

**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, **October 13, 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	Assistant Secretary
Andre Lanier	Assistant Secretary

Also present were:

Marilee Giles	District Manager
Mike Eckert <i>by phone</i>	District Counsel
Jay Soriano	GMS
Pong Lahn <i>by phone</i>	Mathews DCCM
Chalon Suchsland	VerdeGo

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments (Limited to three minutes)

Ms. Giles stated there are no members of the public present other than staff.

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THIRD ORDER OF BUSINESS**Approval of Consent Agenda****A. Minutes of the September 8, 2025 Meeting**

Ms. Giles stated item three is approval of the consent agenda items starting with the minutes on page 7 from your September 8th meeting. Unless there are any comments or corrections, I would just look for a motion to approve those.

On MOTION by Mr. Thomas, seconded by Vice Chair Horton, with all in favor, the Minutes of the September 8, 2025, Board of Supervisors meeting, were approved.

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

Ms. Giles stated your financial statements are on page 14 followed by your assessment receipt schedule on page 26 showing you are 100% collected. Your check register is on page 28. It is a little bit higher than normal at \$232,181.84 but that is because EGIS is on there for FY26. I see no unusual variances with the check register at all. Unless there are any comments or questions, I would just look for a motion to approve it.

Vice Chair Horton stated I just want to mention again that we are spending \$158K on security and get no feedback. Is it worth it? That is a lot of money we are spending. I mentioned this before.

Mr. Soriano stated just to point out that is about half of what we used to. I can't really talk about it in a public meeting. But if you recall a few years ago, you guys did allow me to cut back security and the regular security guards. Then also when CCSO started to jump and they jumped all the way up and, now we're 60 some dollars an hour. We cut those back quite a bit too. This is almost half of what used to be in the budget.

Vice Chair Horton stated two things; one is it is a lot of money. Second which is most concerning to me is we get no feedback. The private security, are they doing anything? I was down there yesterday and didn't see anything.

Mr. Soriano stated they are there and our onsite staff will let you know. They definitely call me and let me know if somebody is not here today because our fitness center people will notice it. One you have a lot of interaction either in the pool or the fitness center. But even the fact they are here late this time of year, they want to know security is around to help them walk out into the

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parking lot. My staff will definitely tell me. You don't get feedback, but I do get feedback quite a bit. There's definitely a difference if you don't have either off duty or the security guards around. Now, do we need them as many hours? That is a little different. There are things I think I can cut back, but the last time we did anything, we based it around the direction for the Board. We had shade meetings which means once we do that, I also can't change without you guys. I can't say I want to cut out two or three days. I have to run that by you guys.

Vice Chair Horton stated when you talk about cutting hours are you saying it is a lot of money and getting nothing out of it.

Ms. Nelsen stated she would like more feedback.

Vice Chair Horton asked is private security doing anything? Did they go out to tell 14 people they need a pass or need to leave? Did they tell somebody on a motorbike they shouldn't be there cutting across the field? Did they tell people that have dogs not on leash, they should not be there?

Mr. Soriano stated yes, I get this report. I told you before I get those reports sent to me throughout the night. Every night I get stuff that comes through on my phone and sometimes it will be late at night 11:00 to 12:00 and those have pictures. They do go around and take pictures of things. They let me know nobody is playing on the basketball court, all clear, or they'll let me know during our tour, we found graffiti on the wall of the bathrooms and they send me those reports. I've mentioned before I can share those with you. I think the rest of the Board declined to get those. If you want them though, I can share those with you on a regular basis. But they do send me stuff every day.

Vice Chair Horton stated what about CCSO?

Mr. Soriano stated CCSO really doesn't. They send it with their bills if anything came across. If nothing happened, they didn't counter anybody into a trespass or kick somebody off or anything like that and nothing big happened, they don't mark anything. We came out here and it was all quiet for four hours; they don't do those types of reports.

Vice Chair Horton stated just judging by the deputy, we should have one for the HOA. I had to do a report every time they went out. If there was nothing there, there's nothing there, that's fine. But at least we know they are doing something. If there's something they saw, it's nice to know.

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Ms. Giles asked Tom would you like for Jay to forward the reports from S3 to you? Jay, is that as easy as forwarding?

Mr. Soriano stated I can actually have it set up but it has to go before the Board. It's as easy as putting your email in. Then when they send it to me, it automatically sends you something. You guys can all be on there. I have gotten on them because there are some nights where I will get two or three reports in a row that we found another car, kids making out in the car and we ask them to leave. There's no reason they should be out there and we definitely shouldn't encounter them and find people having amorous activities in the parking lot. It is a family place, we don't need to keep warning people time after time, just trespass them. Then I'll call them and say, hey, the next car you see, just go ahead and get the officer with you and trespass them. That's the only time I really respond to the reports. They are there for just informational purposes. If you guys want this, like I said, I can have your emails put in.

Vice Chair Horton stated probably nobody else does, but I would want to see this.

Mr. Lanier stated could it be as simple as adding a page of a summary almost like a tally sheet like when you're tracking a behavior kid. Think of your highest things that happen, like trespassing or arguing or whatever, or don't have a badge, just take your highest thing and then have another category of other things.

Mr. Soriano stated that is up to you. They already do reports now.

Mr. Lanier stated like a summary of the monthly activity. Would that be beneficial or you just want to read each individual report?

Mr. Soriano stated the one report is easy. There are some officers that do a good job, they will send me 20 reports and some will send me one or two because there's not much.

Vice Chair Horton stated just put me on the list and send it to me.

Ms. Nelsen stated you can set up a Google drive and just do it monthly, here's July's reports, here is August's report.

Mr. Soriano stated there is a way to do that too. You can login too. When we got the company, we went through this. It was called Silver Tracks. They gave you guys information on it and we can log in. Those are beneficial because if somebody tells me something that happened two weeks later, such as a resident comes to me and says I had an encounter but it was two weeks ago. I have to go back through those reports and find out what happened but I can log in and go through all those reports. There is a way to do that.

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Vice Chair Horton stated whatever reports you get, put me on there.

Mr. Soriano stated okay that's easy enough. I would rather go through the things they're doing now and then if you want more, start adding reports or asking them to do other stuff. They do reports now, CCSO not as much. We can ask them to do different types of reports. They usually only give me a report when something happens, when they have to get involved with something. But they don't give me reports that say all clear or anything like that where S3 will. You will see things come across that they take a picture and say the basketball courts are clear so no issues here. CCSO definitely doesn't do that.

On MOTION by Mr. Lanier, seconded by Ms. Nelsen, with all in favor, the Check Register, was approved.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Eckert stated I just have one item. I have provided to your District Manager an authorization of agent. The representative we've been working with on trying to sell the impact fee credit, she is trying to get approval from the county to transfer some of those credits outside of our impact fee District to a neighboring impact fee District to try to expand who we can sell our impact fee credits to. It's a very simple document I have provided to Marilee. It's not on the agenda, so you have to ask for any comments before you vote on it. It doesn't obligate you to sell the credits, but it gives us the ability to expand the market to other areas. I would be asking the Board for a motion to authorize the Chair to execute that authorization of agent so we can keep working on some of the impact fee credits. Happy to answer any questions anybody has, but that's the only item I have to report today. Thank you for letting me attend by phone.

Ms. Giles stated District Counsel there are no members of the public present.

Vice Chair Horton stated I have a question for Mike. Looking at the minutes from the last meeting, it said something about Middle Village doesn't have as many credits as we do, is that correct?

Mr. Eckert stated I think that Middle Village has more than you.

Vice Chair stated because we were supposed to share it to a point and then they were going to drop out.

Ms. Giles stated opposite.

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Mr. Soriano stated its backwards.

Mr. Eckert stated I think Middle Village has more than Double Branch. I think the understanding the Chairs have is, the Districts could sell 50% each for any offer that came through and once Double Branch ran out of credits then obviously Middle Village would still have more, then they would be able to sell 100% of theirs since Double Branch wouldn't have any left over. We are a long way away from that at this point.

Ms. Giles stated District Counsel the Chair has that document here with her today. Do I have a motion?

On MOTION by Mr. Lanier seconded by Vice Chair Horton, with all in favor, to Authorize the Chair to Execute the Agent Authorization Form for the Sale of Impact Fee Credits, was approved.

Mr. Soriano stated Tom, we will look through the minutes to make sure. We may have just been backwards in the minutes. It's the other way around.

Ms. Giles stated we will definitely check to make sure that is clear.

B. District Engineer

Ms. Giles stated District Engineer Pong is filling in for Mike Silverstein. Pong, did you have anything to add?

Mr. Lahn stated no ma'am, we don't have anything to report.

C. District Manager – Discussion of Fiscal Year 2025 Goals and Objectives

Ms. Giles stated on page 171 is your FY2025 goals and objectives. Each of the goals and objectives have been met for Fiscal Year 2025 with the standard identified on the report form. Unless there are any comments or questions, I just look for a motion to approve the FY25 goals and objectives annual reporting.

On MOTION by Mr. Lanier seconded by Vice Chair Horton with all in favor, the Fiscal Year 2025 Goals & Objectives, was approved.

D. Operations Manager - Memorandum

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Ms. Giles stated Jays report starts on page 174.

Mr. Soriano stated we have had a couple neighborhood events since I saw you last. We had two different movies. Unfortunately, the one from this past Friday I did have to cancel. By the time it was dark, there wasn't a lot of rain and we could have started it, but the place was just wet and nasty. Most of the day was nasty. The food trucks didn't get a good turnout, so I did cancel that. We do get a year on those licenses, so I'll look to reschedule that maybe in November before we start getting to the holidays and people start doing a lot of their own stuff. We do have a lot coming up here at the end of October and beginning of November. We have the pumpkin plunge in a couple weekends, and that's one of our favorites out at the pool. I did have some supplies left from this last year's special events, mostly adult beverages. I am trying to put together a pickleball social. Our pickleball group has been going pretty well, but they have their core group. I really want to get them into doing things like getting the neighborhood involved, getting new people out. Our tennis crew over here does that quite a bit. They have a lot of socials. They have a lot of events to try to bring in new people. They have a set of clinics, usually two or three in a row for a couple weeks to play tennis and they bring out the new people. I'm trying to get pickleball to do the same thing. We are going to do a special event with them and bringing out a guy to play some music to have a social tied to it, introduce people by doing a beginner's clinic. But then we will also have some kind of show off with our better pickleball players playing kind of an impromptu tournament. Right now that is planned for Thursday the 30th. But as soon as we have everything together and I know who is coming out for the event, I will put out the email and registration forms for the residents.

Vice Chair Horton asked is there any noticeable change in attendance to our pickleball courts since the new one down the road?

Mr. Soriano stated not yet. I am kind of waiting for that. I think as it gets cooler, we may see that and then next summer we are definitely going to see that. When you have the option to do things indoors and have a little air conditioning compared to playing outside on our courts, I think that is going to be an impact. The other thing that I think is going to be an impact is the fact that you can drink while playing pickleball over there. You have wine and beer. You can't do that with us unless we are doing an event like we are going to do here. I think that will pull some people away. Right now, I haven't seen any big change. There were a couple of things I wanted to go over with you guys before we get to the maintenance items that weren't on here. If you did see earlier

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today an email go out that was about the meeting for your library. We sent that out to the residents. We are having a meeting in this room here, so not over at your building just because if more people want to turn out, once you get about 25, 30 people in that room, it gets a little packed. The county will be doing a presentation on the library next Thursday. We will send out another email reminder next week, too, to let people know they can come out, they can see which architects' kind of won their bid. They did have to do an RFP process. Hopefully they will have some renderings and plans for the building that they can share with the residents and be able to answer some questions about it and we will be doing that once again in this building next Thursday.

Mr. Thomas asked have they talked about the building at all yet?

Mr. Soriano stated no, but I did send them an email saying that we are waiting now for that building and if they could just share information with an update for us if they're going to do it as part of the grand opening for that, or they can do it before. I know they were waiting to make that their property so that placard would end up being on their property, which was something they were hoping for before. It just made more sense to me to be right there by our field. But if it's safer for them to have it on their property, I get it. But that doesn't mean we have to wait for the library to be built. I just asked for an update to see where they are at. I knew the last time they were still waiting on a little bit of money to finalize. We will see what they say and as soon as I get updated, I'll share it with you guys.

Mr. Thomas asked have they given you any roundabout of when this thing might be completed or breaking ground or anything?

Mr. Soriano stated as far as I know that was supposed to be part of the RFP process was a timeline, but I don't know if that got made into an agreement that said we chose these people because they say they can get it done within a year. Hopefully they will go over those kinds of things in that meeting.

Mr. Thomas asked did we ever finalize who's going to be taking care of the landscaping and everything like that?

Mr. Soriano stated we didn't finalize anything new but as far as the county is concerned, they don't want anything so they are not going to do anything with landscaping. They are not going to do anything with the irrigation. They don't want to do anything with the lights. They don't want to pay bills. They just want the property to build the building and that is it. Everything else will go to us. That's what Tom was talking about last time, is that we are going to have to look at that

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parking lot because we would hate to open up that new building next year sometime and that parking lot looks like that. That's going to be on us to spend a good amount of funds to surface off millings and things like that to get that better looking.

Vice Chair Horton asked did you approach Middle Village about that shared court cost?

Mr. Soriano stated not yet. We have talked about it and then today I did share with them more information about the library, but I haven't approached them yet to have a discussion on the cost.

Mr. Thomas stated maybe involve the HOAs too, because there is a bunch of them.

Mr. Soriano stated they do have some good points. Since they don't actually own anything out here, a lot of that goes right into the bank for them. I think that's a big one especially being residential, because one thing I know they kind of were planning on was there's going to be a lot of extra rooms in there for rentals from the residents, to be able to rent, to do different things, hold meetings whether it's more social side or it's like HOA meetings, things like that. We have a lot of HOAs here. It's not just the two, it's all the subs. Usage of that building right there, people won't use the library enough to check out books and return books. That's definitely changed over the last decade or so. The usage of rooms for this area is going to be important. Hopefully, they will go over a lot of that stuff in that meeting Thursday. I think that would be good for the HOAs to help out a little bit. We can include them and I can approach them. But I haven't done that yet. I did want to update you on the signs. Catherine did start last month with work on the signs at your sign shop, KYB, the one that we did the agreement with. They are going through the permit process with the county. They haven't been given an inspection date for the property yet. That is kind of what they're waiting for to do any work. But while they're waiting on that date, they have started making the letters. She did send me pictures. They have already started building letters. I know they look small here in the picture, these are about waist high letters. These are the new lit letters and they will be filled with acrylic or a solid covering over top of it. You can see the lights going in now. The idea is a lot of this stuff will be designed and ready as soon as they have the sign off from the county and when the county comes out and does their initial plat inspection and says, okay, this is what you plan on doing. We okay it, they can get to work and it won't take long. With the agreement, the two months ended with the end of November. My big plan was I would like to get done before the holidays and earlier the better because we typically start decorating and putting lights out pretty much the day after we do our last Halloween event. We make sure Chalon's group

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goes through and does any last-minute cutting of bushes and things like that and then we start hanging lights because it takes us a month and a half, almost two months to get all of our lights out. I would like this done before then too so that we can start decorating. But that's really the only update I have for you here because she is kind of waiting too on the county for the permit process. That also holds up the fountain at the front. I do have the mason and our guys are going to do the painting. That portion will be done but the letter's going on we are going to hold off until they are done with this. The main reason is that one is not permitted, that one doesn't meet any expectations that is required. But I don't like doing work that they can look at while they're here and say, hey, did you guys get this checked out? Because the county will almost always bug you about getting a permit for that. If there is not anything there that is a major change, this is mostly paint and lettering design. I just asked them to hold off until they are done with this one. These letters go up, they finish this. We do all the install of the new fountain and lights and then we can also finish the lettering at the other end.

Then the only other update I have for you is our pool house. These are our doors for our pool house. These are the custom design. They will be painted but this takes away that big dangerous roll up metal garage door that they have and allows the golf cart to come in and out. They are working on finishing some trim work and they will paint today so hopefully this will be done this week. I have been working with S3 for using that cart. Some of their guards have used it but until they have a way to go in and out on a regular basis, this was new to them. They do have a new on-site manager. You guys remember meeting the young guy, Tristan, actually right at the last meeting they kind of let him go. They are training a new person. They did call me today and gave me a name that I can work with him and bring him in because I did walk Tristan through for like two months straight away. But this is what I want these guys doing. This is how I want them to handle checking cards and things like that when we get a complaint. This is how I want the golf cart checked out and I want it recorded so that I don't come in the next day and find a flat tire or fender falling off, and yet I know the day before it was fine. There are a lot of steps that I wanted them to learn as they were going through that as they had that changeover. So that is going to be a new process for them this next month also. Outside of those updates, that was actually it for me. Unless you have any questions on the regular portion of the report.

Ms. Ambrosio stated I noticed a lot of the new wildlife signs.

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Mr. Soriano stated yes, this was a request from your insurance company. It wasn't a demand that you are required to have these because St. John's doesn't require us to have them. But it is just kind of a safety thing. Because of the heat and the wetness this year, I did get a lot more complaints and concerns of snakes everywhere. We can't control snakes. We have a lot of these decorative areas and common areas at the pond side and at our pool, we sit right there. We caught two moccasins this summer in our pools. They generally don't like to swim around in chlorinated water, but they're just everywhere this year. So, when the insurance talked to me about that as well, they said it's probably a good idea. We will throw up at least one on every pond someplace. You will see those, they are red and black and they have a little snakes and animals on them. Just to be an extra warning. It seems like these days whenever we have those letters from Morgan and Morgan, it's always good to at least be able to point out to them and say we have warnings and things everywhere.

Mr. Thomas asked are they going to put them where I live?

Mr. Soriano stated we will get them at all ponds. We started this last month, not only the snakes and wildlife, but you may also have seen some of the other ones too. We do have the ones with the QR codes and also an email address for us when you report problems. People are very helpful and some know how the ponds work. Many don't understand what they're actually there for. They'll complain about everything, like the muck and the algae. That's more of a decorative type thing. The muck and algae are actually on the back; it's catching the runoff. We pay extra money to treat it, but it's actually not a requirement. I tell Boards this all the time. You guys don't have to pay thousands of dollars to Lake Doctors to go out and chemically treat it. St. John's doesn't make that a requirement. They make a requirement that you take care of that pond so that the water flows correctly from the roads to the pond and then from the pond, whether it goes to another pond or to a watershed. It is there for runoff and flooding. We don't want our streets to flood. So those are the main things. That's why in the engineer reports, he pointed out those couple county responsibility, where they were. But we need to make sure water can get through so it does not flood. The other things are more for making sure it looks good, doesn't smell weird, things like that. But that is extra and the District going above and beyond. Those are where I get most of the complaints from. But every once in a while, we will get a helpful resident that notices this culvert is completely clogged up. The water is not draining. I can see it's not getting through when I walk back there. As long as they don't try to pull up the drains, it's helpful if they find something, like

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maybe there was a basketball in there or something clogging it up, which we've had happen before. So some of the signs have a phone number and email on the sign now so they can get to us and tell us things like that. And each one actually will end up being numbered so they can tell me, this one here has a sign that says pond number two. Most people might not even know where they are at. I've asked before, when somebody calls me or shoots me a text, and they don't know which little neighborhood, and they tell me on Oakleaf. Oakleaf has 45 ponds. So, these new signs going out will have a lot of that to make sure people can get to us, which is kind of whether it's a complaint or they see something like that. I try to hold off with the signs where I can but like I said between things like engineering and insurance stuff, there's always a benefit to having extra signs out there so people can't say, oh, we didn't know, or I wasn't informed, or anything like that.

FIFTH ORDER OF BUSINESS

Audience Comments (Limited to three minutes) / Supervisor Requests

Ms. Giles stated the next item on the agenda is audience comments and Supervisor's requests. Just for the record, there are still no members of the public present so we can start with the Supervisors. Amy?

Ms. Ambrosio stated something else about your report, Jay. I have been to the fieldhouse and it looks really nice, but it looks like somebody has already kicked in the railing around.

Mr. Soriano stated yes there is that one part that is missing four pickets. I have three of them. I'm going to have to make sure I have an extra one. I either pull from an old piece or I just buy new pickets. That happened right away. We have to either weld them on or I'm probably going to start ripping along, they are a little stronger and a little quicker. It's just not as good looking as welding. But for some reason our kids just like to sit there and damage stuff. The way we changed it, we are actually taking a lot of the stuff away they can damage. They can't beat up the water fountain anymore. That's a big chunk of metal out there and it sits out away from that little cove area where they like to hang out. So, nobody's messing with that. That is looking good. But you still see they damaged the roll down door for the concession stand and kicked out some of our pickets. I did get complaints from this last weekend that they really did a number on the men's bathroom Saturday morning. So, we still get our normal vandalism. We are still trying to find ways to get them out of that area. They come up there and meet, but I don't like them hanging out there. I have had residents and even parents when they are there for soccer, they come up and say can we put up a no loitering sign or something. The problem is it's a park. But I want to try to find a way

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to limit that. So, I do have S3 checking a little bit. That is an area where they'll check cards more. They do get a lot of push back when kids don't have cards. But that's another one. We have two or three signs. There are obvious signs that sit out there that say you have to have your card when you are on property. I've kind of gotten them used to that. If they're not causing problems, great, we can educate them. Point them to the sign to let them know you're supposed to have your card. If they are loud, obnoxious, cussing or anything like that, they are telling them to go home and get your card and they are kicking them out when they can.

Ms. Nelsen stated we should add that to every newsletter email you send out at the top.

Mr. Soriano stated we have done that before, especially the beginning of summer, we go through some of the rules for the pools, but we can do that too here.

Ms. Nelsen stated maybe at the top before anything else as a reminder.

Mr. Thomas stated probably the people that get that letter aren't really the issue.

Ms. Nelsen stated I know, but at least if their kids are down there, then they know. I mean it's free.

Mr. Lanier stated just to kind of build on her comments. Would it be worth it to do an economical motion light sensor? Because it's going to start getting dark earlier and the kids are going to say well it's only six o' clock and I don't have to be home until eight. Well, it's dark outside and if we're just hanging out right there and maybe a camera that might be connected to the network.

Mr. Soriano stated the cameras work so we actually get the pictures. It's hard to get anything on the background because I can't prove who did it. The biggest problem is the camera will only work if I know who or any of the other staff know who that kid is.

Mr. Lanier stated right.

Mr. Soriano stated just to hang out, they don't stay in the car. The bathroom is a little easier. I can see 20, 30 people in the bathroom and I could probably limit it down to who I think did it but even then.

Mr. Lanier stated I know it's hard.

Mr. Soriano stated we do have that ability already.

Mr. Lanier asked can we add a couple of like motion lights for when it gets darker?

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Mr. Soriano stated yeah and I can turn those lights on earlier. I think right now they are set up at 7:00, maybe 6:30. But around this time of year it starts getting dark earlier and then we're going to have our time change in November. So that will get us set to I think it's 5:15. The track lights come on and the lights on that building. That building is lit up a little more after we did the paint job last year. If you remember us, the picture is a little bright.

Mr. Thomas asked how is soccer and I9 with the trash. Have we noticed?

Mr. Soriano stated right now I haven't gotten too many complaints. I do have extra pickup hours. If you guys remember this last year, we added a guy and changed the time around so you guys see two guys on a cart now. One that actually handles this side and one that handles that side. What that did is it allowed that guy to almost do twice as many hours for pickup. Monday mornings it does get done quicker. I haven't gotten as many complaints because a lot of times last year that's when we would see it. People out walking the track Monday morning, they can see the mess that was left by I-9 and soccer the weekend before. Much of that is getting picked up earlier. I haven't gotten complaints yet. But I'm still not seeing the extra help that I need from either one of them. We haven't finished the new agreement because of those things I wanted to add in. That will go out to them this month with a kind of extra wording of what they're going to provide to make sure they understand. The one that I added in wasn't really just for your garbage. We already had that. But I want a little better attention paid to that front parking lot or should say the side parking lot between the OB because we still have people pulling up on our nice new sidewalk that the county put in last year and parking on the grass. This last month I talked to Chalon about now going through and replacing more of those sections of dead or dying bushes. We are to going to fill some of those areas in. The areas that she did last year are growing in really good. I want to go down that line. It doesn't help if they're pulling up on our grass and parking right there by that line of bushes. They need to be in the parking lot. I'm going to lay that on I-9 and soccer to assign a person every weekend. I want somebody out there actually going around and informing people, you can't park here. You need to move your car or it will be towed. That is going to be part of that contract.

Mr. Thomas stated the other thing just for consideration, I know it has to go through the county. When those parking lots are overflowed, you can tell I spent a lot of time up there. When people do park at the elementary school, is it worth putting a crosswalk to cross from the elementary driveway? Because right now it's almost like playing frogger. Would that have to go through the county to actually put two white lines.

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Ms. Soriano stated two entities. You are going to go through the county because of the road. That's a traffic thing. But the fact that they even get to park on there was actually something the school District did.

Mr. Thomas stated okay.

Mr. Soriano stated the school gave them approval. You guys can park here on weekends. They did have a problem one year if you recall years ago. People would pull up on the grass instead of parking in spots. They are still supposed to park in the spots. You guys have seen them. When it gets really full out there, they will pull up on the grass underneath those nice oak trees in the shade. The problem is that is where the backflows are too. That's what happened before somebody took out one of their backflows. I'm guessing the District plumbers had to come in and they paid money to repair on a weekend. But that was the District being nice and that school giving the sports association as a kind of approval department.

Ms. Nelsen stated I think the issue like with this crosswalk there is that then the OVE kids right now they have to walk up to the corner to cross where there's a crossing guard. So if a crosswalk goes there, they are going to think that they can cross there and the sheriff's office is not going pay for another crossing. Yeah, that's going to be an issue.

Vice Chair Horton stated good thought.

Ms. Giles stated thanks Scott. Tom, anything?

Vice Chair Horton stated of course. I walked around up there yesterday and the new fountain is nice. It sort of leaks and can't turn it off. Are you aware of that?

Mr. Soriano stated I will check it out. That could be a little valve. When I've gotten the other new ones, they usually send us extra push down valves and things like that because every year you are supposed to replace those. They didn't send me the ones with that one so I will just have to order a couple if that's the case.

Vice Chair Horton stated I tried to pop it out and shut it off but it kept on leaking.

Mr. Soriano stated I'll check it.

Vice Chair Horton stated there is a letter missing off of the gym. The slide pool is green.

Mr. Soriano stated we did lose a motor. So not in this one but you will see it in the next report. We did lose a motor about two weeks ago, almost three weeks now. We got it fixed this last Friday. Luckily, this was one of our last stockpile motors. But I did have a brand new 7.5 ready to go. I did not have a VFD though. You guys did have a power outage or surge. You haven't seen

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it yet. But Chalon's group also had an issue with a couple of our wells the same weekend. We did have our well guy come out and has done repairs and we will have bills you guys will see next month for that. We did have some electrical issues and at first, I was hoping I would be able to reset everything and it was fine. But no, you did lose a leg in your three-phase motor. So, I could only get it to spin so fast. The motor was down for about a week and a half, almost two weeks. With our weather, with all the rain and still the heat, it didn't take long for it to turn green. It's been closed the last two weekends for that slide. The lifeguards let everybody know. I think the lap pool, but not the slide pool. But it's back up and running now and it's getting chlorine and filtered, so it should be much better than it was this weekend. Probably by Wednesday or Thursday, it will be back to clear. Everything is up and running. The only thing we will see for that because of those extra parts. I didn't have to buy a new VFD. I didn't have one of those in stockpile. That was the one helpful thing. I will mention that when we go over that next meeting. It's years ago, both you and Middle Village decided we can do things like buy a couple extra motors to sit them on the side. But I am starting to go through that. We've done pretty good over the years of when things go down, we get it back up and running pretty quickly. But that also means I have to restock.

SIXTH ORDER OF BUSINESS

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

Ms. Giles stated the next meeting is scheduled for November 10, 2025 at 4:00 p.m. here at the same location.

SEVENTH 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 Vice Chair Horton, with all in favor, the meeting was adjourned.

Signed by:

Manlee Giles

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Secretary/Assistant Secretary

DocuSigned by:

Cindy Nelson

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Chairman/Vice Chairman