

**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, **January 13, 2025** 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
Scott Thomas <i>by phone</i>	Assistant Secretary
Amy Ambrosio	Assistant Secretary

Also present were:

Marilee Giles	District Manager
Mike Eckert	District Counsel
Jay Soriano	Field Operations Manager
Chalon Suchsland	VerdeGo

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

A. Minutes of the December 9, 2024 Board of Supervisors Meeting

Ms. Giles stated starting on page seven are the minutes of the December 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 Vice Chair Horton with all in favor the minutes of the December 9, 2024 Board of Supervisors meeting were approved.

B. Financial Statements

C. Assessment Receipts Schedule

D. Check Register

Ms. Giles stated on page 23 are your financial statements as of November 30, 2024, followed by your assessment receipt schedule showing we're 93% collected. And then your check register is on page 37. It's for \$124,411.94. I see no unusual variances with the check register. Unless there's any comments or questions, I just look for a motion to approve it.

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

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Counsel – Discussion of Open Space Tracts

Mr. Eckert stated I think we talked about this last meeting. I wasn't here, but just wanted to make sure that I touch base with the board on that. I don't intend to pursue that any further, absent future board direction.

B. District Engineer

Ms. Giles stated I think Jay is reviewing and making some corrections from items identified on the annual engineer's report. He's going to send that out.

Mr. Soriano stated I will just send you a copy of that. You only have two or three items that didn't belong to the CDD that were county right of way issues on the sidewalks. Your sister district on this side had about 10- or 12-pages worth of items that belong to somebody else. You have already approved it. You just wanted to see the report once we took those couple things back out. We've already started going through making some repairs. What will happen is I'm going to send you the corrected version first. That's what we're going to post online as their original report. I'll work with the engineer's office to maybe quarterly go through and knock off a bunch of those items that have been done. We sent pictures of the locations of the sidewalk

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grinding or replace some of the straps on the ADA playgrounds, things like that. We send it to them, they knock it off and say it's been repaired and include pictures and give us a new report. That'll be later. The first one was just your acceptance of the one without the county right of way items. I'll forward that once I double check that everything was taken off correctly.

C. District Manager

Ms. Giles stated I just have one thing for you. Everyone completed their ethics training in 2024. Mike mentioned in another meeting to maybe wait till May before you complete your 2025 ethics training to see if there's any updates or changes from legislation.

Mr. Eckert stated yes, the legislature will be done in May. So, if they were to adopt something saying you have to take this specific class and you've already spent January doing it then you may have to do more than what's required so you can wait until May. It just hedges against them doing something that will undo the preparation you did.

Mr. Lanier stated can I request that you please throw that back out there in the May meeting?

Ms. Giles stated I will. Whenever you do complete it, if you want to shoot me an email, I created a tracker so I can try to help keep up with the supervisors if they've completed it.

D. Operations Manager - Memorandum

Mr. Soriano stated I do want to go over a couple of community events. We just had our Christmas events after our last meeting before this. We did our cocoa with Andy Claus. They had a small group just timing wise. This one was much smaller than anything we've had in the past. Once I counted up all the extra tennis families that didn't quite pre-register but were coming because they were also helping out as volunteers, which is very helpful but added a lot of people, there was just under 150. We only had about 90 to 100 that pre-registered. So, this was our smallest group which was good though because we were able to purchase correctly for that. It's always tough when we do the low cost or even free events because we plan for something big. We have had this Santa Claus event in the past hit 400 or 500 people in this room. We do a full hot cocoa bar where they have all kinds of mix ins and all the cookies. A lot of times we just have dozens and dozens of cookies left over. So, this one was actually pretty well done where I think we only ended up having about nine or ten boxes left over. So, it worked out really well.

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One of our lower cost events in comparison and tennis had a good time. So much so that this has been the second year, and they've asked to do it again next year. I'm good with it because they do bring along a lot of volunteers. Not just high school volunteers in the tennis program, but we also have some adult volunteers. A lot of the team players come out and help with cleaning up and bringing other residents in and they have a good time. So, if they're leading the charge, I'm pretty good with it. We'll let them do the Christmas event next year again. I did add them to the calendar. I've given you a tentative calendar there. I have not posted it yet. We have tried to add in a couple movies, but I think I would like to add in a couple more. We did at both sides increase the special events line slightly. So, I would like to utilize that. Movies are one everybody enjoys. As long as the weather's good we can actually add the movie. This last year was very tough at the pools. It seemed like we had to keep rescheduling and canceling. But we don't drop them out. We have to pay for our license, we have to use it. We get a year to use it. So, we just keep pushing off going back and forth. But those tend to be a little lower cost events. In fact, the most expensive thing we pay for is the license itself. Showing a movie like Disney or a new release movie might be \$350, \$400 these days just for the license, but that's still a low-cost event. Most of the time it's me setting it up. I might have one high school volunteer that helps out. Most of the time it's me and then I'm the one that's there until 11 o'clock at night cleaning up once everything's done. So, we don't really have a staff here. So, if I can squeeze in some more movies that's what we'll do. This is a tentative schedule but right now I think all of our dates are good. We did check with all the food trucks, make sure everything lined up there. We were trying to hear back from soccer and I-9 to make sure they didn't have anything special on these dates. But once we are finalized and I also get the say so from staff. So, Wanda and Susie are pretty big at planning too because they deal with these rooms or when it comes to a dive-in, making sure I have enough lifeguards and things like that. Once they're good with it, we'll post it on the website.

There was one thing that didn't get added to this I told you would be. It was just because Wanda and Susie were arguing about dates because we can't rent it out to somebody else if we're doing a district event, was the CPR first aid classes. So, we are going to send out an email because I guess today they ironed everything out and did let me know we have one class scheduled for January 25th and then one class was scheduled for February 28th. I didn't realize the 28th when I was telling our sister district. I thought it was just the one. But you got two

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classes scheduled right here. Doesn't mean both will go. It depends on how many people sign up. Susie is an American Red Cross instructor, and I didn't realize American Red Cross was actually more expensive out of all of the certifications, so I am working with her to see if she can do a crossover with American Heart who is a little cheaper. It's about \$30 a certificate compared to \$50 for a community certification. So, for just a resident wanting to take a class I think that's going to deter them a little bit if they're more expensive to come in and make the certification. So, I'd rather have a cheaper company if I can. She would have to cross over and be added to that teaching cert. If we can get that done, she can offer them a little cheaper. The classes are only four hours for the residents. I don't know if that includes breaks or anything like that. I can't imagine a community CPR is four hours straight. But that's what the plan was.

Mr. Lanier stated what is the HOA involvement?

Mr. Soriano stated I put that note on there because I have talked to Rob in the past to get them involved with community events. Rob always tells me that they have a lot of money. They don't really have ownership of anything in Oakleaf. The district owns everything. So, a lot of it's the administrative that they deal with their expenses. I would like to see some more involvement on the social or community event side. He's mentioned before they would like to do that. It's just never really worked out. I don't know if it's because he wants to take more of a lead, but I did look at a couple of events like a Fourth of July that would be a bigger one and probably bring in a lot of residents. But I think that would be something that they could help out with and if they were willing to help a little more, whether it's monetary or they have staffing, that could be something we added to the schedule. Whether there's one event or two events. But I haven't given him this calendar yet and asked if there's anything he would specifically like to do. I think that is a big one to get them involved here finally. I've talked to him multiple times throughout the years. It just hasn't worked out.

Mr. Lanier stated do we have a like a 5k or anything like that? I'm wondering is that something that they could be involved in. Like you said, Fourth of July. I know it's hot, but early morning 5k run throughout the neighborhood, sort of stuff and have them promote it or something.

Mr. Soriano stated we can look at that. I did have contact with a company last year about doing a kids 5k. They were just interested in kids. I would like it to be more for everybody. But even starting off it's fine. But they were willing to do pretty much everything themselves. They're

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coming in, they're running the chips and the timing system and everything. The biggest issue will be making sure that we can work with the county because to do a longer run we would need a permit for the roadways. The OSA has one over the bridge every year. Then of course, we just saw permitting for parades. So, it can be done. How easy it is may be a little different. But that is one I have looked into. If they want to help out with that, I think it should. I think the HOA should do a little more on the social side. Our polar plunge is planned right now for February 8th. Right now, I could have done it in January. Usually, I keep it to February because February tends to be the coldest month. But we've had a cold winter so far. One of our coldest actually.

Vice Chair Horton stated are we going to use the slide this time?

Mr. Soriano stated we can. We talked about that last year. Now that the slide is up and running, it's just timing of the event. Most people like to get in and out, but we can use that as a fun add in. We did that the first two or three years Oakleaf was open. Everybody would line up, go down the slide. That pool is a little colder. So, it is a little more tough if it's cold weather for the kids. But we can utilize it. Where last year we kind of got everything finished right when we were opening up.

Vice Chair Horton stated when you say Polar Plunge you say slide pool here.

Mr. Soriano stated just because we had talked about that last year. What we do right now is that everybody lines up, we do a countdown and jump in and they're usually ready to jump in, get fully wet. We do purchase little medals for them, things like that. They must be fully wet to get a medal. Then they get out and we have the hot cocoa bar, coffee for the adults and donuts and things like that. So, a lot of the residents are usually looking to hurry up and get in and get out. But like I said, that will make it a little colder, more of a challenge.

Vice Chair Horton stated seems like it'd be a fun thing to do.

Mr. Soriano stated we could try it out. On the operations and maintenance side, our playground units did come in. So, about a week after our meeting last time, I did get an email and a phone call from the company. If you recall, these were supposed to be quick ship. We did get a deal because we bought two units. Your sister district is already starting to repair theirs. They only have a couple compared to Double Branch. You have nine or 10 out there. But they're starting to do theirs now. They have three on this side. So, we bought two to get a great deal. But they were supposed to be quick ship at four months. This took seven months to get in there. Still faster than our Ellie the Elephant we bought a couple years ago. But, I warned that this time this

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happened. But they called me and said, we got a unit that's been sitting in the warehouse here in Georgia ready to come down to you. So, the day before Christmas, we had a semi pull up and we had to unload everything. So, we have started that prepare process. If you've been out to Waverly, we sent out an email asking residents try to steer clear so that we can get everything replaced and repaired. Hopefully that'll take about another week, week and a half. Kind of dependent on weather. So, a day like today, we couldn't do any work. Definitely can't do concrete work that's way too cold or wet. So, weather might bother us a little bit. But the hope is now that everything's ready to go, keep it out there and get some air, we can put the other one up quicker.

Vice Chair Horton stated is that the only one we're doing this year?

Mr. Soriano stated right now and then repairs to the one at the amenity center. All the rubberized flooring, but so far, we've only purchased one. This purchase was on your last fiscal year. So even though we're getting it this year, this was your 2024 purchase. So not that I want to back them up, but if you are ready, we can start to bring numbers to you for our next one because we did talk about doing one every year. So, you're on a new year now. If we want to look at that, I just try to stay away from doing the install in July or August when it's 104 degrees out. If we could guarantee I could get one in a month or two, it would still be prime time to go ahead and get the next one.

Vice Chair Horton stated what would you do next?

Mr. Soriano stated I probably would do Fall Creek. That one is a big unit, but that's one that's been vandalized a lot. I can go out and update pictures. We did have a priority list, and that would be the next one on that original priority list, but I can go out and take a look and see if some have deteriorated worse. The ones at the amenity center are definitely bad because they're used more than the others. But like I said, the easiest way was to replace the flooring. So, we've got all new flooring coming and uprights, no new slides. The slide will be the old plastic that you saw before, but everything else will be new on this. So, I'll look at the neighborhood ones. If you want, I can update a picture there and go through a priority and see the change. But I think Fall Creek would probably be the next one.

Vice Chair Horton stated no rush. I'm just curious.

Mr. Soriano stated I can bring that back next month along with numbers, if you want to.

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Chairperson Nelsen stated should we do the rest of the amenity center, since that's the one that gets the most complaints.

Mr. Soriano stated I just placed the order that was quite a few thousands.

Chairperson Nelsen stated yeah, but is there anything else that needs to be done?

Mr. Soriano stated we could look at the small one that's on the other side of the amenity center. You have the one that's on the side by the Cottages. That one's in a little better shape, but we could do that. That way both the ones that get the highest visibility will be updated. I can look at that. That is a smaller unit. So, if we were going to make a purchase, we would have to stay small.

Vice Chair Horton stated I'm just thinking if we're going to do like one a year, it takes 10 years to do it. I don't think some of them can go that far. So, you might want to maybe do a couple of them a year or something like that if they need to.

Mr. Soriano stated this will be our fifth coming up. We're making our way through that. But yeah, we can look at it. Like I said, you're on a new fiscal year, so if you'd like, I'll bring back numbers next month and I can update that priority list. But that might be the best, just because that's the one they see a little more. So, when people complain, there might be one out there that's got a little more rust and things that are breaking constantly. So, we just spend a lot of money to do the thermoplastic pieces on the one that's by my office. So, we could switch it around and do that. I'll bring that back next month. I'll leave it to you on what we want to purchase.

Vice Chair Horton stated well, if you already ordered parts for the one that's there now at the amenity center, you can move that one on the backside. Put a new one up if you want to.

Mr. Soriano stated we could but that's a lot of work too. I'm replacing floors. I wasn't taking out the upright, so this would require them to take out the uprights and move it. I can still do it. I'll bring it back next month and you guide me on what you would like to do for this year's replacement. It's not on the report because they just came in last month. I did tell you, at the end of summer we had our plumbers out because we were having some bad backup in the clubhouse and we had the place snaked and everything worked out well. A couple weeks ago I get a call from somebody that was renting the room, and it was backing up again. Problem with the backup is, it starts to flood in the bathroom, somebody clogs the toilet. It can't make it out to the sewage on the roadside. So, we have all these additional vents that are extra venting around the facility.

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Some are out on the pavers as you walk through to the pools and there's multiple inside the bathrooms that are not near the toilet system. It's designed so it can let extra back out up and through and that's what we really seeing is a lot of backup of sewage water and material. So they came out and snaked again for me. But when they snaked, they did pull up some mulch and root material. When that happens, that usually means there's a break. So, they're estimating right now about 70ft away from the toilet that was clogged. That's in the lady's room, which when I walk, it kind of puts us right outside of the wall of the amenity center and into the front of the building there before we get to the cleanout plug. That's what I'm hoping that it's in an area that we can dig to. The plumbing company will give me a quote to do some digging and exploratory work to find this break. Now, if they can go backwards from the cleanout plug, that'll be easy to get. So, they'll give me an amount. That part I'm not worried about, it's the repair or if we find out the break is under the building, which means we have to dig through one of the floors, whether it's in the bathroom or Wanda or Lisa's office, right on that wall side. So just to forewarn you. Then they can give me a good quote on the idea of what to fix. I'll move forward from there because we can't have a continual backup. So, I can bring them out with snake every few months. It's easy. It's only a couple hundred bucks. But yeah, the problem is also is when somebody's renting it for a baby shower and they're dealing with something like that, it's pretty nasty. So, I don't like getting those calls on the weekends.

In front of you, I do have a couple of items for you. Most of this is just informational. VerdeGo was able to put together some nice renderings for us. This is the field house. We are going to play with this a little bit. If you notice, Chalon did add some areas. I don't want to just do those corners that are connected to the field house. So, in the pictures, you'll see some areas on the other side of the sidewalk where they've added some flowers. Those areas are going to get trampled. The kids run over those type of things so much. With us changing the fence around, if you've been out there, all the fencing is done. It's just the custom work is not done yet. So, I'm attaching fencing to the white column so it'll look like it's been there from the very beginning. That part's not finished yet. But all of the fencing all around is up. So that cuts people down from running in and out through that pine straw area. That's where all these plants are going to go. We can hopefully get something to grow if the kids aren't running on it. It sounded like everybody was on board with this, so this is something that I'm going to keep under my amounts that we will change some things here and there. As far as what type of plan, there were a couple things

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that Chalon and I talked about might work better or change just because of where they're at, but that'll stay under my amount. So, unless there's any objections, I'm going to move forward with adding landscape. This will be a good size project.

Mr. Lanier stated should we maybe add landscaping parcels in a sense? Either the front or the back, see if it gets trampled with the new railing that's up. Instead of maybe looking at the whole thing, just do the back side of the field house that faces out to the soccer field, that sort of landscaping.

Mr. Soriano stated you want to do the corners first, or are you talking about this section that I was going to drop out?

Mr. Lanier stated the corners.

Mr. Soriano stated so you want to break up the corners just to make sure they don't get run over?

Mr. Lanier stated yeah.

Ms. Suchsland stated I would do the front side. The field side from the parking lot view first as a visual, because I know you get a lot of traffic, but the front side is your playground traffic as well. We don't have to do the very front corners, but it would be the two front corners of the field house and that would be a good visual and hopefully they would appreciate that and then we can continue on the backside.

Mr. Soriano stated we can most definitely break it up. It'll make it easier.

Ms. Suchsland stated it'll be easier to see and work around if you go ahead and approve the people/doggy fountain, because that was not in the rendering either.

Mr. Soriano stated that's already approved. So now I'm just waiting for it to come in. But that part in your picture here, the one in the front, that's the concession stand door. So, the doggy pot is going to be on that left corner. Right now, it looks like it would sit right in the middle of some of those azaleas. So, we'll move that landscaping design out a little bit so that the fountain can fit right there and we're not trampling around landscaping.

Vice Chair Horton stated are you going to put some kind of stones or something?

Mr. Soriano stated yeah, we can even do borders.

Ms. Suchsland stated we can modify. This is just something that we put together for ideas and stuff. But there are many more ideas that we can modify.

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Vice Chair Horton stated let's talk about the fountain. You don't want to walk out there in a mud pit. Maybe pavers or something like that.

Mr. Soriano stated I can do concrete because we set it up for a dog fountain there, too, so there's going to be water down low, by their feet. So, once we cut through the other concrete, I can do a little pad that the fountain will attach to.

Mr. Lanier stated does that work for everybody?

Chairperson Nelsen stated it does. I just have one question. Have you used sago palms at parks before? Because they are poisonous to dogs.

Mr. Soriano stated that would be one that if we use them. Because there are sagos out there already.

Ms. Suchsland stated yeah, we're kind of matching the material.

Mr. Soriano stated that is a good point. So that'd be one that I wouldn't put on this backside, by the dog fountain. I don't want them there eating those little red berries.

Ms. Suchsland stated we put them on either side, not the front or the back.

Mr. Lanier stated is there any concern about the sagos and just the upkeep and how pokey they are?

Mr. Soriano stated yeah, we cut the ones back and we got some that are getting pretty big. There's one right on the corner as you're walking through that sidewalk on the outside of the pool in the office area. There's a big one right on the corner. We have to kind of constantly cut that.

Ms. Suchsland stated we can always do something different.

Mr. Lanier stated I'm just wondering at the field house with all the little kids that are running around there.

Ms. Suchsland stated it's the female that produces the berries of the sago. So, we can always use the male.

Mr. Lanier stated I'm worried about how pokey they are.

Mr. Soriano stated we keep them a little farther back. We're not doing a lot. Actually. I prefer more of the coonties.

Ms. Ambrosio stated I was going to say that, or that cardboard palm.

Mr. Soriano stated cardboard can be a little tough in the cold weather, but I like those too. In fact, it looks like in the picture, there's just one sago on each side far enough back.

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Ms. Suchsland stated we can always do two camellia bushes, because you do have those out front as well. You have some over on this side, but out front. When you come out of your amenity center and look to your right, you have some camellia bushes and they look more like rose form, kind of like hibiscus, but they're rose formed. I think those would be very pretty there. They're shade tolerant. They're also sun tolerant. I think there'd be enough light there. But it's totally up to you.

Chairperson Nelsen stated I trust your guys to do and make it look good. I just was concerned about the doggies.

Mr. Soriano stated I'm definitely going to take out the one that's closer to the water fountain side.

Mr. Lanier stated I'm just worried about little Johnny running over there with the older sago that gets a little prickly.

Mr. Soriano stated it would be location. We have to make sure it's far enough back and like I said, that's when they get much bigger. We're not going to put them in at 4 or 5ft already. These are going to be a little smaller to start. But like I said, if you look at some of the big ones we have, there's one on the pool deck we've cut in half already.

Ms. Suchsland stated they're in the pool everywhere.

Mr. Soriano stated but that's the same way. You have to walk around it. The walkway's there, but in the summer, it gets so big that those pointy fronds stick out. Everybody's got to walk away around. We can only cut them so much before we look like we're traumatizing the poor trees, so we have gotten rid of some. So, we'll look at that location.

The other items are just updates for you. I'm still working with sign companies. I've reached out to a couple new smaller mom and pop companies to see if I can get some new ideas. The two big ideas I'm getting from companies like Giglio, the original large commercial companies that installed and built all of our signage everywhere are either painting the brick or the other option is to redo the signage, putting an all-new metal sign on there and changing around the bold design, things like that. But once you start doing that, they're talking \$10,000 or \$15,000 per sign. We have 13 of those signs out there. I didn't think this was the direction we wanted to go in that project. So, I'm looking for somebody else to give you some ideas. I'm not opposed to painting the brick, but I would like to see what that's going to look like on the different sign options that we have out there before we start moving forward. That one was one

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of the main ideas from almost every company when they looked at the four-way fountain, was to paint the brick wall there.

Vice Chair Horton stated because of the water.

Mr. Soriano stated yeah, but then it was, how do we want to match all your other signs? We have all the same brick, yellow and red brick out there for all your entry signs everywhere. So, I do want some consistency too. Doesn't mean that we have to do everything the same. But trying to get some ideas and renderings that everybody would agree on is what I want. So, I'll keep you updated when a couple of these companies actually give me some of the pieces that I can pass along. I'm talking about just the red columns. We're talking about big yellow signs. We still have 13 of those out there. So that starts to add up and that wasn't something we had in our capital to redo anything like this. I'm waiting on written quotes for new fountains because that'll be part of the update to your waterfall sign at the front. We talked last time about possibly moving the smaller pond fountain that we have at the amenity center back there and putting in a larger fountain at the amenity center, which would be nice. Everybody likes large, but right now to get a larger seven horsepower put in, that's \$14,000. We spent seven on what we have now. That's a three and a half horsepower. So that is a good size. But then it's just for that one. When we talk about doing in the waterfalls, if I would make a little of that, we would just be purchasing a little one to match and have two of that on each side of the waterfall to make them look good. But that would be part of whatever idea somebody brings to you to make that waterfall look better. I can tell you I asked our two pool contractors. We have Crown Pools and I have another smaller guy that's been doing a lot of our work, Blue Solutions. You'll see their invoices in there for the last few months. Because these are small jobs, they've told me lots of times, we don't have time for the job, that's too small. You remember just getting them out to do the side repair was tough. But they ended up being the one to take that job, which I'm happy they were able to do that one. But Blue Solutions has been working with me a lot. I last spoke with them to look at your waterfall because we are starting to get uneven wear down. So that's where you see one side more water falls. The right has worn so much the left side isn't getting any. So, you have three sections. There's really no water falling on the left side. The only way to fix that is you have to resurface that section on the top. So, I'm going to need concrete work done on those three sections out there. So, the pool companies are the best for that. Getting everything level. I will reach out to some regular concrete guys to see what their pricing is. I've asked the

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two pool contractors to look at that for me. That would be done as part of whatever update to that sign look that you have. The one I'm waiting on is I would like lighted letters. So, I want the lights shining down on the letters. I want the letters themselves to light up. Finding somebody to do that is a little harder. Most design companies you get these things that are kind of like the lit letters that are at Publix. That's not what I'm looking for there. I want epoxy lights that light up LED style and they're more solid and that's something that somebody has to fabricate. So, a little tougher to find a local signing company that can do that. But once I have those, I'll keep you updated. We've been looking at updating all of our signage and that's a big one.

Vice Chair Horton stated there's a light on the fountain right now in the lake.

Mr. Soriano stated yeah, there's three LED lights that sit on the fountain itself and shine up. We have to go out there every month and clean it. Unless there's any questions on some of those maintenance items, that's it for my report.

Vice Chair Horton stated it says you purchased some new lithium style batteries for the golf cart for security. Is the security using the golf cart now?

Mr. Soriano stated the battery is not installed. We just got those about a week ago, but that is the idea. I don't want the excuses before. They just weren't charging them up well a lot of times and I'd have to remind them how to charge them all the time. They do have to be charged every night. They would go out and be driving around and get stuck. So then after they pushed it once or twice, they don't want to get in the cart anymore. The first battery I installed is out here on our tennis cart and the nice part about it, it stays at 80% charge for two weeks at a time now. They should still be plugging it up every day. They only plug up for about an hour or two. This is one big battery, and it's got about three times the amperage that your six little batteries had. We actually got another deal. Our Trojan red tops that we buy for golf carts can be \$300 each. You have six batteries in each golf cart. So, I got a better deal on the new batteries. They're still expensive for one big battery. But overall, instead of buying all six of them at one time, this was cheaper to get one.

Vice Chair Horton stated I know that security didn't want to use it because it would die on them. Are they not using it at all?

Mr. Soriano stated they haven't been using it yet. So, this was a way to get rid of that excuse. We bought it for them. If not, my maintenance guys are happy to take it, but I've been holding them off. Every time something happens, they want to take that one out instead of the

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gas cart. I want the security guard to come in and we bought it for them. So, they're going to use it once it's installed. I'll take care of that this week. Like I said, the first one was the tennis cart. We got their sweeper done last week. So that's what I want to do with the other cart. We did have one on each side the same way. So, they're not using the one over here either. So, I want them to use those carts.

Vice Chair Horton stated you're the boss. Tell them to use it. Where's that guy that showed up at one time out here? Is he still working nights or something?

Mr. Soriano stated they had told me last time they were going to try to alternate so when he couldn't come, she would come. I'll remind them of the schedule.

One more thing for you. It is that time of year. You have direct deposit. You have a company called Bamboo HR and you are doing your taxes and you need to log in and get copies. If you can't, let me know. I can reset a password or anything like that. If you need me to, I can print off your W-2. On that site you also find this, but I just printed it out for you. This is your payroll dates. You have in there your actual payroll and then the day that it's set up.

Chairperson Nelsen stated you're not going to love this, but I'd love to see some options for the four-way tower.

Mr. Soriano stated that's the one we talked about removing the spouts. But then what would we do with the overall design? That was the first one that the best suggestion from both sign companies was to cover the brick up because I can't even wash that cast out now. So, painting it white but then having new lettering on the outside or change it around, things like that. But then if we paint that fountain white, it doesn't really match the rest of your sign. So, as we're coming up with good ideas, but I think that's the route we're going to have to go.

Chairperson Nelsen stated I think so too, and you talked about using the colors for the workout center.

Mr. Soriano stated I am not much of an artist when it comes to that stuff, so I'm really trying to lean on the sign company.

Ms. Suchsland stated have you asked him if they can whitewash it?

Mr. Soriano stated we're still going to end up painting it probably, but I've pressure washed that a couple times now. We've been out there and ground it down and cut the calcium off the top layer. But it doesn't take long to bleed through. But I'll bring it back to the Board.

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FIFTH ORDER OF BUSINESS

Audience Comments / Supervisor's Requests

Chairperson Nelsen stated when is our 6pm meeting?

Ms. Giles stated February. It's wrong on the agenda. I apologize for that.

Vice Chair Horton stated are we working on the track lighting?

Mr. Soriano stated yes, just scheduling. I'm waiting on the commercial electrician to come out. It wasn't happening over the holidays, so hopefully they can give me a date. That wasn't one that I could come up with another idea. I did find some nice solar options, but by the time we're done purchasing enough of them, it's going to be cheaper just to go ahead and do the digging and find the valve box.

Vice Chair Horton stated how about the pickleball lights? Put the three lights instead of the two.

Mr. Soriano stated we were working on them last week, if you saw the lift out there, we did have a problem. We prepped everything and we have all of our triple bull horns ready to mount. I don't know if it was because of the cold, but the last day the electrician was here on Friday, and I was with them. We couldn't get the lift to go above 21ft and they are 28-foot poles. I was told is that there's a limiter on it and that could have been a problem. The company I rent from is pretty good about not charging us for the entire week. We only needed it for two days even though we sat here because of that. They were supposed to come out today and test it for me, but the cold might be problem. So, they're leaving the lift here if it's warmer tomorrow, the day after the electrician comes in, it'll be finalized, but we have everything else.

Vice Chair Horton stated anything on security? No problems?

Mr. Soriano stated it's been quiet because it's been cold. There are less people out. We haven't had any issues this last month. I haven't had any major vandalism or anything like that. What I have gotten are a lot of reports of people hanging out in the parking lot after hours. That's about the only one I have. Most of the time they listen to security when they tell them they can't be here doing whatever they're doing in the car.

Vice Chair Horton stated is it in the one in the main parking lot?

Mr. Soriano stated most of the time in the back between the soccer fields and the elementary school.

Vice Chair Horton stated that's a good thing for a cart right there and shine the light on the car. It was mentioned by our county commissioner they were going to pave the roads on both

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sides before Thanksgiving. I haven't seen anything happen. I don't know if anybody's been in touch with them.

Mr. Soriano stated they did tell me a couple months ago that Oakleaf Village Parkway got moved up. I wasn't given a date, so I wasn't told they were going to do this before the holidays or anything. That would be very helpful if it was done in the next couple months. But they did tell me it got moved up. That was because Oakleaf Village Parkway is not supposed to be done anytime soon. With all the development going on in that, they're usually waiting until the last minute. With the truck still driving through, you're going to have potholes and things like that. But they did say they agreed to move that up.

Vice Chair Horton stated the development in the back is just about done.

Mr. Soriano stated that's what public works is waiting on. That might be why it didn't get done yet. Like I said, they didn't give me a date. I can check in. But it was agreed that this would get moved up.

Vice Chair Horton stated she seemed to think it was going to happen, but I haven't seen anything happen yet.

SIXTH ORDER OF BUSINESS

Next Scheduled Meeting – February 10, 2025 @ 6:00 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
A36999D0EDC14F4...
Secretary/Assistant Secretary

DocuSigned by:
Cindy Nelson
1834ED053390448...
Chairman/Vice Chairman