

**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, **June 9, 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:

|              |                     |
|--------------|---------------------|
| 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      | GMS              |
| Chalon Suchsland | VerdeGo          |
| Triston Cottrell | S3 Security      |
| Jennifer Stanton | S3 Security      |

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Audience Comments (Limited to three minutes)**

Ms. Giles stated other than staff and audience there are no members of the public present. I recommend we move on to agenda item number three.

**THIRD ORDER OF BUSINESS**

**Approval of Consent Agenda**

**A. Minutes of the May 12, 2025 Meeting**

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Ms. Giles stated on page 7 are the minutes from your May 12, 2025 meeting. Unless there are any comments or corrections, I would ask for a motion to approve.

On MOTION by Vice Chair Horton seconded by Mr. Thomas with all in favor, the Minutes of the May 12, 2025 Board of Supervisors meeting, were approved.

**B. Financial Statements**

**C. Assessment Receipts Schedule**

**D. Check Register**

Ms. Giles stated on page 31 of our iPads are the financial statements as of April 30, 2025 followed by the assessment receipt schedule showing that we are 99% collected. There is a check register on page 45 in the amount of \$145,400.46. I see no unusual variances with your financials. Unless there are any comments or questions, I just look for a motion to approve.

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

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-02,  
Approving the Proposed Budget for  
Fiscal Year 2026 and Setting a Public  
Hearing Date**

Ms. Giles stated on page 147 is Resolution 2025-02, approving the proposed budget for Fiscal Year 2026 and setting a public hearing date. Mike, before we jump into the budget, is there anything on the resolution that you want to go over.

Mr. Eckert stated there is not. It's a standard budget approval resolution.

Ms. Giles stated today we are going to approve the proposed budget and set a public hearing date to adopt. I recommend your August 11<sup>th</sup> meeting at 6:00 p.m. for the public hearing date. Once we approve your proposed budget, we will provide a copy to Clay County as required by Chapter 190 of the Florida Statute. The exhibit in your agenda with the resolution is that proposed budget and it has four funds that we are going to look at. The general fund, the rec fund, the debt service fund and capital reserve fund. On page 163 is a chart with those assessments showing a side-by-side comparison. There are minimum changes to the general fund. Before Jay goes over the rec fund and the capital reserve fund just to point out that there is

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a slight decrease for single family and multifamily stayed flat and looks like commercial decreased just a little. Jay is there anything on the rec fund or capital reserve fund that you want to point out or open for Board discussion?

Mr. Soriano stated really the only thing we will point out, this is one where we're actually pretty happy as we were going through seeing expenses so far and comparing them to last year, we actually were able to sink extra dollars in areas that I'm worried about going forward with things getting more expensive. But we also sunk more money into your capital reserves. You're putting in more than 100% funding and you're sitting pretty well in your bank account also. With that being said, the overall is still flat. So short of everybody getting discounts, which is never the greatest idea. I know people like that. But giving them money back this year and then possibly coming back next year and saying, hey, we need some more money again, it's never the best idea. If we can stay flat where it's zero dollar, which we've pretty much gotten into and still increased in many places where we possibly need it, I don't know that we will. We've been doing pretty good. But those are the areas that contain like supplies or hourly staffing hours, things like that. Those all were increased. Like I said, the capital reserve was one we took up above 100% compared to the capital reserve study that was done a couple years ago. What he says needs to be put it, we did a little bit more.

Vice Chair Horton stated you never know when there's going to be a \$50,000 or \$60,000 repair to the pool or something.

Mr. Soriano stated correct. We will have a brief discussion on, you know, Middle Village has a \$20,000 motor they have to replace right now. It's affecting you guys a little bit. But you know, their big pool is shut down because of it. The lap pool. We will talk about the swim team you guys are hosting a little bit later. But yeah, those are things that, you know, 20,000 isn't much either. They're doing well. But it's nice to be able to have that and say, okay, we will just get to work, we don't need to worry about 20,000. You guys are sitting in the same spot.

Vice Chair Horton asked is that that is the damage you're talking about from the storm?

Mr. Soriano stated yes.

Vice Chair Horton asked how that caused the pump to go out.

Mr. Soriano stated it fried a leg in the motor. They are three phase motors with copper windings inside or coated with epoxy. The first day I came back, I was able to reset it and get it stay on for a couple hours, but I was probably actually causing more damage because the next

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day when I came in, it was off. I reset it and it sounded like a train came through and the oil was leaking in the back so it was just burning that up. So, it is completely fried. It is not even something I'd be able to take out and re-bearing anymore. It's called a spec pump. It's actually a specialized custom design for \$20,000 where a regular 30 horsepower motor you would be able to find more \$5,000 or \$6,000. So, if we can find a way to adjust it and put a regular motor in, that's what we hope for. Like I said, it'll affect you guys a little bit. I'll mention the swim team later, but as far as in your budget, those are things that we worry about. You know, I wasn't looking forward to replacing a \$20,000 motor.

Vice Chair Horton asked what is the estimated time for the repairs?

Mr. Soriano stated there is not even one we can locate. So, it could be anywhere from two weeks to two months. But yeah, unless there's any specific lines that you know, you guys want to look at, either decrease or increase, we scrub these pretty well. Like I said, we were pretty happy with the outcome. Realistically, no matter how we changed it, somebody was going to get a little decrease.

Mr. Thomas asked do we continue to meet the minimum that the state requires that we have in the savings account.

Mr. Eckert stated yes, you are referencing the bond reserve account. That one will show up on your audit each year but we have been compliant with that audit requirement and it's the debt service reserve fund.

Mr. Thomas stated I have just heard stories of other Districts who are not meeting that.

Mr. Eckert stated I have not had that. I am sure it can happen but the only way that happens is if the assessment payors don't pay the District. Then they have to hit the reserve fund and you have anywhere between 30 to 90 days to replenish it under your bond documents before it becomes a default situation.

Mr. Thomas stated maybe it was something like that, like they had to borrow against it because they didn't adjust.

Mr. Eckert stated if you have a couple of big landowners that don't pay for some reason that can cause a problem. Here we have got really good diversification so I don't anticipate that will be an issue for us.

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Mr. Thomas stated like you said just to reiterate just for the record, you put it in there because of the recent cost increase of everything which is kind of hard to calculate because it could be 5% or could be 7%.

Mr. Soriano stated most things we started at 5% but then we went back to those lines on things like supplies or hourly people and we are asking for more work to do done so those are the ones that we took up above 5% and that brought us back to even from where we first started off, we were lower, where almost everyone was getting a discount. I guess I would rather be flat. It is nice to say hey we will get a discount on taxes, but like I said, they can always come back and bite you a year later. Then turn around and ask for this year we need \$100, that is a big jump.

Mr. Thomas stated I think that's one of the things we discussed is not having to constantly go back and ask for more money.

Mr. Soriano stated correct.

Vice Chair Horton stated talking about the pool equipment and they need another tower over there, about \$100,000 to replace all that. That's going to be a major hit right there whenever we get around to doing it.

Mr. Soriano stated there was a change. We talked about doing that. That could be something we want to look at in the next year or two. I know we kind of put it off because of the cost when we were redoing the slide pipe, but we had talked about possibly changing that and that could be a project I look into this next year. Putting the motors right there by the tower, which will make it easier to work on, more efficient, and lower cost in the future. It would be the initial install, but you know, the time to look at it yes when we have a good, comfortable bank account, which you guys do.

Ms. Giles stated unless there is any more budget discussion, I would just look for a motion to adopt Resolution 2025-02 approving the proposed budget for fiscal year 2026 and setting a public hearing date of August 11<sup>th</sup>.

Mr. Thomas stated I propose everything that you just said on August 11<sup>th</sup>.

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| On MOTION by Mr. Thomas seconded by Mr. Lanier with all in favor, Resolution 2025-02, Approving the Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing for August 11, 2025 at 6:00 p.m. was approved. |
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**FIFTH ORDER OF BUSINESS****Staff Reports****A. District Counsel**

Mr. Eckert stated the Florida legislature didn't really pass much that is going to have a material impact on you. Sovereign immunity didn't pass. Being able to advertise on our website didn't pass. We will start monitoring the committee meetings this fall. It will be a quick turnaround for this session. Nothing also changed in terms of ethics training requirements. If you haven't taken that, you have until December 31<sup>st</sup> to do four hours. I am going to circulate the whole memo plus there are a few more courses that have been added so I will circulate those, either to Marilee and she can send them to the Board or I will send them to the Board so we will get those out to you. The other one is really just kind of informational and a fortuitous thing. I was at the county commission for establishment of a different CDD. The agenda item on the public hearing right before my item was selection of architects for the library. They ranked and selected who they thought was the most qualified and directed staff to start negotiating a contract with them. I thought that was good to see that movement happening at the county level. Happy to answer any questions, but it has been pretty quiet for us.

Mr. Lanier stated that training you are talking about, is that additional to the four hours.

Mr. Eckert stated it's just the four hours, but it is every year.

Mr. Lanier stated right, but you said there is additional out there.

Mr. Eckert stated there are additional courses that you can use to meet that requirement. There are like three or four of them and we will send you the links for those.

**B. District Engineer**

Ms. Giles stated the District Engineer is working on the annual Engineer's Report. It is due in July. I think last year we were a little later getting that to the Board but he didn't leave any notes. I do know him and Jay are working together on the repairs of that and jumping into next years. Unless there is anything for the engineer, just let me know.

**C. District Manager**

Ms. Giles stated as Mike mentioned is the ethics training due by the end of the year, due by December 31<sup>st</sup>. I do see that one of you all have completed that. If you want to email me that you have completed it, you can and I will help you keep track of it. Then your Form 1

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requirement, three of you have completed that so far. That is due by July 1<sup>st</sup>. It is definitely sneaking up on you. I will remind you. I don't want you to be late for that.

Vice Chair Horton stated for Jays report, are we close to closing all of those discrepancies.

Mr. Soriano stated not any of the lake ones, now that I have concern with the lake ones that are pointed out on there. I would like to clear them, but they have things like the grass growing in front of the outflow and it doesn't really affect our side of it. You know, that would cause a problem with water getting off the county side to ours. But I did give that to Lake Doctors to get them to start spraying and to help do some manual clearing to kind of cut a lot of those aquatic weeds down. That was the biggest part that's left as far as things that I can handle. Other than the one broken culvert, that's really all that I can handle. Most of it is the lake issues that Lake Doctors will take care of. But there was still a good amount of those on there and just timing wise. Look, last year we got it as we were kind of finishing the fiscal year. It was the first year that they were doing it. Now they're back, you know, on a regular schedule so these guys are, our engineers, will do this every year. They are due at the end of June, beginning of July so it will seem like we are getting it early, but this is when we're supposed to get it. So, I haven't cleared off all the rest of them yet. Like I said, once Lake Doctors finish there, it should be the majority of it. And then we will move on to whatever they put on the next report. There's always going to be something that they can pick out. I'm usually more concerned with those real safety or structural issues come first.

Ms. Giles stated before we move on, Mike was there anything else?

Mr. Eckert stated yes, I forgot I am sorry. I did want to provide you an update on the impact fee credit sales. I heard back from the broker. She is currently working with a developer. It is a little different than what we have done at the other Districts in that we have sold to builders who are ready to go ahead and just buy the credits and turn them over to the county so they can get their CO's and everything. She is talking to a developer who is going to potentially buy them, hold them, and then sell them to their builders when the builders are ready. As a result, you know, if they are going to spend the money and hold it for a couple of years, the price they may offer us may be a lower than what we have seen when you sell directly to a builder. Obviously, it is up to the Board to decide whether to sell when we have something real. It was a significant amount, the credits that they were talking about. It was a minimum of a million in

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fees that are impact fee credits that they wanted to buy. So, we will kind of have to wait and see how that shakes out but the broker was fairly excited about it and so if something comes to that, I would imagine it would in the next 30 days and then we bring it back to your next Board meeting for you to say yes that works or no it doesn't or provide additional direction.

Vice Chair Horton stated this is for both Boards you are talking about.

Mr. Eckert stated yes, my understanding is that the Chairs have talked about that and the Boards have talked about that. If they came in and said I want to buy 100 credits then each Board would sell 50 I think is what I recall on that. If it was \$1M in credits, you need to sell \$500K and then your recovery would be however much you agreed for a sales price. It is usually expressed in terms of cents on the dollar and then there would be a broker commission as well. Again, nothing is going to happen between now and then other than us gathering information to present to you and then you all would make decisions and not staff.

Mr. Lanier asked what is the trend on impact fees. Have they gone up at all.

Mr. Eckert stated yes, they keep going up.

Mr. Lanier stated so there is a chance that as you said they buy them and they hold them.

Mr. Eckert stated they could.

Mr. Lanier stated and you know they sell it for however much more.

Mr. Eckert stated that could happen. The other thing too to keep in mind too is that people have to build a lot of stuff, when they are going to build a new development and they get impact fee credits. A lot of times, you know, they lock their builders into buying theirs since they have had them for their new development too. It is going to be a business decision for the Board to make. Right now, there isn't a market for them other than, you know, what we are trying to beat the bushes for. We will keep you posted. Obviously, whatever you all decide is going to be the decision. Staff is not going to make that decision for you.

Mr. Lanier asked is there an average out there? Are we talking 80 cents on the dollar, 40 cents on the dollar?

Mr. Eckert stated the ones that I have recently done were more like 70 cents on the dollar but those were to builders. I think what you will see come in will be less than that. I wouldn't expect it would be less than 50 but I would say probably in that 50-70 range is where I would expect the offer to come in.

Ms. Giles stated thanks Mike.

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**D. Operations Manager - Memorandum**

Ms. Giles stated Jays report starts on 168.

Mr. Soriano stated we have had a few neighborhood events since I saw you guys last. We did get our first dive in movie done because of the rescheduled diving in movie that you guys had. Our first one was done over here at your sister District. Had to change it around a little bit over here because that giant screen I bought last year actually didn't fit on this pool deck so we had to move things around. Works great on your deck. You have one whole side that's kind of empty, that it takes up the whole side and that big screen kind of fills in that whole side of the pool. So, works well for you guys here. We had to do some repositioning and moving around with how we got the kids and everybody seated. But everybody enjoyed. We are going to try to get your rescheduled one back on in about two weeks and we'll do it at your pools. We tend to have a better turnout at your pools on this side. There's a lot more people on this side, but you guys have a lot more like long term families. They just turn out better. I like to have those events there where we really have a lot of the residents show up. So that rescheduled dive in movie will hopefully be at your pool here at the end of the month. Also, we have one this coming up Friday and then we also had that tentative. I'm still trying to decide. I have two guys kind of going back and forth on booking, but tentative this was entertainment pool side. This would be live music at your pools, more for the adults. It's not really a kid event. We have a lot of kid events. This was something new that we had put on that schedule. We'll see if it works out and then if it does, we will probably add another one on for this side later in the summer. Moving on, the summer swim team, we talked about that earlier, they're out of location right now because that pool is not available to them. So, I did work with the coaches to split up their practices to be able to squeeze them into your pool. There is a group that swims in the early morning hours from 8 to 9 and then another group comes in after them from 9 to 10. That way we can leave multiple lanes open in your pool for a few last swimmers that do show up. Then there's another group that comes in, in the evening. The older kids are actually practicing at Cecil Field and I'll reimburse the coaches for renting out the lanes per hour there with them. We've already taken all the registration fees from all the families, so this was easier than canceling the season and doing refunds for everybody. There are about 110 kids from Oakleaf that are on the team. We tried to do everything we could to figure out a way to get them their season. They only had two swim meets

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planned, so that one wasn't as much of a concern. We did work with the other teams to try to move. One we had taken care of and the other one is kind of a concern. We don't have a location for it. We're getting down to the last hours. They did want to ask if it could be done at your pool. We haven't done a swim meet at your pool time in a long, long time. I told them if we had a way to adjust it to where we limited the entries and it was done by noon; this might be something that you guys would consider. It just causes a lot of commotion. This pool deck here is a much better set up for it. This pool deck holds a little over 700, almost 800 people between the deck and the three pools. You guys only hold about three 388, so it's a little tougher. But they can do things like limit the amount of relay entries they have, how many kids are in each event, those type of things. A couple years ago, a lot of teams started limiting how many kids each team can travel. So those bigger teams like us, Eagle Harbor tends to have 120 to 150 kids sometimes. They are only allowed to travel with 100 kids, that's it. They're going to beat everybody like that anyway because it's a game when it comes to things like swimming, track and field, stuff like that. But it just makes the day so much longer. We get all the kids want to swim their events, but each one's doing four events, when you got that many kids, it's just tough. You got to deal with your regular residents too that want the pool for the day. So, they did ask if they would be able to use one Saturday. But I gave them the biggest issues that we have to work out. We have to limit it, it would have to be done by noon and out and it would be something I'd have to get you guys blessing for. But the other is they also can't dive. There's a reason we pulled those diving blocks out years ago from your pool. Your pool is now too shallow. It's not something that any of the sports organizations allow them to dive in. It's also a slower pool being shallow and the older kids aren't going to be real happy if they're trying for any type of speed. This was just a makeup, though and they did ask me if they couldn't reschedule or move the host for this.

Mr. Thomas stated I think having been part of that summer league with my children, a couple of concerns is number one, a lot of those teams, they like to set up tents, and our pool is not set up for it. When we were over here, this was perfect because none of our residents were bothered because it's in the back. There is no clear line of like this is the fun pool, and this is the lap pool where our stuff is. So, anything less than maybe even running a piece of caution tape saying, you know, residents only on this side. And if you're here for the meet on this side, which obviously I don't like that because it looks tacky. And the next thing would be I9 and soccer, and now we're throwing in a pool. We already have a lot of complaints about parking. You know,

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where are we going to put all of these cars? You know, especially if it's a weekend of, like I said, I9 and soccer. We don't have any physical space unless we can work out something and we have the policy of, you know, parking. Okay, if you're part of the swim meet you have to park over here where the library is going to go and then I9 and soccer needs to park over here. But there's no way of, like, enforcing that.

Mr. Soriano stated yeah, the enforcing is tough because I have had to have staff out there in the parking lots. But they're asking you guys, so you can put any rules on there. I've actually been to a meet where the teams were told they couldn't bring tents.

Mr. Thomas stated yes.

Mr. Soriano stated you know, so that can be done. Our deck can't handle all of that stuff. We have plenty of chairs. We have plenty of shade. You have two gazebos, so you have plenty of shade in your pool. So that one's not as much a concern. The parking is a concern. Soccer, other than the actual travel, they are pretty much done. I9 is still there. I think they have two more weeks. But we have to give them both, you know, direction of hey, I9, you have to park at the school deck. As far as enforcing it, you got people that just don't listen, our own residents a lot of times. We can send out an email. We can, you know, put sign boards right at the front. There are still going to park where they want to park.

Mr. Thomas stated yeah,

Mr. Soriano stated but I can give them those rules. Like I said, they're asking you guys for, you know, it's a request. You can put any rules on there that you think may help.

Vice Chair Horton asked is there any way you could split the event? If they have 100 swimmers there, make it 50 and do it one weekend and the rest the next weekend.

Mr. Soriano stated I can talk to them about certain age groups. I mean, you know, most of the time with the summer team, other than when you have a brother and sister on the team, it's the little ones that we have more. This is a recreational team. I can, you know, tell them, hey, we just may not be able to have the high school age kids at this meet, or we split it and we have to do a different weekend. I think that's tougher because they've already got the other weekends, you know, set up. But if that's the only way we can do it, that may be their only option. Like I said, if the other teams say, we just can't host today because we have something else going on, they have no option. We only had the two home meets, so that was the biggest issue was we had to try to find a place for those two.

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Mr. Lanier stated the smaller kids take the longest. When it's the middle school, high school kids, their meets, not to be funny, they go a lot faster. But the thing I will say about the meets is they keep them back-to-back, like, okay, you're ready to go. There are several kids that if they're not ready, then they are disqualified. So, they do run a pretty tight ship. But I'm picturing, you know, 300 cars with 100 parking spaces.

Vice Chair Horton stated what about Eagle Landing? They have a pool.

Mr. Soriano stated they already have their meets. They have a team, so they already have their meets set up.

Mr. Thomas asked did you get a date for them?

Mr. Soriano stated the two meets, one is this Saturday and the other one is three Saturdays from the now. I'm not sure which one it was they needed it for.

Mr. Lanier stated three Saturdays from now, I9 and soccer should be done. They have that hybrid league that my daughter's a part of. They travel, well, it's kind of travel and kind of not travel and they're doing summer games. She is part of that new. Could they shift that to us someday? Absolutely, I think if we just communicate with Kate.

Mr. Soriano stated yeah, Kate would be really easy. I9 is a little tougher to change games, but like I said, I think they only have two weeks left, so unless it's this weekend is a big concern. But I know it's only one meet.

Mr. Lanier stated yeah, that would be my only concern. Definitely sometimes the swim people, they like to linger. I know our residents; we don't like to have lingers. Now, they're in the big pool and going up and down the slide and everything.

Mr. Soriano stated that would be another one. So that is actually why teams like to come here, because here we do allow them to hang out as guests for the day. So, kids always want to go on our slide. Everybody comes here and want this facility. A lot of those neighborhoods, they don't have anything like this so they get to play for the day once their meet is done. They wouldn't be able to do that in your pool. They would get that information beforehand. When the meet is done, you guys have to go. But I do need a yay or nay from you guys. I let the team know I'll leave it in your hands because that one is kind of a big one.

Mr. Thomas stated you're a sports parent.

Mr. Soriano stated like I said, I can give them all kinds of rules. All they can do is say, I will find a way to follow this to try to make it quicker and easier. Things like the no tents, give

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them the parking zones, give them age groups that they would have to cut out. It will help. If they say no, then you know, I'm sorry, you just can't have the meet here.

Mr. Lanier stated I mean nothing seems outlandish with some of those requests.

Mr. Soriano stated it's, you know, the most we can do. There's no way to rent out Cecil for a meet within a month or two. Usually, the meets are the big thing that they do at the end of the year. They set these things up, you know, a year ahead of time, not like practice, where they can call up the next week and get certain days where they practice. They really don't have many other options. So as long as we are good with it and they have to follow these rules to try to make it easier, I can send out emails to residents letting them know, hey, it's going to be hectic so stay away from the pools until after 12, one o'clock. They can always come over here. This side gets busier anyway. A lot of our younger kids really want to come to this side.

Mr. Thomas stated I would hate to turn anybody away, but there's got to be an option here.

Mr. Lanier stated we do definitely have to just set those parameters in place.

Mr. Soriano stated okay, I'll give them a whole list of it and anything I can think of to help cut it down even more and make it smoother and quieter. And then like I said, if they get done by 12, it's not as big of a problem, that's two hours. We open at 10. So, if I can get the residents to understand, hey, stay away from the pool for two hours. At least wait until after 12 to even come down here.

Ms. Giles stated Jay is that just Board guidance.

Mr. Soriano stated yes, I don't think we would require a vote on that. Everybody feels comfortable. I will try to do the best I can and take care of it. Moving on, I did want to note on that first page, one of the things is your usage number. So, if any of you guys have been there for the weekend, especially Memorial Day weekend, we had I forgot I had written down earlier, I think it was 370 or 387 different individual cards scanned in for Memorial Day weekend. So, a lot of people. Our numbers right now are almost back up, not quite, but pretty high compared to our usage before pandemic. I mentioned that year everything kind of changed and went down. We hadn't quite gotten back up there. If you recall those years before that, we were worried about making sure we were strict on rules, things like that, so that only certain people could get in. We did have those summers where people would have to wait out in the parking lot for a family to leave before somebody could go in. We haven't had that in a real long time. You guys

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are getting back to that area. We're not there yet. Like I said, you got almost 400 people that can be out there. But even once it gets above 150, 200 people, that's tough on our lifeguards and our staff. It is getting extremely busy. You see there your average daily use including the weekends when it gets really busy and the holidays from June, your average daily use is back up to 250 people. That's a lot of people coming to the pool. So, you know, our weekdays are a little bit easier. That's why we came up with one rule years ago that kind of doubled everything to try to deter people from bringing guests on the weekend. It helps a little bit, but that's still with the time people have friends over. But we haven't quite hit that concern yet where they've told me, hey, we're at capacity, but we are getting closer. We're getting back to those numbers. So it is extremely busy and tough on your staff there. I think it's just the heat. This is a tough beginning of our summer. The next item for the maintenance side, I'm sorry, I don't actually have those new numbers. I talked to our sign person last week and Scott, I did go over with her that when she talked to me on site, we talked about metal, you know signage and not the acrylic. She did remember that. She said she would change it. I don't know if that's going to take the price up. I didn't receive the new numbers yet. The new numbers are supposed to include not just the change for that, but she was supposed to have her electricians come and give me an idea of what we could do in the water to light up the waterfall and that's the big one I'm looking for. I already know how much the fountains are going to cost, so we can add that in. My electrician is going to be doing the work. We purchased the one at the amenity center. It was just a little over five grand. But then we paid the electrician. I think it was under seven once we were done. That is what we would do up there too. But lighting the fall from the bottom and then her lights and the letters on the top are going to complete this. She did give me numbers by the day. I told her I had a meeting. I apologize, as soon as I get that, I can always email that to you guys to be prepared for next time. But I wanted her also to correct the acrylic signage of Oakleaf and the letters that were on the tongue at the front of the amenity center. I did ask her about the blue on the letters for the waterfall. She recommended if we were able to, to get one that we can manually change so if she can find it, it would be set up in white. That way, if there is a problem with the county on it with blue lighting, that we can't just leave it on the white, maybe change it just for special occasions, things like that. But that way we have that option. So, it would be a manual change, not something that, you know, changes by app or anything. We're going to turn it off and it only stays white and that way the county's happy with this.

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Vice Chair Horton stated yeah, I wouldn't want it to be changing.

Mr. Soriano stated so as soon as she gets those back to me, I'll forward those because that's the biggest project we have going on right now, it's probably going to be about \$20,000 or so for that waterfall area. But new signage, new design, and it's been a long time, you're 21 summers now. In 2004 is when that amenity center opened up so it has looked like that for a long time. I think it's time for a new update. As soon as I get those, I'll send those off to you. Our one resident that lives in the front, she's been here a couple times. She's been asking for those columns to be relit. I did get that finished last week. I do want to point out that a lot of times people don't understand that cost \$5,000 just to light those columns up. But I had to use stitch boring from where the original meter was to the meter that's on our four columns when you come in on Oakleaf Village Parkway. Timing wise, it worked out perfect. I had the locators there last week. I had Clay Electric there last week. They were able to get in and do the work for me. But the stitch boring from one meter to the other is really all we had to do and then that could be turned on and sent back so that those two columns have power, which they do now. Now I got to repair the lights that have been, you know, out for quite a few years. But we will repair those. But yeah, that stitch boring under the ground cost \$5,000.

Vice Chair Horton stated I'm confused. We had them lit before.

Mr. Soriano stated years ago. So, your one meter was taken out by a car accident and that's what that whole meter did. You guys were paying, you know, monthly meter service for basically these two little lights that light up that column. That's all that that meter handled, nothing else. The other meter handles work at your waterfall and your four columns. So, when that meter was taken out, I didn't repair that. We took care of cleaning up the meter area, things like that, but I didn't replace the meter. I had clay electric cut that off because even when you're not using power, you guys do pay a monthly fee on all of our meters. They removed the meter for me, but that means we didn't have power to your columns that includes the port. I mentioned to her in our meeting that this wasn't real high priority, but it is fixed now. She's been asking for a couple years. All of our other columns do have landscape lights on them. I went ahead and had that taken care of last week. But I wanted to point that out. Somebody's going to see that in our bills next month and wonder, hey, this is just fixing lights. It's \$5,000 to \$6,000 what's going on, that's, underground utilities. They had to dig under that sidewalk and reattach everything and work with Clay electric for the new breaker in the other box because I want it separate so when

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one fails it doesn't take out our four columns. Our four columns are on one breaker, one photocell. The court is on another.

Mr. Thomas stated the only maintenance thing I would ask is more for Chalon, those sprinklers and everything, are we ready for this hot summer? Not that I don't like seeing him. I've seen your sprinkler guy more than I'm comfortable with. He is like everywhere every time I see him because you know, he has that weird looking van thingy.

Ms. Suchsland stated transit, yep.

Mr. Thomas stated I am like wow; I really see him a lot. Are we just kind of doing some preventive maintenance or.

Ms. Suchsland stated yes, twice a month he goes around and does all of the inspections and that's the reports I send to Jay on a monthly basis. We did have quite a few main lines recently. Some were 4 inch which were billable. I think they were mainly on this side though. We just had one on the soccer and I'll discuss that in the other comments a little bit later. But yeah, for the most part he's keeping up. I'm very proud of him because this is a big property and it's older their pipes. But yeah, he's doing a great job.

Mr. Soriano stated that was a request in the, you know, last RFP is, you know, I didn't put in there that the contract is required to have a 40-hour person and a 40-hour person in the two Districts. But they did have to pretty much be able to work like that because there is so much going on. By the time they finish all of their inspections that they do, they have to go and make repairs on things they plan on. Most of that stuff is covered under a contract. None of that is free, you pay for that. But that's the way you look at it. They have to get to that. But then you get these repairs. So, the one main line Chalon is talking about did make it here on page 143 it looks like. What I do is I get them to take a picture of it too, so you see the big one, you don't pay for anything until you get to those big pipes. You know, they take everything out and you see the bill. But they have to squeeze that in that time too. He has done really good since coming on and kind of keeping up with everything. This is a lot of property with a lot of water.

Mr. Thomas stated okay I was just trying to avoid these big dead spots, you know, spend a whole lot of money with you guys.

Ms. Suchsland stated yeah, we are trying to avoid that too.

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Mr. Thomas stated I have some residents that live in my neighborhood who like to tell me where the dead spots are instead of just saying, hey, how are you doing today. Alright, thank you.

Vice Chair Horton stated you are working with the vendor, Atlantic Security?

Mr. Soriano stated yes, Atlantic does a lot of our equipment. They handle our access system. They are the original installers. Whenever I have something that I can't do IT wise and sometimes it's things that I can do, but the software manufacturer won't let me deal with them on the phone. I have to have Atlantic Security to come out. A lot of times I have to teach that IT guy what to do, but I need him there so that he can talk to Kantech on the phone and get everything fixed. But they also do a lot of our CCTV and security installs. Right now, I have a lot more cameras that are going up on both properties just because of some of our safety issues we have dealt with this last year. I want to add to it and we have more than enough money. Some of these are extra cameras I've had waiting in the wings ready to go up. But we will have a lot more eyes on the property once I'm done working with Atlantic.

Ms. Giles asked anything else for 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. Mr. Vice Charmian, who would you like to go first the audience or the Supervisors?

Vice Chair stated let's go with the audience, I guess.

Ms. Giles stated I am sorry, was there anything else from the staff?

Ms. Suchsland stated I just wanted to bring up we are getting to the time of replacing Bermuda on the soccer field. I have already talked to Jay. I have chosen the west end at this time. We did the east end last year but the west end I don't know If you guys have noticed, it didn't do as well a job this year as some years. It is not really great but we have got a lot of areas that are just beach sand. It is like this going over the mower. We are going to have to do some extensive sodding down on that end this year. We are probably, depending on how much square foot is to a pallet, we are probably looking to about 15-18 pallets going down there. That would be on your contractual obligation.

Mr. Soriano stated you guys will be copied on it but I am going to send Elite an email not just asking for, they haven't paid us for the last few seasons, so they have to catch up to that.

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They always kind of wait till the end of the year. We've mentioned that before that they're supposed to be doing it after registration is done. But they don't ever work with us on the sodding. I think we had one year where they actually did what was in the contract. I have talked to them about that before. If there's not a major problem, but we're seeing big areas this year, there's not a major problem and we can handle all the work within our contractual allowance then we'll take care of it. We can let them slide, but it's been quite a few years now that this has been in their contracts. It's a couple thousand feet that they're supposed to be taking care of. So, they are going to have to do that this year and add in to what we're paying to do this fix and they have to rotate better. That older kid's field has been in the same spot now for four seasons.

Mr. Lanier stated yes it has.

Mr. Soriano stated I know they have trouble, but they have to figure out a way to get it someplace else because that's the biggest holes.

Mr. Lanier stated well it used to be by the parking lot, correct because our children played.

Mr. Thomas stated and we would rotate it.

Mr. Lanier stated the plan of attack here is that all the pallets and learning from mistakes from the past, we need to put up some type of pretty good barrier, because a barrier that can't be easily just, you know, stepped on. That way, we can at least get that grass a chance to grow. And then, obviously, during that time, we'll just run the sprinklers 24 hours until something is happy.

Mr. Soriano stated it will be the snow fence. Now, I can't say that that stops everybody.

Mr. Lanier stated you're always going to have some people out there. I get it.

Mr. Soriano stated yeah. But it's the sprinklers, you know, timing, which actually helps keep people off better.

Ms. Suchsland stated that is Christian's favorite thing to do.

Mr. Lanier stated to just turn the sprinkler on.

Mr. Soriano stated we did it a couple of years ago.

Mr. Cottrell stated I was going to say, if you all would just let me know whenever it actually goes down, we can hard focus those areas.

Mr. Soriano stated we did actually add in some other valves a couple years ago, too, that help kind of split up that field a little more so that we can, you know, run the sprinklers a lot more in one area to keep people off and the other areas, they can still play. Because this time of

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year, you know, this is open use more. When residents just come out, we want them to be able to use the good areas. But, yeah, we'll kind of separate it out, and you'll see the orange snow fence go up in big areas.

Mr. Thomas asked your ETA on that.

Ms. Suchsland stated in the next couple weeks. I met with my sod guy this morning.

Ms. Giles stated thanks Chalon. S3 anything?

Mr. Cottrell stated no other than the sod going down and letting us know so we can hard focus.

Vice Chair Horton stated no problems, huh?

Mr. Cottrell stated the same normal beginning of summer problems, but nothing too crazy.

Vice Chair Horton asked are you using the cart?

Mr. Cottrell stated not using the cart.

Mr. Soriano stated not the cart. We should have the doors up. I got them in last week so we should have the doors up. I did have to find something that fit. You actually have had a couple of officers use it but I have asked that the don't because of pulling the garage door down. That should be done this month. They will be able to get to a regular wood kind of barn door style that will open up and then get the cart out. I don't have to worry about anybody, you know, pinching or cutting fingers on that big, rusty metal door. And it will be lockable both from the inside and the outside. Right now, we have an issue when somebody locks it, they can't get in from the other side and have to walk all the way around the fence in the back. This will make it a little easier and then they will be able to start using that on a regular basis. Right now, you've actually seen the maintenance guys use it more. I do make them wash it pretty much every day because it wasn't for them. But it's helpful because I have one guy out on the gas car, and other guys do pickups right there at the fields. The cart is working great, but I just asked for more safety issues for S3 so the door doesn't cause a problem.

Ms. Giles stated thanks Tristan. Any audience comments? Just as a reminder if you can state your name for the record. Sir, did you have any comments?

Mr. Pulk stated I am just here about the situation from earlier. I didn't know if this is the proper time.

Ms. Giles stated it is and Jay can you give an overview of this.

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Mr. Soriano stated yes. Mr. Pulk is a resident of yours. He was at the pool and this was a couple of weeks ago. I do have the policy violation there in front of you guys. This is written from the staff person. This was an incident where Mr. Pulk brought guests to the pool and just too many guests. Now, he did say that he had talked to staff and they told him it would be alright but I don't that everybody was communicating clearly because some of these kids are actually, I don't know if it's a live-in girlfriend of yours and her child, but they are not actually residents here.

Mr. Pulk stated that was my daughter and my girlfriend, yes.

Mr. Soriano stated but they don't live with you though, right?

Mr. Pulk stated yes, my daughter does. Her and my two sons are on the lease but my girlfriend is not on the lease. She doesn't live with me.

Mr. Soriano stated so it's the girlfriend that puts them over the limit at six, which we don't allow anything more than five. That caused the biggest problem. It is the reaction between well Mr. Pulk and actually Mr. Pulk is telling me it wasn't you but your brother was more a problem. You can read the statements here. I know its kind of hard to read. If we decide to do a disciplinary hearing, we have talked about I can have this typed up for you so you can read it nice and clear. These are the ones that they have to write up that day so people don't forget and they actually have record of what was said and done. This was more of a kind of the adult was yelling at the staff person a bit disrespectful. In here Jason, I know you said earlier that your brother didn't cuss but there are quite a few curse words in here that, you know, were written down. Unless we are going to make the statement that we believe the staff is lying, this is what was said to her before she called CCS out. Now CCS did do the trespass. We haven't done anything on our side. We didn't, you know, tell him that he can't be here. He can't be here because of the trespass situation as far as on your property. You can assign a disciplinary hearing or you can take care of it today if you wanted too. You can hear him speak. We can bring back the staff. But, as you read through this, I am not sure there will be much that you may want to change. I have talked to Jason about this. The one big concern I have with it, even if this was his brother is your responsible for your guests. We have dealt with that before and that is a big concern. I did talk to Mr. Pulk about getting a letter. He didn't bring one today, or did you.

Mr. Pulk stated yes sir.

Mr. Soriano stated this is from your brother.

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Mr. Pulk stated yes.

Mr. Soriano stated the brother was more of a problem. Mr. Pulk was the one that got trespassed. I do understand that could be, like I said, kind of concerning sometimes. You are responsible for your guests but if he was the big problem, I kind of wish the officer had gotten the brother and made sure he was trespassed or even both of them and we could deal with Mr. Pulk afterwards but Mr. Pulk was the only one that was trespassed.

Vice Chair Horton asked so the brother doesn't live here?

Mr. Soriano stated correct, he was a guest.

Mr. Thomas asked are we talking Pulk or are we talking Pulk?

Mr. Soriano stated sorry. You have a different name on there.

Mr. Thomas stated because I see Jason Pulk, Jr.

Mr. Pulk stated yes sir, that is me.

Mr. Thomas stated okay.

Mr. Soriano stated Mr. Pulk had a different name or something.

Mr. Pulk stated I think that might be on my email or something.

Mr. Thomas stated so on your actual resident card it says Pulk. According to the statement that we have here. Oh, so this is not for Q&A? Sorry.

Mr. Soriano stated now you can do it if you wish. You guys can take care of it, now this is a trespass so you guys don't even have to address it if you don't want. Rescinding a trespass is now with the county. You can set up a disciplinary hearing or you guys can do it today and ask questions and change something if you wanted too or you can bring Mr. Pulk back. You can bring staff in. You guys individually can talk to the staff person. You can read these and kind of get an idea and decide if you want to change but at this point because he has been trespassed and its county, the only thing you guys can do would be to rescind the trespass if you felt it wasn't deserved or needed anymore. Then I can do the paperwork with the county and that allows Mr. Pulk to be back on the property.

Mr. Eckert stated really two things. One, all you can do is say I agree with Jay because it has not been noticed or anything like that but you could rescind it if you wanted to and we are in audience comments so I want to make sure we give the resident the opportunity to address the Board and say whatever he wants to say to the Board so you can hear that and then the Board can

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have a discussion on what they want to do. We can't address any kind of suspension from the amenities or anything like that today.

Mr. Lanier stated we are in audience comments so it needs to be a separate discussion?

Mr. Eckert stated correct.

Mr. Lanier stated okay you have the floor.

Mr. Pulk stated yes, sir. So, me and my girlfriend and my daughter, we went up to the pool. It was May 17th. When we got up there, I had asked how many guest passes I had, and I believe she said I had like 16 left, I think, because of the rollover and I lost some, possibly. Whenever I asked her if my brother, his wife and his kids that were with him, you know, that would be fine, she said, yes, there's no problem. Come back up to the front when they get here, sign them in with my badge number or whatever. And there was no problem. I told them they drove a pretty long way to get out here because he actually ships off this month to go to the Army. He's going to boot camp on the 16th. So, he was trying to get, you know, like a family get together. Well, they drove a pretty long way. And they got here, and I think her name was Chloe was the lady up front. She said that something with the double passes on weekends and something else made it to where, you know, just like a miscommunication pretty much. I was just trying to figure out the best way to work it if I needed to ask my girlfriend to leave. I didn't know how any of that really worked as far as processing guests. I'm just trying to figure out some things with that and then when I asked her about her manager, she said that she was the manager. I made a comment. I was like, well, I just never seen you here before so I was just wondering, you know, what we could do to work this out and resolve it. That's what she told me, to look at the board and get the list of the emails that are right behind the desk. And at that point, you know, he had asked her some questions, and I was trying to get the information off the board. I can honestly say I didn't hear him cuss. I was more concerned about trying to figure it out and was a little bit, you know, kind of just confused on what to do. I also want to say I've been going to this pool for three years with my three kids, and we've never had any issues, problems. You know basically that's a way for me to get them out of the house. When all this happened, he left. I went back to the pool. She never asked me to leave or anything. She never said anything to me at that point. I went back to the pool and I told my girlfriend, I said, hey, why don't we just leave and we'll go meet them in another pool somewhere else and just kind of have a family day there. And as we're packing stuff up, an officer comes up and says, hey, I need to talk to you. He takes

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me out and asked me to start filling out a trespassing form. I was never asked to leave. I wasn't asked to leave by her. I wasn't asked to leave by him. We were already on the way out anyway. But, you know, from what I've looked at, is that in the State of Florida, you know, to be trespassing, he has to leave the property. And if you refuse to leave, you know, you get trespassed. But I would never argue with anybody on staff. I mean, I love this community. We love this pool in that pool. You know, we want to be good for the community around us and I teach that a lot into my kids, you know, as far as anywhere we go, yes sir and no sir, yes ma'am and no ma'am to be respectful when we are places. You know, we have never had any issues. That was the whole reason we moved out here. I wanted to get them a place where they can all have a good time to hang out. Their moms aren't involved in their lives so I'm kind of stuck in a situation like this is my only way to really get them out as much as I can with as much as I work. I do apologize for what my brother did. He even said he is willing to come up here and let you all trespass him if I can get mine rescinded because of how much we use the park. I'm right there on Silver Bluff and Pebble Brooke Circle, that park. We used to go there every day. And I don't know if that's still a part of that property on the phase one, the same address and I don't want to break any rules or laws. My daughter, she just turned 4, and she's everyday can we go to the pool or can we go to the park? I'm like, well, we have to wait and see what we can do because it's out of my control.

Mr. Thomas asked anything else you would like to add.

Mr. Pulk stated just if there is any possible way we can resolve this as soon as possible because with the summer and all that right now, they are stuck in the house. I travel a lot for work so I am just trying to get this resolved in the best way possible. Whatever I have to do, I will do.

Mr. Thomas stated appreciate it.

Mr. Pulk stated yes sir.

Vice Chair Horton stated I can't read this thing here very much.

Mr. Thomas asked are we allowed to read staff comments and general comments?

Mr. Eckert stated you can read the document if you want to. That is fine but again we are not having a hearing on suspension. You basically have a resident request saying hey I would like you to consider informing the sheriff's office to rescind my suspension and here are the

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reasons why I would like you all to consider that. That is really the only issue that is before here today.

Mr. Soriano stated what you could do is deal with the trespass if we thought that and then also assign a disciplinary hearing to deal with anything later like a suspension stemming from this but that would be separate.

Vice Chair Horton stated you talked to the people involved here on our staff, right?

Mr. Soriano stated yes.

Vice Chair Horton asked what is your feeling on this.

Mr. Soriano stated I mean she has been pretty set on every time I have talked to her about the situation, this is how it occurred. Mr. Pulk is saying that there were no curse words. There was definitely some curse in there. Either that or we would have to say Chloe is lying. The one thing she didn't have and, you know, I do try to get on them about it, is witness statements. It was pretty busy that day. All of the guards are at the pool. There was nobody there with her. Where a lot of times, you will see when they rotate, they come up to the front desk. A lot of times you'll have another person there. So, by herself the whole time dealing with this group. There were no residents coming in at the same time with them, so she couldn't get any witness statements. It's hard to argue and say, oh, you know, staff's not telling you the truth when I have a whole other resident there saying, no, they heard you cussing at the staff person. We don't have anything there so, unfortunately, that talk is really more of a he said, she said. But when I read through this, this is the stuff that we've dealt with before with issues, and we don't deal with disrespecting or cursing at staff. But my other concern is, was it Jason or was it his brother? This is a couple weeks later. If it was the brother doing the cussing and more of that, then, you know, that does give me a little bit of argument here to say, well, maybe, you know, Mr. Pulk could be forgiven if that was the case. If it wasn't him and it was coming from his brother. Because, like I said, I wish the brother would have been trespassed. He is the, you know, the biggest problem here. But from Chloe's statements it wasn't just the brother.

Mr. Thomas stated I have seen demeaning comments towards Chloe and it's saying that its directly coming from Jason and not the brother.

Mr. Soriano stated she does say in it that she told them they would need to leave. You know, the direction to leave is the requirement for the county. So as long as, you know, somebody said that they would have to leave then an officer can trespass.

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Mr. Lanier stated so you said that you talked to somebody about bringing people in?

Mr. Pulk stated yes, sir.

Mr. Lanier stated did you tell them you talked about the amount of people that are on your card or, you know, that you have punches, basically. Did you talk to them about the amount of people that you wanted to bring in? Did you tell them that you were going to bring six or did you say, hey, I'm bringing in some guests?

Mr. PulkPulk stated yes sir, I said it was going to be his wife and their four kids so that would have been them, with me and my daughter we are on the lease so we are not a guest. The only other guest I had was my girlfriend.

Mr. Thomas stated you know that does change a number. You know possibly associated with it just talking about hey can I bring people in or can I bring in a total of six. I think if the question was, I am going to bring in six people. It has been policy, well documented policy, that is not allowed to happen.

Mr. Pulk stated I didn't really know anything about that, that is why I asked before we went in.

Mr. Thomas stated her as in Chloe at the front desk or somebody on the phone.

Mr. Pulk stated yes sir.

Mr. Thomas stated so when she told you six and then there seems to be some discrepancy. So, parents get trespassed, do the kids automatically get trespasses per household?

Mr. Eckert stated it is per individual, but you have the ability to make it household wide. Historically, we have not done that. But practically speaking if it is a single parent household and that is where the kids are.

Mr. Lanier stated it does make it tough. I think this is where you are kind of going Scott is that some of these comments that our staff member has said is that there was both you and your brother were animated and both of you making comments like, I think this is you saying you still live with your parents, no wonder you are like this, you only make \$12 an hour.

Mr. Pulk stated that was not me sir.

Mr. Lanier stated that was your brother.

Mr. Pulk stated yes sir.

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Mr. Lanier stated called me an ugly bitch several times shown in there and it says and Jason both of you kept repeating these things and taunting me until I told his guest to please leave.

Mr. Pulk stated no sir. I would put my hand on the Bible right now. I never said anything about Ms. Chloe.

Mr. Lanier stated then it says Jason then says you are going to lose your job and when I apply here and take it, I am something getting whoever the F I want in, basically I am going to let whoever in.

Mr. Pulk stated no sir.

Mr. Thomas stated so that just wasn't said or it wasn't said by you?

Mr. Pulk stated none of that stuff was said.

Mr. Thomas stated by you or your brother?

Mr. Pulk stated my brother did have some comments. I didn't hear him cussing. I didn't hear that much word play actually between them too. Once we were trying to figure out what the whole system was as far as the passes. I was already locked in on just trying to get the email so I could just message somebody about it and get some. Because it really isn't, in my opinion, I'll be honest with you, it's not that big of a deal. It wouldn't be that big of a deal to argue with her or anything. If it's too many people, it's too many people. You can't change the rules just because you want something to change.

Mr. Thomas stated did you try and tell your brother, to say hey back off? You were dealing with a teenager and that this is inappropriate all the way around and in front of your kids.

Mr. Pulk stated yes well, my daughter wasn't around at the time. But I did tell him to go ahead and leave and get off the property because I could tell he was getting a little bit upset about it. I feel like everything that he said was absolutely wrong. I wasn't paying attention to that side of it, you know. But it did happen fairly quick.

Mr. Thomas stated you were talking to the same person, though, right? You were right there with your brother talking to the staff member.

Mr. Pulk stated so when I'm talking to her, I'm standing in front of the desk, and then him and his wife and their kids were standing on the side. You know, it's an L shape. They're standing right here. I'm standing in front of her because I'm thinking I am about to type in my number for the pass for each guest. Once I started realizing that there was no way to fix this, I

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walked over to the Board and started writing down the emails also. When they started swapping words, I was like, hey look, just get out of here. I'll see y' all in a little bit. I went back and immediately started packing my stuff up. I stood out there and talked with the officer for a little while, and he even said to me, he said, you don't seem frustrated at all to me. It's because it wasn't that big of a deal to me, to be honest.

Mr. Thomas stated right, but I guess the thing is, when we bring in people, we are ultimately held responsible for the people that we bring.

Mr. Pulk stated I agree.

Mr. Thomas stated so there has to be a consequence for that action, whether that consequence directly came from you, because as you have said, this is a community of families and we do not tolerate anything towards staff, whether they're teenagers or not. You know, I have to be held responsible for the people that I choose to bring to my community.

Mr. Pulk stated yes, sir.

Mr. Thomas stated yeah, that is all I am going to say about that. Does anybody else have any questions? I don't know. It's just we have to be held responsible for the people that we bring to this community.

Mr. Pulk stated yes sir.

Mr. Thomas stated because I mean I would have to be accountable as a Board member if I bring up my brother and he starts to really show out a little bit. That responsibility is on me. Especially recognizing the fact that the conversation did turn sour and you know, saying okay lets everybody cool off and lets just regroup and you know. Because I understand it was probably 90 something degrees outside. I get it, children that want to play and do this but however cooler heads have got to prevail because we do not want the reputation out here of this showing out, you know, at a pool where families can hear negative interactions. I don't have anything else.

Mr. Pulk stated I give you my word that, you know, you want have any problems out of me. I have never really given any problems to anybody here. I appreciate everything you all have allowed us to use, you know, the pools and parks, the gym and everything else. I am sorry that this happened. I hate that it happened. I know I can't fix what happened but I can promise you I give my word you will never have a problem out of me or my kids, any of that.

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Mr. Lanier stated I tell you I have got a big problem with this. It kind of goes into what Mr. Thomas is saying. This is your family, these are your guests that are taking stuff out on a teenager and it's great to say no it's not supposed to happen or this isn't the way we raise our kids, you know all that sort of stuff, but they are right there lock, stock and barrel witnessing just everything associated with this. I mean this lady's testimony is that it was both of them that it wasn't just your brother. Your brother wants to take responsibility, that is great but how is that possible that there is such a disparity between what you are currently saying and what this girl who has no dog in the fight in a sense other than she is being berated because somebody is not getting their way. Being cussed at, being fussed at, being told that they are going to take their job and I am going to do whatever I want to do when I get this job.

Mr. Pulk stated no sir.

Mr. Lanier stated that is what it says right here.

Mr. Pulk stated I understand. Are there cameras down there that can show how this whole situation went down? I give you my word, I have never even spoke to a woman like that.

Mr. Soriano stated that won't help you out in this case.

Mr. Pulk stated I was just wondering, you know, because I haven't said anything. I didn't say anything. I've never spoke ill to any of the staff here. Most of the staff, they usually greet me when they see me. Hey, what did you bring for lunch today? Yeah, you know me. I get along with everybody. My mom and dad raised me on a farm. I wasn't raised where my brother was. It's my stepbrother you know. It's a little bit different, but I was raised different and that's not something I would ever do.

Mr. Thomas stated so currently our actions have been temporary suspension.

Mr. Soriano stated no.

Mr. Thomas stated I am just reading the policy violation report or is the subject because it says action taken.

Mr. Soriano stated no the action taken was by CCSO. They called CCSO and they trespassed him. We don't do anything once they are trespassed. That is a county violation.

Mr. Thomas stated I could not see the ink on this, sorry.

Mr. Soriano stated that is what I was saying, you guys could you know address them independently. You could set up a hearing for things like suspension, stuff like that after but if you thought the trespass was too much for what Mr. Pulk is saying then you could rescind that

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and deal with, does he still deserve to be punished but by our policy separately. We could send letters. We would do it the way we have it set up in our policy. And then you could go through it that way. You could talk to Chloe directly. We've done that before. We've had staff in here. Even when, you know, one party claims staff isn't telling the truth, you know, we have those type of things. That's usually where I bring in any other witness statements. But like I said, this was just Chloe, so it's only going to be her you can talk to besides Mr. Pulk. But that would be a separate issue. This is just about the trespassing.

Mr. Thomas asked what precedence and done in the past.

Mr. Eckert stated we have had altercations that I can recall and Jay correct me if I am wrong. Sometimes we have said we are not going to take any action and lift the trespass right now but come talk to us in a year. I think we did that one time. I think we actually lifted the trespass after that year. We have not had a situation where we have immediately lifted the trespass and then set a suspension hearing. We have not done that. The Board and I would suggest if were going to go that route you wanted to cut it short earlier on, what you should do is leave the trespass in effect until you have that hearing then you have the hearing and then you have your suspension. As part of that, you can say and we want to direct Jay to lift the county trespass which is a totally different issue, if you were going to do that route. I wouldn't do it today and then set a suspension hearing. I think you are either lifting the trespass order today, doing nothing today and just letting it stay in effect, or you can continue the trespass until you have an actual suspension hearing which then you could suspend for 30 day, 90 days, six months, a year. You have more flexibility there. But then the county is out of it. It is just a matter of you and the resident. Those are your options.

Vice Chair Horton stated here is the way I see it. I see your name on this report here. I don't know how they would have gotten your brother's name that you would remember enough to write it down somewhere. I'm sure she had your card where you checked so she knows you. But your brother isn't mentioned on here at all really.

Mr. Pulk stated yes sir.

Vice Chair Horton stated I am thinking it is you all along. I can't believe you're standing there reading a board three feet away from somebody else and didn't hear all this cussing going on. I find it hard to believe. I believe it's actually you in the report that's correct. The staff doesn't make things up. They're pretty accurate on what they say. I know you're trying to get out of it. I

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mean, I probably would try to also, but I think you're just as guilty and you're the one who should have been trespassed.

Mr. Pulk stated well just in response to that, sir. I wouldn't even waste my time or your time coming up here for that if it was me. I'm not trying to manipulate or lie my way out of this. I will take whatever responsibility comes my way. I am not trying to run from it. I can just honestly say what I did or did not do.

Vice Chair Horton stated right now my thinking is that we are not going to do anything. I would vote not doing anything right now. I don't know everyone else feels about it.

Mr. Thomas so if we set a suspension hearing then Mr. Pulk would then need to come back when whatever the date is.

Mr. Eckert stated it would be his choice whether to come back. We would invite him to come back and be able to present to the Board whatever information he wanted to present. It is due process issue. If the CDD is going to take action, we need to provide notice and an opportunity to be heard. We have not done that.

Mr. Thomas stated I believe that in order to continue the policies that we've already set in place, we've taken action in the past. So therefore, we need to continue to take action when situations do arise. I would recommend totake action today of setting a suspension hearing. Am I saying this correctly?

Mr. Eckert stated yeah, you are.

Mr. Thomas stated 30 days that way we can gather more information if needed and that would be my advisement to the Board. Obviously, it's open for discussion.

Mr. Soriano stated I would talk next meeting, don't put 30 days in there just because.

Mr. Thomas stated oh next meeting, that is kind of what I am thinking at the next meeting which should be technically in 30 days.

Mr. Soriano stated you guys don't want to set up a whole meeting that would end up just for this.

Mr. Thomas stated right, add to the next agenda.

Mr. Eckert stated I am just trying to get the date here so everybody knows when it is.

Ms. Giles stated that would be July 14<sup>th</sup>.

Vice Chair Horton stated what you're saying is you want a whole suspension hearing for us to suspend him, which we haven't done so far. This is all CCSO.

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Mr. Thomas stated so we haven't done anything.

Mr. Soriano stated that's what I'm saying. You're just dealing with if you believe he shouldn't be trespassed, and if that's the case, then you could rescind. If you believe that he should have been trespassed, you just leave it. You don't have to do anything. If you believe he should haven't been trespassed, then you could, you know, work to rescind and then say, well, we believe he should still be punished. That would be part of a hearing. But right now, he's been trespassed. That's county violation. You know, he has to go. That's where the trespass comes in so you have to handle that part first.

Mr. Thomas stated as far as that part, that just needs to stay in place.

Mr. Soriano stated if that is what you guys feel.

Mr. Thomas stated that is what this Board member feels.

Mr. Soriano stated and that is what he is asking for, can that be rescinded.

Mr. Thomas stated not at this time.

Mr. Pulk stated yes sir.

Ms. Ambrosio stated I agree not at this time either. I think there needs to be more, to get your side of it, like the others have said, I don't see why as she doesn't have anything in it to make this up. Like what is she gaining from kicking you guys out.

Mr. Pulk stated it was kind of a heated situation by the time I realized that was going on. I was focused on trying to get the emails and stuff. That's why I told him to leave, and I was already going headed out anyway. I figured with all that going on, it's probably not a good place to be in an area where there was an argument. I have no reason to argue with anybody. I appreciate what you all give us. You know, all these pools, park and everything. I actually appreciate it and I am thankful for it. That is why I moved out to this area.

Ms. Ambrosio stated yeah or even think if this was your daughter at this age. What would you think?

Mr. Pulk stated oh I would be upset. I definitely would be upset.

Mr. Eckert stated I think what I am hearing unless there is a Board member that wants to make a motion to direct staff to ask Clay County to rescind the trespass, there really isn't any other action the Board can take at this point in time. Unless somebody makes a motion, you have a second and a favorable vote. You don't need to do a motion to deny a request because it just stays in place anyway.

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Mr. Pulk stated I am basically just trying to you know get it to where my kids can spend their summer here. I am just trying to figure out the best way to do that, and more for them. I work a lot. They like to go to the park. My oldest son who is 15 likes to go to the fitness center. This is kind of their getaway you know.

Mr. Soriano stated I will go through that real quick. Your son at 15, he has his own card, correct?

Mr. Pulk stated he does but he lost it. I can't go to the fitness center to get him one.

Mr. Soriano stated call me and I will meet him up there and make sure he is taken care of. Your son is not being punished so he can come and workout. As long as he has got his card and everything falls in place, no actually he has to be 16 to be in there by himself or has to have an adult with him or somebody else that is a resident.

Mr. Pulk asked could it be my girlfriend.

Mr. Soriano stated he can't bring her as a guest. It has to be somebody either from the household or a resident. It's got to be somebody, aActually, it's our policy, 16 and older, so not quite an adult, but that's what we put it at. He's got to have a 16-year-old, but that's the same even with your daughter going to the pool. You have a neighbor or anybody else that's got a valid resident card. They can take them. They can either sign them in as guests or you can get them a card. You know, we don't require that little kids get cards. But if you have a card, that helps because then they don't have to use one of their guest passes. They have to come with that resident adult. So, it's really just you. That's why I was mentioning, I wish more of this had been, you know, the brother involved either was him also or if he was mostly the problem, it would be him. But we're not punishing the rest of the household. There are ways for them to use the facilities. This is a public meeting. I've mentioned it before. You are welcome to come back and, you know, make that request. They said not at this time. But it doesn't mean a month from now, three months from now, you come and apologize again, you can make that request at every meeting.

Mr. Pulk stated yes sir.

Ms. Giles stated thank you. Any other public comments at this time? Alright. Then Supervisors requests. Amy anything?

Ms. Ambrosio stated nothing.

Ms. Giles stated Scott sir?

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Mr. Thomas stated yes, I was just checking in. Has there been any movement on the high school asking to use our pickleball courts. My high schooler wants to join that club so I am curious as to where that club is going to play.

Mr. Soriano stated so the last we did, I wanted days and times and he just never emailed. I told him I have to work with the school District's lawyer too. We should have in place for everybody out here. They're the high school. We have it for the high school swim team. But we should have these agreements between the teams. Even though he's not a varsity team it would still be the same thing so that the school District knows their kids are on property. Not all of them are going to be residents. So, you know, we are taking liability for them. We need that agreement in place. But we also can't give the school District any information if I don't have it from him on what days and times he was expecting. I didn't get that written out. I know the last I talked to him; he still wanted to be able to use it. But as far as other than just coming and asking or he hits me with an email every once in a while, hey, can we use it? He doesn't give me anything organized. That's the biggest issue.

Mr. Thomas stated that is all I was wondering, has there been anything official organized with the county's name on it, you know liability and all that other fun stuff.

Mr. Soriano stated I think if I look at that meeting, I think you guys were all good with me moving forward, allowing to use it. It was just we needed something organized so I could work with lawyer. If you talk to him, just tell him we have to have that. He needs to email with actual details and not just hey we are going to use it after school. We need those dates and times, things like that.

Mr. Thomas stated the courts and everything are holding up? There has been a lot of pickleball out there.

Mr. Soriano stated we are actually going down a little bit from this time last year, but there are a lot more facilities in the area. I think that pulls away a little bit. They are using it pretty good. In fact, we had a big tournament the last three days for Memorial Day Weekend. We had a good turnout. I did talk to them about remember a lot of these are nonresidents. We should be bringing in a little bit of funds to help out with things that they promised before, because they always ask us for something else.

Mr. Thomas stated they are always asking for something.

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Mr. Soriano stated the biggest issue with that is we have been trying to be with them because of all of the tournaments and clinics they do and things like that. And he does pay for some guest passes, but not paying for all of it. They've asked to be forgiven on some of it. But that's the same thing. I want some kind of organization to say okay; you're going to pay for those guest passes if people show up just for playing. But if you actually have a scheduled clinic every Thursday night or Friday night that we know about, then we can set it up to where you can bring in so many people that are covered under the program, same way we do for other sports programs, whether it's soccer, whether it's swim team, they have that leniency. But it's expected to be resident driven.

Mr. Thomas stated a quick question, is that the extent of the paving the county plans on doing.

Mr. Soriano stated no, next week they are going to start coming this way towards the clock tower or at least that is the timeline plan that they put out.

Mr. Thomas stated they're going to stage their stuff where they staged it before, or they do they plan on staging it somewhere on our property. Because how they stage that area over there, they really messed that up, I don't want to have to call Chalon and say hey by the way there are 20 bulldozers on her beautiful grass area.

Mr. Soriano stated the area at the front actually isn't ours. We cut the grass.

Mr. Thomas stated I know that is Duval County.

Mr. Soriano stated I got another complaint from one of those homeowners today because there is a pile of asphalt up there and a big, huge box of trash they left there. I'll use a cone. So, if they leave those cones, I'll take them. But all the rest of the junk, yeah, it's been a week and a half to two weeks and they haven't cleaned it up. But I can only say so much since it's over that line. I'm hoping they have a better plan, and I'm hoping they plan out letting people in and out a little better than they did over there. We had a lot of problems with people getting stuck in the amenity center because they didn't have plans to get people out across the street directly. We had to drive all the way down and turn around to get back into Fitness center. You had to drive all the way out to Argyle, turn around, you know, like up by Chili's or the Wawa and then come back down because they weren't letting people cut across to the right. So, I hope they think it out better. But that was the plans that the next stretch is going to go from Oakley Village Parkway all the way across to the clock tower. So, they're not going to pave them in your District. Yeah.

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Right now, I don't see anything more. I think that's all for Oakleaf Village Parkway. It's just Plantation Oaks. They didn't tell us about anything going into the neighborhoods.

Mr. Thomas stated I didn't think that they would, I thought it was just going to be the main roads. I was wondering if they were going to continue to my new favorite neighbors.

Mr. Soriano stated the way they originally told me it was going to end at the front of that.

Mr. Thomas stated okay.

Mr. Soriano stated but I'm not even sure they made it all the way down to the front. Right?

Mr. Thomas stated they made it to the Parkway.

Mr. Soriano stated just past the school.

Mr. Thomas stated yes.

Mr. Soriano stated that intersection so unless they are planning on doing it when they start this stretch. They were finished from what was out there.

Mr. Thomas stated since school's out, that might be something that I should plan for. Thank you. I have nothing else.

Ms. Giles stated Tom anything else?

Vice Chair Horton stated yeah, I got a couple things on the pickleball courts. Keeping in mind, they're going to open those indoor courts down the road there, so that could have a definite effect. I'm sure it's going to pull some people home. So, it might not expand any more than it is right now.

Mr. Soriano stated I'm fine with, you know, that way we don't have to be too strict on them apart, you know, constantly paying or anything like that. But at the same time, I want it to be open. I want people to use it, and they're really enjoying it. Everybody loves our facilities, I'm really happy with that part. But the part I always think about here is when we have those bigger programs, we have more of this stuff, it's also more liability, more that I have to watch out for maintenance in the future, wise, things like that. I'll actually be happy when the pickleball bar thing that's going up, up there opens up.

Mr. Thomas stated yeah drink wine.

Mr. Soriano stated yeah, wine and pickleball.

Vice Chair Horton stated the second thing I have is the Fall Creek playground equipment. How we doing all night?

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Mr. Soriano stated not Fall Creek, we didn't vote on doing it all, not yet. It's the one we are waiting on right now. The one we're waiting on right now. So, I did get a processing notice. This is not delivery, but processing notice that we should have the first week of July, all of the extra parts to fix the ones at the amenity center. So just a few more weeks and people are getting on me about that. We had to finally close it up. I think I told you guys, you know, most of it's cosmetic, but when I start getting people, oh, you know, my kid falls off that I'm going to sue. You know, when they start making comments like that, I have to close it down. My maintenance guys. We are jumping on it. It's not going anywhere. But for safety concerns and people making statements like that, I had to fence it all. People were in a hurry to get that, you know, back to working order. Hopefully that first week of July we actually get the parts. That one's next and then we can move on to whatever playground you would like after that.

Vice Chair Horton stated how about the salt water pool.

Mr. Soriano stated we still have to get everything sealed up. I am working with Poolsure to look at our contract because we had some problems over Memorial Day weekend. We actually ran dry the Friday before and I was a little upset. So, we have about 800 gallons worth of tanks out there, and they do have WIFI readers on them so they're supposed to know when these things get kind of low. I was paying attention so luckily, I went out and purchased some chlorine just in case. But then they didn't show up the Friday before and I know that they're not delivering on the holiday, so I gave them a call. They didn't get here until the following Wednesday. It's 100 bucks at a time when I do something like that to get enough chlorine to go in all of those pools. But they did promise me they would reimburse me for it and they would check out why they weren't able to see any of the three WIFI readers they had out there. I think they just weren't paying attention and didn't deliver. But that's something we pay for so I need to talk to them about changing around our contract. And if I have to, I will go to a more detailed contract where I actually watch the gallons that we get delivered every week or every other week and we pay for a gallon. Now, your pool, if we have good oversight on it, and can't see savings, especially in the winter because you get a flat rate. So, you get charged even in some of those months. December, we pay an almost \$4,000, but we don't get any chemicals delivered. It's just not needed. But that's why in the summer, you actually many times get away with paying a little less because they just go flat rate throughout the year. But if I can move to that detailed, we have some nice computers that are all ours. I mentioned this last time. Everything other than the salt cells, we've

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already installed. It helps control everything better and I can see when we're having problems like this. That's why I was kind of prepared. I didn't think they were going to take that long. It just happened to be over a very hot, busy weekend. But I'm hoping that if we can change it and we can pay per gallon, I'll be able to watch a little better and we can save a couple thousand. But the salt is still a ways away just because I have to get some of those items repaired. It would just be wasteful. We could put it in. We're not going to see a return on investment if we're constantly throwing in more salt and more fresh water to make that chlorine in there. So, it's not quite ready for something like that. I did look at another device, it is a salt cell type. But what it does is it uses what's kind of referred to as a brine tank. It's separate from your pool. You still throw salt in your pool, but you create the chlorine separately, which is nice because then I could just take it from the reserve tank and dump it in, in situations like this. It's produced by a salt cell. It is a different product than we looked at before, but it would be nice because it's separated and I could use it even at times like this when I'm having leaks or anything like that. I have chlorine that we're basically producing on site. I can bring that back to you guys' next time you start looking at that. That is something maybe we kind of change the plan to, but that is still something I would like want.

Vice Chair Horton stated I was on vacation last week and there was a large pool with a lot of people in there. It must have been a salt pool.

Mr. Soriano stated there are a lot of benefits. So even as you see, this filter has now been off for two weeks in this big lap pool back there. And the salt takes a little bit longer for there to be an issue with algae growth. I've had no filter. It's been almost 100 degrees out. There has been a lot of people everywhere else and that pool is still nice and clear and we don't have a way to circulate the water. So it is, you know, highly beneficial to look at salt.

Vice Chair Horton stated like the pool I was in, it was warm water, bath water almost but it was good.

Mr. Soriano stated it's still something I'm going to get to. I just didn't want to do it now if it's not going to benefit us. So, we are not going to see a savings. In fact, we probably would use more salt and, you know, and not get the result we wanted. That's a lot of money and time to put into it. So, I'd rather get some of these other leaks and fiberglass issues taken care of before we put something like that in it.

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Ms. Giles stated thanks Tom.

Ms. Giles stated Andre?

Mr. Lanier stated thank you for the pressure washing.

**SEVENTH ORDER OF BUSINESS**

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

Ms. Giles stated the next meeting is scheduled for July 14, 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.

On MOTION by Mr. Thomas seconded by Ms. Ambrosio with all in favor the meeting was adjourned.

Signed by:

*Marilee Giles*

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Secretary/Assistant Secretary

DocuSigned by:

*Cindy Nelson*

1834ED053398448...

Chairman/Vice Chairman