

**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, **July 14, 2025** at 4:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

Present and constituting a quorum were:

Cindy Nelsen	Chairperson
Tom Horton	Vice Chairman
Scott Thomas	Assistant Secretary
Amy Ambrosio <i>by phone</i>	Assistant Secretary

Also present were:

Marilee Giles	District Manager
Mike Eckert	District Counsel
Jay Soriano	GMS
Mike Silverstein <i>by phone</i>	District Engineer
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. Three Supervisors were present in person constituting a quorum. Ms. Ambrosio joined by phone.

**SECOND ORDER OF BUSINESS**

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

Ms. Giles stated the only members in the audience are staff.

July 14, 2025

Double Branch CDD

**THIRD ORDER OF BUSINESS****Approval of Consent Agenda****A. Minutes of the June 9, 2025 Meeting**

Ms. Giles stated item 3 is on page 7 of your agenda. It is approval of the consent agenda items. The first one is the minutes of the June 9<sup>th</sup> meeting. Unless there are any comments or corrections, I just look for a motion to approve the June 9<sup>th</sup> minutes.

On MOTION by Vice Chair Horton seconded by Mr. Thomas with all in favor, the Minutes of the June 9, 2025 Board of Supervisors meeting, were approved.

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

Ms. Giles stated on page 46 are your financial statements as of May 31, 2025 followed by your assessment receipt schedules on page 58. This shows we are 99% collected. Your check register is in the amount of \$98,806.51 for the month of June is on page 60. Unless there are any comments or questions on the check register, I just look for a motion to approve it.

Vice Chair Horton stated just out of curiosity, ETM billed us for four years ago.

Ms. Giles stated they did an audit and found an invoice that had not been paid, yes sir.

Vice Chair Horton stated I mean really, four years? Evidently, they don't have an accountant over there, I guess. That is all that I have got.

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

**FOURTH ORDER OF BUSINESS****Discussion of the Fiscal Year 2026 Budget**

Ms. Giles stated item four starts on page 149 of your iPads. Discussion item here for your FY26 budget. At your June meeting, the Board approved the FY26 budget. Assessments stayed the same for multifamily and have a slight decrease for single family and commercial. The budget adoption is set for August 11<sup>th</sup> at 6:00 p.m. This is in here as a discussion item if the Board wants to talk about any particular line item of the budget. Jay, is there anything you want to point out on this budget.

Mr. Soriano stated no, we went through it last month. Last month was the first time you guys saw the lines that I have concerns with. Right now, we are actually doing really well in total

July 14, 2025

Double Branch CDD

of our lines for this year but also how much we are planning on putting into capital and what expenses you have coming up. I don't have any concerns for hopefully not in the way of any major issues happening in the off season that we have any repairs for. Short of some of these projects we have been talking about lately, those are going to be our biggest expenses. Those are all kind of fitting into what we already have so I don't have concern for the upcoming budget if I need to change or put anything else in.

Ms. Giles asked for any Board discussion for the budget. Amy, anything?

Ms. Ambrosio stated no.

## **FIFTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. District Counsel**

Mr. Eckert stated I just wanted to let the Board know I heard back from the impact fee broker regarding the builder or developer she was working with. Apparently, the county has said we couldn't sell those to that particular builder because they are outside of our impact fee zone although very close, I am told by the broker. I will follow up with the broker and find out how far she got to the county before she heard no because if she hasn't gotten a legal interpretation from the county, we will look at that. The statute does say you can buy them or sell them outside of the zone if that property is really close to your zone and uses the infrastructure that you constructed. I will have that follow up call with her. She is also looking for other alternatives. We will keep you posted. Again, she has got an interest in doing this because she doesn't get paid anything unless she finds a buyer that we actually agree to sell to.

Ms. Nelsen stated no.

Ms. Giles asked Scott was there something.

Mr. Thomas stated he just wanted to try to figure out the grading scale.

#### **B. District Engineer – Acceptance of the 2025 Annual Engineer's Report**

Ms. Giles stated thanks, Mike Eckert.

Item B is District Engineer. Mike Silverstein, is this something you want to go over? Well, it's on page 168, the annual engineers report.

Mr. Silverstein stated if there are any questions, I can answer them.

Ms. Giles stated Jay before I pass it to you, Cindy was there something?

Ms. Nelsen stated I didn't have anything.

July 14, 2025

Double Branch CDD

Ms. Giles asked Scott was there something?

Mr. Thomas stated I was just trying to figure out the grading scale. I mean, like the one where it says, there was loose railing. We got a 13 out of a 26. I'm assuming that that's on the to do list.

Mr. Soriano stated that's not a rating scale. So, the only thing we need to pay attention to is where it says needs actions. Those are first time on the list. And then out of all these actions, they'll still put on a priority level. Those are just markers for how they noted on the maps and in the report. They actually have two different notations, one for the map, which is a pin drop, and that has a number but they don't want a report. So those numbers don't match but they're the same likely in his report. Mike, I do have one concern I wanted to go over and I'm trying to find it. So just the wording for the culverts. We were going to change the wording because it says the CDD will have to get a vac truck out there. I'm going to ask the county for a vac truck. It's not ours so that we don't deal with anything in the road. It's hooked to the same system, but the county deals with the road and the right way. So that culvert. It says 711 confirmed a problem with inlets. CDD can facilitate that truck to clear pipeline. I just don't want to make it sound like it's our responsibility. I'm going to help out and I've already reported it to the county. We kind of keep that on record. I keep emails, stuff like that. But it is ultimately the county's responsibility. So, I just wanted kind of that wording adjusted a little bit. We can keep it in the report if everybody's good with that.

Mr. Silverstein stated yeah, I did say it's weird what was in that report. I'm pretty sure I made that note. But I'll go back in and reissue the report with that note in it.

Mr. Soriano stated okay.

Mr. Silverstein stated it just didn't get published correctly.

Vice Chair Horton stated alright, that is the only question I had about the vac truck. I didn't think we did it. I thought the county did it so that is good.

Mr. Silverstein stated with all the rain we have been having and the issues with those two curb inlets specifically because of how clogged up they looked, I would think you would have flooded out.

Mr. Soriano stated it is surprising that those don't. I have problems in a couple of other neighborhoods that don't have clogs anywhere near this. In fact, I have some down at Hamilton Glen and I don't really see that much stuff in it. This one here is full of leaves all the way up to

July 14, 2025

Double Branch CDD

the grate pretty much when you go out there and look at it. But that road, it's actually going towards Piedmont there by the pond. Even during some of our big rains, it drains out really quick. So, it's odd to me, it had to take a couple years to build up that much mess inside that drain.

Vice Chair Horton stated I know where I live, a drain clogged up and it did flood the road.

Mr. Soriano stated inside on the other side of the pond.

Vice Chair Horton stated in the subdivision, right?

Mr. Soriano stated yeah coming in. This is on the front on the other side of the pond there.

Mr. Thomas stated the other question I had was the basketball surface is showing cracking. Is that just normal wear and tear or are we at that point where we need to redo it because we just did the tennis courts.

Mr. Soriano stated yeah, we did the tennis courts with a new surface. That's a different type of surface. But we painted the hard courts. The only thing I didn't do was a full resurface on the hard tennis courts and we haven't done it yet on the basketball. There are two different sets here of pinpoints. One is the tennis courts and one is a basketball. But both the concern is the crack, not really the surface. One thing I looked at when we were doing the painting, and I think I mentioned it was a crack filler. This would actually be good for our asphalt walkway, too. What it does is it melts rubber. You'll see other places that do this. In their parking lots. You see these little kind of black rubberized like band aids that go everywhere. You do that first and that helps fill in everything and it's flexible. So even if the crack gets larger, it stays. I think it's a good time to go ahead and purchase our own because of not just the hard courts that we have, but also the big asphalt walking track. We get a lot of those cracks, and not until they get real big is it a concern. But even some of the smaller ones, I can fill them in real easy if I had that device. It's not that expensive. It's a few thousand bucks, but it's something I think I'm going to look at. Once we do that and it starts to get too many of those rubber band aids everywhere, that's when it's time to go over and go ahead and resurface and cover with the sand paint first, and then we roll out the regular paint. We do have probably four barrels left of the green and blue paint to go everywhere. We have enough to redo those with paint.

Mr. Thomas stated I know we had a lot of leftover surface from the pickleball court.

July 14, 2025

Double Branch CDD

Mr. Soriano stated not that those aren't high priority. But right now, we took care of most of the large cracks. So, when we were doing pickleball, if you went out onto those other courts, you saw these brown filler spots. Those were on the big cracks. Some of the smaller cracks are what are getting pictured here but we still want to address them. We shouldn't have cracks everywhere, but with our trees as close as they are, we're always going to have cracks. Either that or we got to clear the trees out.

Vice Chair Horton stated question, actually, something to think about is if they ever get the library built and we're still responsible for the parking area around there. I haven't been there for a while to check the condition of the pavement, but we're going to be responsible for it if we have to repave the thing.

Mr. Soriano stated we are.

Vice Chair Horton stated that's going to cost a little money.

Mr. Soriano stated yeah, I'm looking at millings right now and not a full resurface, but it's still pretty expensive. That is a big parking lot. Right now, there's good movement on the library, but I'm still thinking you're talking maybe a year to two years out. So, it may be something in next year's budget we need to look at making sure we have that set aside. The parking lot there was not actually in your capital report. We did have sealing, but not for full milling. I don't know if that was just because that area was always left out, but it is our parking lot and the county's already said they're not going to be able to do asphalt. At that point, that asphalt will be 20 plus years old. So, we're going to have to do some type of surfacing, whether it's full surface or just a milling cover and seal.

Vice Chair Horton stated yeah, what are we doing? It needs to be nice so we can put a brand-new library in.

Mr. Eckert stated and probably maybe work with them on the timing of it. There is no point in doing it before they get done with that construction.

Vice Chair Horton stated towards the end of the construction part.

Mr. Eckert stated yeah.

Ms. Giles stated thanks, Mike and Jay. Is there anything else on the annual engineer report?

Mr. Silverstein stated no.

Ms. Giles stated if not, I just look for a motion to accept the Annual Engineers Report.

July 14, 2025

Double Branch CDD

On MOTION by Mr. Thomas seconded by Vice Chair Horton with all in favor, the Annual Engineers Report, was approved.

**C. District Manager**

Ms. Giles stated I just have a couple of things for you. Congratulations, all five Supervisors completed their Form 1 prior to the deadline so thank you for that. I do see a couple of you have completed your ethics training. You do have until December 31<sup>st</sup> to do those four hours. That is all I have.

**D. Operations Manager - Memorandum**

Mr. Soriano stated since I saw you last week, we have had quite a few neighborhood events. Everything was at your side this last month just timing of it. We did have a makeup movie that we had to schedule. We made it in. We were worried we were going to get rained out but we did make it in. We also had your poolside event, which everybody really enjoyed. I actually have some pictures from that. This right here on the TVs in front of you was right when the sun came back out so we did have a good amount of people that were planning on being there. But then it started storming right at 4:30 and we did have to close the pools down. It wasn't until about 6, 6 o' clock, 6:30 or so, maybe pushing at 7 o' clock that everything kind of cleared out. It was great weather, and we had a lot more people there. At any point you could look around the pool, they spread out away from the gazebo area. Later in the evening, there could have been 70, 80 people around the pool just hanging out. Tom and his wife were there. Everybody really enjoyed it. We did get a lot of requests to do it again. This was a free event. It actually cost more to do the kids event. We had a paint program. These were kind of the middle school kids. So if they had little guys, toddlers, infants, we asked that they either just don't attend the event or find a babysitter for them because we just didn't want kids out on the pool deck if we could help it. The other problem was the older kids. So, by the time they get to the high school age or even some of the older, 13, 14-year-old, they're allowed to be down there on their own. We separated it out. All the kids had to be over in the slide pool area on that side of the deck. They couldn't be over there with the adults. This is the first time, we kind of separated everything out in the adult only event. This kids program here had 17 different families actually register. We had 20 kids dropped off altogether. Like I said, I had to pay for the supplies of paint

July 14, 2025

Double Branch CDD

and the canvases and things like that. That actually ended up costing us more per kid than the adults. We ended up with drinks left over so that's going to go to the next event which is going to be here at your sister District side. We will have musicians out here. Now the guy that's going to be out here actually has a full band. So, he'll have the ability to play some other types of music too because he's got a keyboard and horn section and everything. There's six of them. We're going to pay a little more for him, but everybody should enjoy it. We'll set it up the same way. We'll have kind of an adult only area. So, kids can be in one area and the adults there. They also have their dive in coming up this month. This is the last dive in for the summer series and that will be held at this side. The last event for the summer is just a few weeks away. We have a back-to-school party at both sides. Your pool and Middle Village pool will have the back-to-school parties on Sunday right before kids go back. Maybe a DJ and giveaways, things like that. Like I said, just a couple weeks to go and everything will be a little quieter after that. Once the kids go back to school, we also change the pool schedules to cut some things out. Now I may adjust that a bit just because we are not done putting the adult lap pool over here back together again. Hopefully in the next week or two I will have some more information. My concern is the high school swim teams. So, the high school swim teams, if we are still running behind and this pool is shut down, I know Oakleaf will be asking to use that pool. Ridgeview may ask, but I've already told them they may need to make plans to go to Cecil Field and rent some lanes if they really want to start early. So, from what I'm being told, high schools are allowed to start practice next week. They're allowed, doesn't mean they have to, but they're allowed to start early. So maybe the last week in July they're allowed to start. I've already set up with Oakleaf that they could have limited practice at certain times for your pool. But I have not given that permission and they may just need to find someplace else for the first couple weeks if we still aren't back operating over here at that time. This was the first year I was looking forward to actually being kind of a hard nose and charging both high schools, but because of this we may wave them again. We've been waiving each year in the past for their usage.

Vice Chair Horton stated two things concerning the music on our side over here. To me it was just a little bit loud because it's in that shelter area.

Mr. Soriano stated it wasn't supposed to be under there. He did that just because of the thunder and lighting up. The tent was out front. Originally, he was going to be on the pool deck.



July 14, 2025

Double Branch CDD

I was trying to get him to move, relocate once the sun came back out, but I think everybody was already having fun and they just kind of stayed there under that little covered area.

Vice Chair Horton stated it worked out but it was just a little bit loud. The second thing, I talked to Lisa about as I was leaving and she seemed like she really enjoyed having kids in here painting and stuff like that. I think that was a good success. When I looked in, there was a lot of kids in there too. It was a good deal.

Mr. Soriano stated this next one not only like I said will be a little bigger for the adults. This side can handle more people, so we'll see what the turnout's like. But I also talked to Lisa about maybe adding another kids' activity because this hit a certain age group. I do want to try to get some more of those kids involved and that way they're not on the pool deck with the adults. So, we may even have like a game truck out front. We'll see and have it set up so the parents that really don't have anything to do for their kids, they can drop them off. We'll kind of take care of them and leave the parents alone. Parents can go out there and have a night to themselves. That was the whole idea. It worked out pretty well, I thought. All right, moving on. I did want to point out the usage. So last month I come to you guys a little concerned that the beginning of the summer it was really hot and also dry at that point. When we had our meeting last month, it was just starting to get our afternoon rains and we had high numbers. Numbers that we really hadn't seen usage wise since pre Covid times. I do get concerned when we get that busy just because you do have more of a limit on your pool deck. You can hold 300 and something people before we have to start asking people to wait outside. This pool deck over here can hold about 700 of us so it's a little different. We really have to have something big going on, like swimming, things like that before we hit that number. Your pool deck, though, we actually could if we get busy. So, I did have some concerns and I worked with staff to be prepared for that but luckily, we didn't have an issue. Things slowed down. Two reasons, one, the weather helps cut people out and it was constantly storming. But two, for about a week there, I think it was just so hot that people weren't coming out. They were staying in the air conditioning. There were a couple days where it was nice and sunny out and I thought everybody should be at the pool. There were three or four families floating around and that was it on both sides it was like that. It helped kind of slow it down and made it manageable. The summer hasn't been too bad. If you look at those usage numbers, we're higher than we were last year, but like I said, luckily, we don't have this super high usage. When we hit 2 or 3% of our actual resident numbers, we can't fit enough

July 14, 2025

Double Branch CDD

people into the facility. So, it's a good thing they don't turn out in high numbers like that. We just don't have enough space for them. But that did slow down and made it a little easier. After the kids go back to school, those numbers drop greatly. Everybody's getting back into sports, soccer, football, stuff like that, so we kind of see a quick drop in usage once they go back to school. Moving on, the next item is really operations and maintenance. I have some updates for signs plans for you guys. I do have some paperwork in front of you. I sent you a couple of things. I wasn't going to send you all the pictures. These guys actually had a lot of pictures to look at here in front of them with our fancy new TVs. But I wanted to go over some of the pictures that were sent to me and some of the renderings. I did work with the Sign Shop to change a couple things. Scott, you had asked about the lettering last time. We did get an updated proposal on that. But then also she helped me with some of the color renderings. It's kind of hard to see because it's more cartoon like. I'll bring this up. These were the different options here. The rendering on the left is if we paint it and we paint it a brown color or a tan color to kind of match what we do at the field house or at the fitness center. The rendering on the right was going back to a brick. The only way I can do that is if we recover that brick. This can be done, I don't want to say easily, but it can be done. We don't have to put any brick out. We would put brick in here. There are some veneer products that are easily used and will go on top of that column without looking like we're making the column bigger. It'll just coat and cover it and that will be a new brick design. We are going to have to do something anyway, because if you recall, we have these fountains on here that we will be getting rid of so we have to remove these items. There's going to be a hole there, so I have to cover it up anyway. Whether we covered it with old brick or even a stucco and a patch, a wood patch, I will bond these bricks here then paint over top of it, or we just did. We removed these items here and we did the brick veneer over everything. Now, I do kind of like this thought. If we remove the fountains only because our signage at the entries still have brick columns everywhere. And we're not getting rid of those brick columns. We're not talking about painting over those. So, my concern with this would be the easy answer, painting to match all of our buildings as you come into the athletic center. But this right here matches all the rest of our signs going back to a red brick color. Then, of course, our new lettering up here. And then I would get some landscaping. This is in those pots. Those pots do have tubing in them that we can do irrigation to run through. So, I work with Chalon's group to add some planks in there and then also down front. So right now, this is mulch on the picture. But right now, we have a big jasmine

July 14, 2025

Double Branch CDD

bed there and it actually grows pretty nice. What I would actually like to do is cut some of the jasmine out. I would stick something that's a little more like a perennial, but it kind of blooms with color a couple times throughout the year. It's not like an annual that we have to replace with every rotation. We can put that in there and give more color to that area. So, there would be a couple things we would be looking at. What we decided to do with the brick, the signage up top, and then our landscaping not just in the pots, but also out front. In here we have proposals and I did get the updated proposal.

Vice Chair Horton stated Jay, before you move on there, the color. I agree with the brick. It should look like brick. Is there some way to paint it to where it looks like brick?

Mr. Soriano stated we can do a red color. So if you notice on this one, let me make it bigger. The one thing about it to make it look better is kind of the way your Boston brick is now. It's those queen bricks that are in there. They actually have different color of red throughout. That's going to be a little harder to match that and make it look like its actual brick compared to a paint over top. But we can paint at a risk.

Vice Chair Horton stated you said it would be cheaper to paint it. If you put the brick coating on there, sometime down the road we would probably have to replace that.

Mr. Soriano stated yeah.

Vice Chair Horton stated strip it off or something.

Mr. Soriano stated yeah. I mean the idea would be you would hope it would last maybe 15 years, but eventually, you're going to have to do something to that. Now, it won't be as quick as this, I don't think. We definitely had that calcium issue for, I'd probably say, six, seven, eight years. It's been ugly like that. But it won't be as quick because we won't have the fountains there anymore helping to put chlorinated water on them. That was the biggest issue with either use of chlorine to stop the mold, or we don't use the chlorine and don't get the calcium build up, but then we get mold build up quicker, and we pressure wash more. That's the two sides that we have of using those fountains. If you get rid of the fountains, I think your brick will last a lot longer.

Mr. Soriano stated like I said, I think it just matches a little better. The columns that you have on your big yellow entry signs already.

Vice Chair Horton stated yep. Definitely.

Mr. Thomas stated it's not going to look that fire engine red is it.

July 14, 2025

Double Branch CDD

Mr. Soriano stated well, we'll try to match the brick with the renderings. I can only get so much here.

Mr. Thomas stated my concern is, when you come in Oakleaf, you're like, okay, look, there's brick columns. Oh, look, now there's fire engine red brick columns.

Mr. Soriano stated it's actually going to be a real brick and not just color on it.

Mr. Soriano stated they graft a figure in it. But I mean, when you're in real life, it's going to be more muted like this.

Mr. Thomas stated I just want to make sure that it's like welcome to Oakleaf.

Mr. Soriano stated this here is what we're trying to get rid of though. There's no way we can blast that off with pressure washing and it comes back really quick because it's inside your brick now. The only way to get rid of this now is either replace the bricks entirely or cover them. But it's that calcium that we are concerned with.

Mr. Thomas stated I would just go with that veneer thing. That would be my suggestion because if you paint it brown, you are going to want to paint the other one's brown to match.

Mr. Soriano stated it would be a clean look. The brown paint will be something you can pressure wash really easy when they get mold on them. We are still going to get a mold issue from just normal rain and stuff like that, but just not as quick. You're not going to see the buildup like you get with the fountains that are splashing water all the time.

So, Scott she did go back and adjust it to where it was the metal. It's the same price with the difference being the acrylic. I didn't realize the thickness of the acrylic is what she was putting on there. The metal will be thinner. It's a quarter inch. But a quarter inch thick metal is going to last, especially when it's coated so she will coat it. Whether it's powder coating or what type of enamel she uses, it'll be coated with black paint. It won't be open for rust or anything like that. But you're talking a quarter inch where the acrylic I think was a 1 inch that she had put in before. So, it's the same price for \$5,250. This is what she showed us before and this was what was on rendering a second ago. But she also sent me pictures of what it looks like on other signs. They are pretty thick and pretty nice looking. And that's really what costs for a sign company. There's a reason it's going to be \$4,000 or \$5,000. So, with that, it's really just direction. There are different jobs dealing with the surfacing. If we go with the brick veneer, the labor in the brick, I was given a verbal from the mason that does a lot of work with us. The same guy that rebuilt your columns when we had the car run through one, and then we had the yellow sign

July 14, 2025

Double Branch CDD

where we had the Dukes of Hazard guys up on top. He's done the rebuilding for all of our brick columns. His verbal was \$8,000 to cover it with the veneer and labor to do that, which is not a bad price. He has allowed me to purchase supplies before, so if I can get the veneer cheaper than he can, we'll save a little bit. So that's the resurfacing. We want to go back to the red color. The letters are the \$5,250 that Katherine has quoted here. Same price as last month. The landscaping is really on Chalon. I kind of put in a three- or four-thousand-dollar amount. That's just bowls and some perennials, things like that that are going to go up front. But it may be something we change twice a year. We can always do something like coleus out there. If you look at our coleus that they planted this last rotation. Those are nice and big and colorful. If you sit those in front of those columns and then the bowls up top with the plant in there, I think that would look great and then the jasmine out front. But that would also be something that the coleus eventually gets too big and kind of thick and we cut them down and we replace them. But they can last six months sometimes. I will work with Chalon on that. That could be easily another \$3,000 or \$4,000. All of these different small projects are under my amount. If we want to do them individually, but you're still talking about if we add them up, almost \$22,000 to kind of do the work there for this front.

Vice Chair Horton stated well, it's a lot of money, but I think it adds to the place. We can't let it run downhill.

Ms. Nelsen stated I agree.

Mr. Thomas stated is it the blue?

Mr. Soriano stated I just want some direction from the Board. Like I said, when there is landscaping, I will work with Chalon. The signs, if you want to replace the lettering at the top, the three sides, that's the \$5,250. That's still under my amount so I can just take direction. I don't need a motion. The brick surface, like I said, was the biggest amount of money at \$8,000 and that's verbal. Hopefully I can get him a little lower, especially if he lets me buy the veneer directly. That will save some money. As long as everybody feels comfortable moving forward to reinvigorate that fountain, that's what I will move towards. But it will add up to a good amount. Next would be the same thing. Now this one, I would need some motion because this is a little higher. This is the channel lettering on the fall. So, she did change this and the price didn't change on this one either. Tom, she did say it would be easy to do blue. Basically, it's coated with a vinyl so it's going to be the same white letters, but it has a vinyl almost like a sticker on it.

July 14, 2025

Double Branch CDD

If we ever had a problem, we can actually peel the blue off and there would be white letters. But that will give it that blue color. She thought it would look good too. She did give us this rendering here. Now this is her amount for just the letters and the sign so this was the \$13,240. This is the labor to do all the electrical work they are relocating. If you notice the letters are on top of that ledge. We'll take the letters out that are normally in the water here on the upper layer of the fall and we'll put them on top of that ledge in front of the bushes. I'm still working on it. I haven't gotten an electrician that can give me a way to do lighting here at the bottom of the fall. Right now, the pond is really empty so I'm hoping I can work with somebody. I've been given a couple names of guys that do dock work to put footers in the water. That way I have something to stand the lights on. Once I have a way to put something in the water, right now it's not that deep. That pond is really low for some reason. Once I get support in the water, I can have up lighting installed by the electrician to point at the fall. These letters will light up, but they're not going to light up to where you can see the waterfall. It's going to look like that. I can tell there's a sign there. I know the waterfall is there. I just don't see it. That motor runs throughout the night so, I would like to see the waterfall so if we can find a way to light that up. But it's still just finding a way to get something put into the water. The other option I talked about last time was just an add on was removing our one pond found from the amenity center. We are going to purchase another one exactly like the same model, same horsepower, same height. They would go on each side. So right here on this side of the waterfall I would install one and on this side of the waterfall I would install the other. They do have lights. You've seen the lights on that one. We do constantly have to clean the lights off. Now, they're not big fountains. These were three horsepower fountains. They are a good size, but not like the pond we took out years ago. The one that finally died years ago was a seven horsepower well motor. This motor sits in a pipe kind of sideways underneath the surface of the water. And if the well pump shoots up and it can shoot 30ft again, unlike these submersible fountains that I have now. Even then, that submersible fountain when we bought it, cost you \$8,250, so we would have to buy a separate one so you have two, one on each side. It will help light it up, but it will also give you more of an effect on the outside of the sign. That was \$8,250 with purchase of it and labor. The time was five years ago that we bought that one, so I would ask for probably an extra thousand dollars just to be sure the electricians don't give me some extra labor costs. I understand

July 14, 2025

Double Branch CDD

things are a little more expensive these days, but I don't see it being too much higher than about eight and a half.

Vice Chair Horton stated I like the idea of the lights going on the waterfall. That's a good idea. I am sort of rethinking the blue one on the Oakleaf sign.

Mr. Soriano stated we can go back to the white. Yeah, the white will actually give off a little more light.

Vice Chair Horton stated it doesn't have to be bright. It just has to be sort of subtle. I don't think it would be distracting or anything. I don't know what everybody else thinks about blue. I guess it looks better if it's, I guess some lighter brick or something like that. The white seems like it's more appropriate. I don't know what everybody else thinks about it.

Mr. Thomas stated I don't like the blue.

Mr. Soriano stated this picture right here, it kind of reminds me of a police car.

Mr. Thomas stated I think if there was something behind it, like higher instead of just like just darkness.

Mr. Soriano stated she took a picture. You do actually see the magnolia trees lit up behind there. There is enough lighting in there. She just darkened this picture that she took. She didn't come out here at night to take that picture. But there is a little bit of light behind it. It's not that much but it's still going to look kind of blue with almost a blue glow like that is the only thing.

Vice Chair Horton stated yeah, I think the white is better.

Mr. Thomas stated what about, you said, are we moving the old letters or they. Is that included?

Mr. Soriano stated no, they are. They are going to take the old letters. They're going to move them up to this top layer of concrete up here and bolt them in. I did ask to make sure they have some really secure posts there somehow because we do get kids that like to come up and play with things up there. In fact, most of our letters have been broken in the years past thanks to our wake boarders or something that we used to come out here. In fact, we had the UF wake boarding team. This was a popular spot. If you recall, they would hook to this little motor thing that sat on one side of the pond. They would jump in off of this side and kind of circle across. Yeah, you can still see some of their videos on YouTube from them doing this. But it broke some of our letters in the past. Luckily, we were able to rebuild them and just slide them into an

July 14, 2025

Double Branch CDD

anchor. But I did mention to her that we want to make sure these things are pretty secure and solid.

Vice Chair Horton stated put some size out there, high voltage or something.

Ms. Nelsen stated Alcatraz it.

Mr. Soriano stated as long as the fountain ends up being eight or less, I can take care of that. I would ask tonight if you guys just give me a not to exceed more like a nine or nine and a half just to be safe. But it's this number right here for the sign person, Catherine, her letters. It's this amount here that I would need approval for because that's beyond anything I can do.

Vice Chair Horton stated it's going to cost money. Go with white, not bright, just a way to adjust, I don't know what you put in.

Mr. Soriano stated I will talk to her about that. There are LED lights. There should be a way to dim them if possible. There's not too many LEDs that are stuck with one color gradient. They're either going to be like the 3,600 or 27.

Ms. Nelsen asked can you scroll up on this?

Mr. Thomas stated yeah this is the one that includes the blue.

Ms. Nelsen stated I'm trying to figure out what the extra. Oh, yeah, so we're not going with the blue acrylic. So, the one you have, the paperwork's correct, right?

Mr. Soriano stated yeah, it's going to end up being the same price. It's just going to be white acrylic instead of blue acrylic.

Ms. Nelsen stated okay. So, the one we have doesn't have the acrylic price.

Ms. Giles stated so not this handout Jay.

Mr. Soriano stated yeah. So, did she change price on there? That was the old one. What is it?

Ms. Giles stated eleven five.

Ms. Nelsen stated it doesn't have the acrylic overlay.

Mr. Soriano stated maybe it is. I thought she said she was keeping the same price. So, the letters themselves must be the same price. Are they \$11,500?

Ms. Nelsen stated yes.

Mr. Soriano stated okay, so just not the blue. So that's what's going over top. So that extra \$1,740 we're not going to do. So, \$11,500 would still be online.

Ms. Nelsen stated okay.



July 14, 2025

Double Branch CDD

Mr. Soriano stated yep, that's the old one that I gave you guys last month. So, we're not going to the blue. The original quote she gave me is what we're looking at.

Mr. Eckert stated we just need a motion to approve.

Mr. Thomas stated a motion to approve for NTE \$11,500.

Ms. Giles asked does \$11,500 cover it?

Mr. Soriano stated yes.

Mr. Thomas stated it covers this.

Mr. Soriano stated the fountain, if you guys wanted to move forward with the fountain that would be a separate motion, and that would just give me leeway because my amount is \$8,000 for you guys. Like I said right now, looking at the old one, it's \$8,250 is what we paid. So, I would need a little bit more just to be safe. I'm hoping I can find a way to make it cheaper. But if it's above my amount, I have to wait and come back to you guys' next month.

Ms. Giles stated but two separate motions.

Mr. Soriano stated two separate motions. Well, let's do the sign of the lettering first, and then we can do the fountain if that is something we want to do.

Mr. Thomas asked do you want to do it?

On MOTION by Mr. Thomas seconded by Ms. Ambrosio with all in favor, KYB sign shop proposal for \$11,500 for sign and letters, was approved.

Ms. Giles stated there's discussion about the fountain. If y'all want to give Jay a not to exceed. It sounds like it could be higher than what he is authorized to spend.

Ms. Giles asked Jay is there a recommended amount.

Mr. Soriano stated \$9,500. This is the old one. So, yeah, actually quite some time ago or not, it was 2017. It is 3 horsepower, 3 bays, and this was with the labor and the electrician \$6,590 and that's without the lights. The lights were actually a separate quote for another 15 something that went on there. So, all together it was \$8,250 was the fountain that you have at the amenity center. Now that one I'm just going to pick up and move and then we're going to add a separate one so obviously you have one on each side.

Mr. Thomas stated so you think \$9,500 will cover it.

Mr. Soriano stated yeah.

July 14, 2025

Double Branch CDD

Ms. Giles stated and this is a fountain repair?

Mr. Soriano stated a fountain addition, I would say, because the \$9,500 is going to cover the labor and the new one also.

Ms. Giles stated okay.

Mr. Soriano stated we are just going to relocate the old one.

Ms. Giles stated that is open for Board discussion and a motion if appropriate.

Mr. Thomas stated I have no idea how to word that one, so you want to do that?

Ms. Giles stated Jay, is it you're looking for approval with a not to exceed of \$9,500 for fountain addition.

Mr. Soriano stated add one fountain to the Oakleaf waterfall sign and relocate the amenity center fountain to the waterfall sign.

On MOTION by Ms. Nelsen seconded by Vice Chair Horton, with all in favor, NTE \$9,500 to add one fountain at the Oakleaf waterfall and to relocate amenity fountain to the waterfall, was approved.

Ms. Giles stated Jay, is there anything else?

Mr. Soriano stated so just to go over a couple of updates. I got the pictures for you of what we'll do in the future with our nice new monitors here, I'll be able to send some of these pictorial reports to you. I've done this in the past where we go over some of the things we've done this last month. Whether they're something that was requested or aren't on a list to fix or even just something that I have concerns with that I wanted to tell you we're getting ready to do. I do these pictorial reports for you. I'll send those to you with our memos before the meeting rather than at the meeting so that I don't have to print up stats like we do here. I've got these monitors going. We are actually going to have TVs in this room so all of the residents that join us will be able to see too if there's any questions on what we're talking about in front of them. But new technology kind of brings us along and makes us work a little better, I guess. This is one of the items that we did finish this last month. I've been waiting for about six or seven months on this. This is your old canopy. So this side we replaced. You see a nice dark blue green there where my cursor is. This is the original canopy. They are faded. This one here about a year ago when we were taking down for hurricanes that were supposed to hit us directly and didn't really

July 14, 2025

Double Branch CDD

hit us directly, we did end up ripping one of the seams. So, there are three seams on this canopy. You can kind of see them here, the way they go up and down the frames on the inside. I tried my hardest to find somebody that would actually sew them together. They ripped perfectly. But short of actually hand sewing this big thick canopy, nobody would do that. I did give it to the company that made these and we have worked with quite a few companies in different Districts that do poolside gazebos and have the vinyl covers. I was quoted anywhere from \$4,000 to \$7,000 to rebuild this thing. It did cost you a little over ten grand to put the metal frame and the original vinyl up there and that was almost seven years ago. So it wasn't that, that was a bad number. It's just not what I wanted to spend. So, I did go out and work with some of the ladies that have done decorating for me before. Debbie's Decorators in Melbourne actually helped me when I was doing these boxes and drapes in this room. They sent me to one of their girls that does marine upholstery. This big canopy was actually originally set up for a yacht to go onto our canopy. So, she just adjusted it for me a little bit, added some seams in the right place and then also some tie downs and we did this for \$2,000. It ended up working out really well. It was a pain to put in. It gets really, really hot. It is a little thicker than our original one, so hopefully it lasts longer. We are also going to be less likely to take this one down. That's the only concern is I have to believe that, that 85 mile per hour wind is what these were rated for coming directly to it. That's the hard part. Because the more we take them off and put them back on, eventually they do get ripped. But I don't want to have to replace them anytime soon again. Just a report, we're already starting to get vandalism on our fencing around the field house. We are supposed to get our landscaping done. This is the work that we're doing with Pat's that he did set up originally for July. I don't have a date yet. Hopefully it will be sometime in the next couple weeks. He will tell me, hey, all of our plants are ready. They've already been paid. But Our kids are already starting to attack our fencing. I'm just going to have to try to find ways to deter them, but we kind of saw that coming.

Mr. Thomas stated what kind of landscape are you going to put there? Are you going to put those Spanish bayonets?

Mr. Soriano stated so Chalon has gone back to the original plants.

Mr. Thomas stated we had talked about that around when they were jumping the fences and stuff.

Mr. Soriano stated we will have the Sago. There is going to be one in each corner. I did tell them if we can, I would like to try to get the males so there's not issues with people walking

July 14, 2025

Double Branch CDD

their dogs in there. Because when you have females, they have little eggs that drop little seeds that are poisonous. So, we do have them in some areas, but I know Chalon's group gets tired of them too so we have cut out a couple this year, but we have them everywhere. Those will be the spiky ones, not Spanish bayonets. But the Sago's do get kind of large and people stay away from them. But then we had quite a few other plants in there. Some Blue Daze and some smaller ground cover that will go everywhere that is set to go out there. But that is actually Pat's group that is doing that from Pat's Nursery.

Vice Chair Horton stated I hope that concrete has been pressure washed.

Mr. Soriano stated so this is from the other day. We pressure washed this in I believe it was December. So, it is part of this fiscal year, but it has been quite a lot. It doesn't take that long, one or two weekends of soccer. That's a lot of people going to the bathrooms.

Mr. Thomas stated the fountain. We don't have the fountain out there right now.

Mr. Soriano stated so this is going to get covered. This is where the old fountain is. Remember, it's not going in. It's actually going out this way into the plant area. We are going to make a little cutaway where there will be a little concrete pad to sit on, on walkway for you. So, you're not standing in the flowers, but you will be in the landscape area. The fountain will no longer be up here where they like to hang out and break everything.

Vice Chair Horton stated yeah to run the plumbing or if they get to.

Mr. Soriano stated right so the plumbing is actually already outside. We have the drain line. We've already opened up the fountain drain line. The supply is what I mean, we're still trying to find the supply to this building. I don't want to take it through here. Originally, the plan was to cut through the concrete. But if I can find it outside, you're talking \$2,000 difference. Probably a little easier when we cut through and go through the concrete. If you ever have a broken pipe, you have to dig the concrete back up. There is a supply line out here someplace or in front of the building. Clay County Master Plumbers were the ones that came out and tried to help me map it out so they were supposed to try to pull the permit and see where my supply line is to make it easier to dig and find it.

Vice Chair Horton stated nothing's ever easy.

Mr. Soriano stated unless there are any questions on some of those other items on repairs for this month, that is actually it for me.

July 14, 2025

Double Branch CDD

Mr. Thomas stated the only thing I had was because now that everything is up and running now with soccer, the new club, and everything that's out here and everything, what do the inside of the bathrooms look like now?

Mr. Soriano stated so those are the same now. We've painted and cleaned in there. But I haven't changed the actual dividers. We did talk about that, and we do have money in our capital to handle that. I was looking at putting in new they are more like plastic dividers. What we have is kind of a heavy mdf. They're extremely heavy, but they are also easier to vandalize. I would like a lighter color and something that can be wiped clean a little easier. We will spend a few thousand bucks on it. But my concern was actually trying to get the sports groups to do the parking. We have been talking about this a lot. So just to update you guys, the league has changed, so we are going to have to go through and do a new contract. I talked to him about that. We'll do a new contract with them. The company has changed. I guess somebody's kind of bought into them a little bit now.

Mr. Thomas stated its Jax.

Mr. Soriano stated yeah, Sporting Jax. They have an addition of a few people, but many of the old people are still there. Chris Brunner, who would handle, like, the financials, he still owes me a check from this last year. He's still there in the same position so I have sent him an email saying, hey, we're still a couple seasons behind. Where's our money? But the other issue is we are no longer giving them a waiver for that expectation to fill those holes. So in the contract every year, there's been an expectation that they fix so many square feet of holes with sod. It doesn't say how. I've always directed them to go to Chalon, but they could do it on their own. I just prefer they not to do it on their own. They buy from some fly by night side dealer. We're going to have pests and things like that out there. We spray. But I'd rather them just go through Chalon and say, hey, look, we know we have to do this many square feet so let's plan on fixing some of these holes. I did let them know that we are no longer doing any kind of waiver for that. They have expectations that have been in a contract now for quite a few years and they don't really need those. Not just soccer, I9 too. I9 is better with paying, but I9 is the same way. They are expected to help out with the bathrooms, cleanliness, replace the trash, things like that. We have talked about it time after time. After a Saturday and Sunday, you come in here Monday morning, it takes the janitor guy on the golf cart half a day just to do the fields. That's not even getting out into the neighborhood yet. It's because of all that leftover trash from the weekend.

July 14, 2025

Double Branch CDD

So, trying to get them to do the things that are in the contract is going to be first. I even went as far as the summer camps this year, we didn't unlock the doors. My biggest concern, I spelled it out for Kate, who's still a part of the league. She does more with the travel program. She sends me the schedules of camp or we have practices for these days. Can you unlock the doors at these times? Camps are small. Camps should be mostly residents. Somebody there needs that call. We don't want to just keep these doors unlocked. After the shooting a couple months ago, I have concerns with the fact that neither one of those groups were residents here that should not have been here at all. Yet we have this place to hang out. We even have bathrooms for you to use. And they go in and hang out, they vandalize things. Nobody walks around. We really need these groups to allow us to have control on it and lock those bathrooms down, not just keep them open for everybody to use starting after school every day or throughout the summer because of camps. So, they need to get through to the parents to be doing things like that.

Ms. Nelsen stated so I'm not sure that with a new league we shouldn't just boot camp it in in their contract. Let's say we want pictures of the bathroom when you arrive and the field and we want a picture when you leave. We want a picture of the field when you leave.

Mr. Thomas stated I agree with Cindy. I was wondering since there is a new contract coming up, do we need to have stronger wording?

Ms. Nelsen stated I'm just about like bootcamp it from the beginning and here are the rules.

Mr. Thomas stated because I can ask my friends over at S3 Security to walk by at a certain time and could you guys take a picture really quick?

Mr. Soriano stated they do that now, so. But something like that. What I can do is send you guys as the copy of the contract if you want to read through it and say, hey, I got an idea that will help with the vandalism at the bathrooms. If they're taking a picture of the condition it's in when we unlock the doors for them because we are going to for practices after school. I know there's going to be a case of a kid peeing himself or something like that because they couldn't get in. So, we're going to unlock for a little time, but that adds to those problems and it's because they've asked us, we have to figure out a way to do these things. But that opens that door. They're taking a picture of how we've turned it over to them for usage. But then at the end, if something happens, then you guys should realize you should be helping us out. Sort of like when they're constantly tearing the soap dispensers off the wall then get mad at us because there's no

July 14, 2025

Double Branch CDD

soap available but because we have the doors open and everybody comes in there and just tears the place up.

Mr. Thomas asked do you know when that new contract is supposed to start?

Mr. Soriano stated I just reached out to him, it was last week actually. Once I found out who the different people are in charge. Like I said, Chris is in the same spot, so he will help me with the contract. But if I haven't sent him a contract yet. We wouldn't need to make any changes or wording. So, if there's anything you guys want to add in.

Mr. Eckert stated I think it's reasonable for you to ask them to do it right now, given the history and that there has been damage. I mean, I think you could ask them to do it now and if they're the kind of people to come back and say we're not going to do that, we're not required by our contract to do that. It's like, okay.

Mr. Soriano stated yeah, I don't think they would put you in a spot. They're already looking at the next season.

Mr. Thomas stated the speed bump that I'm seeing here is, well, I9 will blame soccer, and soccer will blame I9. So how do we enforce it?

Mr. Soriano stated they have contracts. Both of them are supposed to help with trash. Both of them are supposed to help with parking. So, it was also in there the last time where they should be sending somebody out into the parking lots to help tell people, hey, you can't park here along the curb or make your parking spot up on the grass.

Mr. Thomas stated I guess what I'm trying to get at is we're beyond, oh, we're going to do it. We're going to do it. Now let's hit them where it hurts and that's it. If it's left this way, at the end of this day, here is your cleanup fee. And these are the fees that we are going to constantly add on to both of your organizations until you all get a handle on it. Enough of these promises of, oh, we're going to do a better job. We're going to ask for people to move and all that. No, I'm done.

Mr. Soriano stated that sounds more like a fine, which we could add.

Mr. Eckert stated well, contractually, you can add a fee. You can add a cleaning fee that says that if it doesn't meet these standards, then you agree to pay a cleaning fee of X amount of dollars.

Mr. Soriano stated we can add something like that in. That's easy, because I9 can just look at how much extra time is the janitor putting in?

July 14, 2025

Double Branch CDD

Mr. Thomas stated because I didn't realize if we're taking an employee away from us for an hour and a half or, excuse me, half a day to finish something. Well, we could have had the playground fixed by that, or we could have had this guy address other things that we need to be done in the community. Because if Chalon's guys can't even go out there and cut because there's trash everywhere.

Mr. Soriano stated yeah. Let me send you guys the old contract. If you read through it and look at some of the bullet points that are in there now and then, like I said, it's the same contract for both I9 and Sporting Jax.

Mr. Thomas stated I think, no more and no more. Just as guidance from me. Sorry, I'm on soapbox right now. No more of this oh, you owe me money from a year ago. No, that's just not how the world works.

Vice Chair Horton stated on that topic right there. Let's put something in there. I don't know when their season starts or whatever, but there's a certain point, I'm sure when they collect the money. Let's give them 30 days to pay.

Mr. Soriano stated in the contract, it is supposed to be done after registration.

Vice Chair Horton stated if they don't pay in 30 days, then say there's a 10% added to it or whatever.

Mr. Thomas stated I mean, if you're a day late on the mortgage, you're getting somebody calling you, and then there's going to be another service fee.

Vice Chair Horton stated as it stands now, there's no penalty for not paying.

Mr. Soriano stated right, it just says it's supposed to be done at registration. This one, they're only this last year. The last two years, that's what they've been doing. There are three seasons in a year.

Mr. Thomas stated two seasons.

Mr. Soriano stated well, there's two seasons. They pay for the travel too. So, there's three seasons they pay for altogether.

Vice Chair Horton stated I don't see why you can't pay as you go. I don't see what the problem is.

Mr. Soriano stated I9 is better on that. Yeah, they're better on that aspect. I9 does a good job of as soon as they're done on registration, they send us a check. They have a little less people. But the other things, they don't do either, though. They don't like to cleanup. They don't help



July 14, 2025

Double Branch CDD

with the parking lot, that kind of stuff. But as far as paying, they're better. The Sporting Jax group, that's going to be a big one, is that they need to pay right after the season. But they both have the issue with the bathrooms and the trash. It's really what I do, taking care of. But I can send you guys that and I can take suggestions like those so we can add them in and Mike's office can help me with this new contract and make it a little stiffer and hopefully this next season we'll see some improvements. One of the first ones is always parking. Because we get to the end of the season, the pools do slow down. We still have rentals. You guys have people in the club room doing showers, things like that. They can never find someplace to park. The fitness center complains because somebody's blocked them in. You have both I9 and soccer out there on the weekend, and the pool is still open. We have the two big parking lot, one at the village center and the school that has allowed us to park there but sometimes they're wide open, but everybody wants to get as close to as possible. So that's going to be one of the first ones that I can tell that they're doing a good job of picking up those things that are supposed to be in the contract.

Ms. Nelsen stated I think we remind the new organization that the next contract's not a guarantee. It's a privilege to use the fields.

Mr. Soriano stated it took a while. If you remember the headache we had when we were just charging them. We got a lot of pushback when we decided to finally charge. But now that's looked at as normal. So, enforcing the contracts, the next step of this being kind of tough on them. It is up to you guys are going to do this or you're not going to be here.

Mr. Thomas stated that is fine. We're talking a 20-year-old community and it's got wear and tear, and you want to make sure that it's still nice and this is the central location where everybody hangs out.

## **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. Chalon did you have anything.

Ms. Suchsland stated she wanted to let the Board know the tree guys are coming at the end of the week, Wednesday, Thursday and Friday. We have a lot of pine trees on your side and a couple of oaks that have to be taken down because they were struck by lightning. That will be happening at the end of this week.

Vice Chair Horton stated no charge for that, right?

July 14, 2025

Double Branch CDD

Ms. Suchsland stated oh no, you are getting charged. These are big trees.

Mr. Thomas stated can we use the mulch somewhere. The little natural trail thingy?

Mr. Soriano stated we have thrown out a nature trail. We also have an area over here where we use mulch that helps out a little bit. That way there's not any kind of extra concern of fees involved.

Mr. Thomas stated no extra fees.

Ms. Suchsland stated no, not for that.

Mr. Thomas stated okay.

Ms. Giles stated good job, Scott.

Mr. Thomas stated thank you, always thinking.

Ms. Giles stated S3, anything for Double Branch?

Mr. Cottrell stated no.

Mr. Thomas stated can we have a PowerPoint presentation next month?

Mr. Cottrell stated that's a PowerPoint presentation for Double Branch. Yeah, I can throw one together.

Mr. Thomas stated yeah, thank you. That would be great.

Ms. Giles asked for any Supervisors requests.

Ms. Nelsen stated I don't have anything.

Mr. Thomas stated I had something, but I just lost it.

Ms. Giles stated we can circle back around Scott.

Mr. Thomas stated circle back around, please.

Ms. Giles stated Alright, Tom?

Vice Chair Horton stated security. I mean, there's been no vandalism that you're aware of?

Ms. Stanton stated not that we are aware of, not that I've seen in reports, not that the officers have called me about. The only thing that would be a "change" for your side would be the golf cart will be kicking off next month. That will be about it.

Vice Chair Horton stated have you got the garage door replaced.

Mr. Soriano stated just update you. We did buy the double doors. So, what I did was I bought two doors and there's a frame already there. But when we went to put it up last week, we realized that with the double doors buying just regular double doors from Lowe's, the cart

July 14, 2025

Double Branch CDD

basically just barely goes in and kind of straight. So, I do need that pool kind of garage door opening, which will be custom. These doors were 170, 180 bucks a piece. So, a few hundred dollars for what I was planning on doing compared to something custom, which will probably cost us more like a \$1,000 for the door. But I want to be able to get that cart in and these guys not trying to slide in next to it and squeeze into a little door. I do need it a little bit wider.

Vice Chair Horton stated it seems like we need more of a presence out there. I'm assuming that a lot of vandalism like that fencing around the field house there is done probably during the day or even at night and that's when we got somebody out there.

Mr. Thomas stated those are little kids going to just kick in.

Vice Chair Horton stated in fact, people shouldn't be hanging around in the dark anyway. Are y'all making sure nobody's hanging around after dark?

Mr. Cottrell stated right. Whenever your final office personnel leave from for the day, what they're looking for is basically any sound going and then vehicles. After your employees leave, there should be no vehicles right so that is a dead giveaway. Those are the types of things they are looking for after that nightfall hits. Scheduling and stuff like that. No, we don't discuss that in these meetings and everything. But that's kind of what they're looking at.

Vice Chair Horton stated that is what I like to see on reports where you kick three people out or something like that after dark. And initially been there.

Mr. Soriano stated I do, yeah. I do have those reports. Those are the ones I said they sent to me so Tristan and I were actually talking about ones a little while ago that I wanted to stiffen up on a little bit as we are seeing an increase of amorous activities in the car and the parking lot again.

Ms. Nelsen asked again?

Mr. Soriano stated yeah. It's a boring time of year, I guess, so we are seeing an uptick on that. I've gotten to the point where I don't want to knock on the window and warn them either. I want to just call the county.

Vice Chair Horton stated yeah. You guys got bright flashlights, right?

Mr. Cottrell stated yes, we do.

Mr. Thomas stated I don't need to see a video of that.

Ms. Giles stated thanks Tristan.

Vice Chair Horton stated that's all I got.

July 14, 2025

Double Branch CDD

Ms. Giles asked Amy, any comments?

Ms. Ambrosia stated I like passion for like the sport team not cleaning up on their end of the bargain. Also, the light for the front entrance, I like the white, but will it be like a warm light or that bright light? Like, will it match the other lighting around there?

Mr. Soriano stated well, right now there's not really a lot of other light around there. The lights that are in the water facing at the silver letters that's going to come out. But yeah, we don't want them obnoxiously bright light.

Ms. Ambrosia stated yeah, yeah. like the LED blue kind of blue light or bright white or something.

Mr. Soriano stated yeah, so I'll talk to her about that. I know the original rendering she just gave us a white picture. We can try to either dim that. I mean they're LED lights so whether they give me a dimmable option or it's just we have that softer color to begin with, that's what we'll look at some more of amber white.

Ms. Giles stated thanks Amy.

Mr. Thomas stated I remember now. Are they done paving?

Ms. Nelsen stated no. That was still on this week's list from the county that they are still doing Plantation Oaks.

Mr. Soriano stated yeah, they still have some painting to do.

Mr. Thomas stated what about the actual paving?

Mr. Soriano stated no, they have to do some skirts. The main road is done so they did say that part.

Mr. Thomas stated so that is it?

Mr. Soriano stated yeah.

Mr. Thomas stated so from OVE all the way to the back entrance of the Oaks, they are not going to touch that?

Mr. Soriano stated oh you're talking about on that side. So, they are only working on this road. I don't know that they are going to go back to OVE. I don't know that they were ever planning on going past the school district, part of the school's property down to the end. They basically just did to Plantation Oaks, took a week off and then started Plantation Oaks this way. Okay.

Ms. Nelsen stated they left a mess on Merchants Way.

July 14, 2025

Double Branch CDD

Mr. Soriano stated I mentioned to them, I even mentioned in a meeting last time, the box of trash is still out there and the cones and a thing of pavement.

Ms. Nelsen stated and a thing of pavement.

Mr. Thomas stated my question was if they are coming back out, where are they going to stage it? And are we going to be responsible for cleaning?

Mr. Soriano stated not big equipment that I know of. Like I said, I don't know that there were plans to go all the way down the road. They just said they were going to do OVE and then they said they were done and that was it. So, I think that was their original plan is just going down to Plantation Oaks, let that cross to where the school zones were and out to the tower.

Mr. Thomas stated that's too bad.

Ms. Nelsen stated I know.

Mr. Thomas stated okay, that's it. Thank You.

Mr. Soriano stated to stay on your local commissioner because that is also part of the south end of that road that was development there for a whole other neighborhood that didn't pay into our bonds at all. Because of that development also did damage that road in the last few years. So that's where we should be hitting up commissioners here.

Ms. Giles stated thanks, Jay.

## **SEVENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – August 11, 2025 @ 6:00 p.m. at the Plantation Oaks Amenity Center**

Ms. Giles stated the next meeting is scheduled for August 11, 2025 at 6:00 p.m. here at the same location. That is out of cycle for us. Usually, we meet on the same day with your sister District, but in August we will not. So, your next meeting is August 11<sup>th</sup> here at the same location at 6:00 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. Nelsen with all in favor the meeting was adjourned.

July 14, 2025

Double Branch CDD

Signed by:

*Marilee Giles*

A38899D0EDC14F4...

Secretary/Assistant Secretary

DocuSigned by:

*Cindy Nelson*

1834ED053396448...

Chairman/Vice Chairman