

**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, **February 9, 2026**, at 6:00 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 <i>by phone</i>	Assistant Secretary
Amy Ambrosio	Assistant Secretary

Also present were:

Marilee Giles	District Manager
Mike Eckert <i>by phone</i>	District Counsel, Kutak Rock
Jay Soriano	GMS
Ryan McGriff	S3 Security
Chalon Suchsland	VerdeGo
Branden Marcinnell <i>by phone</i>	District Engineer

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 6:00 p.m. Four Supervisors were present in person constituting a quorum. Supervisor Lanier joined via phone.

SECOND ORDER OF BUSINESS

Audience Comments (Limited to three minutes)

Ms. Giles stated for the record there are no members of the public present, just the staff. We will move on to item three.

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THIRD ORDER OF BUSINESS

Approval of Consent Agenda

A. Minutes of the January 12, 2026 Meeting

Ms. Giles stated starting on page seven are the minutes from the January 12, 2026 meeting. Unless there are any comments or corrections, I just look for a motion to approve the minutes.

On MOTION by Mr. Horton, seconded by Mr. Thomas, all in favor, the Minutes of the January 12, 2026, Board of Supervisors meeting, were approved.

B. Financial Statements

C. Assessment Receipts Schedule

D. Check Register

Ms. Giles stated on page 33 is your financial statements as of December 31, 2025. It is followed by your assessment receipt schedule on page 45 showing we are 94% collected. On page 47 is your check register in the amount of \$114,740.12. 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.

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

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-02, Instructing the Clay County Supervisor of Elections to Conduct the District's 2026 General Election

Ms. Giles stated item four on the agenda starts on page 110. It is consideration of Resolution 2026-02 which is instructing the Clay County Supervisor of Elections to conduct the Districts 2026 general election. This resolution is the Board seeking to implement section 190 of Florida Statutes and to instruct the Supervisor of Elections for Clay County to conduct the Districts general elections. There are two seats that will be up for election this year, seat two Supervisor Lanier and seat four Supervisor Cindy Nelsen. Mike Eckert, anything to add to this?

Mr. Eckert stated no, I thought it was a great summary.

Ms. Giles stated unless there are any comments or questions, I just look for a motion to adopt Resolution 2026-02.

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On MOTION by Ms. Nelsen, seconded by Mr. Horton, with all in favor, Resolution 2026-02, Instructing the Clay County Supervisor of Elections to Conduct the District's 2026 General Election, was approved.

FIFTH ORDER OF BUSINESS**Consideration of Amenity Policy Revisions**

Ms. Giles stated item five is consideration of amenity policy revisions. It starts on page 113. The changes are on page 126. Middle Village did meet earlier today just before this Board and had some valid recommendations for change. I emailed those to you right before the meeting. You don't have to make the same changes but what they identified on page 14 pdf page 126 was as written there it says are not permitted to be operated on any of the District owned property. Further down on page 15 pdf page 127 it talks about how they can operate on District property. The two were in direct conflict of each other. I don't know if you had time to read your email before the meeting but I sent to this Board the changes that the Middle Village Board recommended. They actually flow a little better if you are interested in making those same changes, we can do that or I can work with the Supervisor at Double Branch and table it tonight and bring it back. It is open for Board discussion.

Ms. Nelsen stated she is fine with the changes. Are you fine with the changes Jay?

Mr. Soriano stated yes.

Mr. Horton stated if I am reading that right, we are still riding bikes and e-bikes down the road at 10 mph.

Mr. Soriano stated yes. The rules have always been in there. We are trying to make sure it's detailed but spelled out enough so that when there is a problem we can actually do something like have somebody leave or even take away privileges if they're not listening to us. But staff is still going to operate the same way. If they're being courteous to everybody and safe it's not going to be an issue. Even the 10 miles, that's a little tough because I'm not going to be able to know exactly their speed.

Mr. Horton stated that's pretty fast, actually.

Mr. Soriano stated I wouldn't even be able to know whether it was 15 or 10. Realistically it's the safety of it, but you have to have a rule written in there someplace. It does become a problem if somebody really wants to push it. Why are you getting on me when this person over here is doing that and still falls under the letter of that rule? So, the staff is still going to be trained the

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same way to be lenient and try to work with people, educate them. As long as they are being safe and courteous to everybody, it's not a problem. It's when they are acting outside of that expectation. We have these rules that allow us to tell them you can't be here with it or kick them off or even take privileges if they're not listening to staff.

Mr. Horton stated I did a little research online in Florida and the State of Florida recommends exactly what we're saying here, actually. Clay County doesn't have any specific rules that sort of go along with the state.

Mr. Soriano stated almost all counties in the area are going through issues right now because of increased accidents and even deaths on e-bikes and other devices. Many of them are going through changes and trying to get more rules put in place, making them more strict and even public education for that, especially with kids. Unfortunately, a lot of the deaths and things that occurred lately, those are actually adults. But we are probably going to see more pushing when it is kids that have a problem. We will see Clay County do something more sooner or later here, but right now there's not much yet.

Mr. Thomas stated we already have something in there for gas powered.

Mr. Soriano stated yes. A couple days later after our last meeting, I had a couple of residents that noticed the signs that went up a few months ago that say no motorized vehicles. Really, that's just generic. We made the signage as vague as possible for that reason so that it would still cover the e-bikes and gas bikes. But at the time, gas bikes were our big safety issue. It just seems to be more of the little e-bikes right now. Some of those kids got them for Christmas and nobody really went through anything with them safety wise. They are just kind of tearing the place up right now.

Mr. Horton stated the little, small gas fired mini bikes are cheaper, real cheap. That is why we see more of the kids on them.

Ms. Giles stated I think I would like to not approve the changes tonight but instead let staff continue working on it because District Counsel just sent an email. We are missing the piece about people with mobility disability so we probably need to tighten the language up just a little bit more. I will work with both Boards if that is alright and get the ADA changes in there also so that we are safe there.

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SIXTH ORDER OF BUSINESS**Staff Reports**

Ms. Giles stated item six on the agenda is staff reports and we will start with District Counsel.

A. District Counsel

Mr. Eckert stated I've got two items I want us to address as a Board. One is just a legislative update. They are almost through half the session, not quite. The bills that we were watching that could have an impact on the District are bills that allow for the recall of CDD Supervisors through a pretty complex process that is still moving along in the process. We will keep an eye on that and see where it ends up. Also, the sovereign immunity limits, there's two competing bills, one with higher limits than the other one. We will wait and see if those meet in the middle or one prevails over the other one. At some point there will be a change to those limits and it will affect your insurance rates on your liability policy. There is also a bill that would allow us to advertise on our website instead of the newspapers which we have been trying to do for a while. We will see if that gets any traction or if the newspapers kill it at the end like what has happened in the years past. So that's the legislative update.

The second issue I want to talk about just came up over the last day or two, and it's not a big issue, but it's something I wanted to bring to the Board's attention. The county attorney for Clay County reached out to me and needs signatures on a couple of documents related to the library construction. There's an environmental resource permit that has to be modified to allow for that construction. Because the CDD owns the parking lot and the garbage area where there may be some modifications or impacts, they need the CDD to sign those applications. I have not seen the application yet, but I've been talking to the county attorney over the last day and a half about hey, what do you really want us to sign? Because if you want us to sign something saying that we agreed to an application, you need to send me the application to look at first. I'm just working through that. I think it would be prudent if we are helping the county facilitate this library construction as quickly as possible. If we could get authority for the Chair or the Vice Chair to sign government applications to help facilitate the construction of that facility, that can be done by a simple motion.

Mr. Soriano stated Mike really quick, is that surrounding the whole construction or the area they wanted for just the garbage area?

Mr. Eckert stated it's the garbage area. I don't think it's dealing with their construction site because they own all that. We are only really being asked to sign because we're a landowner of

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part of what they are trying to get their ERP for. So, it's because we own some land and they don't, which is why we have to join in on this. I just want to see what we are agreeing to before we sign something.

Mr. Soriano stated it's just there's a section of the parking lot that they approached us about to do dumpsters. We had mentioned that when you go to the back of the parking lot, so you're coming into the village center, there's a little square section off to the right. It wasn't big enough to put another house there or anything like that. The parking lot goes around the village center, but then you have this odd little square off to the right that has maybe 10 or 12 spaces in it. And that's the spot we recognized for them that, hey, if you guys wanted to construct a dumpster enclosure and things like that, that would be the perfect spot. We don't need those parking spaces. The parking lot is all ours. The land in the middle is what's theirs.

Mr. Horton stated are you talking about at the front as you are going in?

Mr. Soriano stated at the back. When you enter in where the sign says Village Center and you're going back towards that vinyl fence that's in the back, like you were going to drive around. As you get to the very back on the right-hand side, that last row of houses there, there's a little square parking lot area. I might even have a picture I can zoom in here for you guys.

Mr. Horton stated it shouldn't be a problem I would think.

Mr. Soriano stated if that's the only concern there I didn't see anything. So, if Mike's happy after that, then we should be good. It's this section right here at the back.

Mr. Thomas stated so permanent dumpsters or dumpsters just during the construction?

Mr. Soriano stated they are actually going to have an enclosure area for operations. So, they are going to take out their own trash which is good. We are still going to have our trash cans that we installed there so we're still going to send our guys out to pick up the trash. They don't want to do that, but the trash from the building has got to go someplace. They are going to have a dumpster enclosure off here to the side.

Mr. Thomas stated is that going to go right up against the side of that person's house?

Mr. Soriano stated I'm not sure where they are going to position it. It was just in this big square parking lot that's back here that we pulled in, whether it's at the back.

Mr. Thomas stated this guy looks out his window and oh, look at that, waste management. Awesome.

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Mr. Soriano stated but it would be enclosed. Our dumpsters now we have that big concrete wall. I don't know what it would look like. They're not going to see the dumpster but I guess to even get it put over there, they have to go through this process with. Like I said he hasn't seen it yet so until he gets that application I don't think we need anything yet.

Ms. Giles stated I think what District Counsel is looking for is a motion to authorize the Chair to work with staff to sign the county documents. Was that it, Mike?

Mr. Eckert stated administratively we need to get authority for somebody to sign those documents. Once we confirm that we're not agreeing to something that would be objectionable. I would imagine if the Chair or Vice Chair looks at what we provide and has a concern and believes other Board members would have a concern, we would just bring it back to the next meeting. I hate to build in a 30-day delay on something we're trying to help facilitate if it looks pretty straightforward.

Ms. Nelsen stated is it definitely that spot? I think we're concerned that it's so close to the house, I agree.

Mr. Soriano stated as long as what this is that they presented Mike with has to do with that refuse there. That's the only thing they have approached us about so far. They haven't given us the exact location. They actually haven't shown us any designs at all. I did get information from those meetings. They've had two meetings. Unless any of you guys attended, they showed some of the designs and plans, but we don't have anything finalized and they haven't sent anything to us yet. But that's where, as long as we feel comfortable, it's not going to be too ugly to them. They do need a dumpster area.

Mr. Soriano stated I don't think we have room anywhere else along this area as well.

Ms. Nelsen stated what about on the left side. That is an alleyway, right?

Mr. Soriano stated yeah, we don't know when you come out past this spot where my cursor is, we don't own any of that.

Ms. Nelsen stated what about that back corner where that trailer was parked forever in a day?

Mr. Soriano stated there's three spots here, but there's actually an alleyway back here. This has to stay open to go to their alleyway. They own that alley too.

Ms. Giles stated we will have a chance to review those documents with District Counsel.

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Mr. Soriano stated really this is just giving one of you guys, we go in order, the Chair or Vice Chair, depending on the timing of it, to sign off outside of the meetings with Mike.

On MOTION by Mr. Horton, seconded by Mr. Thomas, with all in favor, Authorizing the Chair to sign government application to facilitate the library construction, was approved.

Ms. Giles stated thank you District Counsel. Anything else?

Mr. Eckert stated no nothing further. Thank you.

B. District Engineer – Acceptance of Updated Engineer’s Report

Ms. Giles stated on page 136 is the report that Mike Silverstein briefed the Board on last month so this is just for your review now. Jay, anything on there that you are concerned about?

Mr. Soriano stated we have knocked off a lot of those. This is just an update so there's still a few of those pinpoints that we have to clear out, and this is what we'll do each year. Now, I know originally, I mentioned bringing them out every couple to a few months, but that also takes Mike and his team's time and incurs extra cost for us. We did a large amount on this report for both Districts and brought them out once so far. Then I will bring them on one more time to try to clear everything off this report and then it will be time for next year's report. We do that in May, June is when they start going out and doing inspections again and making a list of other things. That's what the plan is. This is the updated version. I believe we have already put it on the website.

Ms. Giles stated I will make sure it is there.

Mr. Soriano stated we might have waited till after we gave it to you guys first, but it' will get posted on there.

Mr. Horton noted it’s attached to the agenda, but I don't think it's anywhere else on the website.

Mr. Soriano stated okay, we will put the updated one on there and then same thing after we update it again. Next time we will put it finalized. It may just have a comment on there revised so they can keep track. Like they come out and they will actually take their own pictures and notate when we make those repairs or we cleared something off of it.

Mr. Horton stated theoretically there shouldn't be as much the next time we do this.

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Mr. Soriano stated hopefully but there's also a lot of areas. I don't know if they're actually able to inspect 100%. They will probably take months and months to do a full inspection. But yeah, that is the idea. We get to a point even though we're 20 something years old, that hopefully there's only a few problems here and there. I think the original report had 30 or 40 items on each one.

Ms. Giles stated thanks, Jay. Mike Silverstein, sir, anything to add? Oh Branden. Sorry Branden.

Mr. Marcinell stated most of the locations that are still outstanding are like hard to get to locations. But the list is thorough. A lot of it was cleared off and just whenever available, we will reinspect either in the direction of the repairs being done or if it just falls on the annual inspection.

Ms. Giles stated thank you.

Mr. Marcinell stated thank you.

C. District Manager

Ms. Giles stated I don't have anything for the Board tonight.

D. Operations Manager - Memorandum

Ms. Giles stated Jay's report starts on page 153

Mr. Soriano stated we did just have one of our community events, our longtime favorites. If you guys saw the email going out the week before, I asked for some cold weather, but we had two families signed up. So, we started sending out emails pretty much every day there to remind everybody. We even called some of the families that come every year and bugged them, why aren't you signed up yet? We have a family that comes every year since their daughter was a toddler; she was like two for the first one. I think there's 16 medals that they have. They have done this now 17 years and I think they've only missed one year after 20 some years. We didn't do it during COVID just because we were worried about making people sick. This is our longest standing event. It did work out pretty well. It was a little chilly, so this was by far our coldest one. We ended up having 30 jumpers by the end of the morning. There were about 40 people out there. I do make them jump, and they got to be completely wet. They got to swim around a little bit. They just can't dip a toe in and then get back out. Then they have coffee and hot chocolate and breakfast there waiting for them and their medals. We had a lot of fun. Now they will be waiting for spring break, so everything shuts back down and we'll open the pools for spring break. We are moving into our movie season, so hopefully most of the cold weather or at least extended periods of cold weather

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are behind us. I know we will still get a couple days in February but having three or four in a row like that weekend where we actually had some snow for a few minutes, was a little tough. But our next movie is February 20th, so that Friday we'll have food trucks and a movie in the park. Then the second week of March, we actually open up the pools full blast for spring break for that week while the kids are out, just like it was summertime and then we'll shut back down until April. Usually by April, it starts to be 80 degrees quite a bit, so we will be good by then. Moving on, this month was a little tough mostly because of the cold weather. I do have to adjust the vendors a lot of times, especially my maintenance guys, because some of the work that we were doing this last month, we can't do in the cold weather. Some of the painting, some of the fiberglass work, the gel coating we do at the pool, like the slide work, spray ground, we have to wait until it's 55 to 60 degrees outside before we can actually do that. Even here we were inside today working on painting in here. That's why you smell it. Before we could wait for the air to be warm enough to go outside. It has been a little tougher. We haven't been able to get some of those projects completed because we're doing half the project one day and moving and going back and forth. But that's what we normally get in February. Now that it's warming back up, hopefully we will be able to get everything complete and have everything ready for spring break or as much as possible. That way we don't have to do anything like shut pools and facilities down in our high operating time. I like to limit how much we are shut down for anything, whether it's the pools or the gyms or anything like that. We try to keep everything open as much as possible. With that said, some of the vendors I don't really have control of. Unfortunately, I don't have much of an update for the brick work. The brick mason has been awol, not really answering me. I did let them know if I may have to, I will go to another mason. But I only have a couple of these guys that I work with, so I may have to reach out and find a new vendor. Typically, when it goes this long, a lot of times I just put my guys on it except for that one at the fountain at the front with all the nice little straight mortar lines. I don't want them doing it because I will be mad if somebody messes something up. So, I prefer somebody else, even if it costs us a little more money for those brick masons to do that work. It's just a veneer, but still, I want it to look good when it's done. The Lake Doctors, they are here every month, but they were waiting on their electrician. I did get to meet with their electrician this last week. We were out there at the waterfall making plans for trenching and moving all the water wiring so they can add the fountains and the lights at the bottom of the waterfall there. So hopefully now that it's warming up, they'll be back on it. The Lake Doctors, I'm not as concerned

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with because they are here every month doing work for us anyway. The brick mason, like I said, I may just have to find another one.

Mr. Horton stated did you get the pump in?

Mr. Soriano stated I don't have a pump. I don't know if they do. They didn't tell me the other day that they have it in yet, but they did tell me everything was moving along. They just weren't ready to be active yet, whether it was because of the electrician or they just didn't want to play with water. Outside of that I did have a couple things for you. They were not really on the report though, because these were things that popped up in the last week. One of them has to do with our meters. At the end of the year, both Clay Utility and JEA I don't know if it was catching up to inspections or what, but they started going out and inspecting meters and updating backflow devices, things like that. So, we have had to replace a couple backflows and test some that haven't been tested in a couple years out in our irrigation system. But I also got notices on a few that are out of date. What they are, they are locations that we don't even really run water at. A lot of these meters run minimal water. You will see every month during the year might be \$40 or \$50. These are small sections. We even have some that we turn off, but we still have a meter in the ground. The problem with it is they are asking for reduced pressure back valves there now, which will not only incur a cost for us to install this, but we have to test them every year too. So those accounts will come back online with some minimum \$40 every month. It's pretty much the minimum. So even when you're not using the water, that's what they charge you. Somehow, we got lucky as these were shut off almost 20 years ago. They are locations like this right here. Not too far from your house, Tom, right down the road from Andre there. This little cul-de-sac island on Pebble Wood, we don't run the water there. There are bubblers there under the tree, but we don't run water there at all. This one was one that was noted by JEA. They want a backflow device installed. So, the option is we can spend a little money to get the backflow installed, and then we also have to do yearly inspection or we could just pull the meter out. This is one that we are not getting charged for. We got lucky and we're not even getting the minimal, which normally we keep the minimal on there. It will also add the \$40 minimal even when we're not using the water to be able to have this island. This island will not grow grass real well. You might get little bit of green in this area, but these giant oak trees right here will limit everything that grows under there. Now, the weeds grow well. If we forget and don't go out there and cut and Chalon knows that because there's a couple residents right here that will let us know. The weeds still grow really good, but your grass

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doesn't grow because of those oak trees right there. But that is the option for a few of these. I have three right now that are a concern. This is one. There is also one at the front right across from the waterfall. This little section of grass, we do not even own it. There is a meter installed right here next to the sidewalk. It runs this fire hydrant. I have to see if we are required to keep the water in the fire hydrant. But it also ran, I guess at one point, a little bit of the water in the bubblers to these trees, which we don't use anymore right at the waterfall. This is another one that it's not even listed, luckily in that meter report there that we get charged for every month but it will if we install the backflow back on there, it'll go to that minimum 40. Then it will also incur the charge of us installing the backflow and then every year we have to test it or we pull the meter from the ground.

Mr. Horton stated can't you cap the lines off and do away with the back flow?

Mr. Soriano stated and the meter. So, we have to actually get them to pull the meter. The only reason in the past we have kept the meter is in case you guys want to go back to watering anything. It would be the same case, if we ever wanted to go back to watering this person's or these few residents that see this island. Remember it's not truly our island, right if we planted everything. But this does sit completely in the right of way. We don't have ownership of it, but if we ever wanted to go back to watering or we wanted to try to hook up to anything else, I don't think we have any common ground in the area, but we wanted to try to run you a meter there. Meters can be anywhere from \$2,000 to \$10,000 to install, depending on their size and what water is running through there. These are mostly probably 3/4-inch lines so not a lot, but you would incur a few thousand bucks. \$40 a month does not add up to a few thousand bucks. So, we have always kept them. But the problem is if they are going to start making us put backflows on all of them. That's how it starts adding up. It's not just \$40 a month anymore. If we want to, that's actually what I'm looking for is direction from you guys if we want to start pulling some of these we have not used in years.

Mr. Horton sated I think we'll just leave it up to you to make that decision.

Mr. Soriano stated as long as everybody feels comfortable, I will go through with Chalon. For instance, like this one right here, there is nothing in that area.

Ms. Ambrosio stated what can you do there? Can we mulch it?

Mr. Soriano stated on this end we could put some mulch on the end just where you see this. I don't know that we would want to mulch the whole island just because of the oak leaves and things like that. So, after a few weeks, especially in colder months, it's going to cover up and it's

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going to be a little rough looking. But we could do something more in the front and just make it look a little better as you drive by.

Mr. Thomas stated I say if we don't need the meters then yank them.

Mr. Horton stated yeah.

Mr. Soriano stated I'm good with that. Like I said, someplace like this I feel comfortable. And then it would be looking at the others and picking apart. If they tell me that creates a safety concern that we have to supply that, then that's one I would keep. But I don't see it really being a problem for those other areas like cul-de-sacs and the island. There is one other one that was on there. This is going out, for example.

Ms. Nelsen stated real quick Jay, that white truck that is on Merchant's way.

Mr. Soriano stated what's that?

Ms. Nelsen stated that white truck that is on Merchant's way?

Mr. Soriano stated yeah, so this is the road that goes back out and into Duval. Realistically, the other side of this sidewalk is Duval.

Mr. Thomas stated so then why do we have to provide water for Duval County?

Mr. Soriano stated I'm not sure how that got set there. Yeah, we haven't figured that one out yet.

Mr. Thomas stated this kind of sounds like a money play to me.

Mr. Soriano stated now I can tell you the owner for this property as you go down this road, that's the church that was all part of Hudson and Hinson when they were here. They did develop all of Oakleaf. It was same developers. But yeah, that is a different county. As soon as you cross over here, that's Duval. If there's not a concern, then yeah, it would be another one I can get rid of and let somebody else handle it. As long as that's the direction and you guys all feel comfortable, I'll work with Chalon to make sure these meters that were getting noted, as long as they're not something that we could hook to something else, maybe add water in a place playground or one of our nice big entries, that would be something different. But if there are areas like this where they haven't done anything in 20 years and I can't really do anything with it, we will just yank the meters.

Mr. Thomas stated we have no authority on that piece of property.

Mr. Soriano stated not there. Yeah, like I said, this one was the odd one. The rest of them were within our neighborhood.

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Mr. Thomas stated what was the other one?

Mr. Soriano stated this is going back by the Amber Wood, so when you go past Worthington Oaks Playground, this island just sits in the middle. This one does have a little more grass that sticks out away from this one big oak tree, but it's the same one. This one we actually did have, you notice these two little spots, this is where there was a back flow at one point. But we turned that water off and same thing it has been 12, 13, 14 years there has not been any water on this island whatsoever. So, it would be the same thing, we could pull that meter. That meter does nothing right now except for this island. Then the only other thing was I did want to update you on the sod work. So, sod, we did talk to Kate and will do work at the end of their season just because it's not like we could do anything right now with all the cold. We can't really install a ton of sod right now. They are going to start season here in a couple weeks. So we don't want to knock out a big section, whether it's half an acre or acre or whatever. One, a lot of money but two, they need those planting areas. They're going to wait till the end of the season. But looking at prices, it's still something we may want to talk about each month to figure out exactly what we want to do. I did get with Pat's. I have VerdeGo's pricing as long as they are still staying close to what's in the contract. At one acre, we would be right around \$35,000 for one acre. Now, like I said, that's if they stay. I still have to go through that with that contract was made two years ago, so they've been up a little bit, but Pat's was at \$54,000. Generally, Pat's is pretty cheap on everything we do. It's not bad. It is \$500 a pallet, which is actually market pretty close, right? \$450, I would say is low. It's not bad, but that would be higher than what they are. But either way, that's only one acre. I know we talked about things like sprigging versus sod. We don't have a lot of people in this area that do the sprigging, but that was a big difference. You're talking about \$20,000 for three acres versus if we looked at that pricing right now, that's \$163,500 for three acres if we were to do sod. What's needed out there right now is probably if I added it all up in the real bad spots, I could probably get about a third of an acre. You think we have a half an acre that is really bad?

Ms. Suchland stated her complaints are on one and five which we have done before but she did not move the field goal which we have sodded before. You're talking about the middle section, but we did the first section up near the field house the first time, and then we did the far section, and now we are supposed to do the midsection this year, which is 5 and 1B as hers. But in my six years here, they have never paid for sod replacement, which was supposed to be in their contract, so.

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Mr. Soriano stated yeah, but even then, we look at those sections right now you're talking about a few thousand bucks compared to at a third of an acre. I figured out Pat's prices are a little higher at \$18,166. That's a third. Still nowhere near the work that we did on the sprigging.

Mr. Horton stated how many acres would you call a field?

Mr. Soriano stated the whole thing is nine acres.

Mr. Horton stated no, I'm talking about if you were just to sod the playing area.

Mr. Soriano stated there's different size fields. She's talking about the two largest fields. I don't even think the two largest fields add up to a full acre.

Mr. Horton stated what I was thinking is you're really concerned about the playing field itself. You're not really concerned about the other areas around it as much, right?

Mr. Soriano stated right.

Mr. Horton stated why can't you just sod the field and leave the rest of it.

Mr. Soriano stated I wasn't even sodding the field. I was looking at the holes, which are midfield and at the keepers. I was adding that up into multiple fields to get that.

Mr. Horton stated \$35,000 for holes?

Mr. Soriano stated oh, no, no, no, no. The \$35,000 was per one acre. So, I'm looking at about a third of an acre altogether for those big holes that I added up, if we want to go more and add up to a half an acre or a full acre, that's the pricing you're looking at.

Ms. Suchland stated my view of the holes that there's created are by them. They are not moving around the goalpost like they are supposed to in their contract. If they are not moving the goal post, I am going to say this again, I'm sorry Jay, but if they're not moving the goalposts and moving them around and they haven't paid you to replenish the sod, which I know they haven't in my six years, I'm just sticking up for the Board. Sorry again I don't mean to step on toes but they need to pay their dues.

Mr. Soriano stated the email they sent you, they were going to move this year, right?

Ms. Suchland stated that is what she said and they don't.

Mr. Thomas stated we are talking two different things. We are talking this year or season. That is two different things because within a year, there are two seasons. So which season are they moving? Are we talking the season that's about to end before spring season starts or the season after spring season?

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Mr. Soriano stated they are only in travel right now. There's not recreation right now. Recreation is getting ready to start. She told Chalon that they would move the fields for this upcoming rec.

Mr. Horton stated why can't we get one of the soccer reps down here to the meeting?

Mr. Soriano stated we can.

Mr. Horton stated we are always talking about them.

Mr. Soriano stated I don't know how Kate gets paid or if she even gets paid.

Mr. Thomas stated I know she's got.

Mr. Soriano stated there is actually a business, Sporting JAX. They own the women's professional league here in Jacksonville.

Mr. Thomas stated then maybe we need to reach out to Sporting JAX and say can you send a representative.

Mr. Soriano stated because the other girls that are doing the operations here, I don't know that they actually get paid to do the work in Oakleaf.

Mr. Horton stated I certainly understand how the Board feels about this without them not being here. I think it would be beneficial to have a rep here where we can talk directly to them in terms of how we feel about it.

Mr. Soriano stated yes, I can ask them.

Mr. Horton stated if you can't pay the dues, you can't play. I thought we were trying to redo the contract.

Mr. Soriano stated we are. I don't know if I have a copy of it. I've started putting in some of that more strict wording for things like payment. I did put in a little section of fines for late payments. I don't know if Mike will let me keep it in there. I guess I don't know if it's a rate or not. But I did put in some words for that, and I'll share that with his office so they can tweak it. We will finalize that for this upcoming rec season. They're getting ready to go through registration. One of that bullet points was they have to pay us within two weeks of finishing registration, which we've never gotten before.

Mr. Horton stated I think they need to know that we're all for all of what they're doing down there. But they're not really doing anything for us either.

Mr. Soriano stated right.

Mr. Horton stated that's not the way it's supposed to work.

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Mr. Soriano stated I beefed up the section. We've always had a section on personnel to help with parking. I did beef up the section on that to include the signage. They're going to put out temporary signage this year to keep people from parking on our grass. Then they can go out after the games and pick them back up. Cleaning up the bathrooms has always been in there, and they didn't really do that. If you guys have been out there walking during or come on a Sunday and see what kind of mess is left from Saturday. That wording got beefed up so unless they push back, they will be signing that new agreement for this upcoming rec season.

Mr. Horton stated it wouldn't hurt for them to empty the garbage cans either.

Mr. Soriano stated yep, that is in there. That one has always been in there.

Mr. Horton stated to facilitate that, we could have one of the staff alternate coming down here and unlocking the dumpsters and stuff like that.

Mr. Soriano stated they actually had the code. They've actually been expected to do that one for a few years the same thing. That was always in the contract to deal with the concussion stand, the bathrooms and the parking.

Mr. Horton stated let's see if we can get a rep down here so we can talk to them.

Mr. Thomas stated one thing I have noticed is Earl Johnson has a whole area where they have a half brick wall then it's all to sand. They go out after the tournament weekends and they rebuild the sand. If they need a section to where we can come up, we can get creative, maybe we can have a little sand pit for them. Or maybe we need to put in the contract as well that after each weekend the goalie areas need to be leveled out. That way at least it will sit for a few days or whatever instead of the rut that it does create around those goals. Just a couple of suggestions there. My child plays travel ball and I've been to a lot of facilities. Ours is looking a little ragged. I know that's not a soccer field. It's a purpose field.

Mr. Soriano stated we did do a lot of work to look at what other facilities did years ago when we finally started charging them. Now that's been probably eight, nine years since we did that. Ten dollars is not a lot, but we kind of leave it to them. But they only pay us of a couple thousand bucks every season. It didn't even add up between them and i9 who actually pays more. Even though they pay less per person, they're pretty good at paying more for facility usage. It still doesn't add up to the \$20,000 that we were spending on the sprigging each time. But that is way less than any facility. When you talk about those county parks, if you recall that spreadsheet I did when I went out and looked at all these places where Westside Spot soccer has to spend for upkeep.

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Clay county does. We are talking \$80, \$90, \$100,000 a year and those organizations there offset a large portion of that, not two or three thousand dollars a season. That is pennies compared to the usage that's on there. We can always look at that again. But I'm also not trying to increase charges a lot. It is still for community usage. They do say it's majority residents, which I would expect that. But it is heavy usage on our fields and we are the ones that if you're looking at this and we go sodding we came up with that sprigging for a few years and then stopped. But then if we look at sodding, like I said, a three-acre section is 160 some thousand dollars. It's a lot of money. It's really mostly from the fact that it gets used, but people get to play on it. We just have to come up with something else. Even if they are paying a couple thousand, that's not going to make a dent in \$163,000. We just have to come up with a better way to preserve those areas. But keeping those numbers in mind, Scott, is really what I wanted so that we could have a plan at the end of, or as we come to the end of the season, letting everybody know what we're going to do as far as how much sod and what we want to spend.

Mr. Thomas stated my guidance would be like; I want to know what month the season ends.

Mr. Soriano stated I think they end in May.

Mr. Thomas stated soccer is year-round.

Mr. Soriano stated yeah, so the problem will be the travel team.

Ms. Suchland stated according to the schedule, we can resod in the first part of May.

Mr. Soriano stated the travel team is still out there in June and July, but we don't ever do anything on the whole field. We section it off so they can move the travel team to an area that's not being worked on.

Mr. Thomas stated right, there's multiple travel teams because it's different age levels.

Mr. Thomas stated I think I only get a report of something like 40 to 50 kids for the travel side. I get maybe 200 for the rec side. The travel side is small. I can share with you the numbers that they report for the invoices if you see something different. Like I said, we don't look into books. We have always tried to stay away from that. We are not getting involved in people's numbers. We just tell them, hey, we want to get paid for registration, and they send us their numbers.

Ms. Giles stated thanks Jay, anything else?

Mr. Soriano stated no.

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SEVENTH ORDER OF BUSINESS

Audience Comments (Limited to three minutes) / Supervisor Requests

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

Ms. Ambrosio stated I was wondering about the places where you plan on taking the meters out. Can something be put there like native that would grow?

Mr. Soriano stated yes, we can put in grasses. Many of our native grasses don't need a lot of water. We would have to put in larger ones because even native stuff when we first install them, they need watering. Right now, everything is dry. We can look at some grasses if you want to. An island like this you see out here, we could round it out with some areas and then put mulch in other areas. Then back here there is some grass and we would just leave it. It's going to be a little thin. That's what you see underneath every oak tree out here. We can look at adding some stuff other than just mulch.

Ms. Ambrosio stated I feel like the mulch would just fall off the side.

Mr. Soriano stated if you want to see that, that's what we have up here. When you go up and down this road, you have some areas that actually have flax lilies and some have grasses, things like that. But we have a couple that just mulch on the island tips. When it storms, it does go away. But it does stay there and twice a year we update for color.

Mr. Horton stated we could put in some of those palms, the stubby palms like when coming in.

Mr. Soriano stated like the palmetto scrubs.

Mr. Horton stated yes. They cut those things back to nothing and suddenly they are back.

Mr. Soriano stated those are weeds. That is more native. Once it is established, you don't need to water it. We can always look into getting some numbers for some good-sized plants that won't die right away.

Ms. Giles stated thanks Amy.

Ms. Nelsen stated she doesn't have anything.

Mr. Thomas stated I have nothing.

Mr. Horton stated I don't know if you noticed it on the report. There was a fence around the basketball court that somebody pulled back and they were sneaking people in.

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Mr. Soriano stated they are spreading the faux iron ones. So not the chain link. It's the nicer one.

Mr. Thomas stated the black one?

Mr. Soriano stated yes, the black aluminum. We have had people squeezing through and that has happened before. I know it is prettier but I would actually like to, if we have constant problems, get rid of that and actually go to a chain link because that is not something they're going to sneak through as easy. They either try to climb over this 10-foot fencing or they dig underneath it. That's the only way they get past the chain link. The flow iron is pretty but yeah, we have always had problems with them either breaking pickets, which we have seen or they bend them and spread them apart so they can sneak through.

Mr. Thomas stated this is at Double Branch here?

Mr. Soriano stated Double branch is the one they sent the other night. That one is right next to the door. The door we have secured with extra mesh panels so you can't stick your arm through and hit the crash bar or anything like that. But then over here where it's just pickets, they slide through. Now when the front desk is not real busy or they notice it. If they see inside, we only have four cards and only four kids are supposed to be out there or they brought two guests, there's only six kids supposed to be out there. If they look out there and for some reason there's 20 people, they go out there and start questioning people. I've done it before and also get yelled at. We have to kick people out. But that's when they actually notice that big number had changed and they have the ability to step away from the desk. They don't always have that ability. But simply sneaking in doesn't let them play all the time. We try to catch that too between security and our off-duty officers. If we have to, somebody will be trespassed. They have already damaged our fences by doing that.

Mr. Horton stated I also notice that one of the security guards reported somebody down there with a gun that I don't think we got involved with but CCSO was down there. Did you hear anything about that?

Mr. Soriano stated I didn't see that one.

Mr. Thomas stated do you have a date on that?

Mr. Horton stated I did not have that. It has been a couple of weeks back.

Mr. McGriff asked a few weeks back?

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Mr. Horton stated yes it has been a couple of weeks back now. One of them said that they heard somebody was waving a gun around.

Ms. Nelsen asked if they heard it or they saw it.

Mr. Horton stated security went over to see what was going on. They talked to the deputy. I think it was Terry Lee. She wanted to see what was going on. She said there was somebody waving a gun around and the deputies were there trying to figure out what was going on. I guess not much came up because we didn't hear about it.

Mr. Soriano stated yeah it may not have been actual. Could have been something. I didn't hear. For me, it still should have been documented.

Mr. Horton asked are you the new guy.

Mr. McGriff stated I've been here for about a month. I came to the last meeting.

Mr. Horton stated if you are going to be here, if there's anything like that on the reports something like the fence and the gun thing.

Mr. McGriff stated the gun thing wasn't on the report but I will definitely be making a phone call as soon as I leave here.

Mr. Horton stated I expect you to sort of address that.

Mr. McGriff stated yes sir.

Mr. Soriano stated that's what I was looking for to see if I missed one.

Mr. McGriff stated I am big on telling the officers if it's not documented, it didn't happen so document.

Mr. Horton stated it was documented or I wouldn't have known about it. Things like that concern me a little bit.

Ms. Giles stated thanks Tom. Was there anything else? Andre sir, do you have anything?

Mr. Lanier had nothing to add, thank you.

Ms. Giles stated Tom was there anything else?

Mr. Horton stated not that I can think of.

EIGHTH ORDER OF BUSINESS

**Next Scheduled Meeting – March 9, 2026
@ 4:00 p.m. at the Plantation Oaks
Amenity Center**

Ms. Giles stated our next meeting is back at our regular time at 4:00 p.m. on March 9, 2026 here at the same location.

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NINTH 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:
Marilee Giles
A38999D0EDC14F4...

Secretary/Assistant Secretary

DocuSigned by:
Cindy Nelson
1834ED053396448...

Chairman/Vice Chairman