

**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, **April 13, 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 *by phone*
Tom Horton
Scott Thomas
Andre Lanier
Amy Ambrosio

Chairperson
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Marilee Giles
Mike Eckert
Mike Silverstein *by phone*
Jay Soriano
Jennifer Stanton
Chalon Suchsland

District Manager
District Counsel, Kutak Rock
District Engineer
GMS
S3 Security
VerdeGo

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 4:00 p.m. Four Supervisors were present in person constituting a quorum. Supervisor Nelsen joined via phone.

SECOND ORDER OF BUSINESS

Audience Comments (Limited to three minutes)

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

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THIRD ORDER OF BUSINESS

Approval of Consent Agenda

A. Minutes of the March 9, 2026 Meeting

Ms. Giles stated on page 7 are the minutes of the March 9, 2026 meeting. Unless there are any comments or corrections, I just look for a motion to approve it. Any discussion?

On MOTION by Mr. Lanier, seconded by Vice Chair Horton, all in favor, the Minutes of the March 9, 2026 Board of Supervisors meeting, were approved.

B. Financial Statements

C. Assessment Receipts Schedule

D. Check Register

Ms. Giles stated your financial statements start on page 39 and is followed by your assessment receipt schedule showing you are 95% collected, that is on page 51. Then on page 53 is your check register in the amount of \$131,378.48. Unless there are any comments about the check register, I just look for a motion to approve it.

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

FOURTH ORDER OF BUSINESS

Acceptance of the Fiscal Year 2025 Audit Report

Ms. Giles stated most of you have seen this in years past. It is behind tab four. This report is 30 pages long, it's from Grau & Associates. I think they did a really good job but I am going to highlight some of the letters. The first letter is on PDF page 107 and it's the auditor's report. It is their main letter. Under the second paragraph it says in our opinion the financial statements referred to above present fairly, in all material respect, the respected financial position of the governmental activities in each major fund of the District as of September 30, 2025. We are going to keep going down to PDF page 132 and this is the internal control letter. Under the section titled report on internal control over financial reporting, in that last paragraph it says given these limitations during our audit, we did not identify any deficiencies in internal control that we consider to be a material weakness. On PDF page 134 is the compliance letter and in the fourth paragraph it says in our opinion the District complied in all material respects with the aforementioned requirements of the fiscal year ending September 30, 2025. The last letter is the management letter and it starts on page

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135 and in the middle of that letter it says the purpose of this letter and there are three things there in Roman numerals. On the next page it provides an answer for those Roman numerals and it says current year findings and recommendations none. Prior year findings and recommendations none. Then the third one is compliance with the provisions of the auditor general of the State of Florida. There are seven items there. They mostly all have a similar answer in that no significant findings or no such matters were discovered. Today, I just ask that you accept the audit report, the draft audit report unless there are any comments or corrections. Tom, yes sir?

Vice Chair Horton stated I have a question probably for Mike.

Ms. Giles stated what page.

Vice Chair Horton stated page 21 of the report. Note 11, contingencies 127 at the time of the report. I don't know if this is still valid or not or if it has been settled.

Ms. Giles stated it's the pending lawsuit.

Vice Chair Horton stated at the bottom of the page.

Mr. Eckert stated yeah.

Vice Chair Horton stated is that still pending or done?

Mr. Eckert stated it is not done. Typically, what happens is they do a notice saying that we might sue you and we send it to the insurance company and the insurance company starts investigating on your behalf. But I have not received word that it has been finalized yet in terms of a settlement or a denial. My understanding is no litigation has been filed yet.

Vice Chair Horton stated it could be between the insurance company then, right?

Mr. Eckert stated it would be. If there is a claim against the District for personal injury that is covered by your liability insurance, we turn it over to them. Honestly, we check in from time to time but we don't actively monitor that on a weekly basis just because you are already paying for an insurance defense attorney to do that.

Vice Chair Horton stated basically, what was it?

Mr. Eckert stated somebody is claiming that they, I think, tripped and fell on a sidewalk.

Mr. Soriano stated I think I mentioned this one before. It's not even our sidewalk. We go through a couple of these each year.

Vice Chair Horton stated is that the same one we talked about before?

Mr. Soriano stated our insurance company will go through it pretty much to the end, even though we may not be part of it as we get to the end, because it's not our sidewalk.

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Ms. Giles stated alright if there are no other comments, I am just looking for a motion to accept the draft audit report.

On MOTION by Vice Chair Horton, seconded by Mr. Thomas, with all in favor, Accepting the Fiscal Year 2025 Audit Report, was approved.

FIFTH ORDER OF BUSINESS**Staff Reports****A. District Counsel**

Mr. Eckert stated good to see everybody again. I have got three pieces of legislation that I wanted to report on that did pass through the Florida legislature. Number one is the sovereign immunity limits were raised. As you recall historically the sovereign immunity limits were \$200,000 per person and \$300,000 per occurrence. They went up to I believe it is \$350,000 per person and \$500,000 per occurrence and that was a compromise between the house and senate because it initially started out wanting to go a lot higher than that. The governor, at least the last time I checked has not taken action on this item yet but the governor has three choices. One he can veto it and then it would go back to the legislature to see if they can override his veto. He can let it become law without signing it or he can sign it and then it would become law. We don't have any indication that the governor is opposed to this legislation so we would expect it to become law. It will have some impact on your insurance rates because now the insurance company has higher exposure on each one of the cases that are filed. However, there were some things in the bill that would help mitigate against that. Number one is they reduced the statute of limitations for claims against the government down to two years. I believe it was four years before that. They also reduced the notice of claim period so before you sue the government, you have to send a notice and have to wait a certain amount of time and then you can sue after you send that notice. They reduced that down to 18 months. Because there is a shorter window for people to make claims. They anticipate there will be less claims overall so that has to be factored into what your insurance rates would be. We will see what they are going to come up with. That is the first piece of legislation. The second piece of legislation is currently as you sit here today, you can only be removed from office as a CDD Supervisor by the governor for malfeasance, misfeasance or nonfeasance. That is the only way you can lose your seat other than if you move out of the community and you no longer are qualified to hold that seat. There is a bill that was passed that

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again has not gone through the governor process yet that provides for a recall of individual CDD Supervisors. If a resident says I don't like my CDD Supervisor after they serve 25% of their term, they can initiate a recall petition. If they get enough signatures on the petition, they are validated then they can have the Supervisor of Elections to do a special election to have that Supervisor removed. I would say the good part about this though is that the person who is driving the petition and the person who is paying for the election is the person who files the petition and agrees to do it. In certain cases, there may be reason for a Supervisor to be recalled but at least the cost burden on the person pursuing it is hopefully going to get rid of those, "I don't like this person I just want to get rid of them" kind of thing.

Vice Chair Horton stated I thought you could always do that with an elected official.

Mr. Eckert stated not for CDD Supervisors.

Vice Chair Horton stated but for the mayor or something like that you can.

Mr. Eckert stated yeah but that is going to depend on the process that they have there. HOAs have that kind of a process too from time to time but depending on how your documents are written. That is the second piece of legislation. The third one is requiring local governments to accept online payments and credit cards for payments of things that are due and that is something Jay's office is already working on. We anticipate again all three of these bills will become law. But we will keep you posted on that once something actually gets signed by the governor and will report that at a meeting.

Mr. Thomas stated is that coming from the Villages or anything like that.

Mr. Eckert stated which one, the credit card?

Mr. Thomas stated the second.

Mr. Eckert stated it is actually coming from not the Villages but another community in Central Florida.

Mr. Soriano stated it's an outrageous story to listen to. So, if you guys want some information. We talk about other issues at this District, it's very interesting stuff, but it has more to do with this as a developing District and concerns of like, misplaced funds and things like that. There's a lot that went around before it came up for things like this.

Mr. Eckert stated and then not wanting to have meetings to address the people who are asking questions.

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Mr. Soriano stated even you know the news is there, and then all of a sudden, the meeting was cancelled. It was definitely interesting.

Mr. Thomas stated okay.

Mr. Soriano stated it's definitely not a single thing you ever want to see or hear. That's something that we do. So, it was interesting to watch. But, yeah, you guys want to know more about it after the meeting, I can share some places you can look and read up on it. That's what that one came from.

Mr. Thomas stated thanks Jay.

Mr. Eckert stated sometimes bad facts make bad law. That is all I have. Happy to answer any questions you all have.

Ms. Giles stated thanks Mike.

B. District Engineer

Mr. Silverstein stated we have the 2026 Engineers Report coming up. We will dispatch our inspector in May to do that. We will coordinate with Jay to see which action items he has completed from the 2025 Engineers Report. We did an inspection back in January where Jay started addressing the things from the 2025 report that we checked in on and scratched off our list. If there's any questions regarding that, let me know. Otherwise, we will see you guys out there in May. You will hear from our office.

Ms. Giles stated thanks Mike.

C. District Manager

Ms. Giles stated from me is just a reminder as we were talking about ahead of time just to complete your Form-1 no later than July 1st. I will give you a monthly reminder and then closer to that date I will probably start sending you weekly reminders until you do that. I won't let you forget Scott. I do have one more thing. Seat 4 and seat 2 that qualifying period you can prequalify now Cindy and Andre. You can prequalify now but the qualifying period is noon June 8th on Monday through noon on Friday June 12th so you have a whole week noon to noon to go down to the Supervisor of Elections office to submit the paperwork for that.

D. Operations Manager - Memorandum

Ms. Giles stated Jay's report starts on page 139.

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Mr. Soriano stated we have had a lot of community events start up. This is the time of year everything is going to start increasing, especially now that the pools are open. Spring break was successful at your pools. We did have a movie in the park last month, but then we also had our first dive in of the season. We did start a little bit earlier with the dive ins this year. The main reason for that is in our schedule for the summer. We added a couple new events from last year that everybody seemed to really enjoy. There was the live entertainment pool side. We did one in each side last summer. One at that you're pool deck and then one over here. It worked out really well. Everybody enjoyed themselves and we plan on doing it again, but I put in this summer to have two at each location. The main reason for it is really weather. I know when we did yours, yours worked out perfect. The weather was great and we had a lot of people. When we did the one here, we had a good amount of rain. So, everybody was stuck underneath the covered area. We did plan for two just for a case like that, that way people really only stick to their side can still enjoy it. We do have a few people that really don't like to travel all the way over there. So, we did plan for two. We started a little early. The pool deck was pretty busy Friday night. We had all the food trucks there. Everybody really took apart, but the water is still cold. So probably about 3/4 way through the movie, people started getting out of the pool and packing up a little early because it was chilly Friday night. The wind died down so it was nice and we were able to get the movie through. But yeah, I know people are itching. It's 90 degrees out some days, but that water is not warm yet. So, the kids are only in for a few minutes. They did allow us to start our schedule a little earlier. Coming up this month we will actually have two so we alternate back and forth. We had the first dive in at your location. Now our next one will come over here. Before I see you guys again, we'll actually have the dive in at your side. Two dive ins in this upcoming month and then we will have our first live music event at the end of May. Then also our out of school parties will be coming up in May when the kids are dismissed. We have that last Hoorah at the pools. It's to open up the summer and we do them simultaneously so there is a party here with a DJ and pizza and then at your pool, the same thing. They both go on at the same time. That really kind of officially starts up our summer too. Right now, our pools are only open for the weekends. In May we start with that alternating schedule because it does get a little nicer. People do come to the pool a little more often. But we also, while the kids are in school do that alternating. Monday your facilities open, this one here is closed. Then Tuesday we go back and forth. And then by Friday, Saturday and Sunday, both sets of pools are completely open. Once we hit that end of school

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Memorial Day weekend, we do the full blast open every day. The swim team has started up this year. They may come to us again like they do every year, needing overflow practice when things are going on and we use your facility. But most of the swim team stuff that goes on, practices, meets, it's all at this side. This pool deck here was designed for that. The pool is much larger. This deck over here can hold about 700 people before it really gets too crowded that I got to worry about it safety wise so we can have some big meets. We try not to do those kinds of things, practice at the most if there's an issue going on at your pools. You'll see we are getting a slight increase because of the weather. Now the pools are open. You will see the cards printed and the rentals starting to increase. We do actually get to the point where we are printing cards, this is for updating kids that are older and can come to the pool by themselves, bring a guest or new residents moving in. That number will reach 500 easily in these busy months and then sometimes even in the summer up to a thousand new cards in a month. But this is the beginning. They are just starting to increase now. After spring break, we typically see that. Then moving on, I did hope a couple of these things were done a little more. I just wanted to update you on waterfall signage. The company I did end up making orders for, for the lights and the pumps that we chose last month, this is a new company. I don't have net terms with them so it could take me a couple of weeks to even set up doing that order. So, we don't have those in but I don't like to put 5, 6, 7, \$8,000 on my credit card with one purchase. A month's worth of purchase is one thing, but I typically like the check register to do all of our work. So, I did set up terms with them. We did just do a couple of projects with them. So, this wasn't a problem getting set up. It just took a little time. But we will get that going after approving everything last month. Then our brick guy, I am not sure why that's going so slow. If you've seen him out there, he's halfway up the tower. It looks great, but he is only halfway up. I think it's just we are the smaller job so he's got another job going on and we keep getting pushed down. But I've been talking every day, hey, I would like this done this month so that I can check that off the list. Like I said, it looks great what he's got done. But we're only halfway up that tower at this point. There are a couple things that I'm going to point out to you. I got pictures for you guys of all the work that was being done this summer or I mean, this past month, sorry. But there is one item that wasn't really on my report. This was a request from a resident. I think we talked to a couple of you guys. We did take this last month to look at some of the stuff. This was a request that came from a pickleball player. This was to have an AED at the fitness centers because of pickleball. We do have some Districts that they actually opt not to have AEDs. They are very

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beneficial, but you actually do bring on a little bit of liability by having this. Now the other Districts that we have that have opted not to have AEDs are not staffed like we are. I don't see as much of a concern if this is something we want to do. We have AEDs right now that are available. They're only part of our lifeguard networks, so our lifeguards have them. That is standard of care for lifeguards. That's a little different. But we are not required to have them at our fitness centers or anything like that. It is a very good idea and they do help out tremendously when somebody is having a rhythm problem or an actual heart attack or anything like that. Compared to years ago, these things are almost infallible. They tell you what to do step by step. It is extremely hard to mess up, but there is the liability that if you mess up, you can be held responsible. If you mess up and hurt somebody else, it tells you to do things like stand back and shock. You can't actually shock somebody through another body. So, if somebody's touching the person and you hit that button, you can shock. So, you can absorb liability of doing something wrong. Which also means if we decide to do this, our front desk staff, everybody, they will have to be trained. Now, most of the GMS staff, we go through certification, but I don't do that currently for your District employees. It would be something I would ask them to spend money on. It's a good idea to do have them train in first aid and CPR. It comes along with AED training. But that way, if this is something we really want to do, we could purchase this. It can be a little expensive. I actually like this model here. It is not the cheapest. I do have some contracts that I can get a little cheaper. \$1800 to \$1900. This one here is \$2,000 but that's about market. It is something that I could do in my amount. I don't need any special approval. But because of the concern of safety and increasing liability of having AED, it's something I wouldn't do without the Boards full agreement.

Vice Chair Horton stated something to think about also is you got two fire stations within spitting distance from here. So, if somebody's to have a heart attack when they are playing pickleball or something like that you know, as long as somebody made the call right away, I'm sure we would have somebody here pretty quick. But in the meantime, I think this might be a good deal to do. I'm all for getting one myself.

Mr. Soriano stated I have less concern here because of the fact that the pickleball courts, basketball courts, the pools outside of swim at your own risk for adults, we don't really have operations for everybody to use without some kind of staff there to help out. These things wouldn't be left unattended. You don't have to worry about a two-or-three-thousand-dollar piece of equipment disappearing on us. And like I said, with training, I don't have to worry about somebody

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grabbing something, playing with their kids, hurting themselves or anything like that so less concerns, but they're still there.

Mr. Thomas stated I vote yes.

Vice Chair Horton stated yes, I do too.

Mr. Eckert stated yeah, I don't have the liability concern. With the program that you've outlined there, the only thing I would say is that it just needs to be calendared in terms of battery life that kind of stuff. If there is an expiration like a fire extinguisher that we're paying attention to that but beyond that, the training you have provided is appropriate and err on the side of safety versus remote liability concerns.

Mr. Soriano stated it's actually one of the reasons why I picked this one out is because these are the models our lifeguards use too. When it comes to doing things like you see the pad, we have to replace this every year. Batteries are every four to five years. There's actually a little date on them that you know we have to replace them and the machine will tell us. It will start beeping at us telling us that you have so many months to replace the batteries, which is kind of neat. We will have those types of things in place. I would also start having little signs everywhere. At the soccer fields, we don't have anything available and I wouldn't recommend putting one out there because anybody can get to it and damage it. But it does mean they can if there's a problem on the fields, somebody can run to the fitness center. It will now be available. I do ask at least give me time until next month to talk to Middle Village Board because I promise if you guys decide this when they're solely downstairs, like I said, I believe it's a better idea because we have staff and they are a little safer.

Vice Chair Horton asked does that one have a self-test feature on it?

Mr. Thomas asked Alright, so where are you going to keep it?

Mr. Soriano stated this will actually get mounted on a wall with a case, so you see a case like this here.

Mr. Thomas stated yeah and is it going to be open or staff has to unlock it. My concern is this, we are already going to assume some type of liability for having it on premises. Some yahoo comes up, thinks somebody is in defib and grabs this thing and does whatever. Now we're liable because we gave them access to it.

Mr. Soriano stated yeah, it will be behind the desk. This case here is unlocked. It does open up. I can buy one that does things like alarms so when you open it up it starts screaming. Everybody

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knows, hey, they went to get the AED out. They are just a little more money that's all. But it will be behind the desk. It won't be stuck out on a brick wall outside for just pickleball or basketball. It will be inside of the facility so you're not going to get to it without staff being around someplace. If staff is in the mix of this situation and are outside, someone can run in and grab it. They don't need to grab keys or anything like that from a staffer. They can run in and just grab it. But it will be controlled. It's not out someplace where anybody can just get to it.

Mr. Thomas stated I vote for the alarm on the door.

Mr. Soriano stated they are just a little more expensive. But still, it's not a big, big jump.

Vice Chair Horton stated as long as you can get into.

Ms. Giles stated Cindy, any comments?

Chair Nelsen stated no.

Mr. Soriano stated I will move forward with that. Outside of that, let me go through a couple of our pictures for some of the repairs. I do believe they were on there. I know I talked to Tom, the repair items for things like the filter grids were on there last month. But this month, besides the work that we did cleaning the marcite and things like that, which I'll show you, we also did replace one more pump. If you recall last year we had the lap pool, we replaced the stand that it sits on. So, you can see that there, this old rusty stand. I have another picture that looks a little bit better. This thing is falling apart. The stand here, the seal is just flaking off and it does cause problems. Our seals start to leak because the motor kind of bends and puts stress on that shaft and seal when it heats up. We are constantly repairing those things. But it also did slow down the filtration at the slide pool. It was a battle for us to keep it nice and clean and clear and good looking because we had to backwash almost every single day, which you shouldn't have to do not just under normal conditions, but even in the winter. So, we're backwashing constantly in the winter. I did go ahead and replace this. It was under my amount, but it was kind of expensive. These are big chunks of steel. I did get a brand-new motor. The old motor is still working. I just took it all apart, all of the rust parts off and set the motor on a bench ready for us to use in a few years when this new motor starts to go out, which they inevitably will. But this goes to our back stock of things like the collars and the loots and things that I have ready to go. So, we're not down for long periods of time. But this is now your last stand. Your stand for the slide has been replaced. Your stand for the lap pool has been replaced, and your stand for this pool. There is one stand on your spray ground that's left, but this one is in much better shape. That one has only filled up maybe three

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times with water over the years I have been here. You know I plan on trying to keep that for a little while longer. The real benefit to changing it that we will see and if we do it early would be the amount of rust that comes through. So, we have talked about rust staining before. That's the inside, that is what the water is running through right there. That's a cast iron normal stand. The volutes made of the same material. So, when we look at the pictures of the spray ground, that's what that rust stain is from. This is showing our nice paint job that we finished. But on here also, you will see the rust staining so the orange color gets on the tile. We have to constantly clean it back where it would normally be like a muck line or something. That's iron standing. That's the iron floating in the water. We just painted this and finished up about two weeks ago. But you can see some of the rust streaking down there. By the end of the summer, you're going to be able to see it a little better and that's usually what the residents complain about. It is normal in water and big systems like this. We just don't like to see it there. That causes us to spend more time cleaning or repainting our structures. But we do have this entire structure planned in our capital, to tear this down and rebuild it in a couple more years. It's going to be very expensive. I think currently it's in there at \$170,000. But that gets you all new metal, new structures. At that time, if we want to, we can permanently put new sprays and designs and little things for the kids aboard some of this stuff. But that's still a couple years away. I would like to try to keep everything running until that point. We did drain out everything. This last month all pools were drained and acid washed and pressure washed. That was to get rid of any kind of algae staining. We love our ducks and iron staining that I just mentioned. This is your lap pool. This is the normal iron staining that comes through on something like the lap pool. We get everything nice and bright white but by the end of summer, you'll start to see these little iron flowers again. This is after we filled up. So, there they are right there. But it won't take long for that to come through. I still have some iron parts on the lap pool, but the big stand was new last year so that will help cut that down. We will also use iron remover in the water just like we do chlorine and acid for pH and that will help keep this nice and clean and clear. Luckily, we were doing this. We were working on this side big pool when the health inspector came through. They are supposed to be surprise inspections, but because he wanted to do all six at one time, he did tell me, well, I'm not going to tell you when I'm going to come by, but I will be here next week. So that helped out and we were able to get everything up and running. We did receive all of our satisfactory inspections for the year. We usually get at least two of those. We have had years where we've had a third surprise inspection, you know it can happen. But

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everything looked well and they even used it as an opportunity to train some of their new inspectors. There were brand new people that have never really gone through inspecting and seeing some of this pool equipment. They brought them by to your facility and this facility to train them here because we have a good mix of everything. We have pools that are 23 years old, but we try to stay on top of everything, not only being clean, but we use a lot of new technology too. All of our pools are computer run, our filters and our spray features and slide. Then we constantly keep in new filters and things like that. So, they got to see a lot of that and train their people on that for each one of the pools. Timing wise, I didn't get these. I am going to stick them into your agenda for next month. We won't need to really discuss them again, but they will be there. I like that because that's public knowledge. You know, you always get a resident here that will like to complain about something in your pools. Last year I had a complaint there were too many baby frogs everywhere. I can't really do much about the baby frogs. It doesn't really have anything to do with cleanliness. But they did actually call the county and health inspector because there's a lot of baby frogs everywhere. We sit next to a pond; it's the ducks that bother me more than anything. And like I said, this year we are a little bit less on the ducks because of the winter. Although we do have some new friends. These guys I prefer over the ducks, the Muscovy are definitely ones that will damage the facility. These guys are there every once in a while. They are a little prettier. You also have a lot of these guys coming in. They live right in the tree next door to our pond. So that big magnolia that sits on the edge of the pond there where you first pull up, where we have a couple residents that like to feed the Muscovy and the cats. You will see a pile of food there all the time right by the sign that talks about our wildlife. They live in that tree and there is a bunch, but they only come to the pool once or twice a week where I see them. They don't cause as much damage either. The Muscovy are the real problem. Outside of that, I did want to let you know just after our meeting last month, landscapers got a big job with the irrigation crew because we did have damage under our parking lot. This is that rear new parking lot area. We did have a rather large main line. This used to be the back end of that parking lot. If you remember, we extended everything, so this was under that extension. Everything did have to be dug up and repaired. So that one I probably will have to ratify next month so have to have the bill for that one. I still have to get an asphalt company to come in. I reached out to a few of them to give me quotes on replacing the asphalt that was damaged there. Everything has been put back in place. VerdeGo did a good job of getting the pipe repaired. But with the new asphalt put in that trench that was ripped up,

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they flattened everything back out for us so we've been able to use the parking lot. But I do need to get that repaired still so next month you will probably see a bill for that one. Outside of that, unless there's any questions on that memo, that was actually it for me. I am not in need of anything. We just started the summer, so right now I'm pretty good. I do think there was something one of the Supervisors was going to speak about. Unless there's any questions for me, that was it.

SIXTH ORDER OF BUSINESS

Audience Comments (Limited to three minutes) / Supervisor Requests

Ms. Giles stated the next item on the agenda is audience comments and Supervisors requests. Mr. Vice Chairman who would you like to go first, the audience or the Supervisors?

Vice Chair Horton stated the audience.

Ms. Giles stated are there any public comments at this time.

Dr. Lolita Smoak – I am running for Clay County Commission District 2. I am trying to visit all of the CDDs and HOAs so that I can introduce myself. If anyone is willing, I have my petition to help me get on the ballot and would greatly appreciate your help.

Ms. Giles stated thank you. When the meeting concludes if you would like to introduce yourself or sign that petition that is certainly fine to do once the meeting is over. Are there any Supervisors requests? Amy?

Ms. Ambrosio stated I don't have anything.

Ms. Giles stated Cindy?

Ms. Nelsen stated I don't have anything, thank you.

Ms. Giles stated Scott.

Mr. Thomas stated I had something but I forgot.

Ms. Giles stated we can circle back around. We will come back to Scott.

Mr. Thomas stated circle back.

Ms. Giles stated Tom.

Vice Chair Horton stated I have something on the security report. There was only a couple this time really. Jay has already pulled it up on the screen. There were some kids out there on the basketball court with loud, obnoxious music which I can imagine what it was. Just to let you know that security is doing their job and trying to do the best they can. At least one of them is anyway.

Mr. Thomas stated what does level 3 mean.

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Ms. Stanton stated level 3, is that the green one? It is the lowest. Level 1 is red and that is more of an emergency.

Vice Chair Horton stated if there was a red one on there, it may or may not mean something bad.

Mr. Soriano stated I can tell you a couple of these I wish I had actually had some trespass citations given out. This one here particularly. I have another report from staff. So, this is the security guards report, staff at the fitness. So, staff at the fitness center was involved with this and you know, there's cussing and things like that in the report. They dealt with mom. Mom came down and mad that the police were called. I can share that information with you guys later. But I let staff know to me, I would rather if they're that bad, we're going to call CCSO and have a trespass. If they think staff did something wrong, shouldn't have had CCSO called or security did something wrong, went about it wrong, they can always come to me which is what they should do, they usually just try to bypass me and show up here or email one of you guys. They can come to the Board and ask for forgiveness and go through it or state while they believe we are wrong. But cases like this usually I see is they should have been trespassed. I wish I would have gotten them.

Vice Chair Horton stated if they didn't run too fast anyway.

Mr. Soriano stated this was another case here. So, these kids, these are our normal kids riding bikes and e-bikes out on the field. The kids we can deal with every day. A lot of them won't bring their cards. Some of them may not have a card, but they don't actually live here. They live in Forest Hammock, Harbor Mill. We do have some that live at the end of Oakleaf Village Parkway. That is not part of us. But we also have a way to card everybody when it's really busy. But in this case, they didn't have cards. They were asked to leave, mostly stemming from the issues with bikes, things like that. But then dad comes down later, so that's this next one, and yells at the security guard for doing her job and telling us that he's not required to give ID. That is another case I have let S3 know at that point he wants to argue and yell, just step away and call CCSO.

Vice Chair Horton stated yeah, they need to call the deputy's out here and get something done. If we don't do that and get these people out of here then they're going to keep coming back and doing it again. It didn't give any indication that she had called. I wish she had.

Mr. Soriano stated not this one. We will talk here about it. We had that discussion already. But yeah, I don't want them to feel like they should be scared to call the sheriff's office or that this resident's going to be angry and go to the Board and I'm going to get in trouble. I try to let all of

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them know that you guys are supportive. That is an obvious one. They have signs everywhere that say you have to have your ID on you. So, they are going to have to give that up and they can argue that with the sheriff's office first and then, like I said, they can always come to you guys afterwards. We have had our first trespass of the year at the pool. Security wasn't involved in that one on these reports. I think they did do a report, so you may see that a little bit sooner. But the staff at the pool handled that one and it was needed. This was actually one of the few times I've seen the sheriff's office go to the house and give the people a trespass after the fact because it was pretty bad. There should have been one of them that they were hoping they could catch to get an assault charge too, also. But that person was a visitor, not a resident. They didn't get any information so we don't know who he actually was.

Vice Chair Horton stated when the father came down there, he got in the guard's face and was threatening her. That's as close to assault that you can get to me. I wish that they had called the sheriff's office to get them down here. Sometimes it might take a while to get them here you know.

Mr. Thomas asked we can't give a consequence to the person who did this.

Mr. Soriano stated we can. I will talk to Terry about this one. Many of these kids do not have ID so I don't know who that father is. If she did get some of those IDs then I could find out that father, but that father refused to give identification.

Mr. Thomas stated well, that's fine. But it happened, I think there has to be a consequence of that.

Mr. Soriano stated if I have information, I can bring that to you guys and I actually will start sharing some the of the issues. More of our stuff happens at the pools that are the worst. But we do have some stuff that happens out on these fields. I can start sharing with you as far as ones that we didn't get through CCSO, that we didn't trespass. But you guys as a Board can make that decision to say no, they don't belong here anymore. Then that's a little bit more of a process because then you guys do have to discuss taking away those privileges. We have to send a letter to them. We give them that disciplinary hearing or ability to have that disciplinary hearing and then you make no decision after that. It's a longer process. That's why I like that CCSO can get them, that's a county violation, you are gone. As much as you can do is ask for forgiveness later. We will always hear you out but you know that's what you're there to do later. The other process we can still do, but it's a little longer. I do think I'll start sharing some of those with you because it's

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probably one in four or one in five of these that they make out before the officers get there. Then sure enough, we usually see them next month again or after that we're going to see them at some point causing problems on the field again.

Vice Chair Horton stated I am open to put that in there but there was another one. Two kids were on their bikes out there on the field and she told them they couldn't ride their bikes on the field. They said oh, I'm sorry, I won't do that again. They did what they were supposed to do, they got off the field. So, there are some good kids out there too that just don't know the rules. I can understand it, but the kids not really understanding. They were told and they understood and did what they needed to do. That's good. So not all of them are bad out there, you might say. Now, as far as those bikers, I don't know if it's that group or another group out there, but I got some pictures that I took. These I took, see the circles out there, they were out there cutting donuts on the field. That's so inappropriate, I don't know what to say you know.

Mr. Soriano stated that right there is actually a good example I use when parents go, oh, it's not that big of a deal. It's just a little this thing doesn't go more than 10 miles or 15 miles an hour. It really doesn't matter especially if that field is damp or wet, they are going to tear it up. We're asking people not to do that. We have enough of our own issues to try to keep it in good shape. You got roads, you got sidewalks. Go out there.

Vice Chair Horton stated of you look at the tracks, they weren't really deep or anything like that, but you can see them. And to me, other kids will see that and say, let's go down there and cut some donuts on the field, because they don't really care or whatever, you know. A lot of these things you've got to stop as soon as you can. Another thing I might mention for security, Terry is good at this stuff. There's one other guy that chased some guys around one time and he never managed to get them. But a couple of the other people, I can't believe that days go by and there's nobody out there trying to ride their bikes. You might point out that if there's somebody out there on the grass and you got a bike of any kind, your scooter or whatever, you need to tell them to get off. If they don't get off of there, call the deputies.

Mr. Thomas stated so that other picture, let's say one of our security guards physically watches the kid tear up the thing. We go out there and we give them their consequences and stuff like that; can this be like a damaged slide thing? Can I charge them to replace that sod?

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Mr. Eckert stated yes, if they damaged it and you can pinpoint who it was, then, yes, you can pursue them. It would be a civil cause of action unless it's some sort of restitution and a criminal case for damaging public property.

Mr. Thomas stated so can we add that in our policy that there are consequences if you destroy CDD property, you will be held liable financially.

Mr. Eckert stated I think we have something in there already on that. We will take a look, but I think it's already in there.

Mr. Thomas stated okay.

Vice Chair Horton stated this is very similar to me, those three kids that lit the slide on fire.

Ms. Giles stated that's right.

Mr. Lanier stated that's exactly what I was thinking.

Vice Chair Horton stated we made them pay, you know. Well, I think one of them did.

Mr. Soriano stated yeah, one of them.

Vice Chair Horton stated the other two slid out. We have the capability of doing that. that is not a problem. I don't think we have to put in a policy. That's common sense. You tear something up you have to fix it.

Ms. Giles stated just got to catch them.

Mr. Thomas stated I understand common sense but common sense doesn't hold up in the court of law.

Mr. Eckert stated we will take another look at it, but I think we already put that in our policies and in terms of there's also the administrative fee that they can have to pay and the property damage fees in our suspension rules too.

Mr. Thomas stated oh, they are getting billed.

Vice Chair Horton stated that shows part of it but the idea is I don't know if it should be over slides too and donuts. See in the background you can see another couple of circles there.

Ms. Giles stated Tom, was there anything else?

Vice Chair Horton stated that is all I had.

Ms. Giles stated Scott, do you recall what your comment was?

Mr. Thomas stated where are we standing at with these fields?

Mr. Soriano stated we will wait for soccer to be done and I9 to be done. I'll bring the quotes to you guys for re-sodding and I have also talked to Chris Bruner about coming in. I did tell him

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at this point, we might as well wait until the end of the season, which is one more month. So, they finish in May for soccer. We can, I guess reiterate how important it is for them to help out not just with payment but taking care of those fields and doing things like rotating. I can tell you they didn't rotate that big field. It's still out there. I'm going to talk to them about that. At this point, those holes have to be repaired either way. I did get the quote, if you remember, Pats, I don't think we've updated ours, but around \$10,000 per acre. I don't know that right now we can add up more than an acre. There's a good amount out there, but we could do it at one acre at a time per side. But that would be done after the seeding.

Mr. Thomas stated how much was the sprigging?

Mr. Soriano stated so the sprigging was \$20,000 for three acres. I mean I still would prefer that plan. It's just hard because there's not a lot of people up here. They came from central Florida and VerdeGo doesn't have a group like that. So, I know you guys were working to get this quote here that we did. But if there's still a concern and we want to look at that route, we can always look at bringing in an outside vendor. But right now, that's where we sit with the sod if we want to go \$10,000 an acre.

Mr. Thomas stated that is all I have.

Ms. Giles stated thanks Scott. Andre?

Mr. Lanier stated Chalon and VerdeGo thank you for what you guys are doing out there. We definitely appreciate it. Tied into kind of the discussion that Tom brought up. Is it something that one, are we specific enough with security to say hey if this happens you need to call. Straight up, we need to quit with this. We are not really taking care of the issue. Tell them to leave and them not leaving, right there to me says call 100%. My other thought with that one is then are we having in a sense too much S3 out there and not enough off duty officers with it and would that be a better tradeoff for money spent with having off duty officers there to handle it if we aren't getting results from S3. I love what Terry is doing. She seems to be the one who is making all of this stuff happen but at the same time there seems to be a reluctance to, you know, she backs out of a situation, let's make the call and get the officers here. There is one here in the area at all times, right? There is an officer for Oakleaf. She shouldn't take too much gruff. That is not her job. Her job is to get the officers here but if S3 can't make that happen then why do we have them? Those fields, those donuts that has been going on for weeks. It is horrendous. I am telling the soccer people that are like hey these fields are some of the worse that they are seeing in the soccer leagues

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and these used to be the best fields. I think that is also part of it. I am going to ask that you guys' figure this out quick or it's time that we need to look at something else.

Ms. Giles stated thank you.

SEVENTH ORDER OF BUSINESS

**Next Scheduled Meeting – May 11, 2026 @
4:00 p.m. at the Plantation Oaks Amenity
Center**

Ms. Giles stated our next meeting is May 11, 2026 at 4:00 p.m. here at the same location.

EIGHTH ORDER OF BUSINESS

Adjournment

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

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

Signed by:

Marilee Giles

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Secretary/Assistant Secretary

DocuSigned by:

Cindy Nelson

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Chairman/Vice Chairman