

**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, **March 9, 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>	District Engineer
Jay Soriano	GMS
Jennifer Stanton	S3 Security
Chalon Suchsland	VerdeGo

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 4:00 p.m. Five 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 there are no members of the public present.

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THIRD ORDER OF BUSINESS

Approval of Consent Agenda

A. Minutes of the February 9, 2026 Meeting

Ms. Giles stated the minutes from your February 9, 2026 are on page seven. Unless there are any comments or questions, I just look for a motion to approve.

On MOTION by Vice Chair Horton, seconded by Ms. Ambrosio, all in favor, the Minutes of the February 9, 2026 Board of Supervisors meeting, were approved.

B. Financial Statements

C. Assessment Receipts Schedule

D. Check Register

Ms. Giles stated the financial statement as of January 31, 2026 is on page 30 followed by your assessment receipt schedule on page 43. It shows we are 95% collected. Your check register is on page 45 and is in the amount of \$140,171.36. 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 Vice Chair Horton, seconded by Mr. Thomas, with all in favor, the Check Register, was approved.

FOURTH ORDER OF BUSINESS

Consideration of Amenity Policy Revisions

Ms. Giles stated this is on page 144. The changes on page 144 are just the date. The rest of the changes start on page 159 and these are the changes we talked about at the last meeting to beef up the language about e-bikes and mobility devices in the District. I sent this out a week or so ago to you for your review. This is the Boards opportunity to talk about the changes that staff has provided.

Mr. Thomas stated it seems to align with St. Johns County Sheriff coming out with some new stuff they're looking at, and it seems like we're kind of aligning with what they're saying. So, it seems like it should be pretty solid language.

Vice Chair Horton stated it lines with state requirements, too. I'm good with it.

Ms. Giles: Tom, is that a motion?

Vice Chair Horton stated yes.

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Ms. Giles asked any discussion? Motion passes and we will accept the tract changes and get that posted to your website. Jay, I'll make sure I send that to you also.

On MOTION by Vice Chair Horton, seconded by Chair Nelsen, with all in favor, the Amenity Policy Revisions, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Eckert stated the bills that are related to the recall of CDD Supervisors, those seem to still be moving. We will keep an eye on that. Then also the sovereign immunity. We are still tracking that, but the last update I looked at said that they were still far apart between the House and the Senate versions of that. I'm not sure if there will be a compromise struck on that, but we will keep that in mind and report in April as to the final legislative bills that have affected the District. Then over the summer we will be rolling out how we implement those and if there's anything that we need to do there. That's the only report I have. Other than that, it has been pretty quiet. One thing we may not have talked about is we did sign the documents the county requested for the trash dumpster over by the new library site. I think if Jay is there, he's more familiar with the site and he can explain. But once we looked at it and saw what the existing use was and everything, it was not a concern in terms of the location of the trash dumpster. So those documents did get signed and the county is able to proceed with that project. So, with that, I'll ask Jay if he could just address that either now or during this report.

Mr. Soriano stated I can take care of it now. I guess I forgot to get a picture of that. I did go over there and take a picture of the county. In the email it sent us something saying there was already a dumpster location there. It's not really a dumpster location. There's an odd little spot in that right section of the parking lot I was telling you where there's two parking spaces surrounded by curbing, which would be perfect for a dumpster. It's actually two parking spots, but we're not going to use them, so it will be perfect for them. However, what they wanted to do was cut out the back side so it's easier for the truck to come in. They're going to do the construction. I went over there and looked at it. If they put a wall up that will stop any visibility from that house that's right there next to that parking lot, that little square offshoot. That way they won't see the dumpster. And then we can always put some plants around the wall, make the wall look prettier. But that would end up being perfect. That way we don't have to do any redesign or the minimal amount of

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construction that they are going to handle. I don't know, I think we did mention it before that they are going to be doing a lot of work for resurfacing on the asphalt in that parking lot. So that benefits us quite a bit that we don't have to take care of that. I think it's to make it look new and nice for the library. So even if they weren't going to do the cut out of the curve, and they want us to do it. They're doing the asphalt work. I'm not doing that.

B. District Engineer

Mr. Silverstein stated not much to report this month. I checked into last year's engineer's report. We completed that early June of last year. Marilee, if you want like maybe the April meeting, we can start to discuss that. So, this way we can get a little ahead of it and to send out around the same timeline, early June.

Ms. Giles stated okay. We will add that proposal. Thanks Mike.

C. District Manager

Ms. Giles stated just a reminder to complete your Form-1. I do believe I am tracking a few have done that. You have until December 31st to do your ethics training but the Form-1 is due by July 1st. Just a reminder to take care of both of those. That is all I have.

D. Operations Manager - Memorandum

Ms. Giles stated it looks like Jay's report starts on page 169.

Mr. Soriano stated we were able to start off our movie in the park series after I saw you last month. We did end up having good weather, but it was a bit problematic because it was windy that night. It was a small group, there was probably only six or seven families that showed up. But the wind kept blowing our new giant windscreen over. It's nice that it's larger than our old screen, but it does make it harder. It's this air inflatable style. So, when we get any amount of wind, it's got to be tied pretty well. This was hard because it was so windy that night. We had a couple times where it blew it over completely. We had to stop the movie, rewind a little bit and get it going again. Once we were able to stand the screen up. I even had a couple of the parents there were getting tired of that blowing around. So, they picked up some of the soccer goals and moved them over so we could have six or seven tie down points besides what we already had. I just told them, yeah, we could do that as long as we made sure the goals went back in the same spot. They took care of that while I was cleaning up. They put everything back. We were lucky enough to get off

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the first movie. Our next movie. I did make a mistake so there will be an email going out tonight. I originally sent information a couple weeks ago that the next movie is on the 20th. It's actually this Friday. This Friday is realistically the unofficial start of spring break. Spring break starts Monday. They're out of school. But by Friday those kids are done. Half the kids may not even go to school that day and start their break early. We will see them at the parks and the pools and things like that. So, we plan on starting everything on our side Friday. Which also means we will have that March movie which is actually going to be the 13th. Friday night we'll be out there with our next movie. Tonight, when we send the email out, it's actually just going to be vague. I'm not quoting which movie it is. Right now, we're trying to set up license. It was between Elio and Zootopia 2. Both are out right now.

Mr. Lanier stated Zootopia 2.

Mr. Soriano stated Zootopia 2. They didn't release the license yet. So even though they're selling it in the store for us to broadcast it, we have to have that license. Right now, they are telling us it wasn't meant to go until the 20th when we originally had ours planned. So, we're trying to get them to. We paid for it either way. Those types of movies are generally \$350 to \$400 to pay for those licenses. So whichever one we are able to get and show this Friday, that's what will go. It will either be the Zootopia 2 or Elio which is a Disney movie. And then we will be open at the pools. We don't advertise it, but we will have staff there Friday. So, there's pool monitors. The slides won't be open yet because when we do pool monitors, we can't have the slides. Those are lifeguards. They get lifeguarded starting Saturday and then all of Monday through Friday and then also the following weekend there will be lifeguards available. The slides and sprays, all the attractions that were required to have lifeguards can all be running. Friday, we are there because we know people are going to be at the pool, but not for the lifeguards. But that will be out in that email too reminding everybody of timing and rules and things like that for spring break. Moving on. On my report there, you may notice I couldn't pull facility usage numbers. We did update our access system this last month and it's something I've been waiting on for quite a few months. I talked to a couple of you about this. We run this new mirror server. It's basically a backup. When we had everything first installed, it didn't really get installed properly. We've been waiting for Atlantic to come back and update it. The fitness center staff has had a lot of problems with having to constantly restart the server, reboot it, get it to come up, and when it comes up, one big problem we have is some of the doors take about two hours to load. Some of them load in five, 10 minutes.

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They've gone through all 30,000 cards and they relearn them so that they know when people scan, who is old enough to be where, which ones are valid, and which ones are not. But the big one that causes a problem, takes the longest, is actually at your pool. We did see that at the end of the year last year as we were going through it. They were supposed to come in and reprogram everything. They are the certified installers in this area. So, when I go to the software company, they are the only people they like us dealing with. They will not talk to me. I've mentioned that before. They will only give me so much information because they want to deal with a license installer. I get that sometimes people that are not IT smart enough can't damage software, but I've been dealing with the software for a long time. I know it in and out. They just will not talk to me so I have to have Atlantic. They finally came out. I did go through email after email to specify exactly what was supposed to be done, what was needed, and what we need done now to make sure that we get everything finished this time and we didn't get charged an absorbent amount. What ended up being quoted at five grand in two days ended up taking two weeks. So, this last month, the fitness center and myself have been dealing with trying to go through and almost go behind them, catching any problems and almost making a punch list like during construction. Hey, this is working better now but this is not. Right now, as far as I can tell after last Friday was the last day they were here, everything is up and running. It is much faster. We still see a couple of little bugs, but everything seems to be better where we can turn the system off and turn it back on. The door at the pool reloads just as quick as all the rest of them. We did lose about eight cards. They had to backdate one of their databases and we lost everything they did the week before Atlantic started. But it wasn't hard to get a hold of those people. Those are brand new people that just moved to the neighborhood. We let them know we just needed to retake a picture. All of their information is already written down in the file. That was a big part of these last couple weeks. But because of that, when I did this report, I could not pull usage. It is back up. Like I said, it's back up as of Friday. So, I could go through now and get that and update you next month on this. But when those servers are down, I can't go in and see who scans anywhere. I can't see who's using their card or track anything until we get those servers back up. That is part of why we wanted this mirror server. So that when we have problems related to things like say storms surge takes out our server. The backup server runs behind it 24/7. So, it basically takes over. The other one we can go in and restart or if it damages the computer itself, which we've had before, we can get a new computer and hard drive, get that one back up and running and this one's running in the meantime. That way there's

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no extended downtime for that front desk anymore. Like I said as far as since Friday, we've seen all the major stuff is programmed now correctly and working and better. There is a bit of a memory issue because we're getting so many cards. We have almost 30,000 active cards. What they reported to me when they were in there working is they have about 70,000 cards all together. That includes all of the old ones that we've taken out that are no longer valid. All those people are still there. We don't get rid of anything almost like our paperwork. We don't throw anything away. However, with this it is going to cause a problem because it slows the system down a little bit. This system is made to hold about 200,000 cards though. So, we have a long way to go. But we are filling it up and I would like to get rid of it. So, I have to find a way to save all the pictures and all the old files onto a separate terabyte drive so that we can actually delete them off of the server that's there, have them saved someplace else, and that little drive will just sit on the side like old paperwork. But I have to be able to get those cards out of there because it just takes up memory. It will work better and quicker if we get rid of that.

Mr. Lanier stated why do we need to keep the old info and should it be a timeframe associated with it?

Mr. Soriano stated so being local government, you pretty much have to keep everything for perpetuity. I don't know that I need this because it's backed up. Mike, I can maybe shoot you some information on what it looks like. It's already there as part of when they move in, they fill out actual paperwork. So, we have the hard copy paperwork. I don't know that I need an electronic version of it anymore. It's just we're used to not getting rid of anything. You are required as part of being a local government, you have to keep anything and everything associated with the District and then doing business. So, when those people moved in, I have their files from some of the first people that moved in 21- 22 years ago.

Moving on. There are a couple items on the operation side and maintenance side that I wanted to update you on. The waterfall signage, I did get information back now two weeks ago. I figured we would go through it here, though, that they located a matching fountain. They still had concerns, and I guess one of the concerns is where they were finding other fountains. But this fountain is now 7 years old. I didn't realize quite that long ago, but it's seven years old. They are concerned that even the model they are getting, it's going to look a little different. We have two of them up there, and the spray pattern won't be exactly alike. So, they were trying to find one that was on the shelf that was maybe an older model that matched this one better but not a new version

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of this model. They did find one. I was given a bit of an outrageous price. When we bought this thing, it was closer to eight grand, seven and a half, something like that. It is now \$11,000 to put this thing in. So, Lake Doctors came back to me and gave me some options of getting two matching smaller fountains. These are newer models, would be cheaper, and they would actually work a little better. When I was out there with them last month, the one thing I noted was the depth. By specs, the fountain that you have at the amenity center now will actually work at that depth. But it's getting very close to the bottom. Right there in front of the fountain, we are only about 2ft deep in some areas, so these things actually work on 18 inches. But if you get much lower, that part that sucks in water is actually sitting in the mud, and that's going to cause problems for the fountain and things like that. It may shoot up some black water instead of nice, pretty white water. So, the smaller fountains are actually even lower profile. What you have out there now is actually a 3.5 horsepower. What I would be looking at is more like one horsepower motor, and it would still shoot about 20ft in the air. Tom, I know you wanted something good height. These will be good. I think I do have a rendering I can show you in a minute here what they would look like. They would be high enough. But then I can take the fountain that's at the amenity center and can leave it there. They actually make different nozzles for these now. They are very expensive. It's about \$900 to change the nozzle on that fountain, but it would allow the one at the amenity center to actually be a little grander, which shoot closer to 32. So, this would be bigger. But when you approved this earlier, even if I could buy those two smaller ones within my amount, I didn't want to do something that's different than what we directed. We were going to move one, so you wouldn't have one at the amenity center. You would have moved it to the front. That was the plan. Now I'm actually going to be buying two new ones unless anybody has concerns of leaving the old one there. It would actually end up being cheaper and these are newer models so I would be able to get much quicker.

Vice Chair Horton stated I think that's a good idea, getting newer ones.

Mr. Lanier stated and with that little area right in front of the waterfall I don't think We need something grandiose. We've got matching fountains 20ft high. To me, that's pretty dynamic.

Mr. Soriano stated yeah, it's got to be at least about 10 or 12ft to see it. That pond is pretty low. Not just low because of your water right now, but as you drive in, if you've ever seen the drop off while walking up to the sidewalk, that one does sit pretty low from the street. So, if you have

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one that only shoots 8 to 10ft, some little ponds like people put in their backyard pond, it's not even really going to get high enough to where you see it while you're driving the car. So, we do have to have it come up to the height of the top of the waterfall or even about the letters, but not really that high and the spread on it. So right now, the way ours is designed without any special nozzle on it, if you look at the one in the amenity center, it's got a pretty wide pattern. If you put those two at the water, they're pretty much going to touch. That whole front end is going to be part of that fountain. So, we do go smaller. That part will look a little better, I think. It will look like it fits better.

Mr. Lanier stated I'd like to recommend getting the nozzle.

Mr. Soriano stated for the amenity center one. Yeah, that one, I do like the idea of that being a little more big and grand. Just to let you know, I am going to have to purchase a new light ring for that. We've been constantly turning it on and off. I was thinking it was a breaker issue. Lake Doctors, when they went to check it out and give me all the information for the model number on this thing, they did say they could see the lights actually, they go dim. So, when they reset them, the LED lights dim out, they're going bad. At their age, they're no longer covered under warranty. That light ring is a couple thousand dollars by itself. So, we are going to see a purchase on that. I do have a couple residents that really like to see that thing lit up at night. So, if you are going to keep it there, I've got to replace that light ring.

Mr. Thomas asked do you know the timeframe.

Mr. Soriano stated I'm hoping with this order, this being a newer one that this will be to me before our next meeting. So, these are not something they have to hunt down options for 1 horsepower. There's a ton of those out there.

Mr. Thomas stated and we already have the electrical.

Mr. Soriano stated the electrical is set up already and the nice part about the 1 horsepower, it's actually easier electrical. I don't have to have it hardwired. They actually come with GFI plugs on them already. So, my electrician can actually do a standard plug up there by the waterfall and we can just plug it in. Where before we would have to do a little more trenching. Everything's underground and it's actually hard wired. It's a little quicker on the electrical side. Then just to update, I am still waiting on JEA for the one meter that's at the front and I think Chalon, that's the one you were looking at today. It's all the way up by the Jacksonville line on Oakleaf Village Parkway, that I'm still trying to find out if we're required to handle that meter. As far as we know,

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it really only goes to the fire hydrant. They still haven't gotten back to me on that one, but they have gotten back to me on dropping some of the other ones. They are fine with that. If we're not going to use them, they can pull them. They just warned me again that if we do that and down the road, it costs you \$3,000 or \$4,000 to reinstall a meter, that's the only way you're going to get that water back. However, if we are not too concerned with things like watering an island that's in the middle of a cul-de-sac and that's all it does and that meter was there for it, you know, last time we said just take all those out. We have quite a few of them around the neighborhood.

Mr. Lanier stated this goes back to the cul-de-sac in your area. Did we finalize anything on that or come up with any ideas for that one?

Mr. Soriano stated you are talking with.

Mr. Lanier stated in Stonebriar.

Mr. Soriano stated yeah, not too far down from where you're at. So that one, we are going to turn that one off, but that's the one we talked about looking at. I don't think we did a proposal for that one yet, though, about getting some grasses and things like that on that little island right there.

Ms. Suchsland stated it's really shady under the oak trees.

Mr. Soriano stated we talked about we're not going to be able to do grass under the oak trees. Those roots will stop anything from growing, even with irrigation. But as you drive by, we would like it to look a little nicer up there. So, doing something that's more drought tolerant might be our only way. Unless there are any questions on the maintenance items, this week actually is going to be all the maintenance guys busy, pretty much bouncing back and forth from one job to the next. So, a lot of these are items that we've talked about the last couple meetings. This is work that they are working on right now. Although we are not completely done, it's to get ready for spring break. A lot of this is the new painting. This is that old slide. If you remember, last year we started priming and doing gel coat work. This is the new yellow. We can coat every year like we coat these blue pipes. This one right here is actually being changed to a brown. It's a supposed to be like an old-style wooden water tower. We actually changed these legs to make them cleaner looking and brown. We will update all the blue, the reds, the yellows. But this slide has worked out a little better by coating the whole thing rather than leaving that old plastic that was there. They are working on this stuff this week in hopes that we can finish everything and get everything opened up for spring break. There I know are going to be things that we just aren't able to finish

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by Friday. But as long as we can get the pools open and everything's clean and good looking. We shut back down after spring break for the last two weeks of March, week and a half of March and then April we are only open on weekends so staff will come back and finish any of those items that get missed at that point. We do have a lot of landscape work that's got to be done on the pool decks just to make them look better. So, we tried to do everything we could to move and protect our plants, but this is what our freeze does. This came the last couple weeks. So, if you walked out to the pool deck, you would have seen, actually we built a little greenhouse around this one to try to save this. This was very nice looking. Throughout the summer we added some of these Robellini and white birds everywhere to give us some nice color and tropical. We filled up all of our beds and that's each year we do that. We add pots you know that you've seen the hanging pots on the pool decks. You walk in, you see these nice big Christmas palms. It makes everything look tropical. I probably spend about \$1,000 on pots at the beginning of the year each year just for new plants. We try to protect as many of them to get them to last as long as possible since most of them are tropical. When we go through these freezes, I usually lose about a quarter of what's out there. And this one, I thought we were doing well until we hit this last month. Those last couple hard freezes we had, they took everything out. So, we're going back through and we will replace those. But I can promise the plants are one that that will not get completely done by spring break. That's mostly because I don't get a good selection yet either. So not until probably next month will I get a lot of nice white birds and things like that in that we can repot a lot of those plants. Just to let you know this also is not done. I was hoping this would be done by this meeting, but he just started last week. If you noticed our bricks, you can see on the corners. They have started working on the corners. I don't know if they were out there today, but they should be working their way up and then they can tile in the rest. That is basically like the veneer. It is almost like a sheet of tile that goes on. This is thin brick and it's got a webbing on the back and they basically just stick them to the wall after they go through and put the mortar on. But they have to get the corners on first. So, they started that on Friday. I didn't see them when I was out there today. I actually just took this picture today. But he did send me a text saying he would be done this week. That project is underway. Everything else has been painted. Once he's out of our way, we can also finish painting the sand paint on these bases and then that job will be done.

Mr. Lanier asked who is doing it?

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Mr. Soriano stated they're called KG Mason. They are the same guys. My guys will do the painting. I didn't want them to do the bricks because those veneer on something that large, if they get crooked, you're going to see mortar lines go crooked. I didn't want my guys to do that. They've done a lot of veneer work. We have replaced, if you remember, we had a couple signs where we had cars jump through the signs and they've done the base. If they mess up on the base and have a little crooked line here, you don't notice that it's covered in bushes and we have all kinds of decorative stuff up there, but something this large and sticking right out there I wanted the masons to deal with. This is the same guy and company that did your column years ago. He does a lot of sidewalk work for us and things like that. So, he is around quite a bit each year for us.

Vice Chair Horton stated are you still doing some duck removal?

Mr. Soriano stated the ducks are a lot better, but yes, we are still doing removal. I can tell you, last month, most of the ducks that we took off the pool deck, we actually didn't have to do anything with them. We didn't have to catch them. They died. So those ducks froze to that. We had probably 10 or so that we picked up out there and we could see them. So, these are invasive species. They also don't know when to fly south for the cold weather. If they have any health issues whatsoever, they just stayed there on their nests and we would find them the next morning frozen. So, the guys have been picking them out. The landscapers helped me with them. We had a bunch down by the pond and we probably had 10, maybe even 12 around the pool itself that we had to pull out. The day of the polar plunge, I was picking a couple dead ones up because they were right there by where we were doing the donuts. So, a good amount was taken out naturally. We still have a few staining our marcite. It is actually one that is a natural finishing painting the spray ground. The slide pool is going to be drained out this week and that's where we do the stain removal. We clean and wash that whole marcite, and fill it back up. That one is not a big pool so we're able to do that within a week and that will help because that is the pool the ducks really damaged. Outside of some of these maintenance items, the only other thing I had was actually a request for reports from security. And Mike, I just sent this to you a minute or two ago. Supervisor Horton had sent this and wanted to be able to show and speak about some of these reports. This doesn't have any specific information as far as what days the security guards work or what times. I think it was really just for some of the things they're confronting. Do you see a problem at all of showing these reports on the TVs? There are no residents here either.

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Mr. Eckert stated yeah, if there's no residents here, I don't have a concern with that. But I want to review it in advance in the event we have residents. Because you don't want to have it reveal any security strategies that the guards may be using. That would be my only concern.

Mr. Soriano stated yeah, I don't believe there would be anything on there that we have too much concern with right now. But if we did have residents, the next option would be just for future if we go through this, we can do something that's called shade meeting. So, we could finish our meeting here and a shade meeting allows you to be together and talk about security, things like that. Mike, Marilee, myself, we can be here. It's one of the only times we're able to ask the residents to leave. It's just for you to review this type of stuff. This meeting's going pretty quick, so it would be easy if we had one or two. We would just end the meeting and go through, since we don't have anybody. Mike, like I said, I just emailed this to you, if you're able to follow on. I think Tom just wanted to point out some of the issues they have to deal with and how they're making the reports. Tom is there anything in specific you wanted to go through? There's about seven pages here of different nights. Was there anything specific you wanted to go through?

Vice Chair Horton stated I want to go through all of them briefly.

Mr. Soriano stated okay, so this is the first one, first page.

Vice Chair Horton stated I just wanted to let you know I mentioned last time that somebody reported somebody down there with a gun. I said it was two weeks prior, but our meeting was on a Monday and it was that prior Thursday that it happened and it was in the reports. So, there was a gun report down there. That's something just to be aware of. You want to go through them right quick?

Mr. Soriano stated yep.

Vice Chair Horton stated the next one is. I'm not sure what they're talking about here.

Mr. Soriano stated so this is coaches running practices. We have had this before, I've mentioned last time, we get lots of people that run practice down there. Some are actually part of our sports programs. Although their really not supposed to be out there like I9. I have to remind them that they actually are not covered by their organization. The organization does not want them out there practicing. Not just because we don't have it in any type of agreement we have. But I9 itself provides insurance for the children playing games. It's only valid for that Saturday games. So, when those coaches, those parents, you know, they mean well they're trying to get their kids to be better. They're running practice on Wednesday, Thursday, whatever. The biggest problem

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with that is I9 no longer covers it. They don't want any liability, and that ends up falling all on us. So, we do get a lot of people out there running practice. Staff will go out there, whether it's security or any of our managers that are here at night will go out there and sometimes talk to the coaches, and they will tell us, oh yeah, I'm out here with I9 or something, and we explain rules to them. This is one that I don't believe these two coaches were actually ours because they argued who they were here with, and we were residents, and nobody had cards at all. So, these guys were asked to leave. They also argued a little bit. These are not our bad ones so there's another report in here, Tom, we'll get to in a second, that's more of our bad people that we have problems with. We do get a lot of residents that that's really all they're doing. We just remind them they're not supposed to be there. They are residents. I know they're residents. I know they mean well, but they are still not supposed to be running practice normally.

Vice Chair Horton stated the reason I pick these things out, it just seemed like a lot of things happened during last month and a lot of different things. A lot of repeat things, too. The next thing on there was and I'm not sure again what we're talking about, some football guy there or whatever and they said they called you to be trespassed.

Mr. Soriano stated so this is the one and actually I think he's on another one. Let me see.

Mr. Thomas stated when you say football, are you talking about a coach running a practice?

Mr. Soriano stated no, this guy is running football practice, but he is doing it as a sports trainer. He does boot camps for strength training, but he also does specialized football work. He is on another one in here.

Mr. Thomas asked is he a resident?

Mr. Soriano stated he is not. She refers to him as our favorite guy because he's been caught multiple times. I thought he was on another one because I had an interaction directly with him. He was yelling and cussing at the security guard, Terry. Terry did come in and grab me, and I went out to talk to this gentleman. He advertises and runs his business here. He has been here three years doing it as though he will advertise to the residents. The residents think it's okay. Hey, I'm bringing somebody in to train my son, we're going down to the field now. If they're playing games and it seems more like its playtime, we don't say anything. Once it looks like practice and we have talked about this before. Once it's organized, if you have cones and you have equipment and you're running repeat drills, you're going to practice no matter how you put it. I think a lot of times the offender believes that it has to only surround doing business. One of the first things he told me,

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well, I'm not collecting money. I'm not doing business out here. We're just playing around. This was a full-grown man with six or seven little kids. You're not playing with them. He had parents there in their chairs on the side. My parents never came to watch my pick-up games. I played with my friends all the time. This was training and practice. He also has Wanda and the security guards know him and got his name. This is one we know pretty well. We've seen him before, they came out before. He has a Facebook page where he advertises his business. And he does go to different places like Julington Creek or here out towards the beaches. He's got an official business for personal training. I looked it up, his address. His personal address is actually listed in Jacksonville someplace. But he meets a lot of residents here and that's what he's banking on. Now the night that I interacted with him, though, it's not this one, that's why I was looking for the other report. Nobody he was with had an identification card. He did lie to Terry, said that he had one. We figured that out afterwards, exactly who he was. But even the parents there, whether they actually were residents or not, they didn't bring it with them. We do get that sometimes. But if nobody has it, there's no way for us to be sure anyway. And even then, when one of them has it, I went through explaining the rules, you still can only have five people with you. You don't get to bring a whole team worth of guests. We still can't run business. He's still trying to argue with me of whether he's running practice or playing a game. I leave it at if it looks like a duck and acts like a duck, we are going to treat it like a duck. It's practice and he can't be running it here. So, we do get a good amount of those. He's just one we've had a little more, I guess, aggressive interaction with lately. So now he has not shown up on your fields as much but he was out there one night. Terry saw him, sent me a message, and sent her office a message so these guys were trying to get a hold of me to let me know he was out there in the volleyball court. He was running sand training, very good for the legs, but still can't be out there running for practice or training of any type. As soon as he saw Terry making her rounds, he took off. He is training and still showing pictures on his Facebook page over there at the village center. When you go home tonight, I bet you drive by the village center, you are going to see guys out there playing football. Some are out there training. The village center is no longer ours. We really can't do anything on that. I can report them to the county. The county has the same rules we do. I don't know that they will enforce it much though, at least until they get a building. But he has figured out if he goes over there, we don't mess with him. If he shows up at the amenity center on those soccer fields, we're going to say something and have him kicked out or trespassed at this point, probably trespassed. It wasn't as bad as it sounded. But he

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did push off on me a little bit when he was talking to me. Officers asked if I wanted him arrested. I wasn't doing anything like that.

Mr. Thomas stated but you can see where they have damaged this field. I think one of the pictures you had showed that, hey you do this, you've got the same kids running through the same stuff.

Mr. Soriano stated yeah between that and, like I said, the liability concern that's more of a big problem when we have people like that, especially if they're running business and all the people taking part in that business are not even people that reside here in your Districts. So, we put ourselves at risk and you end up paying for a lawsuit, which we do get. Like I said, I've talked to you before. You don't hear about it but I do deal with these on a regular basis. I get the Morgan and Morgan letters and the Farah and Farah. So, if you want to talk to me about my latest one after meeting, I can tell you some interesting stories, but we are always dealing with one of them. It doesn't help to have the added problem with people inviting other people in. They just have to be able to listen to staff and this was a case this gentleman was not going to listen to us no matter what.

Mr. Thomas asked can we go after them for using our fields as a business?

Mr. Soriano stated I'm not sure there's much Mike that we could really do.

Mr. Thomas stated if they want to get nitpicky, we can get nitpicky because we got Mike.

Mr. Soriano stated we could report it, but Mike's time does cost.

Mr. Thomas stated yes, I understand that, but this is more of a headache as well. Because our S3 security, they're doing a bang-up job walking around here. They don't need to be stuck for an hour arguing with somebody who already knows that they're breaking the rules. You see what I'm saying?

Mr. Soriano stated yeah for one, running a business, it would be more like I can report to the DBPR. His business license isn't even really up to date. It's actually invalid right now. When you look on, you know the license website for DPBR, you can find out if everybody is up to date with all their paperwork and things like that. He probably doesn't have certificate of insurance or any of that. So, there's things that I can report, but I don't know, short of catching him to trespass him, we have much that we're going to be able to do.

Mr. Thomas stated well, I'm just saying if we have been nice so far, at some point you have to say stop being nice. That's just what I'm thinking.

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Mr. Eckert stated if we've got, I'm sorry, go ahead.

Mr. Thomas stated no, I was just saying as well as because apparently this person isn't the only one and there are multiple people and that's just a waste of our time so we need to go ahead and set a precedence. Go ahead, Mike. Sorry.

Mr. Eckert stated no, I was going to say, I don't think the District should. When we have knowledge that somebody's running a business, a for profit business, on public grounds, we should not be letting them do that. If they are going to do that, it should be pursuant to an agreement with the District that provides for indemnification and insurance. It shouldn't just be, hey, I have a business and I don't want to build my own field, but let me just go to the CDD's field and I'll make a profit off of them.

Mr. Thomas stated isn't that what we do with the food trucks? They have to provide insurance and everything like that.

Ms. Nelsen stated and have an agreement.

Mr. Thomas stated and have an agreement. We're not going to do that, if you did that with personal trainers, you would be hit with hundreds of requests. There's a ton of personal trainers here that want to do their thing.

Mr. Thomas stated not if we charge \$5,000 an hour.

Mr. Soriano stated Mike, I think what Scott was looking for was more of a way that we could go after them though for the fact that they're here or I don't know what we could actually do short of we know where his business address is. He's listed as the agent for his LLC. So, we could probably send a cease-and-desist letter. I'm not sure what else we can really do.

Mr. Eckert stated is he a resident?

Mr. Soriano stated no, the address he has on file with his LLC is west side Jacksonville.

Mr. Eckert stated yeah, I mean obviously, you file and injunctive proceeding. But I would say a cease-and-desist letter is probably as much money that you want to spend on it right now, other than if he's out there when he shouldn't be, after he gets the cease and desist, then trespass him and trespass anybody who's out there with him.

Mr. Thomas stated alright.

Mr. Soriano stated really the only thing I see on this next one Tom is we do have a concern.

Vice Chair Horton stated yeah, the bikers are out there. There are groups of them.

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Mr. Soriano stated the security guards are doing a good job of trying to catch them and yell at them, tell them they can't be on property. Most of these kids are not going to listen to them though. They're going to ride through, they're going to show up later. I did get a complaint from a lady last week that lives in the cottages there, right across from the soccer fields that she looked in the policies and we are not even supposed to allow bikes. Why aren't we stopping these kids? The biggest thing is we can only do so much. We're going to have to enlist the help of CCSO, but even then, they got to be willing to trespass on them and they got to be able to respond pretty quickly because these kids sometimes are just riding through. They ride from the neighborhood. They will cut right through the middle of the soccer field and take off the other way. Unless we can actually catch them, you're also not going to be able to stop them too much.

Vice Chair Horton stated some of the key things here was they were doing donuts on the grass. We are concerned about the grass and here they are tearing it up. The last thing on there is whoever it was, they threatened. They threatened the security guard. It's more than just riding the bikes. They are tearing stuff up and threatening security guards. It's not good.

Mr. Soriano stated we get that from a lot, not just kids, but we'll get that from adults. I had an adult get angry with me a few weeks ago. It ended up working out well he apologized to me, but at first, he was frustrated. He thought I was telling him he couldn't be down there anymore. What he was doing was riding his dirt bike and he comes down with his kids. So, you might see him full grown adult on a full-size dirt bike. Then the son is like eight on a little tiny one. They ride down, but they park them right next to the field house. They don't ride through the field or anything. I talk to them as they're coming in. I'm just like, hey, you can't ride that out there. He got defensive with me and argued with me. But I was explaining the rules and you know, by the end he told me, no, no, I always come down and I park it right here. It's not really a parking spot, but that's still better, as long as you're not riding out on the grass or down the asphalt or anything like that. These are big, these are gas bikes. I explained to him we're already having trouble with some of the kids that aren't listening. At least he is teaching his son how to do it right. But I didn't see that at that point. I was just catching him as he's coming into the parking lot. He parked it where he says he normally parks it all the time. So, you'll be fine, but you may get talked to again by security. If the security guard sees you, they're going to talk to you. Don't get frustrated, and he understood and was fine. Those types of things we allow. But we get some other adults and even children, they don't want to hear the rules. Even after we go through the rules, they get aggressive

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with us. They cuss at us, things like that. At that point, all staff is instructed just to call CCSO. Once they throw out that first curse word or they get angry in any type of threatening way, which we do get a lot of threats. Yes, we just call CCSO and have them trespass them. I would rather them be trespassed and now it's out of our hands. It's a county code violation. You were told you can't be there anymore. We asked you to leave and you want to yell at us or cuss at us, we're not doing anything else. Let the officers deal with it and they can't be here. But then the biggest problem is the officers have to catch him. So, if these guys drive away, even if we have pictures and know who this guy is, they still have to catch him on site to trespass them.

Vice Chair Horton stated the next one, the bikes are a problem. I don't know if there's a solution to it, but we can't let them get away with it. Maybe the deputies will catch them or something like that.

Mr. Soriano stated more and more E bikes. I don't know why they call them virus bikes. They do that a couple times. I think they're typing on their phone and they've just got it saved in there.

Mr. Thomas stated the next one is soccer coaches are allowing the kids.

Mr. Soriano stated so this one, I do have to be careful. It's not the coach's job to actually stop these kids. The coaches we do ask to help out. I try to get the soccer program to look at it like it's their field. But these coaches are out there dealing with just their kids. They're not going to stop to go over and talk to the kids that are riding through. Now you will have some. I get some that do it. I've even had some that the coaches get into confrontation with a kid, try to stop that and make sure nothing bad happens out of that. She says it's on the coaches. You know how these coaches just allow their kids to continue. It's not their kids.

Vice Chair Horton stated I got the impression that the coach's kids were doing that.

Mr. Soriano stated no, it's not. Yeah, they're just over there. And what you will see is, like right here, you see a group of kids that are playing games or they're actually playing football or sometimes soccer. They are by themselves next to a practice, but that's not the organized practice. Those coaches are out there with their kids and running their practice. Just happens to be these other kids right there. We do have some that turn out for big pickup games. The pickup games themselves, not a problem. I like that. If they're just playing a game, that's what we want. That's what the field is supposed to be used for. I try to get security and staff to understand it's not until they have a problem like they're out there, they bring all their bikes out there and lay them down

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in the field. That causes a problem, lock them up at the front. Kids are out there yelling, okay, you can be loud and obnoxious but once you start cussing, I can hear you over there. We're going to come over here and break up your game. There are problems we want to look out for but they're all by themselves. They're not actually there with the coaches.

Vice Chair Horton stated the next one is just sort of interesting.

Mr. Soriano stated this does happen a lot. So, this was the first time she got to witness some extracurricular activities there. So realistically I would probably say three out of four of these incidences are actually adults. We have caught kids. I do instruct staff that if it is a minor, they're going to call CCSO especially if we see anything weird, an older kid and younger kid. I'm going to let the sheriff's office deal with it. That way no one could say we didn't do anything when it comes to the minors. We're just going to call sheriff's office. We don't do anything with the kids. We just let the sheriff's office know about it. I have had the sheriff's office actually get in touch with parents, things like that and some they just let go especially if they're younger. I've had a couple that are 13 years old, but they were both 13, so the officers didn't do anything. Of one was 13 and one was older then they're going to get involved but I leave that up to them. That's not for us to figure out or deal with. But those are actually the rare cases. We have a lot more adults that we'll find in cars in the parking lot late at night so security has been instructed after the fitness center closes at 10. Once we're done at 10, there really should not be any cars in that parking lot. Sometimes people are leaving a little late, they're taking a lap or two around the track, but by 11, 12 o'clock, that's when I actually have ASAP come through and they know at that point they can start taking people because the only reason you would be there is if you're leaving it overnight. If you're in the car, they can't tow them, but we can let them know yeah, you can't be here doing other things either.

Vice Chair Horton stated the next one is a fence. I guess you're aware of that. I don't know.

Mr. Soriano stated yeah, and then they'll bend it back. So, we've mentioned this before. There were a couple where they pointed that out. This is your basketball court. So, we do still catch some that like to try to climb that big ten-foot fence. But there are some that would rather just damage stuff by pulling on the faux it's just aluminum. Those are not real iron fences. They're just aluminum. So, they bend them and we bend them back. They bend them again. I know it's not as pretty looking, but it seems like they've gotten tired of trying to climb or anything like that. So, we're getting more of those cases where they bend that fence. This is at the front of the fitness

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center. As you get over towards the basketball court, it turns into the big ten-foot chain link style fence. The chain link is not as pretty. The faux iron by the fitness center is prettier, but it's easier to damage and just sneak in. I would actually like to replace all that and put chain link up.

Mr. Thomas asked what about Spanish bayonets.

Ms. Ambrosio what about what?

Mr. Thomas stated the Spanish bayonets? The landscaping.

Mr. Soriano stated eight years down the road that will help us. It does still have to grow.

Mr. Thomas stated oh, Chalon's got Miracle Grow. We are good!

Mr. Soriano stated but I mean even where we have bushes, they'll climb through bushes and try to get through and around fences.

Vice Chair Horton stated I didn't put this one down, there was also some kids down there but they ran off. They were throwing stuff over the fence onto the basketball court.

Mr. Thomas stated how much 10-foot fence are you talking about?

Mr. Soriano stated I would probably do it in small sections. So, I'm going to do the first section that they're damaging more consistently up by that gate, that emergency gate that goes in and out on the right-hand side there of the pickleball courts. I would probably start with that section. That's going to be a few thousand bucks but that's my amount. My concern is really, unless any of you have objections, because chain link does not look as good as the black faux iron fence. The black faux iron goes on the left side too for a small section by the pickleball courts. Not sure why they don't just go back there. It is easier back there.

Mr. Thomas stated let's not give them any ideas.

Mr. Soriano stated yeah, it may actually have something to do with pickleball being pretty busy now. So, you have a lot more adults over there keeping an eye on it where when you go over to the basketball courts, it's really just those kids. But security has done a good job of keeping an eye out for that and knowing where the problems are. They have caught some people jumping over fences.

Ms. Nelsen stated what about like the critter keeper thing which would line the inside.

Mr. Soriano stated you know, more of like chicken wire and things like that that you can put on the inside. I mean we could put extra stuff up and it's still going to cost a smaller amount, but you still got labor to put that stuff up. I'd rather just like I said, put the chain link up and extend it to where it goes from the basketball court all the way around. The ten foot is around our tennis

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courts too. It is really just that front side so that as you're walking up to the fitness center or where you put your bike in the bike rack or you pull up your car, that's the first thing you look at is that lower black faux iron fencing.

Vice Chair Horton stated the next thing's just sort of information; I guess. Some kids are out there breaking those handicap seats.

Mr. Soriano stated the handicap seats we do contact. I mentioned this a long time ago too. We do constantly have to repair these because what they like to do, if you notice is they spin them so you have this big seat they sit in now. They sit in there and their friend will spin them around, spins that chain up and then they let them go and the chain goes back around. That will actually break the chains after a while. You know, we have to constantly replace that chain. That is what happened here. This was repaired pretty much the next day because we have extra chains that are ready to go. But that does happen pretty much every day. The parents don't look at it like a big deal. I see the parents just standing there waiting for their kids. But it does add a lot of stress to that metal and it will break a chain just by spinning and letting those kids constantly do that.

Vice Chair Horton stated I guess you fixed the light in the men's restroom?

Mr. Soriano stated no. All right, so this is an odd one and the security guards didn't know how it works. This is how the field house was set up now 23 years ago. The light in the men's room is actually controlled by a master switch in the ladies room. He didn't know that. The ladies' room was off so he couldn't turn the light on in the men's room. He knows now.

Vice Chair Horton stated that is weird.

Mr. Soriano stated yeah, I don't know why they put it over there without pulling all the wiring in there. I don't have a way to change it. We just left it because those lights should be kept on. I don't know why they turned the master switch off in there that night, but the ladies was already off and he kept trying to turn on the men's light and couldn't get it work. He got over and turned that one on first and made sure that master switch was on. They all light up. We went in the next day and it was all fine. There was no problem. But he didn't know that.

Vice Chair Horton asked who would.

Mr. Soriano stated all of our staff now for 23 years has dealt with it. Like I said, we can get the electricians to rewire. I don't know why they did it that way, no clue. It doesn't make sense to me. It would make sense if the master switch was in the concession stand because when they

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close up, they could turn the power on and off too. Maybe that's what they meant to do and just put it to the wrong switch. But it's in the ladies' room, not in the men's room.

Vice Chair Horton stated the next one is some more bikers down there. Can't stop them of course again, it's a continuing issue.

Mr. Soriano stated well, I mean we do catch them and you've seen it in the past. We do trespass them but yeah, we have to actually catch them.

Mr. Thomas stated do we need to start suspending their parents?

Mr. Soriano stated this is the other one.

Vice Chair Horton stated the last thing, it's probably a repeat of the other one.

Mr. Soriano stated yeah, this is the other faux iron one.

Mr. Thomas stated if you're up there underneath.

Vice Chair Horton stated the bottom line is the security guard is doing a good job, I think. They are tracking these down and they're documenting it pretty good. I mean we don't know that unless we look at it you know. What we do about it? Like the kids down there on bikes, to me that's only going to get worse until we figure out what to do about it. I'm not sure. Maybe we need to get the deputy down there and maybe they can stop it. I don't know.

Ms. Nelsen asked are you opposed to pushing out a community email with the new rules?

Mr. Soriano stated yeah, we can. We're going to go through that with Middle Village after you. They've been dealing with the same complaint that you're seeing on the field that's really gotten worse since Christmas. A lot of kids got new toys but we did see it last year a bit too and definitely the motorbikes. The gas motorbikes are the problem. But here, that big walkway, it's a 3/4-mile walkway back there, they've been dealing with that for years on this side. Kids go up and down and they use that for access to the school. So, these kids ride these little bikes to school and then ride back that way too. Outside of the hours, like even later in the day where they might be playing and they're just zooming up and down, there is a daily problem over there and some of the kids just aren't courteous. Some just don't understand what they're doing, could be dangerous. I get complaints constantly that, oh, I was almost run over and things like that. What are you guys going to do? It's the same problem. Unless we can actually catch them with the sheriff's officer, it's not much we can do. We talk to the kid. Most time they don't listen to us anyway. We could start, I guess, doing letters to the parents you mentioned that. It is a good amount of administrative work. I know if we know who the kid is so catching them on the field or catching them back here without

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knowing that they're telling me the truth or being able to scan a card, I don't really know who the kid is. But if I know who the kid is, yes, we can make contact with the information we have at the fitness center for when they came in to get their cards to send them this almost threatening letter that if they're caught again. But outside of that, I don't really have a way to do much of anything until we can catch them with an off duty or a beat officer from CCSO to give them the trespass citation. Once that happens, it's just a kid. Those would be more likely the ones that they come in, apologize to you. The parents can do whatever and you could see fit to give them less time or anything like that. But the problem is even then we still have to catch them.

Mr. Thomas stated right.

Mr. Soriano stated then word gets around. We didn't see as much of a problem for a couple months when we caught the kids last year around this time. We caught eight or nine of them, the ones that ran from the cops. For a couple months it got quiet and then it built back up. And then like I said, I think a lot of kids for Christmas got some new E bikes and things like that. That was definitely a popular one. So that's become worse. I think those can be a little more dangerous on the walking path because you cannot hear them either. So, a lot of people will tell me they just zoom by and they didn't know. Whereas at least the gas, you can hear it coming, so it creates a problem. But it's still the fact that if the kids aren't going to listen to us. They were still getting trained, but Terry is the one that you'll hear yell across the field trying to get on these kids. One or two might actually listen to her and say oh sorry, ma'am I'll park it. But most, they're just going to zip away and then they're going to be back either later that night or tomorrow.

Vice Chair Horton stated I'm thinking maybe the security guards, if they can get close enough, just take videos, we can recognize them. Maybe we could work with the school resource officers and find out who these kids are.

Mr. Soriano stated so they take pictures.

Mr. Thomas stated there's confidentiality.

Mr. Soriano stated yeah, I can reach out to the officers at school. We have tried to do some of that before. There are rules to how we share the pictures. But that's the hard part is actually recognizing the kids from the pictures.

Vice Chair Horton stated so we just let them go ahead and do it.

Mr. Soriano stated we are not letting them do it. We're doing all we can. But we're kind of anti because like I said, unless we catch them with a sheriff's officer, I can yell until I turn blue. I

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can even catch them right in front of me and give them a stern lecture. They can be scared of me. They're going to go home, maybe even complain to mom and dad. Mom and dad might yell at me. They are going to come back and do it again.

Mr. Thomas stated with an email, could that be included to say if your kids are caught, you will have your cards revoked as well or trespassed. I don't know.

Vice Chair Horton stated sort of like those kids that set that slide on fire. We did something there.

Mr. Thomas stated it might be talk to Mike and see how threatening you can actually get with the verbiage.

Mr. Soriano stated so even right now we have a lot of those comments, whether it's in the policies or even on our signs that you can lose your privileges. That's the same here. Now we may even catch a few that are not our residents anyway. They don't lose privileges. Really, I have to rest on the trespass in that case.

Mr. Thomas stated can you tie in that one as a recommendation to call CCSO if you're bothered out on the fields, maybe make that part of the email as well and say hey, make the call. Squeaky wheel gets the grease.

Mr. Soriano stated that I think would probably help more of the residents know they should be calling the sheriff's office. They have such a big problem with these bikes too. Scott, you were talking about the rules at St. John's putting in place. We have state codes already so that we mention our policies now. But St. John's is stepping this up a bit because so many people are complaining and they have had a lot of accidents in the last couple of months, some fatalities even. Clay just hasn't addressed it yet. We get all the complaints. I know the parents are complaining.

Vice Chair Horton stated it's just a matter of time.

Mr. Soriano stated oh yeah. So, we can put that in the email. If I can get the parents to the ones that are out there that are complaining about the other kids. The parents bought their kids E-bikes and they don't care, at least to train them to use it right maybe. But if I can get those other parents to call the sheriff's office instead of just calling me or going to get the security guard, the security guard's going to do their job. But they're going to go after them, yell at them, try to find out who they are, but those kids are just going to go away unless we have the sheriff's office catch them. And that's where I need those parents to call. So, the day that we trespassed all those kids last year with a gas bike, I don't think I would have been able to catch them all with our off-duty

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officer that was there. If it wasn't for the fact there were about 40 other parents on the field that day that were calling and complaining because these guys were flying through their practice. Like I said, we almost had a big problem with one of the coaches throwing a chair at one of the kids while he's zooming by at like 35 mph. That would have been a major accident. So luckily that kind of stuff did happen but all the other parents were on the phone at that time, so they got hit with a lot of calls. That is why all of these other officers came down and were able to catch them as they were running away. If it was just our off-duty officer, we wouldn't have gotten all of those kids.

Ms. Nelsen stated I say we start with the simplest thing first, which is let's send out a community email and just inform everybody that this is not acceptable and it's against the rules and these could be the consequences.

Mr. Soriano stated we can put in the new wording too. Like I said, after we go through with Middle Village tonight and make sure they are happy with what we did, because our policies match. You do have some different facilities, but the actions are still the same. So, we'll put that in there but it will be mentioning the reason for this is because of this uptick and things like E bikes, even gas bikes.

Ms. Nelsen stated as far as like back here, I've looked and other communities are putting in speed bumps on the walkway. Because if you're walking, it's not going to bother. If you're on those bikes, it is an issue. So it might be that we have to spend the money for speed humps.

Ms. Giles stated thanks, Jay. Anything else?

SIXTH ORDER OF BUSINESS

Audience Comments (Limited to three minutes) / Supervisor Requests

Ms. Giles stated item six on the agenda is audience comments and Supervisor requests. For the record, there are no members of the public present so we will move on to Supervisor requests.

Ms. Ambrosio asked do you know more about that vertical bridge?

Mr. Soriano stated say that again.

Ms. Ambrosio stated the vertical bridge that we got that email about.

Vice Chair Horton stated talking about that wireless.

Mr. Soriano stated no so this would be up to you, if you want to discuss this? We have had companies approach us in the past about putting up towers. So, if that's something you are interested in, we did forward it along to Mike and Mike. I want the engineer involved. They do pay. So, there are places where you can make a small amount of money from these companies by

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allowing them to use your property to erect a big cell phone tower. You do get pushback in some areas. I don't know that I would see it much here, depending on where they're looking at putting this tower. They can be kind of ugly. But you will get groups. I've seen this in other neighborhoods that are dead set against having extra electronic waves in the air. Their belief that this can cause issues, whether it's cancer or brain issues or things like that. Putting a tower next to where they live or where the kids play and things like that. I've seen residents turn up in droves sometimes. So, you do get pushback on that side. But other than that, this gentleman, I think was reaching out to you in hopes that you would be open to the idea and this would be a lease for land type thing. We haven't talked to him anymore. We leave that to you, if this was something you wanted us to pursue and bring them in and talk to Mike and Mike and see what could be done.

Vice Chair Horton stated this is the first time I've seen anything like this. The only thing that bothers me about it is there's two different standards out there. For some you can put one in, I think they're talking about Verizon here then that means T Mobile and I think some of the others, they won't be able to use that same tower. That sort of bothers me on that end. You would have to put up two towers to give everybody the same amount of coverage. But it seems like we could find a place to where it wouldn't bother anybody.

Mr. Soriano stated we have one here on this side of the church property. Middle Village didn't get anything from that. It went to that property on your side. I think we were approached years ago over near the Ballpark area.

Ms. Nelsen stated yeah and then they went down Granfield, remember, and they put that one up down there.

Mr. Soriano stated in this email. They didn't email me originally. It was Marilee and you that were only copied on there, so we forwarded it to Mike and Mike just to make sure they're aware. But they didn't say which location they were looking at.

Vice Chair Horton stated have they met these requests before.

Mr. Soriano stated for you, years ago, we did just have a District over in Lake Asbury was probably two years ago, but once a Board even said, yeah, we will be interested in hearing if this is actually worth money for us to lease that land, company just disappeared. I don't know if they got a better deal nearby and they were fine with it, but they are going to look for their cheapest spot.

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Vice Chair Horton stated I think the way to look at it is not making money off of it, is providing a service to the residents here. They're coming out with this 5G stuff now. So, you don't even have to have a cable going to your house. You can run it off the tower so it's something that's coming. Do we want to provide that service and make it available to our residents or not? It's something to think about.

Ms. Ambrosio stated yeah, I will have to look more into it. I didn't realize just one tower; it would only have to be for a certain service. You'd have to have a different tower for additional.

Vice Chair Horton stated yeah, there's two different standards out there.

Ms. Nelsen stated yeah, we need to look at that.

Ms. Ambrosio stated yeah.

Vice Chair Horton stated and they never. Well, as far as I know, they don't put both of them on the same tower. So, to me, it's like stupid.

Mr. Soriano stated I think we were just leaving it to you. If there's something you would like us to find out, we can always pursue it. But we're just leaving it to you whether it was something you even had any concerns for. Like I said, they just reached out to you rather than reaching out to our engineer. They did include Marilee, which is a start. But if there is something you want us to find out for you, we can always reach out to them and bring that back to the next meeting.

Vice Chair Horton stated as far as just cell phone service, I'm on Verizon. I get two bars where I'm at. I have never had any trouble making calls and never had any drop calls or anything like that, so I don't know who it might benefit.

Mr. Thomas asked anything else?

Vice Chair Horton stated I don't think there's anything we need to do right now.

Ms. Nelsen stated not at this time.

Ms. Giles stated All right, Cindy, do you have anything?

Ms. Nelsen stated yep, do we have the pool hours posted anywhere?

Mr. Soriano stated they were supposed to go on the website? I know they're going out in that email. If they're not on the website, it will go from the email to that page.

Ms. Nelsen stated okay, thank you. That's all I have.

Mr. Thomas stated I was over by the library area. Did they ever come out with a projected date when we may actually have a building or breaking ground ceremony? Because I know that

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Cindy wants to be there with a shovel to break the ground, but is there any type of movement on that that you know of?

Mr. Soriano stated nope. Mike, I don't know if they've shared with you anything, but I haven't seen a timeline at all.

Mr. Eckert stated no, I haven't seen a timeline either, but my understanding is everything is still progressing. But they are applying for their environmental resource permit, which is what you all signed off on and that takes some time. Typically, once you get the permits, then you will know what your timeline is that's real. But sometimes water management districts can take a little while.

Mr. Thomas stated I'm just getting a lot of questions because they hear about the library's coming. The library's coming.

Mr. Thomas stated oh slow down a little bit here.

Ms. Nelsen stated yeah, I think we're a good three to five years out.

Mr. Thomas stated which brings me to the next thing. So, the landscaping that's going to be around it, who was in charge of those? So, you know how the parking lot, there's the parking that's in front of those little houses, and the little, I guess, cul-de-sac kind of sticks out, there are some people really taking advantage of putting their old pots and trash. Is that our landscaping or is that a little convenient?

Mr. Soriano stated we have talked about that before. Realistically, we would own that. Without the HOA's help, we are limited in what we can do there. We have given it to them and they should be dealing with those things. So, like the homeowner that has all the pots out there, that should go to the HOA. We can't fine them or anything like that. The District doesn't have much authority on it. That can come from the HOA sitting in front of their house. I don't know that the HOA even does much with that. The islands on the other side that are connected to the county's property there, the county is not going to do any irrigation or landscaping or anything like that. They are going to build the building. They are going to deal with construction. Like I said, it's just the asphalt work alone I'm pretty happy with, but they won't deal with anything else. So, like the trash can we installed, we are going to have to still empty all the trash. If we want to deal with those islands on landscape, that's going to be us. But the ones on the homeowner side, that's really where the HOA should be getting involved in that.

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Mr. Thomas stated okay, then I'll contact the HOA. Any update on soccer? I have not been able to touch base with Kate or anybody to ask that might come to the meeting.

Mr. Soriano stated no, I sent an email. We can ask Kate, but she can't do anything. She can't make any decisions when it comes to the agreement. I mentioned last time. She's the one here. She's the person we deal with trying to get them to understand to change the fields around. But as far as paying for the damage that's been done there, she doesn't get a say. She's not part of the business. I did send an email to Chris Bruner, not last week, the end of the week before. I haven't got a response yet about could he attend one of our meetings. But I know they were busy all last week. If you saw we did have first men's professional game for Jacksonville. That's the same organization. The same people doing the work for our recreational program and our travel team. These are the people that own your professional sports team for soccer. Last week was the first men's game. We've had women's games since last year, but not the men's game, so that was new. Then they did that one at UNM last week. But they may have been busy. He just may not have had a chance to come. But I did ask him to attend one of our meetings. But he will be one of the guys that does operations and can-do things like make decisions. He's the one that signs our contract every year. All right. That's all I have. Thank you.

Vice Chair Horton stated I don't have anything else.

Mr. Lanier stated I have nothing to add.

SEVENTH ORDER OF BUSINESS

**Next Scheduled Meeting – April 13, 2026
@ 4:00 p.m. at the Plantation Oaks
Amenity Center**

Ms. Giles stated our next meeting is April 13, 2026 at the same location at 4:00 PM.

EIGHTH ORDER OF BUSINESS

Adjournment

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

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

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Signed by:

Marilee Giles

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Secretary/Assistant Secretary

DocuSigned by:

Cindy Nelson

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Chairman/Vice Chairman