

**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, **November 10, 2025**, at 4:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

Present and constituting a quorum were:

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| Cindy Nelsen                    | Chairperson         |
| Tom Horton                      | Vice Chairman       |
| Scott Thomas <i>by phone</i>    | Assistant Secretary |
| Andre Lanier                    | Assistant Secretary |
| Amy Ambrosio <i>joined late</i> | Assistant Secretary |

Also present were:

|                             |                  |
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| Marilee Giles               | District Manager |
| Mike Eckert <i>by phone</i> | District Counsel |
| Jay Soriano                 | GMS              |
| Jennifer Stanton            | S3 Security      |
| Robert Grogan               | S3 Security      |

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Giles called the meeting to order at 4:00 p.m. Three Supervisors were present constituting a quorum. Mr. Thomas joined by phone.

**SECOND ORDER OF BUSINESS**

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

Ms. Giles stated for the record there are no members of the public present other than staff in the room.

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**THIRD ORDER OF BUSINESS****Approval of Consent Agenda****A. Minutes of the October 13, 2025 Meeting**

Ms. Giles stated on page 7 are the minutes from the October 13, 2025 meeting. Unless there are any comments or corrections, I just look for a motion to approve them.

On MOTION by Vice Chair Horton seconded by Mr. Lanier all in favor, the Minutes of the October 13, 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 24 of the iPads for the period ending September 30, 2025 followed by your assessment receipt schedule on page 36 showing we are 100% collected through September. Your check register is on page 38 for the month of October for \$167,867.81. Unless there are any comments or corrections, I just look for a motion to approve it.

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

**FOURTH ORDER OF BUSINESS****Consideration of Resolution 2026-01,  
Amending the Fiscal Year 2025 Budget**

Ms. Giles stated on page 84 is Resolution 2026-01 amending the Fiscal Year 2025 budget.

*\*Supervisor Ambrosio joined the meeting.*

Ms. Giles stated the budget line items that we are talking about are on page 86. When a District exceeds the budgeted expenses, an amendment is necessary. This amendment is a formality for audit purposes. The expenses for FY25 are projections and as you can see there are some lines here that were overspent and one that was underspent. These funds have already been expensed, so no funds are really moving. This is just a way to true up the FY25 budget. Unless there are any comments or questions, I would just look for a motion to adopt Resolution 2026-01.

Vice Chair Horton stated I didn't go over there to look at it real close, but ones that were over, were they over enough to where we would have to adjust the budget?

Ms. Giles stated yes. Anytime they are overspent, we need to do this budget amendment.

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Vice Chair Horton stated what about taking into account the FY26?

Ms. Giles stated I will check it. You will see there are two on there. The engineer line was overspent. Our current engineer is way more involved in the District than our previous one. So, I will make sure that we account for that. And then District Counsel was underspent, and then the annual audit was overspent just by a little bit.

Vice Chair Horton stated you can't really change that.

Ms. Giles stated I can't change it but we can monitor that and maybe ask him to call in instead of attending meetings.

Vice Chair Horton stated we need to make a note maybe for next year and put that into account.

Ms. Giles stated we will. We can ask him to maybe not call in if there' is not much on the agenda like this one. He is not on the line today, so that will be a cost savings for FY26. When he calls in, it's less than when he comes here. There are ways we can try to monitor that line a little bit more.

Mr. Soriano stated the under expense is an actually really good thing, but they still don't like to see them too far off on any of the lines.

Vice Chair Horton stated I can understand there could be some fluctuation there. If it's way over and we know it's going to be like that in the coming year, then we need to take that into account.

Ms. Giles stated you're right. We will watch that line a little closer. You're right, Tom, in FY27, that would be our opportunity to increase that budget line. Because this engineer is very involved and he likes to attend as many meetings as he can so that he is familiar with the District. When Jay calls him or the Board needs something, he is already familiar with it.

Vice Chair Horton stated that's good.

Ms. Giles stated unless there are any other comments or questions, I just look for motion to adopt Resolution 2026 01.

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| On MOTION by Mr. Lanier seconded by Vice Chair Horton with all in favor, Resolution 2026-01, Amending the Fiscal Year 2025 Budget, was approved. |
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**FIFTH ORDER OF BUSINESS****Staff Reports****A. District Counsel**

Mr. Eckert stated I have two items, one is the impact fee credits from the broker. I think the resolution that you all did the last time will help, but I will keep you posted if we get any more word on that. The second issue is we've been reviewing and analyzing a First District Court of Appeals case that ruled that the Florida's prohibition on open carry of firearms is unconstitutional. We've been analyzing what that means for both when somebody has firearms on District property, as well as if somebody were to bring a firearm to public Board meetings. In the past, all firearms have been prohibited at public governmental meetings. However, with this case, it now leaves what we will call the Long Gun Loop Hole. Where it's arguable whether or not somebody is allowed to bring a long gun, like a rifle or a shotgun, to a public meeting. That's something we will be talking about with your Chair and your District Manager when we have our agenda call next month in preparation for the next meeting. I just ask Marilee to go ahead and circulate that memo, if you don't mind, to the Board of Supervisors so they can see that, and if you have any questions, give me a call. We just want to be prepared that in the event that we do have a situation at a public meeting, that we handle it within the bounds of the law and also promoting people's safety. I just wanted to let you know we were working on that over the last probably month or two and finally had something ready to roll out. Happy to answer any questions the Board has, but other than that, it has been relatively quiet for our office.

**B. District Engineer**

Ms. Giles stated next is District Engineer. Jay, I don't have anything from District Engineer, do you?

Mr. Soriano stated there is nothing going on right now.

**C. District Manager**

Ms. Giles stated just a reminder of your four hours of ethics training is due by December 31<sup>st</sup> of this year. You still have a couple of weeks. I think you have seven weeks left before that is due. I do have that two of you have done it. If the other three need me to send you the links again just let me know. I probably will start sending gentle reminders more often to the other three because what happens when you do your Form 1 next year, you will be forced to check the box to

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say I did or did not complete the four hours of ethics training. I don't want you to find yourself in that situation. We will make sure you get that completed. I will continue to send reminders on that.

Ms. Nelsen asked did I send mine?

Ms. Giles stated you did. I have Andre and Cindy completed it so far.

Ms. Nelsen stated you just send them her confirmation that you did it if you did it this year. You had to do it between January and December, right, so if you have done it since January.

Vice Chair Horton stated yes, I did. I sent you the email.

Ms. Giles stated if you can just forward that to me again, I don't have it. Just email me that you did it.

#### **D. Operations Manager - Memorandum**

Ms. Giles stated the Operations Managers Report starts on page 90.

Mr. Soriano stated we have had a couple of events since I saw you last time. This past weekend we had our community yard sale. There were a lot of yard sales going on around the neighborhood. If you guys were out and about, there were fall festivals over here on this side. Forest Hammock had theirs kind of piggybacking on ours. If you noticed, we have a lot more new signs. We have been slowly losing our community yard sale signs over the years. We did purchase new ones that are out, so pretty much an entry of every neighborhood and road. We put those up Friday and they were pulling those down again. We also had our pumpkin plunge. I had a couple pictures out there from that turnout a couple of weekends ago. This was great. It was a small group, but we have seen over the last couple years, depending on what's going on on the fields, soccer, football, things like that. Sometimes we do have a small group, but this is one of the neighborhood's favorites. Everybody really enjoyed themselves. I do have one leftover movie that I'm going to try to squeeze in for the neighborhood here before it gets too deep in the holiday season. We do know typically November, December, it's hard to get turnout even if the weather's great just because there's so many things going on with holiday parties and get togethers that just trying to get people down for even a movie can be tough. I do have one that we paid for that was canceled at the end of the year that we haven't caught up to yet. We get a whole year to play it with that license fee. I would like to squeeze it in before the end of the year to get back to our normal schedule. I do have an email going out today for a couple of items. We talked about a pickleball social. This was to try to get new people involved in pickleball, not our normal pickleball group. This was to invite more

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people in the neighborhood in. We are going to have snacks and beverages and live music out there Friday night. And then he's got two groups that they are going to do beginner clinics for adults and then also 13 and under. So the younger kids will come out there and then they're going to run through kind of a mock tournament also with some games and prizes as part of this social night. If anybody wants to come down and check out pickleball, that will be Friday night. That email will go out to remind everybody about it. Also, tomorrow I have coffee and donuts for our vets, if you want to stop by in the morning and get breakfast. We're sending that out to the neighborhood too. I do have a lot of people with not just the pickleball group that walk in the morning around the track, a lot of retired servicemen. Come in, especially if it's cold and get some nice hot coffee and donuts tomorrow. Just to let everybody know, at your sister District the pool is heated. Depending on the weather here, typically at this time of year I'm not using the covers, but right now those heaters are starting to run and I'm guessing they're going to run for the next two days straight, which means they can easily go through about a thousand dollars of gas in two or three days. We do use the covers in cases like this, just really early that also adjusts the timing. So, the pools aren't open as late during the day. It's kind of daylight hours, we do it 10 to 4 so staff can pull the covers on and off, but that information will go out and be on our website. But at the moment, pools are heated. If you go back there right now it's nice, kind of toasty 78 degrees. I do have updates on a couple projects. Our waterfall signage, our first step we got our permit about two weeks ago and then started the work last week. We saw them out there draining the waterfall and then we had the electricians in. Took about two days to get those letters up. The best part was she had all those letters. I think I told you last time she was starting to work on them. They were already built and ready so as soon as the county gave us the sign off, she went out there and got it done. The letters are up and all the electrical is done for that. Now we are waiting. I did want to make sure we got past any kind of inspections from the county before we do anything else because now, we are waiting to move the fountains in front of the waterfall. We will pressure wash and clean the waterfall off this week, then we're going to adjust the lighting so that we can have some lighting on the fall. Right now the letters look great. They are nice and bright even during the day with the lights off. You see that white lettering, it looks good. We are going to adjust the light that shines onto the brick wall underneath. That won't be as bright. Right now, you have the bottom light because we're trying to write out the old letters. We don't need that anymore. So, we will lessen that light and let the light from the letters do a little more work. We need the lighting installed

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that's going to go into the fall so you can tell at night there's a waterfall there, not just the letters. That all will be this next month and then also she will start the project on the fountain. We have done our part. If you've seen the guys out there, they took the lettering off. I do have some pictures for you guys to see how that was going. They started doing all the cleanup and paint work on the four-way fountain that's at the front of the amenity center. That way Katherine can come in and attach her new lettering to the brick and the stucco there. This is showing when they put those letters up. That was actually flat concrete. They put the lettering on first and then sprayed the stucco over the top of the roof. When we took it off, there was abscesses which would have left letters in the paint when we put the paint on. We did have to go through and sand and redo everything and add stucco and then the letters will go on top of there. We do still have to do the brickwork. I'm waiting for all the boxes of the brick veneer to get in. We did just order those from Home Depot, so as soon as those get in, we will be able to put those up. We have started all of the paint work everywhere. That's our waterfall lights there. You can see the lights that used to be shining at the old metal lights that were lower. We're going to take that out quite a bit of that probably just one light on each building instead of the six that are there altogether. But it's this section down here that I really want lit up. This was 6:30 or 7:00 at night as I was leaving. When it gets real dark, you can't see this at all. That's really what we want to light up to. We have started painting on the bowls. We are going to stucco the bases and have new address letters put on the bottom. Then Chalon has a plan for her plantings to go in the first week of December. We hopefully will be finished with everything by the time she gets to her plants that way we are not trampling everything and painting over top of stuff. This next month everything should be done. This part here won't affect us on any of our Christmas lighting. The guys are going out this week and starting Christmas lights everywhere on all the buildings and then we will move to all the entry signs and columns and things like that and do the wreaths on.

Vice Chair Horton stated can you refresh my memory on the brick veneer. Is that recovering all the bricks that were there?

Mr. Soriano stated yes.

Ms. Nelsen stated and the hole.

Mr. Soriano stated the hole, yes. It's going to go all the way up. This whole thing is getting covered in veneer all the way up to the green flashing and down to the bottom. We did cut the bronze pipe, but we did try to cut everything and remove everything so that if we ever decide we

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want to put it back together, everything can be put back together pretty easy. We could have fountains out there if you wanted to remove the plants and all the work we're doing. But we didn't adjust anything or remove anything related to the plumbing work or anything like that. We just left it in place. We will put a plug in here so that the veneer can go right over top of this. We will have all new, nice red veneer everywhere and then the lettering will go over top of that.

Vice Chair Horton stated it is going to look good.

Mr. Soriano stated outside of that and some of the maintenance items, unless you have any questions, I do have a couple of items for you. Unfortunately, disciplinary items that are sitting in front of you on the table there. Mike, I sent this to you by email.

Ms. Giles stated Jay, before you get started, Board members did you have anything you wanted to discuss?

Mr. Lanier stated the sign out front, love it. Can't wait to see what we can do with it like for holidays and stuff like that. I think that's wonderful. Thank you.

Ms. Nelsen stated it looks good.

Mr. Soriano stated there were some pressure washing items that we had. I will go over that. We are going to start our off-season pressure washing. We do some of that and then we really get into the fence lines in spring and summer. There were a couple areas that we haven't done in a couple of years because they're not really in the contract. This one is an odd fence line that borders the school. This was put up to block the cul-de-sac at the school. This doesn't border any common ground. We typically only wash the fences that border common ground. As you go down Oakleaf Village Parkway, we have a lot of slivers of common ground out there. There are some spots you don't own, but we look at that whole road as ours. We consider that compound or the playgrounds. A lot of the playgrounds, the fence line that borders that, we wash it because we don't ask the homeowners to come out on our side and wash. This is in the back of the neighborhood. It was actually part of the schools, but the school didn't claim the fence. They put up their own fence and actually right next to it they put up a chain link fence and it grows weeds and trees in between. But it's not really ours. But because it sits out there and does get pretty dirty, you can see how bad this was. It hasn't been washed in a couple years. I did send the guys out to clean it up. But we have a couple of odd areas that are like that, the residents always ask. They just kind of think we do everything out here and that's not always the case. Whenever I can help out, we will try to send the guys out there.



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Vice Chair Horton stated going back to the offseason equipment refurbishments. What does that entail? That was under aquatics.

Mr. Soriano stated we are doing some of our fiberglass work for leak repairs and things like that so that we can get back to the salt cell work. I do have a new product that I think will work better for your pools. It is a salt system, but it is not the same controllers that we looked at before. It is actually a standalone system. It sucks water in from our pools, creates the salt, the salt water and the chlorine separately from the pool system and then you can dump it back into the pool. This is beneficial because of a lot of old pools that have things like leaks that we constantly have to add in so much more salt all the time and you're adding in fresh water that it's not cost effective anymore. I think I've mentioned that is one of our biggest hold ups on every time we get ready to move forward with the salt, we have some big leak issues we got to deal with. Right now, your tanks are still leaking throughout the summer pretty much. Our autofill did run constantly putting in fresh water. This new system will be able to be a little more beneficial for that. We don't have to worry about the fact that we have to add in salt to the pool if we're low and we put in fresh water because it's done off, almost off cycle. It's right next to the pool equipment. I am waiting for written specs on it to share with you guys. It can handle anywhere from three to six pools, commercial pools at one time, which would work well for you guys. You have three pools next to each other. It's much cheaper. We approved \$60,000 to do the individual three pools at almost 20,000 each for those salt controllers. This one unit that would do as much work is closer to 40,000. The nice part about it is it also provides a kind of pour off so I can fill up buckets of the chlorinated water. We can use it for other things like cleaning, pressure washing, stuff like that. A little more beneficial in my mind than the system we were looking at before. I just don't have anything to share with you yet but we are moving forward with some of the leak repairs and fiberglass work that we typically don't get to move to until February or March right before the spring season. We're just going to start that now.

Vice Chair Horton stated just a matter of note; I noticed the cost of chlorine monthly is almost double here recently. It's like almost around \$4,000. It used to be around \$2,000.

Mr. Soriano stated I did go out and look for other providers and the biggest issue was delivery. No one that looked at your property and wanted to deliver here other than the one provider you have running out because of the distance the pool is from a parking lot or road. They are also the only ones that will pump across that pond. Nobody else will do that because if they were to

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accidentally spill something, they could get thousands in fines from the St. John's River Water Management District for spilling chlorine into that pond. So, everybody else that even came out and looked said no, we can't because we can't reach it. You're only 150 ft away but that's if they go across the pond. They go the other way, they are about 400 ft away from the parking lot. Nobody has a system strong enough to get the chemicals from the truck back there. The other option would be to wheel barrels and barrels of chlorine and we just don't have that ability. You are kind of stuck with that provider until not only do we get salt, but we still have to keep the liquid chlorine. The state won't allow us to get away from that. We just wouldn't use it as much. I am looking at an option for that because Poolsure I don't think it's in this agenda packet, but they did just send Marilee and I a letter about a week ago saying they are increasing again. They do this to us every year. I tell them constantly; we do our budget in April to May we start, and we ask for those letters then. They tell us we're not looking at anything. Then come the end of the year, like it's a regular calendar year thing, they send us letters saying we'd like to increase this next year. I would really like to get rid of them as a provider. They are very expensive. It's just the fact that right now they're our only option unless I can find another way. I have been looking at other ways. I'm not sure if this is going to work out, but in between my office, the storage office, and where Wanda and Lisa sit, there is a cutout where we have our air conditioning units and some of our entry for the utilities so the water meter comes in there. I do have some space there that I could create a pad and stick large tanks, 800 to 1,000-gallon tanks. I would want to hide it by maybe a little better landscaping. There are some big bushes there right now that will hide it a little bit but I would want to hide it completely. But it will allow for a truck to pull up in the front parking lot and fill up those tanks. Then I have to get it from those tanks to the back which we could do each month. That wouldn't be a problem as long as it is on site and I have access to it. Getting the delivery truck the one time to fill up the 800 to 1,000 gallons is my problem right now. If I have the tanks in the front, then I can go to those other providers and say hey, we have a place for you to drop off during delivery now. This process is a little expensive at the beginning because those tanks, the 1,000-gallon tank still costs \$1,200 to \$1,500 bucks just for the plastic tank. I need two of them. I need one for your chlorine and I need one for your acid.

Vice Chair Horton stated you talk about putting it on the front.

Mr. Soriano stated yeah, I would want to hide it pretty well. That's the only place I could put it that would be close enough for one of those other companies. I am working on that. I've

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already been told no once by the way you guys are set up as it is. I just need another setup. But the increase that they gave us would put us more at a \$48K or \$49K worth of chemicals alone for the year for those three pools. I am still working always to make that cheaper. Even if it's \$5,000 cheaper to me, it's worth that step of putting in those tanks and going to somebody else.

Vice Chair Horton stated a different subject, the custom door work, is that done?

Mr. Soriano stated it is done.

Vice Chair Horton stated I looked at it the other day last Friday. It looked done to me.

Mr. Soriano stated yes, it is done. It's ready to go. I do have to change the keys so they are not using two or three different keys, but they are in there. I have walked through our new security company, it's S3. The guys kind of managing everything and I've mentioned that to you. I have gone through with them setting up a sign in and sign out for the golf cart. But that way it's easier and safer and they're going to start using that this month.

Vice Chair Horton stated did it clean yet?

Mr. Soriano stated yeah.

Vice Chair Horton stated Friday it was really cloudy here still.

Mr. Soriano stated I have a picture some place. It is clean and clear.

Vice Chair Horton stated okay, if it's clear that is fine.

Mr. Soriano stated after the last meeting, I think it was two days later when the pool contractor got the motor in and everything has been up and running since then. Now we do have our normal ducks like to tear it up every day.

Vice Chair Horton stated I noticed the ducks' mess in there.

Mr. Soriano stated everywhere. They really didn't like that pool. The only trappers that agree to do anything, you guys remember going through with them, we didn't get much out of it. It was very expensive. But I do need to get rid of the ducks. Outside of that, that that pool is up and operating as it should be. It was nice and blue.

Vice Chair Horton stated the last thing I have, this pump we put in for irrigation, \$10K and another \$1,500 to cut a piece of pipe. Did you get approval for that? Did we do that from another meeting?

Mr. Soriano stated no. The \$10K we will have to ratify that. That I looked at more as emergency funds that handles all your water going up and down the road.

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Vice Chair Horton stated I believe the Chair could approve that. I don't know if you did or not.

Ms. Nelsen stated not yet.

Mr. Soriano stated we would just ratify that. That would be something you guys would have to do either way and then we would ratify it after their install.

Vice Chair Horton stated I just wanted to mention that. I think \$8,000 was the cut off.

Mr. Soriano stated well that's only for my discretionary, not an emergency. If it's something that you need for operational purposes for something like large irrigation that goes up and down the road or all the new side work we just put in dies, which we don't want to do that either. We have to do it. It could be \$20,000.

Vice Chair Horton stated okay, so we want to do that then approve it or what?

Mr. Soriano stated we would have to ratify that.

Ms. Giles asked did you see that in this check register?

Mr. Soriano stated that was just last month. It is in this months.

Ms. Giles asked what page number. We did approve the check register.

Mr. Soriano stated we can ratify this specific invoice because this would end up being an emergency, above my amount to do myself. But the bill from Pump, Seal and Rite in the amount of \$10,021.50 would look for approval to ratify this invoice for you guys.

Vice Chair Horton stated the whole thing was almost \$12,000.

Mr. Soriano stated there were two pumps. You have the one that's by the oaks and then you have the one that's on the soccer field.

Vice Chair Horton stated there are two pumps mentioned on here.

Mr. Soriano stated these might be separate. This one here though is in my amount. We wouldn't need to do this. This one here, it's this one here is the only one you would need to do the \$10,021.50.

Vice Chair Horton stated the other one was like cutting a pipe or something, a 3inch galvanized pipe.

Mr. Soriano stated yeah, a steel pipe and machining it so that it can be screwed in on the ground.

Ms. Giles stated just looking for a motion to ratify the invoice for Pumps Done Right in the amount of \$10,021.50. Any discussion?

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| On MOTION by Vice Chair Horton seconded by Mr. Lanier with all in favor, Emergency Repair Invoice for Pumps Done Right for \$10,021.50, was ratified. |
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Ms. Giles stated Tom was there anything else before we go over those two incidents on your table?

Vice Chair Horton stated one other minor thing on the large pool over there, maybe it's the drains in the bottom, there's algae around it. It just hadn't been scrubbed good.

Mr. Soriano stated this time of year, we don't have anybody that gets out in the middle real well because one, we don't have anybody swimming and two, the water's cold.

Vice Chair Horton stated it will clean off though, right?

Mr. Soriano stated after last year, you guys are getting into seven, eight year's worth of marcite on there and thanks to our ducks, we do actually have black algae compared to just regular algae. We have started doing stain removal. We started it last year. Once you do that, you're pretty much going to do it every year. What we do is we do a quick drain and in March or April, we pressure wash all that off so it looks nice and bright and ready to go. So even if those spots get bad because the other way you fix it is you throw in high amounts of chemicals. I'd rather not do that. That's tougher on your systems, your impellers, your rubber seals everywhere. We will scrub and do everything again, vacuum, and make it look good. But to do that deep cleaning, we will just do it as a kind of a one-week thing as we get closer to spring.

Vice Chair Horton stated that's all I have for now.

Ms. Giles stated thanks, Tom.

Mr. Soriano stated our two disciplinary issues. We will start with the one that was actually trespassing, Kristy Green. This patron here, she was upset with the staff for telling her she couldn't use her card anymore at the facilities. She did try to scan it at the outdoor bathrooms. The card had gone off because they had moved. Her family moved from one side to the other. I think she's the only one that uses the card. She didn't really explain to me too well yet why she wasn't quite following all the rules. But she wasn't following the rules. They didn't update their information with us so we didn't know where the family was at in the new house in Oakleaf. We just know somebody else moved into the old house and the cards got turned off and the new families got turned on. She did come in and then she demanded to be able to go in and use the fitness center

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yet she had not updated her driver's license or updated any of the paperwork that was on file with us. Christina explained to her everything she needed to do. She still wasn't quite happy with that. She told her she's just going to go ahead and work out. She didn't care what Christina thought. She proceeded to walk back to the cardio room and get on the equipment. Christina went and told her the rules again and told her what she needed to do. She wasn't happy with her, and then told her she would need to leave until she had it taken care of. She said no, she wasn't leaving. So, then she called me. I told her, if she's not going to listen to you, go ahead and call Clay County sheriff's office. I wasn't involved by phone at that time. She did call the sheriff's office. She let the patron know that I'm asking you to leave. If you don't leave, I am calling the sheriff's office and they will come and trespass you. She said, go right ahead. I don't care what you do. I'm not going to be trespassed. I'm not doing anything wrong. I can work out when I like. She stayed there and continued to work out until the sheriff's office showed up and then trespassed her. She has been trespassed. About two months ago, she contacted me and asked me how she can get this rescinded. She didn't believe she should have been trespassed. She thinks the staff was wrong and that's not the rules. Even though I did point out to her that they were following rules. She still didn't have her driver's license so I told her we are not even going to address it until you update everything and we know you reside here. If you don't reside here, you have been trespassing. Not that we don't care, but realistically, you're not supposed to be here. We're not going to address it unless you're even a resident. Then we'll consider it. She did finally get her driver's license changed. She did send that to me about a week ago. She has updated that to the new property and we have paperwork on her. She is a resident, she does live here. Now, she is falling within rules, but she is asking that you guys rescind this trespass. I have mentioned before that this is up to you guys. It is not something you need to address. We didn't take her privileges from her by any steps that we have in policies. This is a county code violation. Once she was asked to leave, she should have left. She should have listened to the staff. Even if she thought it was wrong, she didn't like our rules. Then she contacts us. Whether she comes in here or she contacts me by email. Hey, can I get this fixed? Can I do something different? She still doesn't believe she was wrong, but she would like this to be rescinded. I told her I would pass it along to you guys now that she's done her steps of actually updating everything and showing us she is a resident here.

Mr. Lanier stated so she changed her address. Did she move or is she renting?

Mr. Soriano stated I believe these are rentals.

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Mr. Lanier stated so did the homeowners give up their passes, in a sense.

Mr. Soriano state yes at the new house she is in. The old one she was renting from there. That was all taken care of. They moved out of there. The new people moving in, they came to us to get their cards and that's what triggered her card being turned off because we need someone to come in. The other house, that one is all done for rental. There is not a problem there. She has her card working and everything's built up correctly as far as giving out the privileges from the homeowners to the tenants, that type of thing.

Ms. Nelsen stated I personally don't have a lot of empathy when you don't know that you acted incorrectly against the rules.

Mr. Lanier stated I'm with you on that one. The fact that she decided to call the staff a derogatory name, amongst other things, and seems to have an attitude. Hey, call whoever you want because I'm doing it anyways. And then with Jay's conversation, she still doesn't want to say maybe I was in the wrong. I could have handled it a whole lot different. I don't have a lot of sympathy there either.

Ms. Nelsen stated we have to have rules in order. We just do, otherwise it would be chaos.

Mr. Lanier stated part of it is I am assuming she knew of this meeting.

Mr. Soriano stated I told her she could show up. I told her I would pass this along either way. She is trespassed. Like I said, we don't have to do anything because that's county code violation. However, it is two years. We have talked about rescinding before, although we haven't done too many of those. I think we've done one in all the years now of actually shortening the time span, not rescinding it completely. I think we did it to where we had some kids that wanted to go back to the pool and it was all right, well, you made it through the end of summer, we will shorten it to where you are going to be able to go next year.

Mr. Lanier stated and those kids were here, right? Yeah, they showed up to say, hey, my bad.

Mr. Soriano stated I'm sure if she thinks she's going to get it back, I am sure she would show up. But it's one of those things I always tell everybody. You probably should come in and look into explaining yourself and ask for forgiveness, not just right away always blaming it on staff.

Mr. Thomas stated she is a grown woman. You can't blame if you felt like you were being rude or not. You can control what comes out of your mouth. And second of all, my answer is no,

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she is gone the full two years. You all go ahead and vote on it. I say we don't do anything because we're not going to go down this path anymore. That's my two cents. Thank you for your time.

Mr. Lanier stated I'm on board with you overall. What I'm wondering is that do we say, readdress this after a year that it happened and Jay can let her know that, hey, it's a year and she can maybe come in and say, hey that's going to be her choice if she still lives there. If she still lives here absolutely. I understand where you are going with that one, but maybe as a suggestion readdress it a year after the incident.

Mr. Soriano stated I can talk to her and see where she is at with that because to me, that would be reasonable. She can come in every month if she wanted to and ask. Even if you guys say no, we're going to stick it out at least a full year. She is allowed to, as part of public comments, come in and ask for it every month. But if she understands and knows maybe better and say, okay, I'll come back in the springtime and ask. That might be better.

Vice Chair Horton stated when you talked to her. Did she make any effort to go and apologize?

Mr. Soriano stated no, she didn't.

Vice Chair Horton stated that tells me a lot right there.

Mr. Soriano stated she is pretty dead set against Christina's poor customer service and not being good at her job, things like that.

Vice Chair Horton stated the way I look at it; there's nothing we have to do right now, right?

Ms. Giles stated correct.

Vice Chair Horton stated just notifying us that happened, that's fine.

Ms. Nelsen stated yes.

Vice Chair Horton stated two years and let it ride.

Mr. Thomas stated please don't give her any suggestions on what she can and can't do. She is a grown woman. She understands the rules so let her figure it out for herself.

Ms. Nelsen stated sounds good to me.

Mr. Soriano stated moving on to the second one. This will be something we have to do. It's pretty black and white. We need to do something to have this person off property. But I wasn't informed until later today. I did get on my staff about it. This did happen to a maintenance man and he might have been shocked a little bit, but he wasn't scared. He was probably more



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embarrassed to tell us at first. This happened early in the morning, actually, and I didn't find out until later in the afternoon. What I have found a lot of times I go to CCSO about these things when they aren't brought in right away and it's after the fact people are gone. It's a little harder sometimes to get them to do something, whether it's make an actual arrest or trespass. They definitely don't like to trespass after they are gone. But because of what happened, I definitely think this person should be no longer allowed on property. That falls into our policies and we can take their privileges at any time. You guys would vote to do that. Marilee will send out a letter letting them know that they can be assigned a disciplinary hearing. They can come in and explain themselves, ask for forgiveness, but their card would be turned off, and that's for a period of one year. I do think this one needs to be addressed and this young man no longer allowed to be at any of our facilities. He's in his twenties. He is 23 an adult child that we know. I don't know what his background is. There may be some issues there. I don't know. His mother is listed as the head of household on our files.

Mr. Thomas stated I understand that, but why are we listing on the actual report policy violation warning to the mother? Why are we warning the mother? Why are we just not directly warning him?

Mr. Soriano stated just because she's the head of the household. If there was any child, no matter what the age is, we go to the person that's in charge of the house with that. He didn't stick around. If I had known about it, I would have talked to him, but he wasn't here. We're not making contact with him. We're going to make contact with the head of the household.

Mr. Lanier stated I was going to ask that question, too, for validity. How was she with everything?

Mr. Soriano stated we haven't talked to her yet. I think they have just reached out to her. I think they tried to call, but we haven't sent a letter or anything. The letter is the legal side.

Ms. Nelsen asked do we need a motion for that?

Mr. Soriano stated if we are going to follow policy. Mike, this is where, just to make sure we are guided correctly by policy, we are going to be sending a letter to turn off his card and take those privileges and I guess we have to offer him a disciplinary hearing.

Mr. Eckert stated that's correct. The Board shouldn't vote on anything today. Staff should be the one making the decision to temporarily suspend him. We send the letter and then we invite him to a public hearing, and that should be the process we go through.

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Mr. Soriano stated as long as you guys are good with me moving forward, I'll let them know he's no longer allowed to be here. I can try to get any other background information on him and how this occurred. But we will send a letter too and then you guys would vote at the next meeting on continual suspension of that. So, it sounds like that is the direction. I think we're done with that.

Ms. Giles stated anything else, Scott?

Mr. Thomas stated yeah, I'm good with that.

Ms. Giles stated okay. Jay, if you'll make sure you send that to District Counsel.

Mr. Soriano stated it's already sent to him.

## **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 Supervisor's requests. For the record, there are still no members of the public present, so we will move on to Supervisor's request. Amy?

Ms. Ambrosio stated the sign looks super good. It does! It pops.

Vice Chair Horton stated it does pop.

Mr. Soriano stated I can't wait until springtime and we get the vines growing down too on the wall and everything's pretty. We are going to try to do something else with their plants. They have just the flax lilies, the green plants in those pots. We will try to do something more, get some color up there too.

Vice Chair Horton asked do you have the fountains purchased?

Mr. Soriano stated yes, Lake Doctors will actually do all the work for the lighting too. They have an electrician that says they can mount on the wall and come out at the surface of the water, shine back up to the waterfall. They have done this before so I'm going to let them handle that and adding the new fountain, removing the old one and bringing it over.

Vice Chair Horton stated okay, great.

Ms. Ambrosio stated I don't know if they just had the flower change too. That looks great. So bright. Ready for the cold.

Mr. Soriano stated we will see if things don't get too damaged tonight. This freeze, it's really early.

Ms. Giles stated thanks Amy. Cindy?

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Ms. Nelsen stated I don't have anything.

Vice Chair Horton stated I was down there Friday and I walked around the track and I ran into one of the security guards out there and she looked like she's doing a pretty good job. My wife and I were just there walking. So, I talked to her for a while and she wasn't aware that they could not have motorized vehicles on the soccer field out there. I said no, they're not supposed to. I asked her if she read the policies and she said she had, but I guess she just didn't see that part. So, it would probably be a good idea to make sure they know they are not supposed to have any motorized vehicles down there. It seemed like she's doing a good job though. I can't remember her name now.

Mr. Lanier asked Terry?

Vice Chair Horton stated that sounds about right. But even while I was there, we had walked off, somebody else came up and talked to her. We walked off and we were halfway around the track and somebody road their bike on the field, just a regular bike. She said, hey, you can't have that bike out there. So, I gave her kudos for doing that. She seemed like she was really on board with it. Maybe a refresh of the policy you know might help.

Mr. Grogan stated yes, sir.

Vice Chair Horton stated I mentioned to her also about the electric cart that we've got. She said she wasn't too keen on that and would rather walk. Sometimes if you're here and sometime over there, you can get over there a lot faster on a cart than you can walk, and they're shouting things like that. Maybe it's a learning experience or whatever. I mean she's got to patrol all the way from the backside of the soccer field to the front parking lot there from side parking lot. That's a lot of walking.

Mr. Grogan stated yes sir.

Vice Chair Horton stated it just happened on Friday afternoon. There was hardly anybody on the soccer field. Maybe six or eight people out there so not much was going on. However, it makes better use of her time, I think if she could just ride around or whoever's out there rides around that cart and covers things many, many times.

Mr. Grogan stated it also makes them a lot more visible.

Vice Chair Horton stated also I would like to be put on a report. I don't know who does that. I haven't gotten one yet. We talked about it at the last meeting, but I am still not getting anything.

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Mr. Soriano stated yep, we did. We will sign you up. I'll talk to them about this. Now just to make you aware, they are going to be changing the reporting software so you'll get this report. I don't know how long this is going to take or the plans for it, but then it will change over to another reporting system or software that you will get. But your email will be in there so hopefully at that point won't be a lot. They won't have to resign you up for too much.

Vice Chair Horton stated that is all I have.

Ms. Giles stated Andre?

Mr. Lanier stated the community yard sale with the signs. Do we have any community groups that are helping with that or is that just you guys?

Mr. Soriano stated it is just us.

Mr. Lanier stated didn't you say like the Double Nickel Club do something?

Mr. Soriano stated they used to run everything. All we did was help advertise it by the email and we paid for the signs. They would actually do all of it. They would go out and put them out. We still pick them up. So, because the guys on the golf cart, we run around that Monday morning starting to pick everything up. But then the Double Nickel had a little fallout with the HOA too and didn't want to do anything with anybody else or the HOA so they asked to kind of not be a part of that anymore. We just took it over.

Mr. Lanier stated it might be something we could throw out again. Maybe leadership has changed.

Mr. Soriano stated yeah, it does take. I mean, I have two guys now, one on each side doing trash pickup, so it's a little quicker. We did add in a lot of signs. You saw the Oakleaf logo ones that are out there now, but it is a couple hours.

Mr. Lanier stated the 5k run that was there this weekend. Did we have any input to that or should we or is this something we can get more involved with or leave as is?

Mr. Soriano stated that one was a little different. So, there is one put on every year by the Oakleaf Sports Association out at the fields. They do involve us. They talk to us about timing, let us know about permit, and that they've set everything up. This one has not done that. They don't need to tell us. They don't show us a permit. Then all of a sudden, the company comes out and drops, if you notice a porta potty on your right of way, right out there by the Oaks Park. The porta potty was sitting there since Thursday. We don't get word from this organization at all. The county just approves a permit and lets them.

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Vice Chair Horton asked what organization is it?

Mr. Soriano stated I am not even sure who puts on the veterans 5K. It's done from the high school property.

Mr. Lanier stated okay.

Vice Chair Horton stated I know the county commissioners are out there.

Mr. Soriano stated I mean, it's a good event. I just wish we would be given some communication because I didn't really realize it until Friday night they were doing it. Last year was the first year I knew about it and we were kind of reminded by some residents earlier in the week when we sent out emails last year. I didn't even think about it for this year, and I didn't know they were doing it again. I mean, I would have sent out an email because it does kind of shut down that ramp. It's not bad. Saturday wasn't too bad. It's not a huge event. But yeah, with everything going on, that does sometimes create some frustration. You have to turn around and go a different way.

Mr. Lanier stated why don't we maybe try and reach out to them and see if, hey, there's something that we can make life easier there as well or be big brother sense to it.

Ms. Giles stated thanks, Andre. Scott, anything?

Mr. Thomas stated I have nothing. Thank you.

#### **SEVENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – December 8,  
2025 @ 4:00 p.m. at the Plantation Oaks  
Amenity Center**

Ms. Giles stated the next meeting is scheduled for December 8, 2025, at 4:00 p.m. at the same location.


#### **EIGHTH ORDER OF BUSINESS**

#### **Adjournment**

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

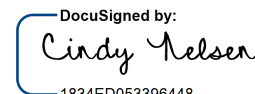
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|---|
| On MOTION by Ms. Nelsen seconded by Ms. Ambrosio, with all in favor, the meeting was adjourned. |
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Signed by:  
  
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Secretary/Assistant Secretary

Double Branch CDD

DocuSigned by:  
  
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Chairman/Vice Chairman

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