

**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, **May 12, 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
Katie Buchanan <i>by phone</i>	District Counsel
Mike Silverstein <i>by phone</i>	District Engineer
Jay Soriano	GMS

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments (Limited to three minutes)

Ms. Giles stated for the record there are no members of the public present.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

A. Minutes of the April 14, 2025 Meeting

Ms. Giles stated on page 7 are the minutes of the April 14, 2025 meeting. Unless there are any comments or changes, I just look for a motion to approve.

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On MOTION by Mr. Lanier seconded by Vice Chair Horton with all in favor, the Minutes of the April 14, 2025 Board of Supervisors meeting, were approved.

B. Financial Statements

Ms. Giles stated on page 18 are your financial statements as of March 31, 2025.

C. Assessment Receipts Schedule

Ms. Giles stated your assessment receipt schedule shows the District is 98% collected.

D. Check Register

Ms. Giles stated your check register is on page 31 for \$127,119.13. Unless there are any comments or questions about the check register, I would just look for a motion to approve it.

On MOTION by Chairperson Nelsen seconded by Vice Chair Horton with all in favor, the Check Register, was approved.

FOURTH ORDER OF BUSINESS

**Board Discussion and Guidance for
Preparation of the Fiscal Year 2026
Budget**

Ms. Giles stated we are going to approve the budget at your next meeting which is June 9th and we are going to adopt it at your August 11th meeting which is at 6:00 p.m. We included this agenda item just to give the Board the opportunity to have discussion about the budget and to provide any guidance to staff. Jay and I will work with the accountant to put together the budget. We will use agreements and known increases that we have so far and will put together the budget. We will look at it ourselves. We will compare it to the capital reserve study and make any changes working with the accountant that we know about but then we will bring that back to you at your June 9th meeting. At your June 9th meeting, you will approve the budget. When we adopt, we can make changes and reduce it if necessary but we can't go the other direction. This is the Board's opportunity to talk about the budget and any line items in particular that you want to see updated.

Mr. Lanier stated I would just encourage you guys really to look at the cost increase given what has been happening, the trend in the past year, to make sure that we build in enough to where we can afford the rising cost of actual goods. That would be my guidance on that.

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Ms. Giles stated Jay, any concerns about the budget going into it.

Mr. Soriano stated no, I don't really see any lines other than the typical small percentage increase from year to year. I don't see anything that I think we would need to sink major funds into or anything I want to remove anything from.

Ms. Giles stated for the record; the engineer just called in. Anything else on the budget for FY26? We will put that together and bring it your next meeting.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Buchanan stated Mike didn't leave a specific report. I do know that I would anticipate a summary of the capital conversation to be circulated next week at a very high level. It was not a particularly impactful session for the CDD. There was a lot of disfunction between the two houses that didn't result in a lot of bills going through. But look forward to that update and I am also happy to take any questions back to Mike for you.

B. District Engineer

Mr. Silverstein stated we walked the site with Jay to refine that Engineer's Report again. There were just a couple of items. One was the washout that we thought was an animal burrow. Just something for Jay and the homeowner to keep an eye on. We had some follow up mentioned in the report that we reissued. Then a couple of curb inlets and a mitered end that looked clogged. The follow up was Jay said he was reaching out to Clay County to get a back truck out there to try and clear that. Did you guys get a lot of rain this weekend?

Mr. Thomas stated yes.

Mr. Silverstein stated did those curb inlets back up on you?

Mr. Soriano stated no, not that road. I did get a complaint from another part of the neighborhood but it is not that road. That is what I was saying, it is odd because what you and I saw at that point is a full box under there. I am surprised that water can make it through that at all.

Mr. Silverstein stated okay. I guess keep me updated on how that goes with Clay County and getting them out there. I would pitch it to them as an emergency thing because you have material in those curb inlets basically to the bottom of the grates.

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Mr. Soriano stated what I was just mentioning there, you each have it in front of you actually it's an email that was sent to Marilee and I last night or late the night before, I think sometime this weekend. I did respond to them and thanked him for the good words. He lives on a cul-de-sac there that does flow and that is actually the last spot. He included a picture from last year where I was kind of fighting to get the county out. They were blaming our pond. They believed our pond was backed up. I told them no, that doesn't make sense because the pond is actually lower than the road so you know, it can't go backwards. The water has got to drop down from the high spot to the low spot. They came out and actually pumped out those boxes in the cul-de-sac there. I think I reported to you guys then, basketballs, toys, leaves, sticks and everything. It hasn't been a problem yet. But this homeowner has done what I have asked. He reaches out and calls the county. He is thanking us because when we get involved, it seems to help a little more. I thanked him for the sentiment that we're the game changer there but that is not truly how it is. They listen to me, you know, no more than they listen to any other resident. I just always try to point out to the residents that the more people that report it, the more likely they are going to move that up on their priority list and are going to come out and take care of it. It is actually right down there from the entrance of Piedmont kind of in the middle of that pond. There are two drains right now, the leaves are all the way to the top of that box so it is packed. I am surprised that road hasn't flooded. I don't know if it has to do with the location of the pond. That is a good-sized pond so it drains out pretty well. That is one that I am sure besides my calls it has actually been reported before. But I do remind residents too that they need to call. We help out with those things but this is not a CDD action. The box on the culvert sides and the roads are owned by the county and they maintain them. They would rather us not touch anything in the right of way but they don't mind us helping out reporting that but we don't do that work with boxes and such.

Mr. Thomas stated doesn't the county come out and check it every once in a while? I have seen a truck go from drain to drain.

Mr. Soriano stated they do especially as we get closer to storm time. I won't say season because we are getting ready to start in another month or so. But usually somewhere around August, you will see them out actually bringing that truck so they can pump and check here and there. But all of those drains, I would probably say that means they get checked once every two to three years. We do have a lot of roads and a lot of drains.

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Ms. Giles stated thanks Mike. Thanks Jay.

Mr. Lanier stated quick question for Mike. Were you guys able to check the caps of that brick wall at the Oaks?

Mr. Soriano stated we kind of forgot about that part, sorry.

Mr. Lanier stated okay.

Mr. Soriano stated Mike, I thought about that when we were done but it is not something that I actually need the engineer to look at. We have fixed those before in the past. I think I told you that the last time I talked to you. If you guys' recall, when you are looking at our playground side, the playground is on the right, the brick wall that is on the left years ago had separated and come up. We put those back in place. We peeled most of them off and put new mortar in there. You can actually see the space in between them. That just comes from years of that mortar degrading and even things like water freezing will expand the joints. We went in there and fixed it. I have reached out to some mason companies because I would rather have somebody else do it than do it in house. Just because I had thought about it after we did it the first time, those caps are basically sitting in some of these backyards. I would rather not have the liability in them falling off you know down the road and somebody blaming us in house. I have reached out to some other masons to come out and see if they can take care of reattaching them. It's that simple mason work.

Vice Chair Horton stated where do we stand on clearing up some discrepancies that were found, like quarter of the way through, halfway through?

Mr. Soriano stated there are only a couple of items left because you guys didn't really have that much. We knocked off, you know, the couple that were there during this walk through. The only thing that is on there that I think don't have a real big ability to do and need to call somebody is concern with the mitered end joint. That is a cracked joint. About all we can do is shore up. Those do break a lot. That is pretty far back in the preserve area. That is not anything we ever even go back and check out. But I don't know that would affect the drainage anyway. If it did break off there the pipe is still there most of the time. In other areas I have seen it and they try to pack gravel and dirt underneath. You can even put concrete in there. I have seen where engineers will suggest concrete bags because once it gets wet it hardens and that holds the mitered end up. That is well beyond anything we typically do. We don't even go back in those deep preserve areas to check out the waterways or drainage areas. It is our property but that is

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not something that onsite maintenance crew has ever been asked to maintain. This was actually our first engineer that has ever walked way back there. ETM didn't normally do that. The one that we had where we were missing a very large metal grate on one pond. I was trying to get a replacement for that and those things are pretty large. I don't know how it went missing in the first place. I mean if you have ever grabbed those things off, they are 150 to 180 pounds.

Mr. Thomas stated its probably in the water somewhere around here.

Mr. Soriano stated outside of that, the only couple of things that we can address is what Mike and I went through. The first adjusted one since there were a couple of little items that you guys have on there were like the sidewalk areas that might be attached to county roads. Those were taken off. That was posted on your website. All of those items are items that are on there now. When I walked through with Mike after the couple of things that we have made changes and repairs to, he had gone through and corrected those and I will get those posted on your website too. Whatever items I can fix between now and the time we do this again because we actually do this every year, we will try to knock those last couple of items off. Once those are done, I will get with Mike and help correct that and then it will be time for him to do another inventory and pick out some more things.

C. District Manager

1. Reminder of Ethics Training and Form 1 Deadline

Ms. Giles stated I do have a couple of things for you today. One is just a reminder that your Form 1 deadline is July 1st. That is sneaking up on you. I think I sent an email that you can click on to do your ethics training and the Form 1 but if I didn't, just let me know and I can send it. It should be as simple as you click on it. It takes you to the Commission on Ethics website and you enter your password when you log in somewhere in the first or second tab, there will be a small white box that you can click that says bring my data from last year and that will populate the form for you then you can just update it from there.

Mr. Thomas stated the password; can you renew it if you forgot it?

Ms. Giles stated I think so.

Mr. Thomas stated wasn't there something painful with the log in last year.

Ms. Giles stated maybe if you forgot your password. I have to do the form also and it remembers my password, thank goodness. Let me know because if you update that account, I think I have to let your recording secretary know. There may be a button that you can click. That

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is July 1st and then your four hours of ethics training is by December 31st. You have a little more time on that.

2. Report on the Number of Registered Voters (5,160)

Ms. Giles stated on page 80 is the letter from the Supervisors of Elections office. Florida statute 190 requires us to provide the number of registered voters in the community and as of April 15th this year, there are 5,160 registered voters residing in the District. Cindy, last year there were 4,837.

Mr. Thomas stated back to the ethics training, could you send out a link for that one as well?

Ms. Giles stated I did, it is in the email that starts off talking about remember you need four hours of the ethics. There are three or four different videos that you can click on. There is no test and no certificate at the end of it. Just click on those. They are the same videos as last year.

Mr. Thomas stated I would like to get a certificate of completion please.

Ms. Giles stated Katie, can you let Mike Eckert know that Scott wants a certificate and properly bill for that to Scott please. That is all I have.

D. Operations Manager - Memorandum

Ms. Giles stated Jays report starts on page 82.

Mr. Soriano stated alright we have had a couple of community events since I saw you guys last. Sorry I did miss the last meeting. We have had our Spring garage sale. We also had our Easter Egg Virtual Hunt. We did have to reschedule a movie, you know, just because I was out at the time and I couldn't help out when they called me. They started to inflate our screen and we did have a hole in the screen. This is our new screen, but there will just be the inflatable part. The screen itself is good. It is the inflatable part that's not. This screen unlike our last one doesn't come off so I can't attach it to the poles like I did before so we do have to fix the inflatable part which we have. Hopefully, there will be no problems with our first movie that is scheduled for this upcoming Friday. If the weather is good, we will have our dive in. We will reschedule that other one to probably July. I leave space in July usually because we are so busy at the pools. I try not to throw extra events on the lifeguards but we did already pay for the whole series with Spy Kids so we do have to plan to get them all up. I will work with the aquatics crew to fit the other one sometime in July. Moving on, you can see our usage has stayed high. I do want to mention to

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you guys that it has been a slow go out here. Usually, we see this big hit right around Spring Break. Oh, we want to get our cards, we actually moved in back in October last year but we need our cards now so we can get in the pool. We are just starting to get that stuff in. We didn't get a big push during Spring Break but we are starting to see everybody rush in to get their cards for the summertime and the pools now. You will see that the card count kind of went up and we will hit a point where we print off 800-1,000 cards a month but that is starting to go up now to 500 where we haven't had that for the last few months. I am also getting complaints. Well, you know I was hoping you could help me out with something, your staff directed me to you because I don't want to change my driver's license. That is always the biggest one. That is one that this District doesn't sway on. If you guys have been noticing, there has been a big push with real ID laws lately. A big one in the area. The law states if you live some place for 30 days, you are supposed to change your driver's license. There are certain reasons that I can work with people, so there's extenuating reasons. We can give them time to and leniency but ultimately if they are resident here and was given access, they need to update their driver's license. I am starting to get those complaints in my office because they don't like that rule. Moving on, I do have some updates for you. You have some pictures in front of you. Let's go through the big pack first of the printed pictures. These are some of the projects that were done last month and this past month. Our curbing we started, I was gone, but we are starting to add a small no parking sign. I have only caught one or two people that still seem to park in the yellow curb area. We haven't towed any of those guys yet. It's odd to me because while it's not obtrusive you can see it looks pretty good when you go down to the amenity center parking lot but it is still pretty obvious it's a yellow curb. We have one or two people that just decide to park where ever they like. It is odd. Most of what I am getting now is going to practice time during the week, not the weekend issues. We didn't have an issue this past Saturday. The tree work was just completed this past week. We have finished up most of our pressure washing. The next thing is the split rail. This was a request last time at the soccer field. We have done a lot of the 6 ft. lattice top throughout the neighborhood. I have a new map for the pressure washers to go through the areas both Middle Village and Double branch side. After this, we start moving to some of the structures like the brick columns and the signage out front of all of the neighborhoods. Everything gets done once a year and after that it is just whatever we can squeeze in the budget and requests like if there are areas that residents or you guys see that hey, this is getting green or a little ugly, just let me know

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and we will go through it again if we have time. The next page is actually an issue we had a couple of weeks ago. I always have helpful residents. This person, I didn't catch the person, but they installed a make shift bird box. This was just a cardboard box on the trees. The bottom picture is there because we started pulling it down and that is when we realized something was in it. We thought it was just trash in the trees. When the maintenance guy sent me this picture, I realized it was a hawk or at least at that time we could tell it was some kind of bird which always worries me because almost all of them in this area are protected. I did have to call fish and wildlife. They came out and walked with us and stopped us from doing anything. They had to leave the box there for a couple of weeks because we had to make sure they were protected until they could fly out on their own. See the picture at the top, he is a little bigger there. There was actually two of them that were born there. This is right at the back of the soccer fields. Yeah, right over that little bridge, you can see it on the wall. A red tail hawk sits right on our pool fence all the time and stays in that area. They are local so they are going to stay here. This is where they know. But we did have to protect the box. The Fish and Wildlife rep said that as soon as they are able to fly from one tree to the next, we can take it down. It has been removed now. We did put together a little email that is going to go out just to remind residents, it's not always so helpful. You know feeding the ducks or building a box for the birds, may not always be beneficial for the neighborhood especially if we had pulled it down and there had been any problems, we could have been fined for anything that happened to those birds.

Vice Chair Horton stated maybe could put up a permanent one for the birds.

Mr. Soriano stated yes, if Tom and the rest of the Board want to direct me to do that, there are some areas that have hawks that are normally here, like I said that one has been here for a couple of years. I have watched it when we go back to the pool area to walk the track. It will sit right there. It's not bothered by us. You can walk pretty close to it. There are some areas that you guys have some normal wildlife.

Vice Chair Horton stated just a thought.

Chairperson Nelsen stated would they usually just go in a tree. Why did somebody put that there, like they knew.

Mr. Soriano stated I am not sure how this person could tell that the hawk was going to use it or if they found the nest on the ground and decided to put a box up first. It wasn't until we saw the box. Like I said, we started to pull it down and that is when we saw the birds inside.

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Vice Chair Horton stated I have seen Osprey boxes. It's just a pole with a little platform up there with a little edge around it. They just bring stuff in it.

Mr. Soriano stated yep and the Osprey will get big. They do make large what looks like beaver dams in the trees.

Mr. Lanier stated I would like to see if we can maybe look into personally to see if there are areas that we could do that.

Mr. Soriano stated alright. We do have another one where a couple of residents have seen the issue but it's back on our walkway, you know the mulch walkway at the bridge. That might be an area that we can do something there. I wouldn't be as worried about it because the problem with doing something by the soccer fields, somebody could mess with it. We know what it is and we can put out information like this but kids don't know what it is.

Chairperson Nelsen stated it will bring attention.

Mr. Soriano stated you guys still become responsible for it. Like I said, fish and wildlife did tell us, you know, you better watch out for this bird or you could be fined. We only had to watch out for it about two weeks before that bird was big enough to fly, you know, to the next trees. We took a picture of it in the next tree just so we could prove to them.

Mr. Lanier stated it would help keep down some of the other vermin and stuff like that.

Vice Chair Horton stated we have a couple of hawks that visits our back yard on occasion. They sit on the fence and look for something. They go from fence to fence, you know, in the neighborhood.

Ms. Giles stated Jay, what is this proposal called, a nesting box?

Vice Chair Horton stated in case you don't have enough to do Jay.

Chairperson Nelsen stated I am just saying that Jim Perry always had a motto that says no good deed goes unpunished, right.

Mr. Lanier stated we can look into, how about that?

Chairperson Nelsen stated let's do that. I just see rocks being thrown to try to land in there and hurting a bird, or you know.

Ms. Ambrosio stated some of those Osprey ones are like so, so high that you couldn't throw even a rock up there.

Mr. Soriano stated it is actually what I was worried about at first was more of an Osprey. Then I realized it was a red tail when we were pulling it down. The Ospreys are actually even

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more protective. You start to worry about things like that. My maintenance guy thought it was a bald eagle but he could only see the talons. That would be rare but would be cool. I definitely wouldn't have informed the residents though out of concern of somebody messing with that box. The last picture just to let you know, we have done all the work with the pools. We did the stain treatment. If you guys have been there and looked at it, that marcite is nice and white. If you want to pass these around, I did get all of our nice new health inspection reports with not a single mark on there. Everything is good to go with all three pools. They were done last week. The one pool because we were out last year, I did an extra inspection this year. But he generally works with me and gives a call and says hey, you know, we plan on being out that way this week, those kinds of things. I am usually prepared for him. We just finished cleaning last week so the place really looks great. We are not full time yet so you guys are in that alternating day off with painting. These pictures here are of the epoxy work that we do on the spray ground area. You know you start to build up rust on the legs and things like that, you can't get rid of it completely because the water runs through the inside of those pipes and they are rusted out. We can grind off and repaint every year to make it look new and it will last that way for a couple of months. By the end of the summer, it will be a little rough again.

Vice Chair Horton stated did you paint that tank?

Ms. Soriano stated we haven't started painting. We are going to paint this month. We just treated the stains on the marcite this last month. I'm going to let you guys know, we are going to attempt to do it and hopefully it will work out well but I was told that we can actually paint that plastic slide. The slide area in the picture is the one that everyone complains about because it looks dirty. We have pressure washed this thing, covered it in acid and even blow torched it, we can't change that. It is just how it has been eaten away over the years. It is a 20-year-old plastic slide so I can't really do too much to it. However, I mentioned to our fiberglass guys trying to figure out a way to deal with it and they told me that we can actually gel coat that too. That expensive paint that goes on that red barrel and blue legs there can actually go on that slide and it will flatten out. It is the same formula that is in your regular white slide which we cleaned up and redid this year. If you have been down there, you don't have the orange pathway of iron kind of left over the summer last year. That is all gone. By the end of the summer this year, it will be back and we will do the same thing. That same treatment can go on this yellow slide. We are going to do a yellow gel coat on that to make it look cleaner and newer to try to get rid of some

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of these complaints. This system is in our capital to redo that. But that is going to be well over \$100,000 to rebuild your spray ground. That is a big, you know, step up. The longer I can make that last until we have to replace that big rusty thing, the better.

Vice Chair Horton stated have you cured the bird problem down there yet.

Mr. Soriano stated the birds have gone away a little bit just because of our increased usage of the pools but they are not gone. I have one new family of geese which we are not allowed to mess with. The geese are still protected. They walk in from the slide side because the nest was on the back of the pond. They are not as bad. They are a little mean so when people get near them, they will hiss and the geese will even come out to you and try to bite you but they don't make the mess with poop. I am still looking for a trapper or backwoods friend to take care of them for me because we still have a couple of left that leave presents for us every morning. Our lifeguards are in now and we have usage so that cuts it down. One because there are people there more often and two when our lifeguards are there, we clean up every day and they are less likely to come back. When they can tell like in the winter, hey there is my poop it has been for a couple of days, they feel comfortable in that area. They know that is their gathering point. We are cleaning it off pretty much every day now.

Vice Chair Horton stated there are two geese families in my neighborhood with five little babies, two of them different sizes destructing the neighborhood you know like they own it and I think they do.

Mr. Soriano stated you do have a couple more pictures in there. This is the part that I didn't get to you guys' last month. These are the renderings from the actual sign company. This doesn't include painting the brick because they will go to somebody like Tito's. This was the work for just the lettering and the sign. You see there the four-letter fountain. I did originally want to change the wording and almost sent that down the brick because we are going to get rid of those fountains on the front of the brick. The problem with that was we just couldn't figure out good spacing in the design of it, going kind of down or at an angle. It just didn't look good. It almost looked like a high school crest design or something. We ultimately went back to this. I think this looks the best, kind of plain. But I am still waiting to get you guys Tito'. It is basically just this with that kind of white, tan color on the bricks. Tito's amount will be different. It will be a separate invoice but right now for the fountain image with the athletic center printed on it, those are metal letters. The work she is proposing is at \$5,250. That is just the sign shop.

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Vice Chair Horton stated how about the one out by the rec center?

Mr. Soriano stated yes this will be lettering just on three sides because she wasn't going to do lettering on the back as you can't see that. It is not only that there are trees there but it faces the pond. She did put on her proposal just the three sides and it is this lettering, the new logo and the top painted. She doesn't want to have anything to do with pulling down the fountain or painting the brick. She just wants to do the sign part. The three sides of that sign were her proposals for \$5,250. The waterfall is also her design. That is the one I showed you before and she did finally give you some pricing for that. Just for the lighting and she could only find white. She says she has seen color changing. She said the biggest problem with that is not getting the letters themselves in the color changing. She said once she sees one, she is sure she can find a supply for others that's permanent. There is a concern in many counties that the sign is too flashy or distracts drivers. She said as far as she knows, you are only allowed a white sign. She stuck with the white LED letters to do all the work there and installation, this is just for the lettering was quoted \$11,500. I am still looking to light up the front of the waterfall so we can see it is actually a waterfall at night. She is bringing her electrician in to give me an idea of how he can do that. That would be a separate cost. I would like to add the small fountains in the pond on each side of the waterfall shooting up. That would be an additional probably \$10,000 for the electrical work and fountain work. I know I am bringing this to you kind of piecemeal but it has been a lot of work to try to even get renderings and ideas from people where they thought they could do without basically building a new sign. Everybody looks at it and says oh you need to update and just build a new sign. We don't want to build one. We just want to try to make this look a little better.

Mr. Lanier asked how big are the current letters?

Mr. Soriano stated the current letters are about 26 inches. She is looking at 3 ft. tall and the distance there is 25 ft. That is the top of that. We had a little cap on the brick wall there and the bushes so it is sitting on top of that. She even thought about if we wanted to, putting the letters up on posts and putting above where you have that bush line there. I just thought it would look too tall like that. I prefer it sitting along the concrete ledge.

Vice Chair Horton stated yes, I do too.

Mr. Soriano stated I don't think we need to vote on anything yet. I think she wanted really just an idea if you guys like this, do we want to keep moving forward because I need an

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electrician to give me an idea of some lighting, she can get on the waterfall going forward so at night you can see besides the Oakleaf letters, there is a waterfall there. We haven't gotten that far yet. There is more to come but if this is still, you know, what you guys are looking at and thinking of, I will keep moving forward with the signage company and these plans. Once we have all of the numbers for you, I will bring them forward. This is going to still be, as I mentioned before, a costly project.

Vice Chair Horton stated the letters you're talking about being lit up inside with the plastic in front. Can you get them in blue, for example?

Mr. Soriano stated they would always be blue. The LED light itself is white.

Vice Chair Horton stated just a thought.

Mr. Soriano stated just not a way to make them change, that was her concern.

Vice Chair Horton stated I just wonder if the blue might look better.

Mr. Soriano stated you know either white or blue. I like the blue. You have seen when I do the Christmas lights, that whole area is blue up there.

Vice Chair Horton stated I don't know what everybody else thinks.

Ms. Nelsen stated I like the white.

Vice Chair Horton stated okay.

Ms. Nelsen stated I like blue too, blue lights.

Mr. Lanier stated maybe get a rendering with the blue, just the shade of blue that you are looking at.

Vice Chair Horton stated I was thinking about that light you have down there at St. Augustine, I can't remember the name of it, now but it seemed like they have blue letters up against like a whitish wall and really just looks sophisticated to me.

Mr. Soriano stated let me know where it is and I can get a picture of it and send it to her and see.

Vice Chair Horton stated Beach Walk I think it is. A big community down there.

Mr. Soriano stated Beach Walk has the giant looks like Jurassic Park when you enter into it with a big brick wall. I can get pictures of that. We have a neighborhood right across the street there. I will check that one out and give her an idea. That is also St. Johns County so like I said, my only concern to on her side is if she says hey you want to get pushback from the county trying to install something like this, that also sways you a little bit.

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Vice Chair Horton stated blue would be even less distracting than a white light would be too. It's right there, sort of in a curve.

Mr. Soriano stated if this is the direction to keep moving forward with these, you guys kind of like these designs, like I said there are still a couple more prices I can work with but the waterfall I definitely see by the time we are done somewhere in the \$25,000 to \$30,000 range. The letters alone are costing you almost \$12,000.

Vice Chair Horton stated weren't we talking about putting the name Double Branch up there somewhere.

Mr. Soriano stated for the four-way fountain but when we tried to move everything around it wasn't just Double Branch, Oakleaf Plantation would still be on there. It just looked very wordy and too much stuff on it so we went back to this.

Chairperson Nelsen asked what was the plan on the brick for the athletic center?

Mr. Soriano stated that one is just going to be painting the brick and is going to be the same color scheme that we use for the buildings. It is that kind of tan color that is behind the wording there at the athletic center. All of the green will get painted so Tito's would be who I go to first. I would get a couple of other quotes but I would go to him first. You would see all the green would get painted so the metal roof and everything would be repainted. We would get nice new, bright actually epoxy white which really stands out on those other buildings and then everything else would be really just touched up. We do have some areas there that are black. The fountains would come off and the brick would be covered with veneer in the holes so that we would have solid brick out there painted. The little basins there that the water falls into actually has pipe so you can run irrigation in that. I would paint those white and put plants in there. There will be a little bit of color to it and wouldn't just be this tan, you know, obelisk standing there. There would be a little decoration to it and I might work with Chalon on that.

Chairperson Nelsen stated I like that.

Mr. Lanier stated I recommend moving forward. I am trying to wrap my head around the fact that for three sides to spell out athletic center to paint 8-inch letters it is \$5,000.

Mr. Soriano stated those are metal letters. They fabricate those letters. Sign companies aren't cheap.

Mr. Lanier stated \$5,000 for just the athletic center.

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Mr. Soriano stated it's the athletic center and the logos, metal logo too above that and you know that little area there she is painting that. Everything on the letters she is painting, its basically those top two portions.

Mr. Lanier stated everything on the letter it's a flat surface so why are we paying two different people to paint one thing?

Mr. Soriano stated she just didn't want to do the brick work. I mean I can get her to do it or she can work with Tito's and we can pay her like the middle man but she wasn't looking to paint brick. She is a sign person so they do letters technically.

Vice Chair Horton stated Tito's does good work.

Mr. Soriano stated yes!

Mr. Lanier stated why can't she just wait until Tito's is done if he is going to be repainting that whole top anyway.

Mr. Soriano stated I mean if it makes a couple of hundred dollars difference, I can ask her but I am sure that \$5,000 is for manufacturing the metal letters and putting that on the building itself. I can tell you when you go up to Publix, when they do the signs on the side of the building, those are just big you know just plastic or Lexan signs with lights behind them. That is about your typical price \$5K, \$6K, \$7K, every time those companies move and somebody goes in there and gets a new sign. Sign companies are not cheap.

Vice Chair Horton stated nothing is cheap anymore.

Mr. Lanier stated I understand nothing is cheap but do we have to go with metal? Could we just go with wooden and paint the wood?

Mr. Soriano stated so the wood, yeah, it's not going to be good in the long run.

Mr. Lanier stated I think with everything that is going on, you know \$5,000 for some dadgum letters in my opinion that is just too much. That is all I have got to say about that.

Mr. Soriano stated I have a design and if you want me to reach out to somebody else using the same design but she is the same person doing the waterfall too, that one I actually like the price better. Five thousand might sound like a lot but I doubt we are going to much cheaper in about four or four and a half even, just because I know what it costs to make metal lettering.

Mr. Lanier stated alright.

Vice Chair Horton asked what kind of finishing?

Mr. Lanier stated it says acrylic.

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Mr. Soriano stated this would just be powder coated.

Mr. Lanier stated it says painted black Vision logo with vinyl letters. This says acrylic letters with max metal logo vinyl letters. I see vinyl letters and I see acrylic letters.

Ms. Nelsen stated that one your saying?

Mr. Soriano stated these were supposed to be metal. I didn't realize she had written on there acrylic. The old ones are acrylic.

Mr. Lanier stated the athletic center one, this one right here.

Mr. Soriano stated she can't do metal painted black letters. The logo is vinyl. Let me check why she put acrylic on that. She told me that was going to be metal, which I prefer. Acrylic is long lasting too but the problem with acrylic is if we ever go to try to take it off, you can break it easier. If there is any reason to remove or change anything or put them back up, then the acrylic can crack especially after sitting out there in the heat. Metal to me would be more durable and that is originally what we talked about so I didn't realize why she put that on there. The vinyl is for the logo at the top. That is a flat logo. You guys have one up there right now, you just don't see it that well.

Ms. Giles asked Jay, anything else.

Mr. Soriano stated not unless there are any questions on some of those other maintenance items on the bottom of the list there. That was pretty much it for my report.

Vice Chair Horton asked what are these cables for at the fitness center?

Mr. Soriano stated these are on the selectorized machines. When you push on something, you have a pulley and a cable that goes around that connects to the weight. Those as they get old, the ends of the cables will actually start to pull off or pull away from the cable. Those are something in the gym that you constantly have checked and replaced. We are getting to the point where they come every other month. I have had this company set up to visit your side one month and the other side the next month just in case I have repair that needs to be made, they are here on property in Oakleaf every month. This makes it a little quicker and a little easier. You only get charged for every other money and Middle Village gets charged for every other month.

Vice Chair Horton asked what is a stunner feeder?

Mr. Soriano stated that is a little device that basically spins and flattens a hose out. That flattening motion pulls the chemicals up out of the tank and pumps it around into another part. It is called peristaltic, you know, chemical feeding.

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Vice Chair Horton stated you use the same in the medical field.

Mr. Soriano stated yeah, kind of like an IV or something. It is just a little bigger. Stenner is actually a Jacksonville company so you will find them on every commercial pool in this part of Florida.

Vice Chair Horton stated you got a new golf cart and picked that up.

Mr. Soriano stated we did pick up our Yamaha Umax's. Not typically what I would like, I am an E-Z-Go fan myself. These are nice carts. They are slightly used. They are reported to have only 500 hours which a brand-new cart which we purchased for this side last month already had over 1,000 hours so we use it every day. These carts are a little older and only had 500 miles. They gave us a good price and they are designed with a little bigger engine. They are a golf cart but they have what is almost like a little side by side UTV engine in them. They all come with hitches on the back and allowed me to pull that little pressure washer too.

Vice Chair Horton stated just talking about pools. Four years ago, we talked about converting to salt. Is it still feasible to do that?

Mr. Soriano stated your pool contractor that is doing the work there now, the one that is helping with all the feeders and chemical controllers, he is going to go through and do fiberglass work because you do have major leaks in your reservoir tanks where the filters are located. I am going to let him to do that first and then get him to give me an idea. If we are not leaking that much then it's still a good idea. You guys have bought and paid for enough of your own equipment now other than the salt itself going in place, that is all you have left. Everything else is ours. The chemical controllers are computerized those are ours. The center feeders are all ours. All we would have left is actually the salt cell which is a little electrically charged metal plate that water passes over to create that and then we throw salt in the pool. Right now, with you constantly leaking from, you know, broken fiberglass, a broken pipe some place, you guys are going to throw so much salt in the pool and constant fresh water, it is not going to make a difference. We are still going to have to rely on liquid chlorine that the Health Department says we have to have as a backup because they want to test to see if we have at least a level one of that to be open. Right now, most of the time it has not been a good idea to put it in but once I get done sealing off some more of these leaks, if that is something we can move forward, I still want to move forward with it because cost of chlorine is not getting any cheaper either.

Vice Chair Horton stated how about the pools over here? Have they converted them?

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Mr. Soriano stated yes so, they are doing it too. They have one, it's our big one that runs on salt. Like I said it has got to have the chlorine back up. I don't know if the salt does all of the work. I can't say it does, but I haven't thrown any salt in this pool in probably two years.

Vice Chair Horton stated we pay well over \$3,000 for chlorine almost monthly.

Mr. Soriano stated yes, a month. You are somewhere around \$3,000 to \$4,000.

Vice Chair Horton stated that is a lot of money for chlorine.

Mr. Soriano stated I would still like to move forward not just for the savings but even if you were breaking even, the water is just so much nicer. It is easier on the equipment, easier on people, skin, and clothing. It is just all around nicer and to say that we stay on top of what is kind of healthy and technology wise something that is better for everything. I prefer to finish moving to it but I also don't want to put salt cells in place and be wasted either.

Ms. Giles stated thanks Jay.

SIXTH ORDER OF BUSINESS

Audience Comments (Limited to three minutes) / Supervisor Requests

Ms. Giles stated the next item on the agenda is audience comments and Supervisors requests. Just for the record, there are still no members of the public present so we will move on to Supervisors requests.

Ms. Ambrosio stated this might have been before my time but I was just wondering about that brick. This is just like hard water marks that doesn't come off.

Mr. Soriano stated almost exactly, yes. It is calcium that leaches out from brick. By now we have got some much inside the bricks even if we pressure washed it off, after about a month or so you will see it coming back out. About all we can do is either stain or paint it. We can do an opaque stain. You could put a red on there. It won't look like a natural brick. You are still going to see these lighter areas. The red will stick to the calcium. It is not going to look like a brick no matter what you do unless you cover it or we rebuild bricks. We do have not for that fountain specifically but in our capital, we do have amounts for each one of our signs and it is a small amount over the years to do what is called tuckpointing. With brick work, the tuck and point are they do things like clean the brick. They cut the mortar out just a little bit and put all new mortar in so everything looks good the grout and the brick and it lasts a little while. You can do things like that but you can't get rid of that calcium at this point. When it was first turned on, the design of it was we actually had a little chlorinator in there where you put tabs kind of like in

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the pool to help keep the water clean but that chlorine actually made it work because that calcium from the chlorine sticks to the walls so keeps it where you don't have algae everywhere. You see that now where it splashes underneath, you get algae but the water coming through the fountain itself wouldn't be green and mucky.

Ms. Giles stated anything else Amy?

Ms. Ambrosio stated not from me.

Mr. Thomas stated have you had a chance to look at those cabana legs over by the Oaks? We went for a walk the other day. I know you said there is a pole on the inside of it but some of those legs don't even touch the ground.

Mr. Soriano stated there is still a bit of metal on each one of them. Some of them are six and some are eight. You have this huge 4 x 4 you know metal, they are steel. You have one leg rusting but it's not like that thing is going to move.

Mr. Thomas stated I know that. But I keep on explaining that to my neighbors but they keep on explaining to me just like okay, well anyway, do we have any plans?

Mr. Soriano stated I was working with local welders and most of them are residents of ours that contacted us sometime after we talked about that. They are people that know you or me or her but local Oakleaf residents that are welders. Every time I went to meet them or have my maintenance guys meet them, no one ever really showed up or gave us a written proposal or anything like that. I can continue to work with welders because that is basically what I would like to do is attach new steel to the outside.

Mr. Thomas asked if we have heard from S3 Security? We had talked I think at the last meeting about a little more of a presence now that school is about to be out. We don't want any closed school shenanigans up at our soccer fields like we have had in previous years.

Mr. Soriano stated they are doing pretty good at making their rounds. We do have the golf cart fixed, the electric cart works great and they are able to use it. They have used it a couple of times but not using it on a regular basis yet. I told them I wasn't looking for them to use it every night yet until I get the door fixed either. I don't want them to be messing with the metal pull down door. The maintenance guys know how to fix it so they are using it. I don't want the security guards using that door. But they are doing a good job of not having anybody not showing up or doing their rounds. The month before we did a walk through to kind of go over how they check in with staff, where they should be going every hour, things like that so they get

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full rotation. Short of you guys wanting to put more people on, I don't know that we can get much more presence than that.

Mr. Thomas stated when the summer hits is when the shenanigans begin.

Mr. Soriano stated we actually did really well this year for Spring Break. I didn't put on an extra CCSO officer. This is one of the first years we decided not to do that and we didn't have any problems. The security company did pretty well and staff did pretty well. This wasn't a wash for Spring Break. We didn't have a full great week but we had a couple of days where it was nice and it was busy and we didn't see any issues. Now summer is always worse because they get bored. When you are out of school that long, we start to have problems but we will continue to do what we can, like I said, without looking to employee somebody for more hours. I don't know that we can do much more.

Mr. Thomas stated that is all I have.

Ms. Giles stated Tom did you have anything else for Jay?

Vice Chair Horton stated just out of curiosity, what does it cost to get somebody to teach a CPR class.

Mr. Soriano stated it is not the cost on a person. We have a couple of people that can do the classes for free. It's the cost of certification. For Red Cross, the amount of money they want to send you paperwork that says your certified is anywhere from \$25 to \$55. It depends on what type you want.

Vice Chair Horton stated per person that takes the class.

Mr. Soriano stated yes. Our lifeguards are more in the \$55 range because they have the more first responder CPR where a late person CPR they actually teach you a little bit and expects you to know a little bit but yours is probably more like a \$25 or \$35 cert but that is not what a person makes. You might pay them but they have to turn around and pay Red Cross to give you the certification.

Vice Chair Horton stated I was just watching TV the other day, forget what the story was, but they were providing free classes for people to come and get a CPR certification. I just wondered if it is something that we could do.

Mr. Soriano stated we have bigger organizations that will do things like that because they are getting sponsorship or making money in some other form. Like YMCA will do that every once in a while. We don't have a way to do that because, you know, I pay an instructor who is

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your aquatics director. I have to be able to pay her the extra time. She has got to get her 40 hours in the pool. When she does a class, she has got to make money from them. At first, we did a community CPR class and that was the same thing. Lois, she felt comfortable doing it for her and once she had done all of the paperwork and sent it out, it was about \$55 a person.

Ms. Giles stated thanks, Tom. Andre?

Mr. Lanier stated glad you are feeling better. Welcome back! Are we looking at towing in the Village Green yet?

Mr. Soriano stated I did call our tow company to try to have them come through. This was two weeks ago. It is the same vehicles at the front in the corner. They told me the driver never showed up so I don't know what is going on with them but I have the same rules in place. I did reach out last month to Adkins so the only thing is the representative from Adkins wanted to meet on property so they could get maps of well, are we allowed to tow in this area and how do we tow this area? It does look like that is probably who we are going to go to. I have already gotten back to them, if ASAP has a driver that actually shows up. Luckily, I haven't had as many problems with the weekend sports issues because our pools are open all weekend. Not this past weekend but the weekend before, I thought it was going to be worse over on your side because this pool was closed down. The only place for anybody to go and it was good weather was over at your pool. But luckily, we didn't have any issues. Whether it's the yellow curbing that helped out or not, I don't know. But at Village Center we do still have the one or two people that have decided to keep their cars there. As soon as I can get somebody like ASAP to yank them, they are going to go and they really have no excuse.

SEVENTH ORDER OF BUSINESS

**Next Scheduled Meeting – June 9, 2025 @
4:00 p.m. at the Plantation Oaks Amenity
Center**

Ms. Giles stated the next meeting is scheduled for June 9, 2025 here at the same location at 4:00 p.m.

EIGHTH ORDER OF BUSINESS

Adjournment

Ms. Giles stated unless there is anything else, I just look for a motion to adjourn.

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

Signed by:

Marilee Giles

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Secretary/Assistant Secretary

DocuSigned by:

Cindy Nelson

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Chairman/Vice Chairman