

**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, March 10, 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	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
Triston Cottrell	S3 Security
Jennifer Stenton	S3 Security

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 4:00 p.m. Five Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Audience Comments

Ms. Giles stated other than staff, there are no members of the public present so we will move on if that is alright with the Board.

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THIRD ORDER OF BUSINESS**Approval of Consent Agenda****A. Minutes of the February 10, 2025 Board of Supervisors Meeting**

Ms. Giles stated starting on page seven are the minutes from the February 10th meeting. Unless there's any comments or changes, I just look for a motion to approve.

On MOTION by Mr. Thomas seconded by Mr. Lanier with all in favor the Minutes of the February 10, 2025 Board of Supervisors meeting were approved.

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

Ms. Giles stated your financials start on page 28 and they are as of January 31, 2025, followed by your assessment receipt schedule showing the assessments are 95% collected and that is on page 40. On page 42 is your check register for the month of February and it's in the amount of \$109,459.78. Each of the funds are broken out with supporting documents behind them. Unless there's any comments or questions, I just look for a motion to approve the check register.

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

FOURTH ORDER OF BUSINESS**Staff Reports****A. District Counsel**

Mr. Eckert stated he did provide a license agreement to Jay for the resident fun vendor fair. We provided that since last meeting. Also on the legislative front, I think we have talked about sovereign immunity before and those limits. We will still wait and monitor that. The other bill that would actually save the District money that was floated was allowing us to publish on our website versus publishing in the newspaper. That could have a significant savings for us especially when you have to do assessment notices and things like that. That could be in the thousands of dollars. That is good news if that one can get pushed through. Other than that, it has been pretty quiet for us. Happy to answer any questions the Board has.

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B. District Engineer

Ms. Giles stated I spoke to the other Mike earlier today and he has nothing for the Board so unless you have anything for him, we will move on.

C. District Manager

Ms. Giles stated at the last meeting I reminded you about your ethics training and your Form-1. If you need those links again just let me know, I have them ready to send out.

D. Operations Manager - Memorandum

Mr. Soriano stated we are getting ready to start Spring Break. They end their school week on Friday and we start Saturday with staff at the pools and will go through that whole next week all the way through Monday. That following Monday, the kids are still out of school but I guess the teachers are back. We will have pool monitors and that is kind of what we do on that schedule when we have things like days off or the way they used to do fair day. We just have a monitor there. We don't have a whole bunch of staff people to run slides or anything but the pools will be available. Mike had mentioned the agreement. Amy has signed everything and I have her working with the food truck coordinator to make sure all of our vendors are taken care of. Upcoming for Spring Break, besides the pool, we do have a movie so this Friday we will have a movie. In April we have the garage sale, virtual egg hunt, and we start our first dive in in April of this year compared to waiting until after Memorial Day like you did last year just so we can try to get a little bit more if the movies in. Looks like they had three scheduled on your side. We get a lot more turnout for things like the dive in on your side. The only thing that I have open right now is signage. I do have some pictures for you. I will send these around. I apologize on my printing for you, I don't have the one for the fountain in front of the parking lot. This is the waterfall. These were the renderings that the sign company got me for lit letters. The one problem that she believes everybody is having is putting those lit letters in the water. She changed it around and I think it actually looks good that's why I asked her to do this for you guys. The letters now would actually sit on top of that concrete ledge. Where the letters are at right now in the water, behind it you see the brick wall and the concrete ledge then we have these nice edges right above that. She wants to mount it to the ledge right in front of the edge line not in the water. It would make it easier and more durable because she doesn't believe the lights will last that long. Nobody is going to warranty the lights if they are in the middle of the waterfall.

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This looked a little easier. I just wanted to run it by you guys and see what you thought. She did come out. She cut the letters the way they are now, made them shiny so it looks like they are lit and moved them up to the ledge. Without the letters lit at night, there is really nothing up there. She took out the lights that we have up there now and a few of them aren't even working. We did see last week a couple of them were flashing and one is even out so we have to repair the lights up there, but your waterfall is not lit. At night, we have the lights that we mounted separate a year or two after the place was open that shine up at the letters, but there is nothing on the fall itself. You would not even know the waterfall is there. You know the letters are there because we have lights but at night you can't see that waterfall. You can't tell it's going down the front of the edge because there is nothing in the pond that lights up and nothing on that ledge that lights up. It is just the lights for the letters. While these letters would look better, I think, it still doesn't do anything for it. You see that dark picture for the rest of your waterfall. I did ask her what we could do there to try to come up with an idea of maybe putting lights down in the water below the waterfall to shine up at the fall so you can see it coming down. That is the whole idea of having that water to kind of rush over the edge and have this little waterfall there to tell that it's a waterfall. She is trying to come up with a way that we can do that. We do have electricity there. If you look at the top picture, if you're actually out there looking at the waterfall, the bottom left-hand side which is kind of hard to see in here, just the way she changed the lighting but there is actually a conduit box on the bottom of the waterfall right above the waterline. That is where we get power from to run those lights that sit up on the concrete ledges. She does have the ability to get to power. She has her own electrical company so I wouldn't have to use my electrician for it. The name of this sign shop that gave me these is KYE Sign Shop. The company is called Liberty Lighting that would do the letters and the electrical. This would allow her to do a little more of the work instead of me breaking it up and somebody doing the lettering and then me getting the electrical out there. I do want to see some more ideas from her to light up the fall itself.

Vice Chair Horton stated are the letters lit from each side?

Mr. Soriano stated yes, the letters themselves light up from the inside. They are LED.

Vice Chair Horton stated if you got a box in the water in the interim, could we put a couple of lights in the water?

Mr. Soriano stated that is what I am looking for. The bottom lights would have to have some kind of base that sits in the water but then you would have conduit coming up and the

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fixture for the light shining at the bottom of the waterfall uplighting that waterfall so we can see it at night. I asked her to do some research for me to find some pictures like that, that we could use and give us an idea of what it would look like to try to light that waterfall up. My other thought was and Tom you had asked about this a couple of months ago. I brought per verbal but we didn't really go beyond that was also lighting with the help of fountains. We would get a larger fountain to replace the small 3horse power one that we have at the amenity center now and get a 5 or 7 big one that can shoot higher maybe a little fancier. They are very expensive things. We would take that smaller one and buy another smaller one too. In these renderings, you see a fountain on each side of the waterfall. Those do have LED lights on it so it would help light it up. It would also give you some character in the water in the pond not just the light itself.

Vice Chair Horton stated it would have to be a big one.

Mr. Soriano stated yes. The one at the amenity center is a good size and shoots about 23 to 25 feet up in the air. It is hard to tell because that pond does sit very low when you are walking on the sidewalk. This is the same way, that pond sits down there pretty low. Unless there are any objections, I think I am going to keep moving forward with the sign shop here. As she gets me more renderings and ideas, I will pass them along to you. But that is what I would like to do is light the letters up like that making a change in how we do it instead of having it inside the water right now.

Mr. Thomas stated do you want it to be white lettering?

Mr. Soriano stated I asked her if she could find some because she doesn't have any right now that she purchases. All the ones she has are white but I was hoping maybe we could get some that change color. This is called rgb when you go with an LED. You have a way to actually change it whether it's by remote or there is a driver up there and I actually go and punch in what colors there are. That way for events like Christmas time or Fourth of July, we could change it to red, white and blue. She doesn't purchase any of those now but said she would look. They have to be out there. I did ask her about that.

Mr. Thomas stated I was just thinking maybe blue letters, although white does look good.

Mr. Soriano stated unless there are any objections, I am going to keep moving along with that. Like I said, I will share any pictures of things that she sends along with that and ideas. Like I said lighting the waterfall down farther will be new, you know, we don't have anything like that right now. It is just the metallic letters that are up there that reflect are the little bit of

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lighting that we have. Outside of that, there is really nothing open. The last time Tom you had asked about a lot of those projects that were listed on there. They are all off now because everything has been done. All of the pickleball lighting got completed. Pretty much the day after I got all of the lighting up for the pickleball, they started hitting me with their next request. I did respond no and there was just an end to that no. They are going to sit for a little while before they get anything else. I have a lot of other people that are asking for lots of things around the neighborhood. We did do a lot of work on the playgrounds throughout. If you want to pass some of these around, it will show some of the repaired units. The landscape group has done a lot of installs. I think you are done on the Double Branch side as far as install for both the regular pine bark and the certified playground mulch.

Chairperson Nelsen stated both sides are done.

Mr. Soriano stated that shows not just playground areas topped off with new mulch. The one that we just finished repairing, the one at Waverly was really compact. We had to put a lot over there but many of the rest of them, they have already spread out with just a few inches that we do every year. You see our red pine bark going everywhere especially around the amenity center and around the signs and things like that.

Vice Chair Horton stated I did walk around. I noticed they put the pine bark and mulch in the playground near where I am at. Also, at the rec center and it looks good. I also noticed they pressure washed the sidewalks and the curbs. The curbs really stood out and look nice.

Mr. Soriano stated this is the first time we have done that. I am not sure if that invoice made it in. We ended up keeping it pretty low because he was able to go pretty fast but I have never spent money on doing the curbs before. It wasn't something that was requested in the contract or anything like that. Typically, we can't wash the curbs in any other area except for our own parking lot because the county owns all of the roads. But if you drive in and see how the roads look and the sidewalks look at the county road at Village Parkway that is their road and you turn into our parking lot now and see these bright white curbs and the sidewalks. It does stand out.

Mr. Thomas stated it really stands out and looks good.

Mr. Soriano stated I probably won't do the curbs every year but I like that and thought it looked good. The one thing I do want to talk to you guys about and I know it's cleaner looking and everything is good but after the last couple weeks of dealing with soccer, I may actually

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want to go back to painting some of the curbs for no parking and putting yellow on there. If any of you guys have been out the last couple of weeks, whether it is I-9 or soccer, they will both argue whose parents it is but they are atrocious. They are parking along the islands and parking in the grass. I did send a letter to both of their group operations people to start this weekend, they need to have somebody out there policing the parking lot and grass areas. We just had a lot of those county sidewalks fixed. They were just out in the Spring doing the ones in the back. They were doing the ones on the front side and the East side. The county has done a lot of work for us in the surrounding areas but people are just driving right over those sidewalks and getting into the grass. The funny part is every time I come by and somebody is parked out there, there is a ton of open spaces in the parking lot. It is not even full. It's just they want to be closer so they can get out of their car and be right there. I had to ask both groups to kind of double down on that and send out emails. I know they ask for parents to kind of watch that but they don't listen really well so besides making them kind of police the area, I am going to purchase little yard signs that state no parking on the grass to put out just on game days. I don't have as many problems during practice. We still get a lot of people in those fields going to practice during the week. It's Saturday and Sunday that we see these issues. The last couple of weeks it has been bad.

Mr. Thomas stated I have a quick question? Can the guards call in to have a car moved?

Mr. Soriano stated yes, security guards do that already so they can help out. Any staff can. I don't have lifeguards yet so spring break they will be here and that helps going into summer. We have had the last month or so soccer going on and the pools are open. The lifeguard group does that a lot of times. They will get yelled at by the people bringing the patio that can't find some place to park or they have to fight with everybody just to drive their cars around when they come in because of the action going on out in the fields. On the fields, there is a lot of people out there but we have other things. We have a fitness center, a room rental and a pool. It is all going to get busy here soon. Spring break I don't think our weather is going to be the greatest but we will be a little busy. By May, that place gets extremely busy, the parking lot and the facilities both fitness center side and the pool so I need these people to kind of get in good habits. I did look at that and I thought about the islands in the middle and your big, long islands where the parking spots are painting those edges yellow and small no parking wording every 15 ft or so on those islands so people will understand there is no parking there.

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Mr. Thomas stated is that within your budget to maybe put that timeline up because when I called you there were several cars blocking the actual island. Where I am talking about is on the side where the volleyball court is. You know the thing that we spent \$10,000 on extending an extra 20 parking spaces. They are parking right there and their vehicles were actually blocking the entrance, the gate. They had their big trucks up there and were sitting on the back of their trucks watching the games. The cars in front were causing such a bottleneck that when you tried to turn into the actual complex, you almost hit their cars and then heaven forbid another car was coming this way and then all of a sudden you have drivers you know “you back up or you back up” you know whatever kind of thing. I am just wondering because I-9 I don’t know what their season is like, soccer is seven or eight games in and there are usually 11 to 12 games in the season so I am wondering if we can give some direction and try to get them to knock that out sooner than later. If the guard comes over and says, “bro its right there and we have a sign, you are gone.”

Mr. Soriano stated I can work with security doing that more on the weekends. If everybody is okay with it, I will work on painting the curbs. It is something we talked about a few years ago and wanted to hold off so didn’t do it. More signs and painting curbs I kind of think it makes the whole place look but you get to the point where you have too.

Mr. Thomas stated we have tried and tried and tried unless there is another option anybody else can think of. I mean does it have to be yellow? Can it just be white with the black lettering that says no parking?

Mr. Soriano stated the wording is where I can have more like white or gray but you kind of have to have the yellow to get attention. I was thinking just the top edge a couple of inches where they see this is a yellow area and see it says no parking. We have the signs up everywhere at both parking lots. It is not that they don’t see the signs. They have driven right past them to get into their spots. I can’t explain why anybody thinks it’s okay to pull up on the grass on the side of the road.

Mr. Thomas stated the two that I saw were literally running over your tree roots by the way. They were just so close to the tree so now we are damaging it.

Mr. Soriano stated if there are no objections, I will go ahead and work on painting those in the next week or so. One big project I have coming up I am going to share with you guys in a minute but outside of that I should be able to get to the curbs pretty quick.

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Mr. Thomas stated oh okay.

Mr. Soriano stated as long as nobody is concerned, just kind of hate painting curbs and putting up more signs everywhere you know if there are any objections.

Vice Chair Horton stated we are just talking about a couple of small areas, right?

Mr. Soriano stated it's the biggest ones in the front parking lot and that is where I would start. We do have a lot of problems with people double parking and blocking people in at the fitness center. They are working out then they can't get out. We see them park around the islands in the center, those two roundabouts but then there is a couple of big straight areas on the middle sections where the spots are. You will come up on a spot but then there is a section where there is landscaping and no parking spots then there is a curb that sticks out in front and they turn sideways and park there in the middle of traffic flow. That is where we would paint that.

Mr. Thomas stated and that would follow policy and everything of like your parking here so.

Mr. Eckert stated I have got to look at our policies again. I am just wondering whether or not it would make sense to have a security officer there, like right there immediately when somebody tries to park in a place that you don't want them to park, say you can't park there and you need to go just for a couple of weekends.

Mr. Soriano stated the biggest problem there is you have two parking lots. The one Scott was just talking about actually happened in our back parking lot. The one that causes more problems is our front parking lot because we have things like rentals and the fitness center which don't have anything to do with soccer. The back parking lot is pretty much all guaranteed soccer people so you were there with soccer. You are following rules. The front parking lot I get complaints from everybody else. The security guard is going to have to go back and forth between the two. It is actually in our contract for I-9 to police the parking lot. That is what I get on them about. It is not only on them to police the parking lots but they are supposed to help with trash and emptying the containers which they don't do so I have kind of gotten on them about those things.

Vice Chair Horton stated going on what Mike was saying. I did go out there quite a while back to the parking lot right in front of the rec center and when people tried to park where they shouldn't be parked. As they pulled up, I said you know you are going to be towed if you park there as it is a no parking area. They were mostly nice about it and got back in the vehicle and

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park somewhere else. Maybe it is just a matter of training you know have somebody out there to tell them you shouldn't park there. Ironically, I was telling some of them that they were towing cars from the other side. I said your car is going to be next if you don't move it.

Mr. Soriano stated I will start off with soccer and I-9. Our guards are there already so they will walk around and try to catch what they can while they are there but I believe both groups that are out there need to help out with it.

Mr. Thomas stated it would really take somebody in both parking lots.

Mr. Soriano stated I-9 really handles more of the back parking lot because their two fields are back there. That's the space they have been given by soccer so chances are more of their people try to get back there to that parking lot. If they want to work it out that way between Kate and Maria who is onsite for I-9, she can have one of her people policing the back parking lot and Kate can have one of her people policing the front parking lot.

Mr. Eckert stated the other thing you can do is start suspending amenity privileges for people who are not parking the way they should be parking there. That will get people's attention pretty quick.

Chairperson Nelsen stated I bet they are visitors though.

Mr. Soriano stated yeah, a lot of times it does happen.

Chairperson Nelsen stated somebody coming to watch a kid's game.

Mr. Soriano stated I do feel that because a lot of times you know when we actually tow those vehicles, the first call I am going to get is from grandma or grandpa that was coming in to watch one of the little ones play and they just didn't know they couldn't pull up in the grass or anything like that.

Mr. Thomas stated why assume, just go ahead and take away all of their excuses.

Mr. Soriano stated that's kind of where I got to that point. The more I put out there, you can't argue. When you have the signs, you have the painting and you have between our policies and things like that after a while there is really no parking there.

Mr. Thomas stated no.

Vice Chair Horton stated how often do you empty the garbage cans around the soccer field?

Mr. Soriano stated our janitorial comes out in the morning and that is it. Sunday is kind of hard because there are some that are just so overflowing they can't get to them all and they

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will be out there on Monday morning. You will see the janitor struggling with them on Monday morning.

Vice Chair Horton stated I was there Friday around the soccer field and the trash was full. It didn't look like household garbage either. It just looked like normal bottles and stuff like that.

Mr. Soriano stated they come out and they are just here in the morning. If we are having practice in the later afternoons and evenings, they are going to be full by then. They come in the next morning and empty those but they are worse on Saturday and Sunday.

Mr. Lanier stated when is their contract up?

Mr. Soriano stated we just kind of renew every year unless there is an issue. I take that same one and send it to them and say as long as the Board doesn't have any concerns.

Mr. Lanier stated my concern is the trash.

Mr. Thomas stated maybe we need to charge more if we are having to spend extra time and extra manpower cleaning up after them, maybe we need to add a couple more dollars in there. Just say here is the deal, either you are going to handle it or there is going to be a surcharge.

Mr. Soriano stated that is really up to you guys. I can tell you even the charge we put in place it has been six years now, before that they never paid. They still get a really good deal using District grounds and that's what they pay for and it comes out of the children's registration. It is not that Elite makes a lot of money. I-9 is actually the better one with paying. They are quicker and tend to pay more. Elite will go through registrations and pull-out people and argue about how many registrations they have and give me the amount. I-9 just say they have about 180 people so we will just cut you a check for \$2,000. They are pretty good but they pay less also. We did talk about changing that. I went to soccer last year when we talked about that and soccer really didn't want to do that because the biggest problem with changing it is they give the argument of they should get more space. We just kind of stuck to that. We can increase prices. That is really up to you guys. When we have to do more work, I mean we pay more for staff that goes around. We pay more for things like the golf cart and things like that so that is offsetting. I mean they are charging more every year for registration. They don't typically stay the same every single year.

Mr. Lanier stated I would like to see not going that route, but I think we need to have them understand we are just tired of talking about it.

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Mr. Soriano stated I would like to see that start. We talked about it a couple of times. I have sent emails and we might see it help for a couple of weeks.

Mr. Lanier stated we need to let them know if this continues through the rest of the season then hey you know we are going to retire this.

Chairperson Nelsen stated maybe we can get a price to do a second garbage pull on Saturdays and then we would say alright then you are going to pay this before you start next season. You can either bill them or pay up front for another garbage pickup on Saturdays.

Mr. Lanier stated if they don't fix the parking by that time then we can get a price on the weekends of adding one extra guard that goes around to make sure we can set a precedence the first couple of weeks of not parking somewhere so then we can include that in their charge as well.

Mr. Soriano stated that may be a way to actually get them to take it a little more serious. Because we show them the things like the cost of an extra guard on weekends and the cost of staff to do trash runs which adds up especially if they are doing it every Saturday and Sunday. That may be more than just a few dollars at each of one of their kids' registrations. We may show them that first.

Chairperson Nelsen stated you don't start practice next season until we get that paid up front.

Vice Chair Horton stated my great grandson plays tee-ball and they have a guy that comes out on a tractor and drags that pretty much after every game. I don't know who this guy is. The team should help clean up and stuff like that. I don't see why we can't charge them for that to have one of our maintenance guys come in on the weekend and dump the garbage pretty much after it is over.

Mr. Soriano stated when we originally decided we were going to charge those groups that is kind of what I did. I went out around to like 200 people and a lot of the facilities. Even our facility here Oakleaf, they have their own sports organizations but each one of them actually has their own budget because they have to do things like drag the fields and things like pay people to empty the trash or have a dumpster service, things like that. I took all of those things from some of their operations and facilities people and that is what I shared with the Board back then to come up with this. There are prices in there and as we increase that, it goes more than the \$5 or \$10 that we ask for right now.

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Mr. Eckert stated the other alternative you could look at too when we redo their contract is to say that it is going to be ten bucks a head or whatever but you know for each week where we have a garbage issue, we don't take it. It is going to be an extra five bucks a kid. Parking the same way, if you're not policing that it will be an extra five bucks a kid. Build that into the contract up front and they are going to pay at the end then it's coming out of their bottom line.

Mr. Lanier stated then maybe put a stipulation because I know if I am a day late paying my car payment, I am getting calls. Because you had mentioned I-9 is good about paying but apparently this has been going on for six or seven years.

Chairperson Nelsen stated they are not always good about paying either.

Mr. Lanier stated then we don't sign a contract until they pay. We will put that in the contract and let Mike explain it to them really good.

Chairperson Nelsen stated I say they don't start next year until they pay the previous year's contract.

Mr. Soriano stated they caught up last years. I don't have for either one of them so we did catch up last year. I told you guys. I think in their contract, it actually says they are supposed to pay as soon as registration is done. So, they are at the middle of the season, they have to pay us. I haven't been paid yet but they have never done that. It has always been after the season.

Mr. Lanier stated I just know for the past year they are taking a little too much liberty so we need to kind of tighten up on that.

Mr. Soriano stated I am good with that. I started off with just the emails saying hey you guys need to help us with policing the parking lots. I told them about the trash.

Ms. Nelsen stated can you go back with Board direction?

Mr. Soriano stated really my only other concern I just want to make sure you guys are aware we are opening for spring break and I am going to have to do some duck removal. The Island is their favorite. That is what it looks like every morning when we come in so we hose down the deck. You actually have a maintenance guy that goes out every day and hoses the duck poop down. It only takes about 30 minutes or so to clean that pool on the deck side. That is what it looks like overnight and that is going to change. Even with spring break as soon as people come in, they are not going to be sleeping there every night and swimming in the pool. We are cleaning the pool. The second picture is actually your slide tank and that is all feathers and duck poop. That is what comes into that slide when they are out there each night. We have to clean

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that out. Right now, we are backwashing that pool pretty much like its summertime. I do have to use some duck removal. If you remember we had Quick Catch out here. They are very expensive to get rid of the ducks but whoever I can get better than Quick Catch. It takes a long time only to get a few ducks and costs a lot of money. Right now, we probably have a little group of about 10-15 of them that sleep out there every night and do this. The worse part about it is it helps to bring black algae to the pool so that pool does have a black algae issue. We keep the chemical levels high and scrub the heck out of it during the summer. In the winter you can't really keep up with it especially with the ducks. I will be draining that pool out and basically will pressure wash all of the stains and algae issue off before we open up for the spring. We did this last year but it was much easier because the pool was already drained. You guys were working on your slide. This time, I will have to waste some of our water to do this, clean it out and then fill it back up. You won't have an issue until off season next year.

Mr. Thomas stated do they duck problems over here at this pool?

Mr. Soriano stated not as much. We get a duck here and there but the pond is so much farther away there is just not an issue over here. Over here, I have to fight more with stray cats and racoons. You have cats too. The cats and ducks are friends on your side. They sleep together actually. Your ducks are the bigger problem. The duck feces just cause so much problem in the water and on the deck too with staining. It is just a mess. People don't want to walk around that side. I have staff in earlier to take time to hose everything down every day.

Mr. Lanier stated ducks to me would be so easy to catch.

Mr. Soriano stated you can, that's how every trapper I talk too. The biggest problem is how they have to get rid of them and that is why some the trappers don't want to deal with them. He can pretty much just walk by and grab them.

Mr. Lanier stated will you pay \$10?

Ms. Giles stated thanks Jay, anything else?

Mr. Soriano stated not unless anybody has any questions about some of those other maintenance items listed on there.

Mr. Lanier stated are we going to do something about the Fall Creek playground?

Mr. Soriano stated that would be on you guys. We did just make two orders, one for the thermoplastic squares and steps and things like that to make up the walkways of the playground. Shortly after that, you guys decided to buy other devices too and take that unit down. My biggest

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problem is whichever one gets to us first. I hate to take it down and have it ready for these other units and I get the platforms in it could be three to four weeks before the other units. I would rather just go ahead and fix that. Whichever one of those orders get to me first, that deals with the one at the amenity center. Next, we talked about possibly Fall Creek. The Piedmont one is a little rough too. The one right down from your house there, I would look at that one also so probably those two. Out of all that is left, I don't think any of them are in bad shape that I would say we have to take a whole unit now to make change. They are actually pretty good. They do show rust. I deal with parents complaining its mostly the way it looks but none of them that are left out there have like handle rails that are broken. I don't know that there is anything that is an emergency to fix if that is what you are worried about. I would say Fall Creek then Piedmont.

Mr. Thomas stated just that we talked about replacing but if we do one a year it is going to take 10 years and some of them won't last that long.

Mr. Soriano stated it is up to you guys if we want to push it again. You have seen how it works even when we spend some funds on it. It can take three to four months and that is kind of the quicker end to get a unit in.

Vice Chair Horton stated if they are okay now and not that bad.

Mr. Soriano stated not only that but I may have some extra platforms when this order comes in depending on what happens with the one at the amenity center. That is the biggest problem is actually the thermoplastic cover pieces. What happens is the thermoplastic might get a tear or scratch in it then the metal behind it starts to rust and that stuff peels off. As far as the slides unless we have anybody vandalizing them, those parts will last for 20 to 30 years. But it's when we have somebody doing something like lighting it on fire which is something we have had before or kicking holes. The one at the amenity center had to be replaced because somebody kicked a hole in it. That is the only time we have a problem with those type of pieces. It's just the thermoplastic frame pieces that I have an issue with. Like I said on most of those, they are not that bad. They are much better than the ones that we have replaced now.

Vice Chair Horton stated I guess we just should prepare ourselves because if we don't do much now then in the future there is going to be two or three of them that might need to be replaced but I'm okay with letting it go.

Mr. Soriano stated I would say at least until we get a little more into the summer, we can always talk about it again. You guys have ordered them in the summer and I would usually get it

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in by the end of fall or like this last time it came in, in December. It would be the same way. If there is one that we really want to address, I will bring it back to you and we can buy the next one.

Ms. Giles stated are you good Tom?

Vice Chair Horton stated I'm good.

FIFTH ORDER OF BUSINESS

Audience Comments / Supervisor Requests

Ms. Giles stated there are still no members of the public present but we do have S3 and VerdeGo here. Is there anything from S3 or VerdeGo.

Mr. Cottrell stated nothing from S3.

Ms. Giles stated Chalon are you good? Alright, then Supervisor requests. Amy?

Ms. Ambrosio stated I don't have anything.

Mr. Thomas stated so our fun little incident at the playground the other day. The statement that you had sent out said that one of the young men was already causing many disruptions with the residents. Is that the same young man that was hit?

Mr. Soriano stated yes.

Mr. Thomas stated my question is if he was already up there causing a disturbance then is there any type of consequence and what kind of disturbance? Was it toward residents or was he just being loud with the other person beforehand. I am kind of confused because I feel like that if he was up there harassing our residents and that is what led to whatever then there should be consequence for his actions as well.

Mr. Soriano stated nobody came to us before. This was statements that we gathered after the fact. I guess not just with these other kids but other residents noted as he was walking around the track, he was being a little loud and belligerent with people. Nobody came to us to tell any of the staff in the buildings or our security guard. But this was the kid that ended up being the victim though.

Mr. Thomas stated when I look at a situation like that, I look at everybody's roll in that situation and did they escalate that situation or is this just a completely different incident that was not related to him harassing the residents.

Mr. Soriano stated that ended up being him and the other kids but he was already being loud with everybody from the statements we have. We took some information and name of the

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kid but CCSO did not give us the name of the victim. He is juvenile anyway. I did get a couple of names from residents not all the names matched but I looked them all up to see if any of them were the ones that were arrested and then the victim.

Mr. Thomas stated like I said I was approached with you know what was that persons roll in it because you know his actions or somebody's actions can cause something to escalate and the next thing you know we have our residents.

Mr. Lanier stated I guess maybe the question is, is there possible revocation of privileges associated with this kid due to right actions.

Mr. Soriano stated he wasn't supposed to be there to start with.

Mr. Lanier stated the victim as well is not a resident.

Ms. Ambrosio stated correct.

Mr. Soriano stated the names I got from witnesses out there over the kids who told me what his name was and I got a couple of different names so I didn't really know. We looked them all up and the ones that were announced on the news that were arrested were all from Jacksonville so none of them are in our system.

Mr. Lanier stated what brought them here?

Mr. Soriano stated they were hanging out at the soccer field.

Mr. Thomas stated do we need to go ahead and follow up like we have done in the past with going ahead and no trespassing them.

Mr. Soriano stated I can't give them a citation. One you have to catch them as part of this when we are doing the citation. CCSO may allow us to do the citation as part of their arrest so they can't be on property again. I don't know if they will let me do that for the victim or not. I can check. Typically, I can't do anything for when we get these actions after the fact and I can't do much for a nonresident unless we know exactly who it is and have an address or anything like that. Residents are a little easier. I can look them up and find out hey was this the kid? So that is a little easier but nonresidents are much harder unless the cops catch them. Like I said they may work with me on this one because they have a couple of kids that were arrested.

Mr. Lanier stated there is no sports related with this kid?

Mr. Soriano stated not that we were told. He wasn't out there practicing or anything like that. He was just out there hanging out.

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Vice Chair Horton stated one thing we need to keep in mind is you say he is from Jacksonville, that could be right behind the Home Depot.

Mr. Soriano stated oh yeah, it is right there.

Vice Chair Horton stated or it could be right behind the theaters up there.

Mr. Soriano stated actually it is right next to us. A lot of you guys have houses in the neighborhoods along the side it doesn't take much to walk back by that water plant or come through on a couple of our ponds. That one fence line that we dealt with years ago, that other side is Chimney Lakes and Jacksonville. Kids come over here and hangout all the time. This is why we need security and staff. They are not going around IDing everybody that is on that track or field. But when we see problems or hear problems, the first thing we get yelled out, why are you asking me for my ID? But they have to as that is part of their job and this is one of the reasons why. After the incident, like I said there is not much we can do about this incident. I did get emails with people asking about the fence. It is funny because they complained about it as we were putting it up. Once it was up, I got a lot of compliments on it. It looks good but it has done a great job. We haven't even started locking down completely. You will see our numbers compared to what it was before as far as how many people are out here, it's because they have to walk by staff now and one of these doors or this check in station now and they are not messing around too much. We have a little more control over who is here on the property. There is just not an easy way for you guys to do that over there when you have 9-10 acres of property to cover. All we can continue to do is use our staff and S3 and follow up when we actually have issues reported to us.

Vice Chair Horton stated when they go out to check somebody, they want to check their ID card. They had somebody the other day that, I am sure you aware of this Jay, said that my kids are out without their resident cards with them. They are going to have their phone but not have their resident ID card. My thought was why can't they take a picture of the card and keep it on their phone and show that when they get there. I am trying to think of something that would be wrong with that. The ID card is just an ID card. You can't tell if it's expired by looking at it.

Mr. Soriano stated the biggest problem with doing that is if you go to accepting that, they will make the argument that, that should work everywhere. I should be able to show you a picture of my ID card and we can't. We have computers everywhere that are actually made to scan that. If we had a way to do those cards with say bar codes and scanners then you could do

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that on your phone. But, if they come into the fitness center, we have had people do that oh I forgot my card but I have a picture of it. Staff can't let them in the way the rules are now. We spend \$20,000 to \$30,000 and giving out free cards every year. You basically nullify that by saying well we don't need to carry them either, we are just going to show a picture of them. If not, we would have never had to go to this card system, you would just scan pictures of everybody. We kind of put this system in place so you need the card for that system to work. The kids don't have to have cards as long as mom or dad use their card. In this case, the way they would have been talking to her is as long as mom or dad are there and that's explaining the policies, the kids don't need their card. If mom and dad are not there then the kids are supposed to have the cards because there are certain ages, they can't be down there by themselves also. The only way to tell what their age is, is that card and that system. A picture of the card also won't really tell us how old they are. I don't want to put their birthday on the cards but it is in our system so when we scan it, I can tell how old the kid is and if they aren't supposed to be here with a guest or anything like that. We see these different ages and we have different rules but it only works if I can scan that card.

Mr. Thomas stated can't we put a bar code on the cards?

Mr. Soriano stated I can look at that. You are talking about changing the system around where we would get rid of using a lot of those cards. It would be a monetary change.

Vice Chair Horton stated I don't think it would cost that much for cards to have a bar code on them. It would be registered to that individual person.

Mr. Soriano stated if the system has a way for me to scan that and work with what we have now. If not, you are much safer getting rid of or changing that system completely. I think I added it up for you guys one year. When we get to some of those months, we are printing five, six seven hundred cards a month. Those cards are kind of expensive. Besides the card, we got that system in 2016 so nine years, besides that all of the software and equipment you bought you are probably a quarter million over all your years to use this system right now.

Vice Chair Horton stated sometimes change will cost a little bit of money. To me, I don't think it would be that much to add to it.

Mr. Soriano stated right now my daughter has to carry her school card around with her everywhere. As an adult, I have to carry my driver's license everywhere. They carry their phones with them everywhere. My ID is in the back of this case right here so I scan my phone so I don't

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see it as being a big problem when it comes to carrying a card. But we can look for other options if it is really that big of an inconvenience.

Vice Chair Horton stated you said when we go to the pool we have to show the card. What is on the card is what would be on the picture of the card.

Mr. Soriano stated when you scan it, it comes up with a lot more information like your address. We actually need that card to be able to scan it instead of just showing a picture of it. Now outside yeah, what you are talking about, I just encountered somebody walking around on the sidewalks out here but they are inside the fenced area. I am not going to make them walk with me all the way up to the front. I would just ask them if they have their card and I would look at it. It would be no different than someone moved out and that card is invalid but they kept it so they could still be lying to us. I informed staff as long as they have a card, that is the first part. If they don't have a card or don't present a card, they are actually outside of the policies. There are even signs all the way around that field saying you have to have your card on you if you are on property. That one when they kind of argue, I can't do much for that. It is written everywhere and is on signs everywhere. Staff should be nice about it. I don't know how it was presented but staff should be nice and almost educating why we have these policies. We really want our residents to be here not others. It is either residents and their direct guests and that is it.

Mr. Thomas stated do the other CDD's and HOA's around here, do they do something similar to that?

Mr. Soriano stated almost all of them you have to have a card to get on the property. Many of them actually that we are dealing with are looking for more ways to kind of stiffen up their access policy because of issues like this. We get people that want to tour and look at our system. Our system is a little big and expensive. It has too many bells and whistles that we don't use but it was because it could store so many cards. It can hold a couple of hundred thousand accounts where a lot of other access systems you see are really more designed for something like an apartment complex. You might have a thousand to two thousand cards, not what we have. Right now, we are nowhere near that and at a couple hundred thousand. We are at 38,000 to 39,000 active cards. That is still a lot of people.

Chairperson Nelsen stated we want to see if that system has portable scanners.

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Mr. Soriano stated I can take a look. The hard part of the portable scanners is really just your signal, making sure we have a way to make a connection. It has got to have a network connection. I have looked at those before.

Vice Chair Horton stated security?

Mr. Cottrell stated after having that incident right there, the one thing you could possibly look at is digitizing a QR code in order to tie that into the account itself. As long as there is a way to log into a portal, security could use the camera function on the phone to scan the QR code that pops up the information instead of having a physical card. It is really the only digital work around that I can think of right now.

Vice Chair Horton stated are they using the golf carts yet?

Mr. Soriano stated I just walked through with security this last month. Actually, we did some retraining. Triston is going to meet with me every month now on going over some of this stuff on how they are supposed to check in, how they are supposed to walk the property, timelines, and things like that. One of them was the golf cart so we did actually this last month get the golf cart up and running. It wasn't just the battery. We did have to replace a sensor on it but it has been working. I do want to change the back door of the little pool house where the cart is being kept. Right now, you guys have this big clunky metal roll up thing that is damaged from whether it's people trying to kick it in or things like that. I don't think it is really that safe. I have actually had a couple of people, security included when we first started using the cart actually roll the thing off the tracks and it is very hard to get back on. For safety wise, I am going to get rid of that and change it to more of a barn door style wooden garage door that way they can get the cart in and out. They will be using it actually this month.

Vice Chair Horton stated one other thing. We have talked about paving the road out there okay. I have tried to get some feedback on that from our county commissioners. I didn't get anything back on that so I don't know exactly where we stand on that. I haven't heard anything on it.

Mr. Soriano stated I know that she is pushing for more action over here but then when I hear from the public works guys, right now a lot of money for paving and roadwork is going to Lake Asbury and not over here. That is the biggest thing is we have got to be able to get in line and squeeze in someplace else because we got kind of pushed to the back. There is a lot more development going on over there right now than there is here so the money is going that way.

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Chairperson Nelsen stated you can't get there from here.

Mr. Horton stated I would also ask her about the library. I wanted an update on that. I am not sure where that stands right now either, just out of curiosity. I know it is going to take time.

Mr. Soriano stated I haven't gotten anything from that and I still haven't gotten an answer from our friends with the Blue Angels.

Vice Chair Horton stated the third thing I asked about to, I know she is not really directly involved with them but she might know something about it.

Mr. Soriano stated it is actually another department and not really underneath the county but they work with the county because that is the archives. I copied everybody when I asked just for an updated and I haven't gotten a response from anybody yet.

Vice Chair Horton stated to invite her to come to the meeting to brief us. I haven't heard from her.

Mr. Eckert stated I have got to have a meeting with the county attorney on another item and when I meet with her, I can ask about that.

Vice Chair Horton stated you need to meet with her?

Mr. Eckert stated yes, I need to meet with the county attorney in the next probably 30-60 days.

Vice Chair Horton stated okay, great.

Ms. Giles stated thanks Tom. Andre anything?

Mr. Lanier stated just a couple of things. VerdeGo thank you for everything that you guys are doing. We really like the VerdeGo helpful hints. That is great. I think that is a great addition. If you could keep those hints coming, I think that would be great.

Chairperson Nelsen stated we are doing them quarterly.

Mr. Soriano stated yes, quarterly. That was added into the contract this last time so we will make sure we try to stay on schedule with that and that will get added into the email every quarter.

Mr. Lanier stated beautiful. I haven't really gotten any complaints, thank you. I appreciate that one. Did we purchase a stump grinder?

Mr. Soriano stated no, we did not. On this last one it was actually a little bigger. The one I was looking at to purchase and still may, I want it to be able to handle four, five, and six hedge

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stumps. They have a machine that can do big stumps at a time and they take out a lot of stuff for us when they come in.

Mr. Lanier stated I think we are starting to get some vehicles back in Village Creek so we need to keep an eye on that please.

Mr. Soriano stated we will do a round of towing and everybody will come yell at us a little bit and kind of get them back into understanding that they can't just leave their vehicles out there.

Mr. Lanier stated that is all I have.

SIXTH ORDER OF BUSINESS

**Next Scheduled Meeting – April 14, 2025
@ 4:00 p.m. at the Plantation Oaks
Amenity Center**

SEVENTH ORDER OF BUSINESS

Adjournment

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

Marilee Giles

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Secretary/Assistant Secretary

DocuSigned by:

Cindy Nelson

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Chairman/Vice Chairman