

**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, **February 10, 2025** at 6:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

Present and constituting a quorum were:

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

Also present were:

Marilee Giles	District Manager
Mike Eckert	District Counsel
Mike Silverstein	District Engineer
Jay Soriano	Field Operations Manager
Triston Cottrell	S3 Security

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

Linda Coulton stated I have two concerns. Just wondering if we're going to have a container for recyclables in the sports complex like we did with COVID until maybe we get recycling back.

Mr. Soriano stated she's talking about the sports park, but that's not our area. That's actually a county complex they handle the recycling. They're the ones that made the decision to change the trash from the recycling service to a new company. We don't have anything to do with that. But what they did before with the recycling, when they took that away, is they put those bins out there at the baseball park. They handle that.

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Linda Coulton stated so who do I contact then about that?

Mr. Soriano stated your commissioner would be your first line to find out if this is something they could do. I asked about that because I thought that was a good idea. You can take your cardboard, but not a lot of the other recyclables out to Long Bay. I put that out by email a couple times now because we are getting a lot of extra trash. But if you have the ability for people that you don't want to throw it in your car. But let's say somebody has a truck, they do cardboard out there. They do a couple other items. But the biggest thing is your household trash. They don't even wait. They do have the scale there, but you basically just roll up onto the scale, throw out all your trash and go. It's actually off of Long Bay. You're talking like 10 minutes from here. You go down to Jennings like you were going to the hospital. Take a right and then left on Long Bay. They don't do plastics, and they don't do hazardous materials.

Linda Coulton stated do you know the name of the commissioner?

Mr. Soriano stated she lives right here in Eagle Landing. If you want, send me an email. I'll send you a link that you can email your commissioners, but you can also go to the county page and find out how to get more information about trash services and things like that.

Linda Coulton stated thank you. I have another issue. Littering is starting to get really bad since the schools started up again. What can we do about that?

Mr. Soriano stated it's not just that. It's the trash issue, too. We've actually doubled the number of hours that we have trash pick-up for our guys. You see the guys going out on the golf carts during the day. We used to only have one. Now we have two. They're split. I have one guy that stays over here in this district, one guy that stays at your district. One of the biggest problems is all our trash cans are completely full, and you'll find it full of household trash. We find whole bags thrown out there, and it's because people can't fit them all in their trash. The Village Green is the worst. We have to empty those constantly. This is stuff that we used to do once a week, and now we have to do it pretty much every day. We'll get email complaints, and the guys are taking a lot more time to be able to load full bags and boxes that should be in people's home trash, which makes it harder because then if people don't have an empty trash can throwing in. They're throwing all the rest of their litter off on the side of the road.

Linda Coulton stated I think it's mostly the students.

Mr. Soriano stated in front of the schools you'll see that's bad. But I don't know that I can blame it on them completely, like in the neighborhoods. I don't see that.

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Linda Coulton stated it's a far reach to throw it out the window.

Mr. Soriano stated we get that. You'll watch them driving down the road and stuff going out the window.

Linda Coulter stated how do we get some do not litter signs at least? I don't see any.

Chairperson Nelsen stated I don't think signage is going to help people. They're going to do it if they want to do it.

Mr. Soriano stated do not litter signs are almost like litter to me. They don't pay attention. You'll see them throw the trash right by the do not litter signs.

Mr. Lanier stated I appreciate what you're saying because I walk and I see it. I walk on a Saturday morning and that Wendy's bag just showed up overnight and it's aggravating. But one of the things we don't want to do is just add more signs all over the place. That does take away a lot of the niceness of the nature side of it. But it really is just talking with our neighbors to say, hey, stop, this is your neighborhood. If you think a kid that's doing it, or a young adult, that's who I'm guessing is doing most of it.

Linda Coulton stated the kids may not be the ones doing it, but at the same time, there has to be an awareness because it does depreciate the value of our properties.

Mr. Lanier stated you're not going to get an argument from us with that one. Especially me. It's just something we just need to talk to our neighbors.

Linda Coulton stated or talk to the schools.

Mr. Lanier stated yeah, sure, talk to the schools.

Mr. Thomas stated you as a community member can do that. You have more voice than we do.

Mr. Lanier stated that's what I was going to echo. What he's saying is that normally the community members, for us, a lot of times the entities will go, yeah, yeah, yeah, it's you guys, again. If the community steps up and says, can you throw a reminder out to your kids to please use the receptacles. That goes a lot further than what it does with us.

Linda Coulton stated it seems like there should be some receptacles, when we're coming in and out of our neighborhood.

Mr. Soriano stated we did talk about that before. That'll just increase costs a little bit at first to put the trash cans everywhere. After that, it's still the same guys that are going to empty them, but that's still a lot of trash cans. There are about 17 different individual neighborhoods to

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just put at the entries. Not along the main roads where we get a lot of traffic and that's where I talk about. You just drive up and down Oakleaf Village Parkway and you can see all the litter. That's where people throw it out. That adds up.

Mr. Lanier stated it's not lost on us. These are discussions that we've had.

Linda Coulton stated maybe they need to have a pick up trash today for the students. Maybe it'll cure them.

Mr. Lanier stated or a Boy Scouts pick up trash day. I don't know, something, but it's not lost on us.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

A. Minutes of the January 13, 2025 Board of Supervisors Meeting

Ms. Giles stated starting on page seven are the minutes of the January 13th meeting. Unless there's any comments or changes, I just look for a motion to approve.

On MOTION by Mr. Lanier seconded by Vice Chair Horton with all in favor the minutes of the January 13, 2025 Board of Supervisors meeting were approved.

B. Financial Statements

C. Assessment Receipts Schedule

D. Check Register

Ms. Giles stated your financial statements are on page 25, and they're as of December 31, 2024, followed by your assessment receipt schedule on page 37 showing the assessments are 95% collected. Your check register is on page 39. It's for \$112,949.45. I see no unusual variances with the check register. Unless there's any comments or questions, I just look for a motion to approve.

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

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

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Mr. Eckert stated the legislative session starts March 4th and will go for about two months. There already is a bill being proposed to raise sovereign immunity from \$200,000 per person, \$300,000 per incident to \$1 million per person, \$3 million per incident, and then goes up after a couple years to \$1.1 and \$3.2. I haven't gotten into the bill enough to see if they're going to have some sort of an adjustment factor that's automatic. We'll have to wait and see. There's a lot of small cities and small counties that don't have that kind of money laying around so that's usually one of the policy debates. How do you deal with those counties that maybe have 40,000 to 60,000 people?

Mr. Lanier stated I read that. What's the catalyst with that? I mean, that's a major increase from \$200,000 to \$1 million.

Mr. Eckert stated a lot of people believe that the legislation only raises it about every 10 years. That doesn't really keep up with inflation. There are also people out there that believe there should be no sovereign immunity, that the government ought to be able to be sued for the exact same amount that you can sue a private individual. So that's really where it comes from. But I think some adjustment is probably warranted because it hasn't been adjusted for about 10 years and certain costs have gone up. So that's usually those two issues. Somebody is anti limits and then inflation.

Mr. Lanier stated with the flag issue, I'm assuming that's really no factor for us.

Mr. Eckert stated I haven't dug into that one. If it becomes real, we'll let you know. But I think that has come up before.

B. District Engineer

Ms. Giles stated on the line with us is Mike Silverstein from Matthews Design Group. Mike wanted to meet the board and just say hello tonight and offer his services if we need it.

Mr. Silverstein stated I'll be here for you guys. If you need anything engineering related, I'm taking over for Alex on this one. Alex is still with the company, and I have direct access to him should something come up that I can't handle on my own, but I took a couple of these over for him.

Vice Chair Horton stated did we ever get a final engineering report?

Mr. Soriano stated we did, but we haven't posted it yet. I'll let you know when we post it so you can just click on the link. That was just a correction. You guys only had like three things

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that Mike had to take off for me on your side. But I'll be working with Mike now. After the last month, if you guys were walking around you saw a huge amount of sidewalk work we did everywhere. All those things will come off. I'll work with Mike, to do it quarterly. So anything we're working on that might be in his list from this month will be added in there and then we'll get you another one. But the first one will be what we put on the website. That'll be that original one you guys saw before, minus the couple things that were in the county right of way, not ours.

Vice Chair Horton stated but there's no corrected report is what you're saying?

Mr. Soriano stated not right now. It's not on there yet. Mike has already finished it. We just have to put it on the website.

Mr. Silverstein stated Jay and I discussed it. Definitely more cost effective for you guys to address this. So, you just let us know when you're ready for a walk and we'll start striking items off the list.

C. District Manager

There being nothing to report, the next item followed.

D. Operations Manager - Memorandum

Mr. Soriano stated we just had our polar plunge. I was a little worried. When I saw you guys last, we were advertising for everybody to come in and register. I try to do that anywhere from a couple weeks to a month ahead of time so that we can plan food and things like that. We usually have little giveaways. We play games with that. But I need to know how many people were going to be there. So that's always a big thing. But when I saw you guys last for a couple weeks, we still had some 30-degree weather. So, at that time, we ended up having about four or five people that were registered. So, it was the first time I was ever worried that we were going to have to cancel an event just because of low participation. We've had small groups before, but not four or five. We did extend the registration, and in the last couple weeks we've had better weather. So, we ended up having a little over 30 people there this last Saturday. It worked out well. Everybody had fun. We did go down the slide. I have an email that'll go out talking about our upcoming events, things like that. But we'll also include some of those pictures from everybody enjoying the cool water. It wasn't quite cold Saturday, but it was still a little tiny shock. But everybody did have fun. It was a great way to start the year. Now we'll be going on to

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some of the rest of our items. I did give you guys a printout of not only our pool hours, but our updated schedule of events. I told you I wanted to add a couple things. So, I worked with staff to look at some of our events. There's a few in there that we added. I wanted to point out. I did contact First Place Sports because they contacted me last year about doing a kid's triathlon. After our discussion last month, Andre, we did look at a way to do that. So, they'll handle everything. But I really wanted to do this in conjunction. I talked to them last year about this, whether we did it during the summer or while the water was still warm, I really wanted to do it in conjunction with the historic partner. I haven't gotten any updates. I did send an email, but it seems their planning has changed since we did the work with the library site. So, they have the property now, if you remember, that was their other plan was to move that marker to their property over at the library site instead of putting it on ours. I think that's where it's changed. They have no updates. I've sent them emails. I'm just going to start calling out to find out from the historic society what's going on. The last I heard it was really just due to money, and they made it sound like it was around five or six thousand bucks. I did tell them they should come to you guys to ask for anything. Not that we're just going to throw out five or six thousand bucks, but I know we were looking at trying to get this thing going and I didn't really hear back from them. So, I'm not even sure when we're going to get this Blue Angels marker. But that's what I was hoping to do that event in conjunction with. I thought that would be a nice event and have an all-day or all morning affair. So that was why we planned it. I'll continue to bug them and see what the timeline is and if we can talk them into maybe doing it around the date that we have an event going on that way there's just more participation and more people there.

Vice Chair Horton stated I thought we planned to have over there where the library is. Why are we getting involved?

Mr. Soriano stated no, just for an event that day. Not doing anything as far as the marker.

Vice Chair Horton stated the marker would be over there too, right?

Mr. Soriano stated yeah, well, if we do a kid's triathlon it's going to be at our amenity center. You have to use the pool, but it would just be an event going on, so it can always start there. But yeah, just in conjunction with it. I haven't gotten any update from them whatsoever on what's going on with the marker or what the plan is because we looked at it like this should have been done by now. That was quite a while ago. One thing that was requested a lot was something like live music, which I like the idea of. We've done this in other neighborhoods. People do

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enjoy that. My biggest problem is, I want to do it poolside. I don't want to do it out on the green because then it serves everybody, not just our residents. So, I want to do it in the pools because I know it's our residents and our guests. We're going to be spending money on this type of stuff. When we do the movies, it's done in conjunction with food truck night. It's everybody, whether they live there or not, everybody can come out and partake, but that's probably our lowest cost. The money I spend on our movies is really just a few hundred bucks for the license. It's going to be a little different when we do those poolside events.

Vice Chair Horton stated we're not talking a whole lot of people then. There's very little space in there, really.

Mr. Soriano stated when we do the movies for your side, you guys pack out, there can be a couple hundred people for a dive in movie. This could be geared a little more towards the adults. So, I would hope we have more adults there. But when we have the dive in movies, it's a lot of kids and families that come and we can get a lot. Now this side doesn't get as many as you guys do for some reason. They just don't participate the same way where we have a bigger pool and a bigger deck, and you can handle more people. I did want to share with you the pool hours. This has been the same schedule for the last five or so years. A few years ago, we started doing things like trying to cut back and really use the lifeguards where we could that we had participation. So, we have things like we open up pool blast for spring break, which will be in a few weeks. That's just like summer. So, they're here all day, all night, and the lifeguards are here for the slides. Everything's open from weekend to weekend. But then we shut back down. April, it's only open on weekends, and then May, when the kids are still in school. We have really low participation, but there's lots of good 80-degree days, so people want to be out. That's where we do that alternating pattern where you guys are open one day and then you close down and your sister district over here is opened up. Lifeguards come over here and work that day. Then they close down. Next day you open them until we get to Friday. Friday, Saturday, Sunday, both your facilities are open and then we do this all the way until Memorial Day weekend. After that, it's summertime and we're full blast until they get back to school and we wean down on that same pattern. So, this has been the same schedule for years now. I am looking at where we could cut even more. There are times where I have to send guards home because there's just nobody at the pools. It's usually more at the end of the year, not the beginning of the year when it gets warm. At the beginning of the year, everybody wants to be back to the pools. But yeah, at the end of the

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year, we do get a lot of hours where it's just wasted for some of these guards and I have to send kids home. So I am still looking at places, but I don't think I can cut anymore without getting complaints that they want the slides, or they want to be able to come to the pool at this time, even though it may only be one or two families, this is what we've done for a long time. Moving on, I had on there the resident run spring event. Just to let everybody know she was planning for April 5th. I talked to her, I told her after that first year, there's really no objections. We do have to do the agreement with her the same way we did before. But as far as her putting that on, we're going to stick with that. We're going to have the spring event on your side. Then we have the fall event over here at your sister district. But unless there's any major concerns with her continuing to do that. That's what I planned.

Mr. Thomas stated it says the 28th.

Mr. Soriano stated sorry, I guess I didn't change it. That was the original plan. She's asked for the 5th.

Mr. Thomas stated the same day as the garage sale?

Mr. Soriano stated the garage sale is separate. Remember, it's not our event. We've done that before to bring in more people. My biggest concern really is a lot of times it's centered around when Easter is and the girl that did it before wanted to do it more around Easter. The original one was the weekend after Easter. She wants to do this on the 5th right now is what she's told me.

Mr. Thomas stated she's coordinated with I-9?

Mr. Soriano stated no, they're just starting, so it'll be the same thing. We'll give them the date. We've never really told them they can't have games, but I prefer if they don't have games. Sometimes they've done it to where they've limited the games, and they only use a few fields on that day. I just think that creates more of a problem with parking. Parking's already tough, and I can tell you. So I-9 has started soccer, is practicing, but they're not having games on weekends yet. This same way we do have our travel team that has games with the rec teams. I was here this last weekend after the Polar Plunge, and I went out there. There are already people parking on our grass. This is the first couple weekends there's not even a lot of parking spots taken up, and the full parking lot of the school was open, and they drove across the new sidewalk that the county's repaired and parked on our grass. So, I did get on I-9 to stop games and make an announcement that people were going to be towed, and they did do what I asked. But we're

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already seeing that problem. So, I prefer on weekends where we have these types of events, they just move the games to a Sunday.

Mr. Thomas stated we have the signs that say no parking. Right? I think we're beyond being courteous. No more warnings.

Mr. Soriano stated we do that in parking lots, but I don't put it out in your grass areas. We don't have signs out there. There's no objection, but they're pulling up over a county right away and curbs and then they pull into landscaped areas. This is in front of the bush line that's out there. That back part.

Mr. Thomas stated I would recommend no more warnings. Just tow. We have to set a precedent at the very beginning of the season.

Mr. Soriano stated the only reason I tell I-9 is because I also know when I call for towing, it takes about an hour sometimes for tow trucks to get out there. So, I expect I-9 to do something. They walk around and tell people that's the only warning they're getting. But I call the tow trucks right away when I see them.

Mr. Thomas stated can S3 call if they're illegally parked instead of them having to go through you because they're already on premises, you might be over here.

Mr. Soriano stated yeah, when they're here.

Mr. Thomas stated when their guards are making their rounds are we allowed to give them that authority to do that as well?

Mr. Soriano stated yeah, they have that ability now and they confront people so right now their problem at times that they're here, they see a lot is we get people hanging out at night after the place is closed and they can do the same thing. They can threaten to tow them there, but most of the time they're in the cars and the various activities going on there.

Mr. Thomas stated I'm just talking about stuff that you can do during the day.

Mr. Soriano stated well, that's different. Like I said, there's times where they may not be there. Maybe other staff. We can't really go into all the different times, but all of our staff has the ability to call the towing company when we see those problems.

Mr. Cottrell stated we also run into the same problem. ASAP and Atkinson are both the same in that regard. You'll get a time, you'll have to wait. Half the time, if not more people are going to be gone by the time they get there and then they just get mad at us because they came out there for no reason. We try to call them back and say they've left. You don't have to come out

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here. Sometimes they just disregard that for some reason. I'm not sure what the thought process is behind that. So just a heads up that, yes, we can, yes, we will, yes, we are going to start hammering down on it, especially anybody on any grass area, it'll just be immediate.

Mr. Thomas stated do you know how long it took us to get this sidewalk fixed. It looked like a post-apocalyptic sidewalk.

Mr. Soriano stated that's always the first thing that I mention since like last year when they came out and started pouring those new sidewalks. I know it was the chain gang crew, but that was a lot of work the county put in and they were pulling up right after that was done. I mention that to everybody, especially when they get their car towed, why we're doing that. But like I said, it creates that parking issue. So, I'd rather, when we have those events, just cut down on some of the other events that we don't need. Soccer's out here a lot and I-9 has a lot of weekends. They can adjust one weekend to move to a Sunday. They have done that before. But there's times they wanted to. Actually, their thought process was in working with Carlos sometimes in the past was, we'll bring in more people. I get that. But at the same time, we don't want to make more problems. So, I usually ask that they just move the games. Unless there's any questions on rentals or anything like that going on. Moving on to the open items.

Vice Chair Horton stated a quick side note on towing. I don't know if everybody saw the CEO of ASAP was arrested for mishandling funds.

Mr. Soriano stated just to let everybody know for discussion. I started looking at other tow companies. There are concerns that we have to have as far as things like their towing yards have to be within so many miles of our property to be able to use them. So, we're also limited. ASAP was one of the largest with the most towing yards around Jacksonville, so it was easy. Almost any property in the neighborhood could use them. It does create a problem because if there is a problem where they get a felony, we won't be able to use them. That's not done yet. I don't know what's going on. But for now, they are still our contracted company. But I am looking at if we need to change and who we change to, who we're allowed to change to, things like that.

Moving on to your playground. We were just able to start last week because of the good weather. You can't do a lot of the concrete work, and they were still on poles. So, if you had gone out there, there were holes dug in the ground for all our footings, things like that, but we really couldn't do the concrete work. So last week they started putting everything back up. We also did a lot of work around the playground that's going to be separate from the playground

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install itself. That oak tree had lifted up about four or five slabs of that concrete sidewalk. Getting everybody to come out there to this new playground area, I want to make sure it's safe. So, we did break up all of that. We had to pour a lot of new sidewalk areas out there. Since we were already doing a lot of work grinding everywhere we took advantage of that. So, when we had some good days, we were doing that also. But it should be done. Hopefully with all the uprights, they'll be done this week on all your platforms. It only takes about a day to screw on like the slides and things like that. So hopefully they'll be done by next week and then they can move on. Your sister district purchased a playground too that they're replacing. They only have three. So, after this one's done for your district, you guys will still have four more. But I did want to mention we talked last time about the playground unit at the amenity center. We talked about doing something different there rather than just waiting on the platforms. We spent about \$10,000 on the platforms. But the same thing as waiting on playground. That can take quite a few weeks, even a couple months to get to us. I would rather go ahead and start pulling that thing down so I don't have to listen to people complain. But I looked at our options last time. So, the Waverly playground we just purchased was one of our bigger units. It matches the Cannons Point unit and you guys gave me a not to exceed of \$51,000. That was last fiscal year. We haven't done one for this fiscal year. So, I did tell you I would look at those numbers. But realistically, we're just finishing up this playground here. I would probably rather look at changing that around. When I started going through this, there are seven areas for kids to play on that structure. I can pull that structure. In Nature's Hammock, the one thing you saw that we did was we put a very tiny structure there and we put these climbing units around. So that's the one with the dog park. Those things were only about \$2,000 a piece and you can have two or three kids climbing on this little, tiny climbing wall or rock structure. They have activity structures that might have like the plastic drums and musical instruments and things like that kids can play with. There are a couple things that does is I have a smaller footprint and be able to serve more kids in that area. But then it also meets all ADA requirements because it's not a large climbing platform. So, I looked at doing that instead at the amenity center. I wanted to run that by you guys. If I were to do that, almost every one of those purchases are under my amount. I can just move forward. I don't have to have any special not to exceed. But I would remove that structure as it is right now. We would replace with a big structure.

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Mr. Thomas stated the wear and tear on that every Saturday, whether it's a football game or a soccer game, something has to be done with it. We've all had little ones at one point that sat on that bench.

Mr. Soriano stated I can take it down. I just hate to take it down unless we have a plan on what I can do other than waiting on the platforms. But I do still have four units that are rusty too that we're going to address over the next year, two years. I can put those towards those units. It's not going to be a loss. Those stairs, the transfer platform, they're all the same with the Burke equipment. I just hate that we spent \$10,000 and then we're going to go in a different direction. Whether it's buying a whole new unit or doing what I said and having multiple areas of play for the kids.

Mr. Thomas stated just the number of kids that's over there. It's always stressed me out to have this high platform because we're talking like if they're here to watch their big brother's soccer game or whatever, there's so many kids over there that the thought of that many kids that high off the ground.

Mr. Soriano stated I looked at that for liability wise too. There's not a requirement. You guys have some big play structures. So having the smaller structures and more areas for the kids to play, to me, is a little safer. So unless there's any major objection.

Mr. Thomas stated it meets the ADA requirements, right?

Mr. Soriano stated right. That adds to it. So, we need it right now, minimum. But it adds to it. So, we did things like we added the swings. That wasn't a requirement before, but we put the ADA swings in there. They don't always get used for what they're supposed to be used. But we did get a lot of compliments, and people thank us for us for that when we put those in. So, unless there's any major objections to taking that unit down and not replacing with a big unit, that's the way I'm going to go.

Mr. Thomas stated where do we stand on the redesign of the front, the lighting.

Mr. Soriano stated I did get one rendering for the fountain. Not the water pump. The waterfall, I'm still waiting on, because I need somebody that will do solid lit letters that can go in water. Mounting them to a side of the building, almost everybody can do that, but putting them in the waterfall was the bigger issue when I met with the sign companies. But I did get one rendering, and I can share with you, it wasn't the greatest for your fountain, but it was similar to what I asked for as far as painting the structure. So, we would be painting the brick. Everything

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would match with your fitness center and your field house scheme. It's an eggshell white and a green and a black everywhere and then also new lettering. So, they'll peel all the old foam lettering off, and we'll get new lettering everywhere. I did ask them. One thing to do was to change where it says Athletic Center to Amenity Center. I prefer that. I would also ask you guys if we put in the name Double Branch someplace on the signage, just because we have all these different names. There was Oakleaf Village Athletic center, and then we have Plantation Oaks, so nobody knows the real name. So, a lot of times we use Double Branch Phase one. Phase one caused me a lot of problems lately because the townhome complex down the road that's in Jacksonville, they are actually phase one Grove Park at Oakleaf Plantation. So everybody sees their paperwork and thinks they have access to phase one Oakleaf Plantation, and they bring us their paperwork and argue with us. Grove Park is not part of us. But it says on there phase one. So when you guys see my emails, you'll see it say Double Branch. I still put in parentheses phase one, because everybody sees that. But I try my hardest to use the official names Double Branch and Middle Village.

Mr. Thomas stated if we change the name of the building, do we have to change the name in the paperwork that says athletic center rules? Change it to amenity center rules.

Mr. Eckert stated we can do that without a public hearing if we needed to.

Mr. Soriano stated that's just a policy thing.

Mr. Thomas stated I just want to make sure that everything lines up.

Mr. Soriano stated yeah, and we can do that. Change it from athletic center to amenity center.

Ms. Giles stated it says Double Branch Community Development District policies regarding district amenity facilities.

Mr. Soriano stated in their rendering, they basically just took a picture and changed the brick color to the paint color I was asking for and then typed on it, so it wasn't really impressive. I know it cost money for somebody to do the artistic renderings and this was the easy, quick way for them. But it was still just painting, and I was really trying to find something else. Now the one question I did get is if we take out the scuppers. So, you have your four little fountains, those scuppers that do the waterfall thing on those. If we take those out, we have a hole and I have to cover that up with the brick veneer. By the time we do that, we can cover the whole structure

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with new brick veneer, and we would get clean looking brick. I don't know if we want to do it or continue down the path of painting and making it match everything else that we've already done.

Chairperson Nelsen stated so it's not going to be a fountain anymore.

Mr. Soriano stated that was the original plan, was to take those out. You do get a couple things. We have less maintenance because we won't have to pressure wash as much anymore. Your bowls I've worked with Chalon. We do have irrigation that goes to those bowls. So, the plans a long time ago to actually put plants in the bowl. So, we have a line going to them and we also have a line for the water return and it's waterproof. We also electric line. There are lights inside those bowls. They're old-style lights though. They're not LED. I wouldn't use them anymore. But I would take out the other stuff and leave the line for the irrigation. You could put plants matching our bridges. I would do something like the potato vines coming out and something tropical on the inside that would sit on each one of the corners of that fountain.

Chairperson Nelsen stated so the thing is, do you want to paint them or you want to do new brick veneer?

Mr. Lanier stated how long would the brick veneer last?

Chairperson Nelsen stated without water. The issue is the lime scale and the hard water and all that. Can we see the rendering?

Mr. Soriano stated yeah, I can send it to you.

Mr. Soriano stated I will tell you that this month we are coming out to do pressure washing. We usually start before spring break, so as long as we have good weather, we're going to try to start early doing the amenity center area. So, you'll see them out doing the sidewalks around the building. We'll do some of the pool deck. We don't do all the pool deck. They've already started to do hand washing and hose washing of all the furniture last week to get ready for the polar plunge. I'll have them go out and clean the bowls and the brickwork with the can real quick before that time. So, you'll see that getting cleaned. That way, if we make a decision next month of what you would like to do, it'll be ready to go.

Vice Chair Horton asked is the CPR class full yet?

Mr. Soriano stated no. We did get a couple people with interest. When you saw the emails go out, we didn't put the dates on there. We directed them to contact Susie. She only got a couple interested. Now, she did get a lot of questions already for doing the class for our younger kids, our high school kids. They're getting ready for their lifeguard class, so they had to make the

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contact. But as far as adults, we only had a couple. So those first couple classes we had planned, she didn't do. We have one more. I think it was the 25th for this month. That was the last one that we scheduled so far. If we have good enough interest, but maybe not enough to do a full class because that's how she gets paid for that extra time. We'll just schedule another one for next month as we get closer. If we get enough adults. We already started looking at spring and summer. The last couple years we've done things like the babysitting class. We have our lifeguard classes. So, we'll put that schedule out there to start that. Last year and the year before, we didn't get a lot of participation in the babysitting class, but we had enough to have one. It's four or five kids. That's just enough to be able to handle the work for one of the instructors and pay for the certifications, things like that. But I think that's a good one that we offer the community, especially for the summertime. Somebody's always looking for a babysitter. It's nice to have somebody close by, a neighbor that's certified too, for safety issues. So, I do want to be able to offer those. But, yeah, not really a lot of participation or requests for participation yet.

FIFTH ORDER OF BUSINESS**Audience Comments / Supervisor Requests**

Linda Coulton stated I wanted to bring up the issue of parking and residential streets. It's causing a real problem and some of these driveways, they're not using.

Chairperson Nelsen stated they're county roads and we can't do anything about.

Linda Coulton stated well, that's why I need suggestions of who to contact, because it's a matter of time before somebody has a head on. Because at night there's one truck that he is literally always parked on a curve, and then there's a man on the opposite side. So, it's like one car at a time.

Mr. Soriano stated I always suggest in that situation that you should call the county sheriff's office because if there's a concern that it could be a safety issue, they can act. A lot of times they'll look at it and they say, well, if it's not a safety issue, they're not going to mess with it because they don't want to give a ticket or anything like that. It's paperwork. But if it is a real concern, safety wise, they will. That's Clay County Sheriff's Office. Beyond that, when it comes to cars on the road, that falls under code enforcement. So that is a whole department in the county that you can call and find out they have certain rules that where they'll get involved. Most of the time it must be something like an abandoned car or anything like that. If this car is moving every day, they're not going to mess with it.

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Linda Coulton stated it just causes a real problem.

Vice Chair Horton stated where's this at?

Linda Coulton stated it's in Whitfield.

Mr. Lanier stated I think every subdivision has that.

Linda Coulton stated one day I was coming around, and there's two trucks, so I could only go between them.

Mr. Lanier stated trust me, I understand. Come over to the Oaks.

Linda Coulton stated who's in charge of the marquees?

Mr. Soriano stated your HOA. There's one at the front of Whitfield and one at the front of Deerview. Double Branch doesn't have one on their side, so she's on this side. The HOA came to the district years ago asking to put those up, and we did give them a little pushback because we had concerns that they wouldn't be cleaned or painted on a normal base or even change and sure enough, that's what happened.

Vice Chair Horton stated what about the track light.

Mr. Soriano stated I'm still waiting on CAD. I would like to stay with them. If they keep pushing me off and they can't make it, I know they're a busy commercial company, but they are the ones we've used in the past to do that work. So, they're familiar with some of those boxes that are buried under there. So, if anybody's going to be quicker, I would think it's going to be them. So that'll be done this week. After we dealt with the lift last month and the issue, I did order a bigger lift, but they couldn't give me one until this upcoming week. So, we got delivery for tomorrow. Now I just have to wait for my electrician to get here. Whether he does it tomorrow or the day after, I'll do a lot of the work. But, yeah, we're waiting on a lift, and we don't own our own lift that can go that high, so I do have to wait for rental companies.

Vice Chair Horton stated seems to be your standard answer this week.

Mr. Soriano stated I do have to wait on somebody else. If you want to buy me a lift, that would be helpful. I joke. We have talked about that before, but that's not one that I think is worth it.

Chairperson Nelsen stated it's the storage that's the issue.

Mr. Soriano stated that and rental wise. Hopefully we don't have to do pickleball court lighting more than once every few years. Basketball lights, we just did those not too long ago.

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But I think that the last time I had changed it that was probably four or five years ago. So unless we're really using it a lot.

Vice Chair Horton stated what about changing from chlorine to salt in the pools?

Mr. Soriano stated Blue Solutions I have working on that. So hopefully we'll have that done this summer. We do have some issues we're trying to finish up. You do have a leak in your lap pool. It is the same issue we've always had. It's your fiberglass tanks. Almost every year we recoat those things. It's pulling in dirt and that is something that we can't do much about. You're not going to replace those fiberglass tanks. We have to do fiberglass work almost every year on those things.

Vice Chair Horton stated the only other thing I got is security. Anything to report on?

Mr. Cottrell stated the only thing I have is you guys are suffering from the same pandemic right now that Middle Village is, an increase in electric scooter activity, which is just the bane of our existence right now. We are working with Jay within the next couple weeks in order to get together and do a retraining, an SOP overhaul in order to attack the problem and get at those people. That's the only thing that I've seen or had a problem within the past month or so.

Vice Chair Horton stated are the security guys gals or whatever, using the golf cart that we provide them with now? They'd cover a lot more ground a lot quicker.

Mr. Cottrell stated they haven't started back using that. That's one of the things Jay and I were going to go over whenever we met with them. We're going to give them a legitimate, we'll call it a training period, with that cart and there will be a sign off sheet that they had to complete at the beginning and the end of every shift in order to say that whenever they received it, it was in good condition. When they turned it back in, it was in good condition. So, we're going to make sure that we cover all of our bases, make sure nothing's damaged or anything like that.

Vice Chair Horton stated that's a good way to get a lot more coverage.

Mr. Cottrell stated 100%. I don't want to go on high-speed chases or anything like that, so I'm going to make sure that they know to say halt and if somebody keeps going, they stop and they report it. But yes, absolutely, we're going to make sure that they know how to handle the golf cart.

Mr. Thomas stated so we have one down, one has a blown engine?

Mr. Soriano stated no. That's not those golf carts. The security carts are the electric golf cart. This is the gas cart. So luckily, we did purchase a new golf cart. It was two years old. But if

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you recall, we did purchase a golf cart last year. You have two 2008 carts that are left. So, they're getting old and for many years they were used seven days a week. I have both of those that we still make repairs on and deal with. One of them has blown an engine completely. So, I do need a new Kawasaki engine put into it or we're going to look at another replacement golf cart, but it would be the same thing. I would look at something that's slightly used. The one that we purchased last year stays on this side. Now that you have two people, I need two carts. Two people can't really share. So that's why we're using those other old ones still. But they eventually are going to completely give up.

Vice Chair Horton stated is there a cart available on this side out of curiosity?

Mr. Soriano stated yes. The security electric cart, they don't use it over here either. But yeah, you both have an electric cart.

Mr. Lanier stated I've gotten a couple of emails or texts that show security guards doing a lap and then sitting. I understand walking around isn't the greatest thing in the world, but we are paying them and it just does not look good for the community.

Mr. Cottrell stated I agree. That's something that now that it's been brought to my attention, I can address.

Mr. Lanier stated please do. They can stay a little busy, they don't have to be hustling along, but at the same time, hanging out for 40 minutes, sitting on the table, it's not the best way.

Mr. Thomas stated or in their car.

SIXTH ORDER OF BUSINESS

Next Scheduled Meeting – March 10, 2025 @ 4:00 p.m. at the Plantation Oaks Amenity Center

SEVENTH ORDER OF BUSINESS

Adjournment

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

Signed by:
Manlee Giles
A38999D0EDC14F4...

Secretary/Assistant Secretary

DocuSigned by:
Cindy Nelson
4834ED063206448...

Chairman/Vice Chairman

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