

**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, **December 8, 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 <i>joined late</i>	Chairperson
Tom Horton	Vice Chairman
Scott Thomas	Assistant Secretary
Andre Lanier	Assistant Secretary
Amy Ambrosio	Assistant Secretary

Also present were:

Marilee Giles	District Manager
Mike Eckert	District Counsel, Kutak Rock
Pong Lahn <i>by phone</i>	Matthews DCCM
Jay Soriano	GMS
Jennifer Stanton	S3 Security
Chalon Suchsland	VerdeGo

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

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

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

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**THIRD ORDER OF BUSINESS**

**Approval of Consent Agenda**

**A. Minutes of the November 10, 2025 Meeting**

Ms. Giles stated on page 7 are the minutes of the November 10, 2025 meeting. Unless there are any comments or corrections, I will just look for a motion to approve.

On MOTION by Mr. Lanier seconded by Mr. Thomas all in favor, the Minutes of the November 10, 2025, Board of Supervisors meeting, were approved.

**B. Financial Statements**

**C. Assessment Receipts Schedule**

**D. Check Register**

Ms. Giles stated on page 30 are the financial statements as of October 31<sup>st</sup> and followed by the assessment receipt schedule on page 42 showing we are just 8% collected. The check register is on page 44 in the amount of \$108,096.91. I see no unusual variances with the check register. Unless there are any comments or questions, I just look for a motion to approve it.

Mr. Lanier stated actually I have a question. What is dissemination?

Mr. Eckert stated a dissemination agent is somebody that you pay to calculate how much interest you have earned on your bond funds to make sure you haven't earned more than you are paying out in interest. It was a requirement put in place by the IRS to say local governments couldn't borrow money at a really low interest rate and invest it at a high interest rate because that was the whole reason they were even doing financings for awhile. The IRS said no you can't do that. If we actually earned more money than we actually spent, we would have to remit that to the federal government. The dissemination agent checks to make sure we didn't do that. They are an accountant. They do run a calculation to make sure that we did not run afoul. I have never seen one in 22 years where we owed the government money.

Ms. Giles asked for any other comments or questions about the check register.

Vice Chair Horton stated a couple of questions on some receipts.

Ms. Giles stated can you tell me what page number Tom?

Vice Chair Horton stated page 61 just out of curiosity I guess, 32 Degrees Cool Jerseys and Things?

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Mr. Soriano stated these are staff uniforms. Most of these are going to be the first set. GMS splits this with Oakleaf staff for maintenance and janitorial. GMS pays for a good amount of that. You guys pay a portion and Middle Village pays a portion.

Vice Chair Horton stated janitorial?

Mr. Soriano stated yes. It's only because it actually says Oakleaf on it. If you guys don't want it to say Oakleaf, it could say RMS and you guys wouldn't pay anything and only RMS and GMS would pay. Because our staff actually says Oakleaf staff, you guys pay a portion of it. We have done that in the past.

Vice Chair Horton stated another question I have; there's a lot of receipts in there and it gets confusing after a while. There's a pinch a penny thing in there, it's got a whole bunch of chlorine and stuff on there from Jennings Farm and Riverside Flooring. So why is it all together?

Mr. Soriano stated because it is one account under my credit card. I share everything for transparency. You only pay the charge so if you look at it, the total on there is 295 for that whole bill. You only pay for yours that is labeled to Double Branch or Middle Village. But I include everything on the credit card statement so you guys see everything that comes through and gets billed just for transparency. If it is confusing, I get that part. I have heard that before. If you want, I can take it out or even redact those and you will see just a black line over it but then I get questions about things like that. I prefer transparency.

Vice Chair Horton stated I'm assuming whoever goes to accounting, they know what they're doing.

Mr. Soriano stated I split it up. I point out which one so when you see that that says like Middle Village chlorine, I tell them that one's going to the Middle Village bill and Double Branch. Then the accountants actually add all that up, but I'm the one that splits that up and puts this receipt in that file. So, if you ever have a question, you can call me up and say hey, I'm looking at this and Double Branch only adds up to \$250 but you put on here \$300 for chlorine. It could have been something that I missed or the accountants missed but yeah, I'm the one that adds that up for these receipts.

Vice Chair Horton stated do we pay for the NFL Sunday Ticket?

Mr. Soriano stated yes, that is new this year. It isn't something that I advertise and we are kind of a little late to the game, but we do have it set up so that we can play on the TVs in the club room and the fitness centers. It is something you split with your other District. It is just for tickets.

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We don't pay for YouTube TV or anything like that. I believe it was \$299. It's about \$300 for the year and if people enjoy it, I think we will continue it. That's not a high dollar cost when we do it that way. We already have Comcast for our local channels, so we didn't need to do the YouTube TV. It was just the standalone ticket price. Like I said, you guys split it with Middle Village.

Vice Chair Horton stated so somebody requested this.

Mr. Soriano stated oh yeah, we have had stuff like that all the time in the fitness center. I just never really wanted to spend money but like I said you are splitting with Middle Village so a couple of hundred bucks to me was not a lot if people enjoy it and we actually get use out of it. Right now, the one TV that is easily picked up they don't have to do a lot of login or staff has to come in and change. It is in the club room. So, if you rent out the club room on Sunday, you can now as part of your rental also watch all the games on the ticket which I was hoping might actually help some of our rentals for weekend. I would like that room to be able to be used a little more. You're still pretty low cost when you compare to other country club style rooms and amenities. You guys charge \$150 to \$250 depending on what day. You are kind of bottom of the barrel when it comes to cost. So, I'm surprised we don't rent it out more every Friday, every Saturday, every Sunday. These are kind of things I was hoping would help add to it. You get it free you don't pay extra to watch it.

Vice Chair Horton stated okay, Lake Doctors, they talk about zone one and zone two. Are our lakes divided into zone one and zone two?

Mr. Soriano stated just because there are so many. There are between the two Districts about 44. You have probably about 30 of them. So, we break those up. They actually come on different days. They also give work orders that say we came this week and did all the ponds in zone one and then all the ponds in zone two. They used to send me two bills. I didn't like that. That got confusing, especially if they ever missed a zone and one month, we would have high billing. So, I asked that they make sure they always bill them together.

Vice Chair Horton stated the total \$2,170 we pay half of that, in other words.

Mr. Soriano stated no, that's just for yours. Zone one and zone two is just Double Branch. Middle Village, they don't have enough ponds to break them up in early zones. They get them all done in one week.

Vice Chair Horton stated but you said zone two was over here, right?

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Mr. Soriano stated no, I didn't. I said zone one and zone two. Altogether, we have 40 some ponds. You have the majority, about 30 or so. Those are split up to zone one and zone two.

Vice Chair Horton stated okay.

Ms. Ambrosio stated do they do just treatment or do they do trash cleanup?

Mr. Soriano stated its big trash cleanup. Let's say somebody has a little inflatable boat that they let go out into the pond, and it's sitting out there. They will help me with picking that up. But they don't pick up the trash on the banks or anything like that. They don't pick up the trash in the outfalls. We send the RMS guys out to do that. The last couple months, you would have seen deep cleaning on there because it's part of the engineer reports. That's what we were doing, going out and clearing out all of the big bags of trash out of all the outfalls, but that's not something Lake Doctors typically know.

Mr. Lanier stated I'm wondering if that could be a community service project or something like that.

Vice Chair Horton stated there are some people who go out and pick up trash.

Mr. Soriano stated I have got a couple of residents that walk around and they do their daily walks they carry their bags and their trash pickers with them.

Vice Chair Horton stated that is all I have.

Ms. Giles stated thanks Tom.

*\*Cindy Nelsen joined the meeting at 4:05 p.m.*

Ms. Giles stated the item on the table is a check register. I am just looking for a motion to approve the check register.

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

#### **FOURTH ORDER OF BUSINESS**

#### **Discussion of Resident Suspension**

Mr. Eckert stated today we are talking about the person being suspended is Zha Kwan Jones at 3136 Hearthstone Lane. The relevant dates are November 7th is the date of the incident of 2025. November 13th, 2025, is when we sent the notice of interim suspension of amenity privileges, and December 8th is the hearing date. The Board has previously been provided with a copy of the suspension letter and you have the CDD policies regarding amenity facilities. The suspendee has been provided with the letter of suspension versus by via certified mail, return

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receipt requested and regular US Mail. We do that in case somebody refuses service on that. In particular, the policies and rules that are relevant to today's hearing are all persons using amenity facilities and entering District properties are responsible for compliance with the rules and policies established for a safe operation of the District's amenities. We have the right to restrict, suspend or terminate amenity access of any person or members of their household to use all or a portion of amenities for the following acts, each of which is a violation, exhibiting inappropriate behavior, failing to abide by the District rules or policies, treating the District staff in a harassing or abusive manner, and also engaging in conduct that is likely to endanger the health, safety or welfare of the District or its staff. And there's other folks that are covered there, but today we're just talking about a staff member.

Just a summary of the incident. On November 7, 2025, a district staff member reported he was washing his hands in the men's restroom at the Double Branch Amenity Center and when he looked up in the mirror, there was a person who is the suspendee today, standing behind him, looking at him in the mirror and performing a sexual act on himself. That is why we are here today. I would ask that the hearing record include the portions of the CDD policies and procedures I just read the incident report, the letter of suspension and correspondence that we sent out, and then also the minutes of today's meeting. I will note that the suspendee is not here today, even though he has been provided notice and an opportunity to be heard today. I think at this point in time, amenity staff is recommending a termination of the amenity privileges effective December 8, 2025, which is something staff does not usually recommend. You have various options today. You can lift the suspension today, you can extend the suspension I would say up to two years, or you can terminate the privileges. Then if someday, they want to come back in and argue that they should have privileges restored, we can look at that termination again. But the staff is recommending a termination of privileges considering the egregious nature of what happened. Before we go to questions and comments by the Board, I would just ask Jay. Jay, I know we have the employee here that was at the men's restroom when this happened. I don't think we need to call him up here. But is there anything that I said that was inaccurate or any other details that you would like to provide.

Mr. Soriano stated that was pretty much the gist of it right there. The staff member was a little embarrassed, but he's available if you guys want to ask questions or anything. He is downstairs doing maintenance and janitorial work right now.

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Mr. Eckert stated at this point in time did I correctly state what the recommendation of staff is at this point?

Mr. Soriano stated correct.

Mr. Eckert stated okay. Any questions or comments by the Board?

Mr. Thomas asked has this precedence been set with other communities?

Mr. Eckert stated we have had occasions where we have terminated privileges before for serious things that would also perhaps constitute a crime.

Mr. Thomas stated I just don't want us to hang out to dry if that is the direction that we go.

Mr. Eckert stated anybody can sue anybody over anyone but to me, the Board is lucky this wasn't a minor. I will feel comfortable defending you on a termination if it came to that, but I can't guarantee what a court would do.

Mr. Soriano stated I did talk to the employees about this. It's a little embarrassing probably traumatizing to them, but I did let them know if he had contacted me a little quicker, I would have preferred us to go through CCSO. We could either have them arrested or trespassed at that time, then it's out of your hands and we don't have to deal with as many concerned residents. That's just not what happened in this case and he was already gone by then.

Mr. Lanier stated a couple things. It might be kind of a policy thing. Has there been any follow up from the person that did the violation at all since receiving the certified letter or anything. Has there been any form of communication?

Mr. Eckert stated my understanding is no. My office has not been contacted. I asked Jay and Jay says his office has not been contacted yet.

Mr. Lanier stated while I am thinking about this, just for our employee's sake and maybe this could be another conversation, have we ever maybe offered like a follow up, like a counseling appointment or something? Just offered to our employee, like, hey just to make sure that our employee is able to express themselves and work through this?

Mr. Soriano stated I haven't, not that I don't think I have a way to do that. I mean, that's a great idea to offer. I could talk to RMS and see if they have something available to him. I don't know if he would take us up on it. He is kind of quiet and keeps to himself.

Mr. Thomas stated still nice to offer.

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Mr. Eckert stated you have various options. You can have a motion to lift the suspension effective immediately, a motion to extend the suspension for a period of time not to exceed two years, or a motion to terminate the amenity access privileges for this individual.

On MOTION by Ms. Nelsen seconded by Mr. Thomas with all in favor, Terminating Amenity Privileges, was approved.

Mr. Eckert stated we will get a letter out to the effect.

Mr. Thomas stated then that will be effective immediately.

Mr. Eckert stated yes, right now the access is currently suspended and then the termination will go out in a letter. It will be effective as of today. There will not be an interim period where the person can be at the amenities.

Mr. Thomas stated Jay if you could please let the staff member know as swift as possible that support.

Ms. Nelsen stated I have one other thing. Can we get the physical card? Can we request that back? Because if you are on soccer field you can walk around with it, and we don't walk around and scan them.

Mr. Soriano stated we can include that in the letter that we are demanding that back.

Mr. Eckert stated yeah, I have got that written down there.

Ms. Nelsen asked is that already in there?

Mr. Eckert stated it is usually not in the letter.

Ms. Nelsen stated but the way we check IDs.

Mr. Eckert stated the way you check ID I think it makes a lot of sense to put that in there.

Ms. Nelsen stated thank you.

Mr. Eckert stated it is our property. The card is our property is the way we write the policies.

Mr. Lanier stated and we have something in our computer system that if that card is scanned, it will automatically notify our employee.

Mr. Soriano stated it brings up a note; however, it doesn't explain everything in the note. It brings up a note so they know to look for, hey, why is it flashing at me that there is an issue.

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There is also an abbreviation on there for people that have serious problems like trespassing or something like that. That way they are a little quicker to react.

## **FIFTH ORDER OF BUSINESS**

## **Staff Reports**

### **A. District Counsel**

Mr. Eckert stated I have no report. Happy to answer any questions you have.

### **B. District Engineer**

Ms. Giles stated Pong is filling in for Mike Silverstein. Pong, anything for the Board?

Mr. Lahn stated we just want to let you know that we are available on December 12th for any follow up for the engineer inspection.

Mr. Soriano stated I will get with Mike. It will probably have to be the following week then because we are going to need a full day to go through the list and the checkoff pump. The 12th, we don't have a full day available for the maintenance staff.

Mr. Lahn stated okay,

Mr. Soriano stated I will send something to Mike if you have something the following week. This is just for going through the engineer's report. A lot of items that we want to check off so we go through with the engineer, visit each site and take pictures, things like that, so you can give us the updated report. Trying to get as much done as possible in one day so he doesn't have to travel back and forth because you pay for more of his time like that. I would like the full day to get everything out that I can rather than doing multiple trips.

Mr. Lahn stated okay, you can let Mike know, but he also told me that if it's not December 12th, it will be like maybe next year.

Mr. Soriano stated okay.

Ms. Giles stated Thanks Pong.

Mr. Lahn stated yes, thank you.

### **C. District Manager**

Ms. Giles stated the only thing I have is your ethics training. A couple of you still have to do that. If you will please complete that by December 31st. If you want to shoot me an email, I can log it in on the tracker to help you remember that you have completed those four hours of training. Anything Scott on that?

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

Ms. Giles stated the Operations Managers Report starts on page 101.

Vice Chair Horton stated I have a question for Mike on the open carry thing. I got your memorandum and read through it. So just anybody could come in here with a concealed weapon the way I read it.

Mr. Eckert stated no, it's a little bit more nuanced than that. Even the current law prohibits handguns at public meetings. So any kind of a handgun or anything like that you can't bring to a public meeting, whether it's our meeting or county commission or something like that. The gray area that the memo touches on is long guns. And so that's a little bit of a gray area. And I've been talking to different deputy sheriffs in various counties throughout the State of Florida. I thought there were two interpretations, but apparently there's one for each county. So we'll be working with them to try to and I'm sure we're going to work through some of these issues. But again, it's a gray area. The Attorney General of the State of Florida has said that long guns are still prohibited, but there's a lot of arguments about why or why that might not be the correct interpretation. But we have a plan on how to deal with it here and I'm happy to talk to you after the meeting about it.

Vice Chair Horton stated okay.

Ms. Giles stated Thanks, Tom. Jay?

Mr. Soriano stated since I saw you guys' last, I've had a couple of the neighborhood events. The pickleball social did go over well. It worked out where we had great weather, so we had a good turnout. Kind of wish there would probably have been more new people. That was the whole idea is really bring in a lot of new blood. What we tend to get is a lot of times we get our core group of pickleballers and really, they just kind of keep doing their own thing. We do a lot to kind of support that and we put a lot of money into that facility over the last couple years. So, I want to make sure that we are focusing on it. It's a community wide event. So that's really what I was hoping for them to do over here. The tennis program, they do a lot of social events, so they do really work to try, try to pull in a lot of new people. It does get tough sometimes if you have three or 400 aim players or people in programs. So they can get like that at times too, where it's just a solid group and then they have to do more programs or creative ideas to try to pull new people in. And that's what I would like to see from pickleball too. So that's what this was. We have live music and drinks and snacks and stuff like that. So, everybody really kind of enjoyed themselves and

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asked when we're doing it again. So we'll put things like that on the calendar and try to get more of the neighborhood out when we can. We've also had a turkey trot. I did have some images up there on the slides a few minutes ago. Did work out well. It is another one I think is kind of wearing down. We've done the same virtual run for the last few years. We actually changed it to that virtual run during the pandemic before that, if you guys recall, we would do a fun run where we actually met at the soccer fields at the day before Thanksgiving so everybody could get together, all the kids are off school. Most people have traveled by that point, and are here visiting family. We may go back to that next year just because our group was getting smaller, it was a time I would have 20, 25, even 30 households taking part in the virtual run and playing these games where now it's five, six, seven, eight different families. We still have a good group and everybody enjoys themselves, but it's just a smaller event. I would like it to be a little better attended. So next year we may change it up and go back to the actual physical run rather than the virtual. They have a whole week to complete things the way they do it now. Coming up, we do have cocoa Claus this month. That will be here at your sister District. Then we do have a couple resident run events so we do have the Oakleaf Christmas parade. We do nothing with them whatsoever other than the fact that it's in our neighborhood here and runs through the middle of the Middle Village District. But we don't work with them at all. They actually aren't even staging in this parking lot this year because we had some issues where it competes with the weddings that go on here. So, we already had it booked for the date they wanted this year so they really couldn't find anywhere else. They moved to Trinity. They're staging at the clock tower and then going from the clock tower to the high school. Then we also have your vendor fair lady. She did contact me a couple weeks ago about doing a last-minute vendor fair. That's why I called Cindy, just to see if she had any concerns. I really don't. Over on your side, I told her she could use that parking lot instead of this one because your side is slowing down. So, as we get closer to the holiday i9 elite soccer, they won't have games or anything, so it's not going to be an issue. We can do a Christmas vendor fair is what she's doing. She wants to do this on the 20<sup>th</sup> and you will see emails go out and of course she's been advertising on her Facebook page. Then the polar plunge. You guys have heard from me before. I don't typically do the polar plunge on New Year's Day because it's still kind of warm at that point. I like to try to schedule our polar plunge for the colder times of the year, which we only get about a month or so, so end of January, February, that is the coldest time for us here. That is usually when I plan our polar plunge. So, we will finalize the date, like I said, last weekend in January or

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first weekend of February is when we will do it. I remind everybody, this is our longest standing event, and there are years where we have small participation. It might be 40 or 50 people. But this has been a 17- or 18-year event. We had missed twice. Once we canceled it because of the pandemic so we didn't do it that year by our choice and then the other was not really our choice. It was when we had the pool shut down because of cutting holes. Outside of that, we've had that event going on every year since the inception for Oakleaf. We have people that have attended pretty much every year. I have a couple families that come in and they actually wear all their medals and kind of show them off. Everybody enjoys that. They are still attending. We will put that out once we finalize that date. Like I said in January.

Moving on, I did want to update you guys so we did have the letters go up on the four-way fountain. I just received the brick work last week and I only got the corners of our veneers. I didn't get our flat sheets yet. I did get a call from Home Depot saying everything was in on Friday though, so we can pick that this week. But I was really hoping the brick would have been in for this meeting so we can kind of be finalized with the repair portions. So, if you've had a chance to look at letters. I did get a picture here someplace. I thought I had a picture. Let me get out of our slideshow here. I thought I had it. I apologize; I may have closed it. I'm missing it now, so but I will try to find it here before the end of my report. If we are able to get that up this next week or two, the brick veneer will go up and then the last thing we had is for plants to go in. I think we were planning in the next week.

Ms. Suchsland stated irrigation is on Thursday of this week and then plants are next week.

Mr. Soriano stated okay. Then we are also adding to the uplighting there. So, the plants that go in the bowls will actually get lit up too. It should look pretty nice by the time we are finished with that. We are still waiting on Lake Doctors for waterfall work. So, you have two more parts to that project. Our lake letters were up last month. But we're still waiting on delivery of another fountain. I didn't want them to pull our fountain at the amenity center yet until we receive the new one. Just so it's kind of quick. We are missing one fountain and we don't have it up at the front yet. We are sitting like that for a month or two. So, I did ask them to wait till the last minute when we get the new fountain in. Then they will pull that one and do everything together to put them up at the front. And then also your uplighting on the fall itself. But outside of that, unless there are any questions on some of these other maintenance repair items. That was actually it for me.

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Mr. Thomas stated not a question on any of this. But appreciate your Veterans Day celebration last month. Definitely appreciate the effort there. I think we could just get a little more for next year.

Mr. Soriano stated that was new this year so I mentioned it in this meeting. I think if we do that every year, it was just something little. It ended up being one of our colder days this year so far. Thank you for coming. It was kind of chilly. I knew it was going to be a little disappointing when I came out and even the fitness center, there was nobody at fitness center that morning. So normally we have our walkers around the track and we have people at the fitness center and it was cold. I had signs out there on the road. But that cold kind of keeps our Florida people inside. But this is something that we will just add to every year. I think that alone there will help kind of bring some more people out. I like the fact that we did have some other people show up. One of the gentlemen has lived here for years, really doesn't know a lot of other vets in the neighborhood. So that's what I wanted for him to be able to meet some other people too. So that's what I look forward to next year.

Mr. Thomas asked what's the date of the Christmas parade.

Mr. Soriano stated is it this month?

Mr. Thomas asked the 13<sup>th</sup>?

Ms. Nelsen stated that is what I thought.

Mr. Lanier stated the color run at the high school is this weekend too.

Mr. Soriano stated it's the 14. She's got on here the 14th. What is this year's?

Mr. Thomas stated because the high school is doing a color run on Saturday.

Mr. Soriano stated the 3rd annual 13th of December. Vendors start at 4pm and parade starts at 6:30. I did let your sister District know and I'll let all the residents know if they want information, they really should go to her Facebook page because the county put out information based on what they did last year and that's kind of incorrect. So even on the county Facebook page it says the parade starts here and it doesn't. It shut down a couple of our neighborhoods do for a couple hours like it did last year. That's not going to happen. It's a little different now so I've got everybody trying to go to her official Facebook page for information. Okay.

Ms. Giles stated thanks, Jay.

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Vice Chair Horton stated I would like to just mention the way you talk about the pickleball social up here. I went up there, just see how many people would show up and it was a good turnout. Your singer was good too.

Mr. Soriano stated yeah, it was. This time I didn't get a complaint on the music.

Vice Chair Horton stated I am getting the security messages right now. I'm looking at those. When the security guards go around, sometimes they report how many people are on the pickleball court and it seems to be used quite a bit. So, there's quite a few people out there using it. I mean it's working. So, that's a good deal.

Mr. Soriano stated here's our picture, by the way. That, that is the new metal letters and you can see a nice design too being 3D now. They stick off. They have a little bit of shadow to them and they did actually give us a brand-new leaf. My guy's last month had gone up and done all the trim work on painting and everything's touched up from here up. We did the logos too, but those just got covered up. These are hard metal plates with etched in logo on top of it. So if we were to peel those back, there's another leaf underneath.

Ms. Giles stated thanks, Jay. The next item on the agenda is item six, audience comments and supervisors' request. Who would you like to go first? The supervisor. Oh, I'm sorry, Tom.

Vice Chair Horton stated have you got the brick veneer in yet?

Mr. Soriano stated no. That's where I just got the corner sheets last week. But they called me Friday let me know the flat sheets have come in. This was ordered a couple months ago so it was a little slow on that. But they are in now.

Vice Chair Horton state it will make all the difference in the world.

Mr. Soriano stated yep, it will. They are much better looking red that I can see in the box. So once everything is up there and with the new color now. So, these bases, those will get covered with a micro-cement. It's almost like the stucco that is up here. But that up there you can't see it from here. When you get close enough, that is more like stucco where you see patterns in it. That's not what's going to be down here. This is just going to be a smooth spraying and it would be textured like paint on the tennis courts, if you would. It will be a little lighter shade of this color here. Just the bases below the bowls. So the bowls are going to stay white. Just this base down here where you see all the calcium deposited in between the mortar and things like that. We washed it. We can repoint, which is basically cutting the grout out and putting new grout in. That'll get rid

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of that. But there is shading, and you can see it here on each section. That I just can't get rid of no matter what I wash it with. Once it dries, it comes back. That's that calcium leaching out of it.

Vice Chair Horton stated what are you covering with?

Mr. Soriano stated it's a micro cement, basically, like a stucco, it's a sand paint. It will be textured, but it will all be one flat color and look smooth. Between that and the brick, that column will look pretty new.

Mr. Thomas stated should we move that sign?

Mr. Soriano stated yes. So, I did talk to ASAP Towing. This was kind of when ASAP came in they placed all of them and they kind of put them where they say is close enough to the front to make sure everything is covered for their requirements. So, I will move them. Like, if you notice the one out here is right in the middle of the plant and I didn't like that. But they wanted it to where it was visual when it came in. It has been there a long time. I'm going to move it slightly. If anybody has any concerns of well, it's too far from your entry to legally cover that. We can argue that point later. But yes, we will cut that away and move it down a little bit.

Ms. Nelsen asked you good Tom for now?

Vice Chair Horton yeah, I'm good.

## **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.

Ms. Nelsen stated to do audience first.

Ms. Giles stated any audience comments at this time and if so if you will state your name for the record.

Joseph lives in Natures Hammock subdivision on Wandering Oaks Dr. There is Wandering Oaks cul-de-sac and has been told that is community property. It is not very well taken care of. The trees are hanging way out over into the streets. The garbage people can't pull their truck all the way around. UPS and FedEx do the same exact thing. It is full of ants, any kind of bugs. There is hardly any grass at all. The lady does your reports parks there right in front and she should be able to see it and see exactly what I am talking about. The other thing is there are several autistic children in the neighborhood and there are three 15 mph signs and is there a way to put caution children or autistic so they know. Wandering Oaks is like a speed lane. There have been several

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collisions coming around that corner. Possibly put some signs in the neighborhood stating autistic children. Mr. Soriano stated to contact the county for the speed limit sign. It's their roads and right of way. Start with public works. The cul-de-sac has the giant oak tree. It will be tough on sod but we should be spraying for ants out there. Chalon can take a look at that. I don't know that it actually has irrigation. There might be sprinkler heads there but there is no water going to it. It's fine for trees but as far as getting grass and it's a little harder to fight the ants but we can put down the granular and spray for ants. The resident stated tree trimming is his other concern. Chalon, if you can check that item out for me?

Mr. Thomas stated in my neighborhood they actually do have an autistic sign so the county should accommodate hopefully. But in mine, we actually have one of those caution signs. Ms. Nelsen stated Clay Connect is the app.

Ms. Giles stated anything else sir? Thank you. Alright, for the Supervisors.

Ms. Ambrosio stated nothing for me.

Ms. Nelsen stated as far as cards on the field, would our system accommodate a mobile scanner?

Mr. Soriano stated I would have beef up the wifi which we are doing. I don't know if I can get a mobile scanner. What I've planned right now is actually for added cameras and things like that. This would have to have kind of quick bandwidth so that they could scan and see.

It may be easier to make a separate database for them to be able to scan and see just the last name whether it's valid or not. So, we have a way to do it, but I just might not be able to do a mobile scanner, which would be the easiest to have something nice technology and say, hey let's tap it and see. I can come up with something but right now, we don't have a mobile scanner, but we are adding to sort of like the TVs and the Sunday Ticket. We are adding to our technology. We have a couple more monitors around and we have some TVs that are going to go up to advertise things kind of like the slideshow we just had. There will be advertisement for upcoming events. I do have to put more wifi antennas out there. So, I will look into if we can get something like that.

Ms. Nelsen stated I mean, I guess we could do it with Google Drive if people wouldn't mind having it on their phones and to do it.

Mr. Soriano stated kind of like what you said earlier, people can show. In those places, we just ask to see it. It doesn't mean they still live here. But we do have a way to make up a quick database that can be checked. I mean, there's a few thousand names, but it's easy to go through in

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database selection to find. Just tell me your last name and what street you're on. As long as I can match up those two things, I know you're still here. So, we have a way to do it, but if I could do a mobile scanner that would be the quick and easy way.

Ms. Nelsen stated yeah that would be cool. That is all I have.

Vice Chair Horton stated I don't know if I mentioned the last meeting, but I attended the HOA meeting for our side over there. There was quite a turnout. In fact, they had a lot more chairs out there than we have right now, and it was full. People were standing. Quite a good turnout and there was a lot of questions asked, I guess who got blamed for a lot of it?

Ms. Ambrosio stated you?

Vice Chair Horton stated yeah, I sat there and I took it for a while. Then finally I put my hand up and actually said, I'm on the CDD Board. Everybody went oh yeah! I told him, I said, I don't want interrupt your meeting. The president, she was doing a pretty good job running things. I said, but I'd be more than happy to answer questions after the meeting. I was a big hit after the meeting. I was surrounded. My wife looked over and says, there are people all the way around you. I said but there was a lot of like misinformation and stuff. One of the guys, for example, asked about equipment at the gym up there. He wanted some different things up there. I said, well just send me an email. Even better, go to our website and send an email to the Board members and Jay and we will see if there is something we can do, we'll do it, you know. That's all you have to do. But we haven't seen anything yet. But it was interesting. Like I said, I could have interrupted the meeting, corrected them on quite a few things but I just said, I will be available at the end of the meeting. My wife and I were the last ones to leave as far as the audience goes. It was interesting. I hadn't been to one of those in quite a while.

Ms. Nelsen stated they did do a mail out for that one.

Vice Chair Horton stated yeah.

Ms. Nelsen stated yeah, that's why they got the turnout.

Mr. Thomas stated I think they offer raffles, right?

Vice Chair Horton stated it wasn't like it used to be, though. They got two cards out, one for a \$100 a month and \$200, I think it was and that was it. They used to have a bunch of stuff. I used to win some when just a few people would show. Also, I'm getting security reports now, thanks to Jennifer. They are interesting and some of them are sort of funny. I don't know how they input the information into the system, if they talk to it or type it out or whatever. But whatever's

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correcting their words is sort of funny sometimes, but it's good you can see them do it. For example, somebody was trying to get into the basketball courts. They were going to climb the fence out there until the guard showed up and they sort of got discouraged and they left. They also report, I think people like I mentioned before, maybe on the pickleball court up here, or how many people are in the gym, and how many roughly are in the soccer field. So, it gives you a good idea of what is going on out there. I found it interesting. It takes a few minutes to go through it. After you read them for a few times you can sort of scan them pretty quick. Although I think we're going to change the reports?

Mr. Soriano stated just software. But it will be the same style where you will get reports from the property like that. If you want to stay on those, we will keep those on. If anybody else wants them. I get those for both sides throughout the night. My phone dings at me when they do a new report and I just same thing kind of breeze through them unless there's something really concerning. I just kind of let them get continue their night. But if I see something that bothers me hey, we need to take care of this different or hey did we get a trespass on this person? Then I contact the guards over there.

Vice Chair Horton stated there's one thing about the lights. One of them said when the lights went out is they all went out, even the walkway lights went out and said it's dark. I don't think they are all supposed to go out at the same time or what they are.

Mr. Soriano stated they are on a timer. But that's pretty late. So, we do allow people not by policy, but we are very lenient that they can be there pretty late. I do get on the sports organizations. Coaches should not be too lenient and they are out there running practice really late when it's dark. That's a safety concern. I'm sure their insurance company wouldn't be happy for that. But we allow people to walk and sometimes the kids are on the playground because little Johnny is over finishing practice and mom and dad are still there. But they are supposed to be out by dark. Those lights stay on until well into the night though and then they will eventually go off. So, all the lights in the fields are in the field house are one and then the parking lot is a second set of timers. Two of them do go separate, probably about 15 minutes apart.

But that is a big chunk. So, if you're on the field or near the field house, that is all the lighting over there, everything goes out.

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Vice Chair Horton stated the only reason I mentioned is because this particular person thought it was unusual for all the lights to go out. So, I wasn't sure if they're all supposed to go out or something.

Mr. Soriano stated I would have to look at that report. If it's late, yeah everything's okay.. This is now I'm talking like 11:00 or 11:30 is what I think I have it programmed to.

Vice Chair Horton stated I can't remember the time.

Mr. Soriano stated yeah., if it's late, that should be the case and really everybody should know and need to be off property. When we have it lit up, people do want to be out there. They think we provide the lighting for that. The fitness center closes at 10:00. Some of our basketball and pickleball players were the last ones out of there at 10 to 10:15 so by 11 or 11:30 at night there really should not be anyone out there.

Vice Chair Horton stated judging by the reports, it looks like around 10:00 everybody is gone from the fitness center.

Mr. Soriano stated yeah.

Vice Chair Horton stated that is all I have.

Ms. Giles stated thanks Tom. Andre?

Mr. Lanier stated nothing to add.

## **SEVENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – January 12, 2026 @ 4:00 p.m. at the Plantation Oaks Amenity Center**

Ms. Giles stated the next meeting is scheduled for January 12, 2026, here at the same location at 4:00 p.m.

## **EIGHTH ORDER OF BUSINESS**

**Adjournment**

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

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

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Signed by:

Marilee Giles

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Secretary/Assistant Secretary

DocuSigned by:

Cindy Nelsen

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Chairman/Vice Chairman