's still a lot of work and it's still not going to be a cheap fix, just a hunt down and then we have to dig it and fix it.

Vice Chairman Horton stated looking at trying to fix it at least for in the mornings.

Mr. Soriano stated like I said, if I can come back with a lower amount, but if it's \$15,000 or higher, I have to come back to you guys anyway.

Vice Chairman Horton stated it's a shame we can't get nice tracks for people to walk in, which would be a good exercise area if they want to walk that time of night, especially. We got Clay County Sheriff's Office out there and security out there. I'd really like to get it fixed. I think it'd be a nice thing.

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**SIXTH ORDER OF BUSINESS**

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

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Lanier seconded by Vice Chairman Horton with all in favor the meeting was adjourned.

Signed by:

*Marilee Giles*

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Secretary/Assistant Secretary

DocuSigned by:

*Cindy Nelson*

1834ED053396448...

Chairman/Vice Chairman