

**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, **January 12, 2026**, at 4:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

Present and constituting a quorum were:

Cindy Nelsen	Chairperson
Tom Horton	Vice Chairman
Scott Thomas	Assistant Secretary
Andre Lanier	Assistant Secretary
Amy Ambrosio	Assistant Secretary

Also present were:

Marilee Giles	District Manager
Mike Eckert <i>by phone</i>	District Counsel, Kutak Rock
Mike Silverstein <i>by phone</i>	Mattews DCCM
Jay Soriano	GMS
Jennifer Stanton	S3 Security
Ryan McGriff	S3 Security

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 4:00 p.m. Five Supervisors were present in person 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, so we'll move on.

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THIRD ORDER OF BUSINESS

Approval of Consent Agenda

A. Minutes of the December 8, 2025 Meeting

Ms. Giles stated on page seven are the minutes of the December 8, 2025 meeting. Unless there are any corrections or any questions, I will just look for a motion to approve it.

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

B. Financial Statements

C. Assessment Receipts Schedule

D. Check Register

Ms. Giles stated on page 28 is your financial statements as of November 30, 2025, and its followed by the assessment receipt schedule on page 40 showing we are 94% collected. And then on page 42 is your check register in the amount of \$145,433.10. It's for the month of December 2025. 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. Horton stated I have a question for Mike. Looking at your billing, there's something in there about review Morgan and Morgan claim letter. I was just curious what that was.

Mr. Eckert stated that would have been for an alleged slip and fall case that we would have turned over to the District insurance company to handle.

Mr. Horton asked so really nothing? We don't get really involved in that then, right?

Mr. Eckert stated we don't. You pay for insurance, so we turn those types of alleged personal injuries over to your District insurance carrier and then they coordinate the defense of that. We typically get involved if there's a mediation, but other than that, when you're fully covered by insurance, it doesn't make a lot of sense for you to spend a lot of money with us to be a second or third attorney.

Mr. Horton stated that sounds good to me. Thanks, Mike.

Mr. Soriano stated just to update you, this one won't even be much on the insurance because this was an alleged incident on the county sidewalk. So that does help us out, but the letters that Marilee and I usually get will throw everybody out there. This last one, they sent letters to us, they sent letters to the county. I think Orange Park City was even named in there. It's just

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what they do. They throw it out there. Anybody they can get, they're going to include in that lawsuit.

Mr. Lanier stated this is a financial question. We've got an interest rate on the long-term debt report that goes from 1.3 to 4.25 on page 38. I'm just curious about the variance. Why there's such a variance there. Why is it not a set instead of adjustable?

Ms. Giles stated Mike, are you able to explain how the interest rate varies?

Mr. Eckert stated that interest rate is associated with the bonds that you have. Typically, the longer the term of the bond, the higher the interest rate is going to be. Usually when we sell bonds, we'll sell like one tranche with a five-year maturity, another one with a ten-year maturity. So, that interest rate from 1.3 to 4.25 is not a change in your bond interest rate. That's just the interest rates that are associated with the various term bonds that you've issued.

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

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Eckert stated I have no report.

Ms. Giles stated for the record, S3, Jennifer Stanton is here and we'll circle around to her after Jay gives his report.

B. District Engineer

Mr. Silverstein stated last week we were on site doing a follow up inspection for the engineer's report. Jay and his staff have completed quite a bit of those punch list items. I touched base with Brandon today just to see where he was at on generating the revised report for your review. You should have that to me by the end of the week. I'll forward it over to Marilee and Jay for review and for posting to the website and adding to the agenda. Other than that, I have nothing to report unless there are any questions for me.

C. District Manager

Ms. Giles stated just a couple of things. Everyone completed their ethics training prior to the December 31st date, and I appreciate that. For this calendar year, the window is open from

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January 1st to December 31st of 2026, so feel free to do your four hours of ethics training whenever you'd like. If you want to email me when you complete it, I can add it to the tracker.

Mr. Lanier asked is it the same link from 2025?

Ms. Giles stated it is. I think last year they added another video opportunity. So, when I send the email out, I'll make sure that it's got any new opportunities that we may have to make that more interesting.

Mr. Lanier asked when are you going to send it out?

Ms. Giles stated I can send it out this week.

Mr. Lanier stated okay.

Mr. Thomas stated you can't really make it interesting.

Ms. Giles stated closer to July, I'll start reminding you guys about your July 1st suspense to do your financial Form 1 on the website. Just as a reminder, you can do it anytime, but I think it's on your second tab as you work your way through. There's a green rectangle, a green square or a green circle; something green. You can click on to bring all your data over from the previous year. So that'll be super helpful when you get ready to do that. And that's all I have.

Mr. Lanier stated just go ahead and include that as well.

D. Operations Manager - Memorandum

Ms. Giles stated Jay's report starts on page 132.

Mr. Soriano stated we did just have our Christmas event here at your sister District. Everything did turn out well. I do think this is another one that this is a low dollar fee event, so sometimes people sign up, don't show up, things like that. I think we're actually going to change it around for next year and do it during the day. The Resident Run vendor fair worked out really well. The weather ended up being good that day, so that helped. But I think doing it in conjunction with something like that might make it a little bigger and a little more fun. We would still probably do it here since we do have a lot more room for things like pictures with Santa Claus and stuff like that. But we would have more events going on and end up possibly having to share some of those events with the public since the vender fair portion is public. We do have a way to section off and have part of that event that's really just for residents. But that is something we're looking at changing for next year is to try to get a little more participation. Upcoming is our Polar Plunge, so we have that schedule for the 31st. I know they printed up registration forms that are in the fitness

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centers, but I'll be sending out an email later tonight to let everybody know of that weekend. We generally try to do it the end of January, beginning of February, so hopefully we can have a nice cold weekend for the Polar Plunge. This side has closed their heated pool because we are getting more of these cold days. Every once in a while we get a nice 70- or 80-degree day, but we've gotten so many of these cold days now they're just blowing through some of that propane. We are at about \$20,000. That is not something that your District helps out with. It's one of those things that we don't split. That District handles all of their gas costs. So, they will shut down for the next two months and then they open up again March 1st, heat for a little while. Then once we hit spring break and we actually open the other pools on weekends and things like that, once the kids can go in cold water, the adults do too, then that heater goes back off again. But for now, they are closed. It's not in there, we also will be posting to the website our tentative calendar at the beginning of the year. We always put this on there and then usually there's an update on the front page of just what's coming up in the next month or two. But we have worked on this. This is the same that we've had every year for the last few years, though we did add in our live music events. Everybody seemed to really enjoy it this last year, both sides. And then we had an extra one on your side because we did a pickleball event, so we do have those in there. We also will be adding some athletic events. We talked about it last year. I wanted to do it with the marketing for the historic marker or even possibly with the library, but nothing really came about this last year, and I actually don't have any update for this upcoming year. When I talk to First Place Sports and Florida Race Day about doing a couple of events, I let them know we would still like to look at working with the county to try to market around that timing. But we're going to move forward either way. We are going to try to squeeze in a 5k for adults and family, but then I'm also looking at with Florida Race Day a kids triathlon, which will utilize your pool. If we can do both, great, but the 5k is the one we may want to add in. But like I said, I don't see anything happening with the library this year. I know they're really pushing it, but I haven't gotten any updates on it, so that may still be a year away. But this will be posted online after this week. Like I said, the Polar Plunge will go out, but the rest of this information, we still want to finalize some dates. I wanted to make sure with school, things like that, that those were all good dates. And then I did get a request for the springtime. I looked at our timing, everything should be good for March 18th for the spring event. That is the resident run event. Unless any of you guys have concerns with her running the Easter event again, everything worked out well last year. She's done the fall event on this side every year

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and the spring event on your side. And we'll do the same thing as far as working with Mike's office, where they'll have an agreement to make sure she follows all the rules that we've asked her to follow and cut any concerns for liability on our part. Unless you guys have any concerns with her running the vendor fair, that's what I was going to allow her to move forward.

Mr. Lanier asked the vendor fair, was that the one on our side? Right.

Mr. Soriano stated the spring one, she does on your side. And we do it in that soccer parking lot.

Mr. Lanier asked yeah, the parking, is she coordinating with the school District? Because I remember years in the past, parking was an issue tied to them parking on the school grass.

Mr. Soriano stated yes.

Mr. Lanier stated and if I remember correctly, there were a ton of cars parked on school grass.

Mr. Soriano stated she does get in. She hires, it was part of our request that she actually hires all three of the officers, too, to help coordinate parking. What we've seen more is unless I9 and soccer actually cut games out that weekend, a lot of people will park there, and they park on the grass. Even on days we don't have a vendor fair, I've gone out there and I've seen them park on that grass portion, and I see the sports organization send out emails to remind them that they shouldn't be. The school District was giving them permission to park in the parking lot, but not on that grass and that's what actually happened. So, years ago, somebody took out one of their backflows and caused a lot of damage and that's why we don't want to have anything to do with parking that comes up to the school. The sports organizations are doing it, we're not though. But she'll continue. That's what we ask. Continue to try to work with the sheriff's office to make sure they're parking where they're supposed to. But that's for her group, sports is second.

Mr. Horton stated you might suggest to them to have some volunteers go out there and just tell people that look like they're parking in the wrong spot and tell them you can't park there. It usually works 99% of the time.

Mr. Lanier stated they can make their own signs and put there and when their event's done, pull the signs up.

Mr. Horton stated somebody there to tell them not to park there.

Mr. Soriano stated that is the wording that I'm adding into your two sports organizations, so I9 and soccer. It's not just they're supposed to help with parking, they're actually going to have

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to have an assigned volunteer on game days to walk through. I've also asked them to purchase small yard signs that they'll put out when they start the day, and they pick back up at the end of the day and put away. They all have their signs for field number one, field number two, and I mean, they can purchase them. They are only \$20 or \$25 a sign these days, but they can purchase their own, put them out there where there's no parking because one problem we had last year was they're parking on our side even up on the grass where the county just fixed those nice wide sidewalks, and they drive right up on there. I'll call it asap and maybe two or three weekends I might get one car towed just because of time. It does take them a long time to get here sometimes, so we do tow from that area since that's ours, not the school side, I don't do anything over there. But just the fact that they're driving up there. And there will be plenty of times I'll go up there and they'll be parked on the grass. I turn around and look at the school parking lot and there's plenty of space available. They just don't want to walk that far. We will continue to pull them, but yes, I have asked that to be added in that contract, so I'm still working. I know Karen in Mike's office has bugged me quite a bit to try to get me to finalize a lot of those things that we wanted to add in after last season. I have talked to soccer about it. I haven't talked to I9 about it, but I've talked to soccer about it that they will have a lot more expectations for this coming season.

Moving on to some of the maintenance items. Really the only thing I had outstanding is the work on the waterfall. And I'm still waiting on the masons and Lake Doctors. Now Lake Doctors, I can understand a little bit. They are waiting on that big fountain to come in. I did ask them to go ahead and let's start working on the lighting though that's going to get added on the up lighting onto the waterfall. So originally the plan was just to do it all together, saving some money so the electricians don't have to come out here twice. But I would like to get it going, so they are still going to be waiting on that fountain a little longer. We can at least get those up lights going. So, we should see that in the next couple of weeks. And then the brick mason on the fountain side, pretty much everything else is done. You will have seen them out working on all the trim work. It looks nice and neat on that four-way fountain at the front. And then the electricians there were out this morning finishing up the lighting that we added in onto the big planter bowls, so that part's all done. Now, I'm just waiting on the brick mason.

Mr. Horton stated the other night I was looking at it and the brick work underneath where the new sign is really lit up really nice. I guess that's going to stay that way, right?

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Mr. Soriano stated it's going to get lighter because I don't need all. There are nine LED lights out there. Originally I was going to take all mine away but I like that the brick is lit up. I think there's going to stay one on each section, so it'll still be pretty bright but not as bright as it is right now. And then you'll have where it's below the fall where you can actually see the water. That's what's going to be lit up. And then outside of that, unless there are any questions on anything else that's on the maintenance item, the one thing they're going to be doing this month, and they're going to fight with the weather, is we started priming and epoxy and fiberglass when we worked last week. But on a day like today, I had to put them on something else. We can't do fiberglass work; we can't do gel coating when it's this cold. It's got to be about 50 degrees, or it just won't cure. So, that's going to be the hard part. But in the past, I've always waited until the end of February, March, to guarantee that the weather's a little warmer. The biggest problem is with all the other work we have to do too, trying to squeeze everything in and get everything done by spring break. So, we're trying to start on that stuff a little earlier.

Mr. Horton asked your talking about where the water tower is, right?

Mr. Soriano stated the water tower, all the legs, but even our fiberglass work on tanks. So that's where we have a lot of those little leaks. I have to be able to drain those out and fix that so that we can continue on the work with changing over a lot of our controllers to the solar. That's all fiberglass work. And that all has to be done, while in offseason, it's still got to be done in warmer weather.

Ms. Giles stated thanks, Jay. Anything for Jay?

Mr. Horton stated yeah. You said coordinate creation of an extra grid fixture for each pool. Are you talking about the grids in the pool itself?

Mr. Soriano stated your system, we only have one of our six pools that has a sand filter. That's over here at the big lap pool. All the rest are what they call D.E. filters. And you have these big plastic and paper grids. They sit on a long pipe. There's about 20 on each one. And most pools have three or four of those pipes. Those are what suck the water through. We don't actually use diatomaceous or D.E.. We use perlite; it's a little safer. It's not as toxic and bothersome to the staff that does the cleaning of the pools. And you guys are aware, I know I mentioned it before, we train our lifeguards to do this stuff, so I'd rather do stuff that's not dangerous. The perlite goes onto those grids and that's what stops all the dirt from going in. We clean so much. Your pools get backwashed pretty much four or five times a week throughout the summer. When we have big

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events, we actually have to be here on the weekends too to help backwash and keep those grids clean. That also means those paper grids may last a year and a year and half later, they start falling apart. And you'll notice I change them out on a yearly basis. We'll take half of them, change the ones that are worse, and leave the old ones. Now what we're going to do is have a whole set that's extra ready to go. I can pull out the old ones, set them on the side and we can clean them. On the off hours, we can put the new ones in so there's no downtime to the pool. And we always have a good set of grids ready to go.

Mr. Horton asked what's this trash cans along the parkway up here?

Mr. Soriano stated we have mentioned this before, and I've always tried to put off as much as I can of adding trash cans. But we are going to add a couple along the main road, by Village Park and Plantation Oaks, there will actually be some trash cans along the sidewalk there. This will make it a little easier for the guy that you see going around doing the trash pickup in the car because in an area where he's picking up some, but it may only be a couple buckets full, he can fill up the trash can. We'll come back whether it's Tuesday or Wednesday during the week and pick up a whole bag of trash. Your side actually already had a couple of these along the sidewalk. So, as you were going out of the neighborhood on the right-hand side, there were trash cans there along Oakleaf Parkway. We didn't really have them anywhere else, and they don't go south into Oakleaf. That was the only area we had. We also had benches and things like that under the trees. There's even a bike rack at the farthest one north by the pond. That area was a little different. We didn't really put trash cans in the neighborhood. I don't want to go deep into the neighborhood, just the main road. Oakleaf Village Parkway, Plantation Oaks coming over and then this side will actually get some also just to make it easier for trash pickup than the guys that are on the golf carts. We have gotten a lot of compliments on trash pickup, but it's mostly because we've added a whole other guy. One of those maintenance guys is dedicated to just riding around in the golf cart. And I still get the complaints, "*Oh, there's no trash here.*" Even days a week, we can go out there with people littering, things like that. I'm hoping this will add a little bit more to it to make it easier and I'm not going to spend a lot of money. I think right now we purchased five. That's what's going to go out. If that does help, then we'll look at some more.

Ms. Giles stated thanks, Tom. Jay, is that it?

Mr. Soriano stated yeah.

Ms. Giles stated for the record, S3 is here. Anything, Jennifer?

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Ms. Stanton stated I don't have anything.

Ms. Giles stated thank you.

FIFTH ORDER OF BUSINESS

Audience Comments (Limited to three minutes) / Supervisor Requests

Ms. Giles stated the next item on the agenda was audience comments and Supervisor's requests. You want the audience to go first at this time? If there is any audience comments, you have three minutes. Anything from the audience?

Audience member Randy and Matt from Valley Waste stated thanks for letting me speak. We've been able to service a lot of clients here recently for junk pickup and trash pickup, and I understand the trash seems to be a major issue and we would like to maybe come back at some time and maybe give a presentation of what we think would be a solution for maybe an extra trash day in the community or as people want them, they can ask for trash and schedule it. But we were thinking maybe a Friday, if people wanted to sign up for it, we could come through with our garbage truck and pick up extra trash for those that feel they have excessive trash, or it builds up in their house because I guess Monday or Tuesday is trash day right now. By the time Friday gets around, some people need another pickup.

Ms. Nelsen asked we'd probably go through the HOA, right?

Mr. Horton stated yeah. I was going to say, I think you might want to talk to the HOA on that.

Audience member Randy and Matt stated okay.

Mr. Horton stated we take care of the common areas, the pool and some parts.

Audience member Randy and Matt stated fantastic.

Mr. Horton stated but we have nothing to do with the houses and everything.

Audience member Randy and Matt stated okay.

Mr. Horton stated the HOA, they've got an office up there by the barber shop and all that.

Audience member Randy and Matt stated okay.

Mr. Horton stated yeah, right on the end, right there.

Audience member Randy and Matt asked is there a certain person we speak with?

Mr. Horton stated there's usually somebody there until one o'clock every day.

Audience member Randy and Matt stated okay, it's too late now. Is there a name we can ask for? Do you know anybody there?

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Mr. Thomas stated I would probably ask for Rob Patton.

Audience member Randy and Matt stated Rob Patton, that sounds familiar.

Mr. Tomas stated that would be my guess to start with. He does more of the ARB side of it, but it's a pretty small committee.

Audience member Randy and Matt stated Okay.

Mr. Thomas stated he'll be able to at least point you in the direction. There should be somebody up from, an administrator up front that you can first talk to. But there'll be somebody there.

Audience member Randy and Matt stated if you ever need a backup for the common areas, we pick up trash. That's what we do. I heard there was a little bit of a trash thing going on right there. I was like, whoa, this sounds awesome. So anyway, I'm kidding. Thank you so much.

Ms. Giles stated all right. Supervisors. Amy?

Ms. Ambrosio stated I saw a little thing on there, an event coming up. What's that Easter Virtual event?

Mr. Soriano stated that one we've done the last couple of years too. We have the Thanksgiving one is the virtual one, and then the Easter event. We hide eggs throughout. We'll put out a course map. We hide eggs throughout that map. Sometimes we use the trail by the pond. Sometimes we stick to the roads around the amenity center. So, we'll send that out by email. And just like the Turkey Shoot, the same way, people have to go on this 5k and it's not a time thing either. Yes. They can do it fast, but the idea is to find the eggs and they take a picture with them in front of the eggs so they can say they found it. Okay. We do have a little list. I remember the turkey one.

Ms. Ambrosio stated okay. So, a scavenger hunt.

Ms. Nelson stated I remember the turkey one. I don't remember the Easter.

Mr. Soriano stated yeah. The easter one, this will be, I think, our third year. The turkey one, we've been doing longer.

Ms. Ambrosio stated everybody likes that.

Mr. Soriano stated yeah. I try to stay away from the social media side, but I get more people to share that. We share the pictures, and some people do some really fun things because even the turkey one, we do prizes for things, they dress up, stuff like that, and we had some really cool pictures. If I could get more of the residents to share that kind of stuff on Facebook instead of their

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gripping about everything else. Yeah, that would be more helpful. But, yeah, we could mix that social side in there a little more, but it's a free event.

Ms. Giles stated thanks, Jay. Anything else, Amy?

Ms. Ambrosio stated no. I don't have anything.

Mr. Lanier stated all right. My word for 2026 is streamlining, so watch out. Here we go. All right. I know I had to contact you earlier about the rocking horse that is now passed on. A moment of silence for the rocking horse. Okay. The spring literally became unsprung. My neighbor takes a picture and send it to me, then I send it to you. How cool would it be if we could add a QR code to, like, the common areas? Whereas resident can go boot and then take a picture and then send it directly to you. I mean, not that I want to be unresponsive . I don't mind being bothered by my neighbors but cutting out that process of, like, hey, I noticed the sprinkler head is giving free car washes, scan this QR code and we can just send it straight to you or somebody on staff.

Mr. Soriano stated we have a couple of the pond signs that are like that that we added last year.

Mr. Lanier stated okay.

Mr. Soriano stated now I have started ordering more, but we're also probably 30, 40 signs in our shop that still have to go out for both Districts. I can add to it for playground areas. The ponds were the important start. We discussed that a couple times last year, but I'm good with adding that for the playground. Yeah.

Ms. Nelsen stated or maintenance issues.

Mr. Soriano stated yes.

Mr. Lanier stated maintenance issues.

Mr. Soriano stated yeah. Basically, it's just going to be a direct link to an email. So, when they hit the QR code, it's going to set up whatever email system they have where it's already in there with my email address and it scans right through. If they want to attach a picture, great, and if not, just quick note, "*Hey, broken horse at the playground.*" And that makes it quicker, but I can do that.

Mr. Lanier stated I don't know the computer side of it, so I don't know the intensity of that.

Mr. Soriano stated it's not hard to do. It's going to be, just paying for the signs and getting them installed. But like I said, we still have a lot that are new signs everywhere, animal signs, on the ponds, things like that.

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Mr. Lanier stated right.

Mr. Soriano stated we've got a lot to go out, so I can just add that to it.

Mr. Lanier stated all right, cool. Next is, I'm thinking of the towing. Is S3 allowed to call tow trucks if they see something?

Mr. Soriano stated yes, on our property. That's where I don't really send them over to like the Village Center. We were talking about that earlier, there is a couple of culprits over there. I was outright. I mean even S3 had sent me an email before the holidays. Holidays, I'm lenient. I know people have families in town and things like that, but we're past that now. Every day I came in last week, I'm watching a couple of cars that have not moved out of that Village Center. And then I get told we have a culprit at the soccer fields too. So, we're going to start towing again. I'm going to probably before that one goes out on the schedule. But if I can catch it after our meeting, before the Polar Plunge registrations go out, I'll add a quick note about parking and towing so that people can't say we didn't warn them. It's been the same thing. I've just been lenient over the holidays.

Mr. Lanier stated I would just say for S3, especially on the heavy game days when I9 and soccer are out there, if they're up there on that grass, get them off the grass. I'm a no leniency kind of guy when it comes to that, because they're going to crack the sidewalks. We pay too much money for it. I would just encourage you guys to go and do that. And then I guess the final thing is, can you please remind me? Because I was walking the fields the other day. I know that we've asked soccer and I9 to fill those holes, but it looked like a Groundhog Day out there with some of those holes out there. When are we scheduled to start addressing it from our point?

Mr. Soriano stated we can start our portion anytime.

Mr. Lanier stated okay.

Mr. Soriano stated I did talk to soccer about this. They came to me with a request this last month, but I turned them down for the moment. They have asked for portable lights. We've talked about lighting before and I explained everything to them. So, we have some other things we'd like them to straighten out first before we address that kind of thing. They did understand. They didn't show up today. I'm guessing that's more what they're concerned about. But they asked me about sodding, and I explained some of this is your responsibility too. There's a portion you're supposed to pay for. Now, it doesn't do much. We allocate up to \$20,000 worth of work every year, where they're only asking for, I think, it's up to \$2,000. But every year they come to us, ask us to put that

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off and we've allowed it. I think we've gotten over the years now maybe \$1,500 worth of extra side work from them. I told them that's going to have to stop, we are getting complaints and then you guys will even complain and want more things, but you're not doing those things that we've asked for. They did understand that and that's the stuff we're going to beef up in the contract. We're not going to get waivers for any of that stuff anymore, where we did that before. We let them forego it, as long as they were understanding, but the problem is just getting to be too much. I've also got on them about rotating the fields. Some of those fields have been in the same place now for four or five years, especially the large fields. And that's actually where the most damage is done. And then you're leaving it in that same spot, so that's actually where I'm going to expect them to do the sod work first because that can prevent leaving that field there. They do nothing. They complain because the big field only has so many spots that can be moved into because of its size. My concern is that it hasn't been up there by that parking lot, but the other spot is so the right side of the field. If you go back, that's where they stick I9 all the time. Yeah, they like sticking I9 in the corner. They're backing out of the way. I'm sure I9 would be happy with move to another spot. I have asked them to work with them a little better that large field will fit in that back right corner. But I did get on them last week. I talked to Sydney Perez is her new coordinator. She's a resident here, so she's working with Kate, trying to get her to understand. She did ask me about the size and then registering more people. I haven't seen that. Or at least we haven't been getting paid like they're registering that many more people. But she did ask me about that and asked what our plans were for their exit strategy so that it's not really for us to plan. We had thought about that in years past that they need to come up with another way to fit all their people in. It was part of the discussion of lights. I don't think the lights, if the whole idea of the lights is to give them more time and get more people registered, I don't know that's what we want. One, it's not really what they're designed for. We don't need somebody threatening to sue us because our kids ran head into each other because the lighting was not appropriate for nighttime practice, and they understood that. But that was that discussion of your getting that many more people. What is the plan on your end? Not really our end. We're just giving them space. They need to figure out maybe they have to split their recreation and their travel side. The one competitive side somehow maybe even talk to the county. There were supposed to be more fields out at that county park.

Mr. Lanier stated two more over the baseball field.

Mr. Soriano stated yeah. Well, they go 18. Yeah.

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Mr. Lanier asked even though all of that sounds like we're worse, but how much longer are we as a CDD going to let these fields be where they're at?

Mr. Soriano stated last year we did go out and get quotes.

Mr. Lanier stated yeah.

Mr. Soriano stated so really it would be whenever we want to spend money to do that. We haven't done the sprigging again. DT was good at that, but they did because they brought up a whole other group for Orlando. That group was actually the group that was good at sprig. A lot of people up here don't do that. And even the subcontractor, who's probably one of the largest turf guys around, AgrowPro, you see their trucks everywhere, they don't feel comfortable doing it because it's not something they do up here, normally. To me, the sprigging worked out the best. Sodding was going to be more expensive, but it will be quicker. But I did get their numbers, so I have numbers for both Chalon and Pat's. But we would still be talking about \$10,000, \$15,000 at a time. We would just have to make that decision that we want to do that much. We haven't done that in a few years, but we got to get back.

Mr. Lanier stated yeah. I'm just not really sure how much longer we can pull it out and it's getting a little interesting out there. And then when we do have these people that do come in and obviously you guys know my daughters actually play and now sitting out there and listening to the comments from people who are visiting Oakleaf, and we have a reputation of not having the nicest fields we used to have. You hear comments like all of its gone downhill, blah, blah, blah, whatever. You can't help but take it a little bit personal because when's the last time we resprayed? Like three or four years ago.

Mr. Soriano stated it's been more than that now. I think we're at seven years because it's been seven years since VerdeGo came.

Mr. Lanier stated yeah.

Mr. Soriano stated so it was the last year before they got the RFP.

Mr. Lanier stated yeah, I would just maybe seek, from my end, I can't speak for everybody else, guidance of like, I think we need to go ahead and set a timeline and go ahead and adhere by it. And then when we do that timeline, if they're going to have to adjust, the organizations that are here, they're going to have to adjust. We're not going to adjust because this needs to be addressed. That's my feeling.

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Mr. Soriano stated if you recall, that was my original plan. We could take a year or two off.

Mr. Lanier stated yeah.

Mr. Soriano stated then go back through that three-year rotation of that three acres at a time. Even the low-end quote would be \$30,000 to cover three acres. We put aside \$20,000, so that would take us a little over that. We do have extra money right now, but that \$20,000 was based on the cost of three acres.

Mr. Lanier stated right.

Mr. Soriano stated I can do less than three acres, but that was just the way we set up the original plan. But we have that money there if we want to look at that again this year. And I would do it before they really get into the peak of the spring season. So, I would be looking at starting in March, mid-March.

Mr. Lanier stated yeah. That's going to be my next question. Because isn't there a time to start that and a time not to start that?

Mr. Soriano stated I would be worried right now. We could sod right now. You do see people sodding. You just have to worry about losing some of it. We wouldn't lose three acres worth, but we could lose something. There's a warranty. But I wouldn't feel much of a concern to say we'll start the third week of February, if we were trying to hurry up and get in and root it before those games really take off, that way they have more play time. That was always a big problem. So, when we started the sprigging, we would always wait until the middle of March to make sure we were 50-degree weather and higher throughout the night. The sprigging is definitely more weather dependent because it's got to grow the root. The sod comes in with some roots ready to go. The sprigging does not, so you would lose a lot more if you had those freezes. But that also meant they had to change their plan because we shrunk the field size down. We wouldn't have to do that as much with the sodding. So, I don't think there'd be a problem. We could start mid-March, no problem.

Mr. Lanier asked is there a reason we can't start in summer?

Mr. Soriano stated no, we can. We can do summer. I think it was just to get ready for that next year. But yeah, we could get through this next season. If there's not a concern and everybody's happy, we just say, look, we're planning on doing it. We've already got it set up. We just don't want to start until after the season.

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Mr. Lanier stated I think there are just specific areas that maybe we need to walk with I9 and soccer to certain areas that need to be addressed.

Mr. Soriano stated what we can do is get them to do their portion now, because they are still expected to do that. We get them to do their portion now, like some of those big field holes and the bow holes. Get them to do that and then we'll make our plans for the two to three acres amount to do in the summer.

Mr. Horton stated I'm not done with studying the grass like some people are. I guess I'll admit that. But the way I understand it is they don't move the field; therefore, you're going to wear out some spots. So, if we can make them move the field, do we really need to resod or whatever to cure the problem? If the problem's only where they got these set fields, will they never change it?

Mr. Lanier stated well when they move the fields, they're going to move the smaller fields to the problem areas. So, let's say like the really big field, even if they move that big field, then they've just take up like three or four smaller fields like U6 and U8. So now, they have to move the U6, U8 field. They're going to move those to where that big field was. So, it's not like I just moved the field. So, nobody's going to be playing on somebody in some capacity. It's still going to be playing on that area. So, it's still going to get some wear and tear. It won't get the big feet wear and tear, but it will get the little feet wear and tear. And they, the little guys, have a tendency to eat the grass.

Mr. Horton stated so the little guys wouldn't tear it up as much as the big guys.

Mr. Lanier stated no, they would not, but they would still wear and tear on that spot.

Mr. Soriano stated that's where, if they we're going their part, every off season wouldn't be as bad. But then they come to us quite a bit and ask can we really be expected to pay for this year? We just, we can't continue to do that either. So one, yes, they need to move the field. I talked about the big field this year.

Mr. Horton stated that's the immediate thing.

Mr. Soriano stated now some of the small fields, the little guys, those smallest fields, if they don't rotate that there's sometimes, I don't see any wear and tear for the smallest one. But yeah, those larger fields, they have to move this year.

Mr. Lanier asked do we need to put it in the contract that this is where the field will be?

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Mr. Soriano stated we don't give a location, but it actually says in there they are required to rotate fields. So, it's a big statement but we need to. There is that expectation. I got away from mapping because I usually ended up taking my time was going out there figuring out are you putting the right fields here and there. At one point I had even given them, we had made up a scale map, we gave it to them with little fields that they could move around and had the trees on there to make it easier for playing. We had that for a long time. Josh, he was helping to make sure, and I think they really just put his own concession stand out. I don't think he does anything else, but for a long time he was a lot of the field operations too. And a lot of times, I think it depends on who's there too. I know Kate does a lot but she's not paying attention to where the fields are getting. But that is a requirement. Sydney is the lead. I don't even know if that's a paid position for them now because that organization is big. They are also the owners of the professional girls' team in Jacksonville now. So, they have a full operations support for her. We're just a local recreational outlet for them. But the rest of the organization is big so we should be able to help them out, make sure they're getting things done. So, I'll remind them that was the requirement.

Mr. Lanier asked so maybe our next meeting, could we have the numbers and maybe take a vote on when to start to sign?

Mr. Soriano asked to sign?

Mr. Lanier stated, or do you need to do that?

Mr. Soriano stated no, I mean, I've already got the numbers. Like I said, it's right now it's coming out, for each acre, it's going to end up being \$10,000 for Pats is the lowest. I prefer to stay with VerdeGo. They just can't top Pat's price. They tend to be lower on a lot of things. But my concern there would be more the irrigation. So, Chalon's done a good job of working with that when I use them for separate projects. Because when you do those outside projects, I remind them all the time, we can't use another vendor. And if it's close, we're going to save \$100, a couple hundred bucks, something like that. I'm not going to go away from VerdeGo, I'd rather our contracted vendor get the work because then too, I don't have to worry about plants died because you didn't water or you guys put the wrong fertilizer on it there, or you didn't do a good job of installing. You'll see these landscapers go back and forth. I'd rather not have that. But if there's quite a few thousand dollars, and in this case, it was then I would look at somebody like Pat's still. So, at an acre, it's going to come out with disposal and everything. Be quoted as \$10,000. Okay. So, if you guys wanted to, we can go, I can start planning. Like I said, I wouldn't do anything until

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well after next meeting anyway because of the weather, but if you wanted to, we could just set it aside and say, well we're going to do a not to exceed, if you want to do that \$20,000. That's what's putting in the contract. I don't know. I want to go above that. Like I said, to do three acres. Even at the patch process, \$30,000. But we don't need all that. The difference with the sprigging, you had to take out a big because you're cutting all that grass down to the ground. All the roots come out, they actually go through, burn a lot of weeds out. So, that's all with sodding, we can't actually break it up into big chunks. And we have a good section of area they're going to level and grade it to match the new area so we don't have to do a solid two or three acres like we did with this sprigging, it can be broken up into different areas. So, if you want, I can just make plans to move forward with the \$20,000 and map it out. I can bring you guys a little overhead picture of what we're looking at doing, but nothing would happen until at least March.

Mr. Lanier stated okay. That would be my recommendation.

Ms. Nelsen stated I'll be honest, I mean, five years we haven't done anything.

Mr. Lanier stated All right, cool. Well, thank you very much. And that is all of my time for 2026. That is all.

Ms. Giles stated thank you.

Mr. Horton stated I got a couple questions for S3 Security and Jay. I'm sure both of you have seen this thing. On January 2, one of the guards was down there, and there was a guy doing some exercise, dragging a tire. He didn't seem to want to move and stop doing what he was doing. And it turned out to be, the guard got really concerned.

Mr. Soriano stated the concern was because of his attitude back. They did do it correctly. If it wasn't for the rather large tire. You know, the gentleman's working out on his own. He wasn't doing a boot camp, which we do have, and we have to kick people out for those types of things. But with the rather large tire, you are causing damage on our field, so they're doing the right thing. This was more of a conflict between the gentleman not wanting to listen to the guard.

Mr. Horton stated the problem was he didn't want to listen to the guard. He started cussing her out and threatening her and all this good stuff.

Mr. Thomas stated and oh, well, they're over here with their bike on the field sort of thing.

Mr. Horton stated this particular one, she evidently makes sure the kids don't ride their bikes on the field and stuff like that. She's doing a good job, I think. According to the reports, she's taking care of things, I think. But what I'm concerned about is she couldn't find a deputy.

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Now, maybe they weren't on here yet or whatever, or she didn't know that they sometimes come in to cover, like cars, and she didn't realize that. Whatever the situation, I just want to make sure that they know that they can call the sheriff's department themselves and report this guy, and they'll come out, and I'm sure that you can have them trespass somebody.

Mr. Soriano stated yes.

Mr. Horton stated Okay. Well, it needs to be done next time, I guess. All of ours need to know that they can call Clay County and let them send the deputy out if they can't find the one that's on duty out here and have that taken care of.

Mr. Soriano stated I let them all know when it comes to things like that, I do support them in going ahead and requesting the trespass because it's one of those things. We've talked about it with other residents complaining that have been trespassed. A lot of times they'll sit there and argue, and I don't know if it's an entitled feeling. They think they can tell us what to do. If there's a concern, go home or at least leave. You're being asked to leave and then call me and if it's my staff, we're going to take care of it, but that's usually not the case. They're doing their job and they're asking you to either leave or stop for a reason. And if you want to sit there and wait until that officer shows up, you're going to be trespassed. Now, you have to go to the Board and ask for rescission, which doesn't happen too much. So, I have let all of our staff know whether it's S3 or even our front desk staff or the pool and have let them know our Board has been supportive on that too. I know sometimes she may have been more concerned whether she was doing the right thing there or not or having a trespass may have been too much, but I can talk to her too and let them know, yeah, that's what we want. We want them, if they're not going to listen to you, get them out of there.

Mr. Horton stated I don't know if that guy showed up again down there that you're aware.

Mr. Soriano stated I'll ask her. Yeah, I'll ask her if she's seen him again because that is the next step. So even if we don't get him trespassed, I've asked them, which of these are people that you see all the time? You can get a name. Because if he's not truly a resident or let's say somebody might not be a resident, we do get our usage. I constantly see people over there. It may come from Forest Hammock or now we even have a lot of usage from that new neighborhood that's at the end of your road. That is not part of us. Right. And we back lots of them even admitted to us we had a family here and it was about this kid being trespassed but that's where they live. And she was saying, well this is where my kid practices football. One we don't have a football program out

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here. They were talking about tackle football. We don't have a football program out here. But I do see them out here every once in a while practicing and we'll ask them to leave. They usually give us attitude, but they don't understand the rules. If they don't listen, they're going to be trespassed.

Mr. Horton stated well, that was my only concern about updates. Whatever the situation is, it doesn't really matter if this person is giving staff or S3 a hard time and something needs to be done.

Mr. Soriano stated yeah. If it's that bad, especially when it comes to the language we've said it time and time again, we don't want that down in the facilities. So, we'll make sure everybody knows and feels comfortable. If it gets to that, go ahead and call the sheriff's office. The off-duty officer should have been around. They do actually get a number. So, they do have to look on our weekly reports. They have a way to contact the officer. If not right there in the parking lot because they were someplace else or let's say they even had to leave because they were called out for something else. But the S3 and the front desk staff have a number. They can contact that person that's scheduled. We also now have a new company in charge of scheduling. The county is not doing their own contracting for the off-duty officers. Really just happened last week. I know they've been talking about it for years, but I guess they went ahead and pulled the trigger and really didn't tell any of us until this last week. But as of January, they have a private company in charge of billing and scheduling and actually tracking everything before that, which is a big thing because I do get many times where I'm looking around for an officer, then I go through the bills, and I may not see those hours come by and I want to see that somebody's actually tracked.

Mr. Horton stated my question is, is it going to cost us more money?

Mr. Soriano stated right now, they're telling me no. They're also having trouble with changing how they invoice because we pay the officers directly. I told them I would like to not change that. It took us a couple of years to get to that point. The officers are actually happy doing that too. It's direct deposit, same way you guys get yours. It's easier for us to track too when we do our taxes for the District, the way we report 1099. That's the only thing I've asked them not to change and they're still trying to figure out how they're going to do that. I'm guessing that's how they get paid is through that and that might be why they don't want to work with me as much, so I'll see. But I was just contacted Thursday last week about this changeover. And then Friday I was trying to iron everything out and I haven't finished it yet.

Mr. Horton stated okay, that's all I have.

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Ms. Giles stated thanks, Tom.

Mr. Thomas stated we have a small little sidebar. How are you guys handling all these e-bikes? They're everywhere, especially all over now we know they're not allowed to ride around the track, especially if they're about to put down new grass, they better not be on my new grass. Have you seen an increase? Are we running them off?

Mr. Soriano stated Terri Lynn's been doing really good about keeping them off the grass for the most part. She is very proficient when it comes to how she does it too. Also, in a timely manner to where she's like a no-nonsense person. So, she really does really good with making sure it's taken care of the first time. So, you don't have to keep coming back and refixing the situation. I'll definitely make sure I mention what the young man mentioned about the workout with the tire. I'll call her when I leave here, just to remind them. Even though they all know that they can call the authorities, I'll still mention that just as a refresher and to all the other offices as well.

Mr. Thomas stated yeah because we definitely call them on those bike things too.

Mr. Soriano stated they are not allowed out there. We don't allow anything on the field. We don't even like guys riding bikes on the field. They walk around and they put them down. We don't want anybody tearing up the fields. But the e-bikes aren't supposed to be on property anywhere riding. If they walk them in, I'm not as worried. Yeah, but if they're riding them on the track, no, but we still have one or two that like to push it, and they actually still have gas ones. Yes, the officer is good. Tom's mentioned before she's out there and she'll yell across the field and try to get their attention. But we did see an increase just last week. So now the kids are back in school, and we've seen it on both sides. You may have seen a couple Facebook posts from last week. Most of that was actually concerning this side, not yours, but we did see a little bit because all these kids got these bikes for Christmas. Yeah, they're going to school with them, things like that. But the parents got to remember, they got to tell them where they can and where they can't ride and how to utilize them because what we're seeing is not safe. They're just not paying attention to other people. Here on this side, we did talk about things that meet before the orders increased some off duty officer hours to actually get some of them that are problematic on your side. Short of the gas ones. I haven't had any that are bad on e-bikes. We still have one or two showing up on the gas and these kids are not listening. If I can catch them, finish trespassing, that they're going to be the first.

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Mr. Thomas asked do we need to make sure that our language covers e-bikes? I hate to say that.

Mr. Soriano stated well, we're going to. Right now, it just says motorized vehicle service. So yeah, it is a little vague, but we are going to stiffen up the wording and policy for Middle Village. That was a request I needed. I mean, generally our policies match, so we'll use the same, so Marilee is going to work with Mike.

Mr. Thomas stated because they love to give off on the technicalities. I'm sure your officers will hear technically. Well, technically, no, this is the language.

Mr. Soriano stated yes.

Mr. Thomas stated so if we can stiffen that up.

Mr. Soriano stated yes. And right now, like I said, it's covered. The wording in there covers a lot, but it's very vague. If we do get a trespass situation and I have an angry parent that wants to push it, making that policy a little stiffer is going to help. We'll do that for both sides. But yeah, with that increase, I think we're going to have to take a few more out. And like I said, the gas one, if I catch all those, those are going to be the first to go.

Ms. Nelsen stated I think they just became more affordable.

Mr. Horton stated Yeah, we're talking e-bikes here. I happen to have an e-bike. Okay. I ride down there, but I ride on the track, I'm riding on the grass, and I really don't even need the e-bike part turned on to ride around here. I think what may be one way to limit that is saying any powered bikes or something like that. And to say speed limit on the track should be less than three miles an hour or something like that and paying caution to the pedestrians and runners and people like that. Just generally saying no e-bikes, I have to say something.

Mr. Soriano stated yeah. Well, so even then, the hard part is the rules that they put out last year, even with golf cart usage, things like that. There are rules right now on e-bikes. And when you look at it, they're not supposed to be on the sidewalks. So, if you look at that thing like it was a sidewalk, they wouldn't be allowed to be there anyway. We're extremely lenient on that stuff. Even with the officers instructing them in the past. They're going slow and they're being cautious. We haven't really said anything to kids even riding bikes when the original rules said you couldn't ride bikes out there just because it does get so active. That can be dangerous. But we have a lot of little kids that are learning and they're safe, they're going slow, so we've been lenient. Our problem is with the ones that are abusing. Yeah, they're not being considerate of the people that are on the

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track here. They're whizzing by. It's just dangerous. So, then the hard part is creating that line, the wording that says, well, they're the problem. That's going to be harder. Speed will definitely be hard to track, but still, I think going to be a little subjective for our guards to pick out. We don't have a radar or anything like that. So, yeah, that's where our wording, Mike, you might be able to help me out with because that would be tough. That's still vague when you get those people that want to push back what walking speed is. We've always just looked at it, like if it looks problematic to me or I'm scared or nervous, we're the staff here and we're going to ask them to stop, but then yeah, they're going to refer to that policy and say, oh, no I'm beating this. Or by the way this is spelled out, I can be at this speed.

Mr. Horton stated excessive speed or reckless matter or something like that because next month we're supposed to set the policy again.

Mr. Soriano stated right. So, we will have those nighttime meetings too, for people that complain whenever we're changing or stiffening up our policies. We really haven't had too many changes over the years, but we have made wording for a lot of them stricter. We do those nighttime meetings for policy meetings.

Mr. Horton stated we'll proactive plan for spring break.

Mr. Soriano stated yeah, but we did mention in the Middle Village, mostly because of the things that happened this last week out on that promenade. We'll do some of the same work for this side when it comes to the policies. And then I'll work with the off duty officers and security guards to try to catch a few more of them and get them to understand.

Ms. Giles stated thanks, Scott. Thanks, Tom.

SIXTH ORDER OF BUSINESS

**Next Scheduled Meeting – February 9,
2026 @ 6:00 p.m. at the Plantation Oaks
Amenity Center**

Ms. Giles stated our next meeting is February 9, 2026. It's our 6:00 p.m. meeting here at the same location.

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SEVENTH ORDER OF BUSINESS

Adjournment

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

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

Signed by:

Manlee Giles

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Secretary/Assistant Secretary

DocuSigned by:

Cindy Nelson

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Chairman/Vice Chairman

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