

**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, **May 11, 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
Jay Soriano	GMS
Jennifer Stanton	S3 Security
Chalon Suchsland	VerdeGo
Mike Williams	District Engineer

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments (Limited to three minutes)

Ms. Giles stated there were no members of the public present other than staff so if it is alright, we will move onto item three.

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THIRD ORDER OF BUSINESS

Approval of Consent Agenda

A. Minutes of the April 13, 2026 Meeting

Ms. Giles stated item three is on page 7. The first item is your minutes of the April 13, 2026 meeting. Unless there are any comments or corrections, I just look for a motion to approve.

On MOTION by Mr. Thomas, seconded by Vice Chair Horton, all in favor, the Minutes of the April 13, 2026 Board of Supervisors Meeting, were approved.

B. Financial Statements

C. Assessment Receipts Schedule

D. Check Register

Ms. Giles stated on page 28 are the financial statements as of March 31, 2026 and it is followed by your assessment receipt schedule showing we are 96% collected. Right behind it is your check run summary for the month of April. It is in the amount of \$147,029.93. Unless there are any comments or questions about the check register, I am just looking for a motion to approve it.

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

FOURTH ORDER OF BUSINESS

Discussion of the Fiscal Year 2027 Budget

Ms. Giles stated there is nothing on your iPad, it's just on the agenda itself, its discussion of the fiscal year 2027 budget. We have it here on the agenda to allow the Board to provide any guidance to the staff or have any type of discussion about the 2027 budget. Any Board discussion or Jay, anything you want to point out?

Mr. Soriano stated the last couple of months we have mentioned this so if there is anything you wanted to add or do differently than has been in past budgets, that was really it. We will be working on that this next month if there's anything you think of last minute just come to me.

Ms. Giles stated the only thing I will add to that is some of the lines will go up and some will go down. One that you are going to see on the budget is the engineer's line is going to go up considerably and that is because there are numerous reports that could be required for the District. One that you are used to every year is your annual Engineers Report, that is every year that we see

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that. Then there is a public facilities report that is due every seven years. We are not in the cycle for that. There is a pond bank inspection report which is every two years. Then in 2022, most of you were here and may recall the stormwater and waste 20-year analysis report and that is due every five years. So, in 2027 we will have to do the pond bank inspection report and that five-year report so those two are included in the engineer's budget line. I just wanted to point that out because you are going to see that line is going to go up to cover those two additional reports in 2027. Jay and I will work with your accountant with all the agreements and known vendors and different pricing that we have. Anything from the Board?

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Eckert stated good afternoon, I have nothing to report but happy to answer any questions.

B. District Engineer

Mr. Williams stated I have nothing at this time, thank you.

C. District Manager

1. Report on the Number of Registered Voters (4,760)

2. Remind of Upcoming General Election

Ms. Giles stated on page 192 you will see a letter from the Clay County Supervisor of Elections office. Florida statute chapter 190 requires us to provide the number of registered voters in the community. As of April 15, 2026 there are 4,760 registered voters in the District. Last year Cindy, there were 5,160. It is page 192. On page 194 just behind that is the notice as a reminder of the qualifying period, it's from noon on June 8th to noon on June 12th and that is seat 2 and seat 4. If you all have any questions, just let me know and I will try to help.

Mr. Thomas stated yes, it's not a question, but I did talk to Kayla and she said the early starts May 26th. So, there's a two-week period before that, that you can go and file the paperwork.

Ms. Giles stated okay May 26th, good to know.

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3. Reminder of Form 1 and Ethics Training

Ms. Giles stated the next thing is a reminder to complete your Form 1 by July 1st. A couple of you have done that already. Just go to the Commission on Ethics website login and click on file your Form 1. It should be easy enough. If you get to the second tab, hit the green button.

Vice Chair Horton stated I just did the Form 1 this past week. I was looking for that little green tab at the beginning but you don't really see it until you get to a page that has a bunch of stuff on there. If anybody is looking for that green tab to start off with, it is not there.

Ms. Giles stated it should be on the second tab. Just look for that.

Vice Chair Horton stated I know what tab it is but it's not as you go down the report where there are usually some things to fill in, and then you'll see a little green tab so click on that and it will fill it in for you. I kept on looking for the green tab at the beginning because I thought that is what would happen but that is not the way it works.

Ms. Giles stated you guys have until July 1st so a little more time on that. Then your ethics training is due by December 31st so a lot more time on that. Just every once in a while, I would like to remind the Boards that these meetings are open to the public. Anyone can attend these meetings. They don't have to be a resident of the District but they can attend it. Every once in a while, you will see someone recording. It is a little bit uncomfortable sometimes or catches you off guard but it is fine. It is a public meeting. Jay, anything to add to that?

Mr. Soriano stated I do not.

D. Operations Manager - Memorandum

Ms. Giles stated Jay's report starts on page 196.

Mr. Soriano stated we have just had a couple of neighborhood events. I apologize in efforts for movies at Middle Village, but the last two movies were actually at your facilities. They have their next dive in and that is in another week. We did have our live music at pools Friday night. Everything worked out. At first I was a little concerned, I thought we were going to get rained out again but the weather ended up being good. Because of check ins, there were a couple people that showed up that were families using the other pool, even though we try to discourage it. But throughout the night there was probably about 50 to 60 different residents that came in to enjoy the music. It was nice and quiet and low key and everybody really seemed to enjoy themselves. This year we did set up twice as many of those events. Last year there was just one at each side. These are more adult oriented. We don't really kick the families out. You may have seen emails.

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We try to discourage the families to head over to phase two if the event is at Double Branch or vice versa. When our next one comes up, we'll ask the families to go over to your side while they do their thing here. Because we don't do a lot of those events for the adults only so we try to discourage the kids. But we just kind of set it up to where the kids could be at one side of the pool deck and the adults had that lap pool area. That area was just for them. And same thing when we do it here. We do have a way to separate it out so the kids will be away, but we want to try to have this event to serve the adults. You guys will actually have twice as many this year, so two events on your side and two events at the Middle Village side. Hopefully we will have good weather for all of them. I did that so just in case we get rained out, we don't miss as much. Now we do have our first two set up. These are the two guys that we had last year and they are the guy with a guitar, more acoustical style. But the other two, we are trying to confirm our band to the pool. We did have a band here last year. They had five people in the band. It does allow them to do a little more mix of music. A guy with guitar kind of lends himself to just certain styles. But to get a little more mix for everybody asking for different things, those bands will work a little better. It just ends up being a little more expensive when you have six, seven, eight people out there and you have to pay for everyone. Hopefully that will work out though and like I said, you will get another one. I believe the next one for you guys is set up in August, so the end of the year. We'll have one in June for this side and then kind of jump back for July is about the other month that we try to limit the meat of the District run events just because it gets so busy in the pools. We don't do a lot of those. And then moving on, you will see our numbers are starting to tick up for rental times and then also how many cards we're making. That's just natural as we get closer to summer, people come in. It doesn't matter if they moved in October, November, or December, they're getting the cards now because now the pool is open and available. Our schedule is on that alternating schedule. So the pools, if you look outside this facility is shut down. Your side is open Monday and Wednesday and you guys are closed on Tuesdays and Thursdays. This side is open and then Friday, Saturday, Sunday, both facilities are open those three days. By the time we get to that Memorial Day weekend, everything is full gas for the rest of the summer. And then we kind of wind down the same way. We go to that alternating schedule once the kids go back to school and then eventually get to weekends only. And, we've been doing this for many, many years now so everybody has gotten pretty used to it. I don't have as many issues this year, or at least I haven't had as many issues so far with people bringing in the families or anything like that at the wrong time. I've had

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one complainer so far and that was it. I think people have kind of gotten used to it. It has only taken twenty something years of doing things the same way.

Vice Chair Horton stated I would just like to say that just looking around, the pools look great right now.

Mr. Soriano stated thank you.

Vice Chair Horton stated the slide looks really good. The water tower and stuff like that, painted like that, you can still see some rust around the edges of it. Evidently, it's been there for a while, but overall, it looks really good though.

Mr. Soriano stated thank you. We have been installing more of the equipment we bought in the last few years so everything is going to be District owned. We don't rely on those other companies to provide their equipment. It does make it a little easier. We have more control and that's good because a lot of the pool cleaning is your in-house employees. We do have a direct employee that does the vacuuming and backwashing and then our lifeguards do a lot of the brushing and cleaning out of the pool. It's helpful when we have better control. And not only that, but I'm hoping that, that helps with us to be able to control cost of chemicals too as we go along. Then we will eventually be able to switch to some of that other equipment we're looking at too. Still working on salt. But right now, we have actually installed enzyme feeders which is new this year. Enzymes, if you want to think about these things, kind of like degreasers that go into the pool, they help with breaking down body oils and suntan lotions and things like that. It actually makes it easier to clean. We didn't have this in the past, now we do and it makes it easier on the backwash.

Vice Chair Horton stated that's also new?

Mr. Soriano stated yes, you started buying little feeders which are not real expensive. The enzymes themselves are the expensive part. For a little 35-gallon tub, it does cost about \$900, but it lasts a couple months and this will as it drips in slowly with the feeders, it does allow you to not only keep the place cleaner but helps you to balance chemical cost too. What happens a lot of times, especially with the contract we had in the past, we still have it, but we're using a lot of our own equipment is the company provides us with an unlimited amount of chlorine. They don't care whether the chlorine is super high or not. They're just bringing it in and we get one charge. If we can actually control that usage a little better and get away from that contract, that's all inclusive and control the cost per gallon, we'll be able to step away. Whether we go to somebody else or we

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negotiate gallon purchase from them. We will be able to control that cost a little more rather than just paying that high monthly cost because they expect to provide 800 gallons every month, even in the winter even though we don't use, we barely go through 100 gallons so but you get charged the same. So using this stuff will help not only to make it look nicer and be cleaner, but will also help you control that chemical usage.

Vice Chair Horton stated so you can scale it down how much, instead of 800 gallons you get like 400 gallons or something.

Mr. Soriano stated depending on which pool. Yeah, we'll be able to cut that summer. I would probably say this summer I'm looking to be closer to about 70 or 80%. But I'll get down to about half once I can really get a good handle on the control. Some of this we just installed this year and we did it after you saw a lot of the filter grids I know you pointed out we changed. Those are our yearly things to get ready for the pool. But then we put on some of this equipment. It's been great so far. That's what I'm looking forward to. By next year I'll have a real good handle on exactly how many gallons of acid you guys use, how many gallons of chlorine you guys use and that helps with controlling cost.

I do have a couple items for you guys. Just updates and great pictures. If you noticed, we did finally get all of our bricks on the monument. This was just finished last week. He did take his time and he sent me a text, but he hasn't sent me the invoice yet so we haven't finalized paying for it yet. But I did respond to him. I really wanted to say give me about two months. This did take a long time, but we have all of our bricks all the way up. I am going to talk to him. I did get up there and look at it and there is a little gap under the flashing here that I would like for him to fill with some kind of caulk so that we don't get water behind the brick so we don't have any issues with anything cracking or peeling or anything like that. He finally finished everything. I can get to painting these bases here. We painted the bowls, but we didn't do the bases yet so I want to get to that and Chalon has put in some new plants. Some of the plants were damaged by the freeze this last year, but everything is starting to grow and look good and come back so that is finished. For the waterfalls up front, I mentioned at the last meeting, this was going to be a new vendor. We hadn't worked with them before, so it took about two weeks. But I did get the contract set up so we can do ordering for all our purchases. Hopefully we will get that going now that the account is actually set up.

Vice Chair Horton asked are you going to paint the base about the same color it is.

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Mr. Soriano stated it's actually going to be a sand, a yellowish color. It will be a smooth. It's not really smooth. It's a sand paint. But it's just one paint job so you won't see these little seams everywhere. Individual blocks and everything will be covered. But it is the same type of material that would be on, like, basketball courts or hard test. It's a sand paint.

Vice Chair Horton stated I was just curious. It looks good!

Mr. Soriano stated yeah once the base is done and the plants really grow out there; it will look good. We don't have these lights on that are in the bowls. We have the lights on so if you've been by at night, the lights down at the bottom they shine up. But there's actually lights in these bowls too. They're just not on at the moment. They're made to shine up in a taller plant and these plants were actually taller when we put them in. But then the freeze knocked them down. So, as they grow up, we'll be able to turn that on and really give it some nighttime detail too. I think it's going to look really good. We have updated this. We're going to be working on the waterfall signage and then I have a new sign that's going to go up. It's not going to cost you guys a lot because we're reusing the Oakleaf letters. The big silver ones we had. They are going to go on the bridge. So, when you drive by you see the fountain behind it. Right now, you just see the bridge. Usually, our vines hang down from the side. Those Oakleaf letters that we pulled off are actually now going to go on there. That bridge will say Oakleaf on it in those big silver letters. I don't really have a rendering. I will try to make something to send to you guys by email but other than labor for my maintenance guys, that's all stuff that we own. We kept those letters when we pulled them off.

Vice Chair Horton noted that's the bridge you talk about close to the rec center.

Mr. Soriano stated yes, the duck bridge.

Vice Chair Horton stated yeah.

Mr. Soriano stated we don't have it in yet but the Lake Doctors did have one I could borrow just so you could see that one spreads out a little bit. This was after a fresh clean on that fountain. But that's a little different than what you see now. Right now, it just kind of comes up and spreads out. This is the one that we're purchasing. The real expensive nozzle that changes the shape of the outflow. But with the signage, we're doing a waterfall. We did the entry monument. There used to be a four-way fountain and then over here we've also updated some signage. I did want to bring to you guys an update on some other signs. This is one of the proposals you have in front of you. This is the sign they did here and this is the entrance sign out front. Do not mind the utility stub

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up that's there. I'm not allowed to get rid of it. I'm going to try to hide it with some plantings. Maybe cut it down, but AT&T won't let me get rid of that thing. But this is their new sign. They got rid of their sign and updated the one out here at the front. So, you've seen it pulling in and pulling out. This is a sandblasted sign here. This was what I was looking at to update your current signs. Now, these are for the rendering. It's not actually how good they look. They are very faded. We do go out and paint, but it doesn't take long for them after the original paint has worn, the paint we put on can't start to fade again within a year. They are looking a little rough too. If you paid attention to our yellow signage throughout the neighborhood. The biggest issue is that we allot these. She did go out and count them up. This right here was six grand. That is about market price. I will get you guys all the proposals just to prepare. But when I did this one, she was not well within market and this worked out really well. She did a great job. But when you take that pricing, this is the design of what you guys actually have right now. The routed letters going inward. This is not like that. These letters are outward. They're actually raised. You can clean a little easier and you can touch up paint a little better. But when she went out and counted them all up, you have those 14 signs. Even with her low rate, if you were to do them all at once that is a very high number \$59,262. I did talk to her about this. I let her know we have a lot of signs throughout the neighborhood. I did speak to Middle Village about this because if you guys did any work to update your signs, their yellow signs out on this side too. But they only have a few of them. They have Deer View, Hamilton, Glenn, Whitfield. That's really the only ones they have true responsibility for. The sub associations take care of theirs. Even when they match, they take care of their own. Kind of like cottages for you guys. The Cottages would take care of their own sign. So, the sub associations have all theirs. They only have a few. You guys have a big amount here. So, I did talk to her about if this was something we wanted to look at, would she honor pricing and allow us to break it up? And she did agree to that. So the sandblasted, which is the more expensive design, the one I just showed you, compared to the CNC routed design, which is a little more like what you have at the sandblasted style, they are \$4,213 a piece. She would honor that if you guys wanted to do, say, two at a time or three at a time, and then come back six or seven months later and do another two at a time. That is actually what I would suggest if you guys wanted to start updating these signs. In our capital, the way these signs work, you didn't put a big chunk of like \$59,000 to replace all your signs. You put a few thousand dollars in there over the years each year to kind of do what I'm doing now, paint, work on the bricks, fix some iron framing, things like that, but not

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large chunks. It's still going to add up to be about the same. What this would do would allow us to step back on some of the maintenance on some of those items. If I'm not repainting some of the signs all the time either, and they look good. So I did want to bring this to you. It is not needed. It is not a priority if you guys don't agree. I have had a lot of compliments on the signs that you guys have redone to this point, like the letters up front and in the fountain. Like I said, the entry sign here so I did want to bring this in. And we do have one for this.

Vice Chair Horton stated why can't we do the ones like on Village Parkway out there?

Mr. Soriano stated that's actually what I would do. I would do the high kind of priority or high visibility first, and then you would get around to those other ones. So even then, once I broke down, so Oakleaf Village Parkway and then Plantation Oaks as you come this way. That one at the intersection by the elementary school, very high visibility and everybody sees that sign. I would do that. Then as you go down, you have the ones for Silver Bluff and Cannons Point and the Oaks. Those are also signs that have multiple neighborhoods on it so you have multiple directions where some of the ones that are just one neighborhood would be kind of lower in the priority list and last in line. But that's how I would look at it if you guys wanted to do just two or three at a time, I would have that priority list. If you guys wanted to decide on that list, that's fine. That's the way I would do it. It would go down to the Oakleaf Village Parkway and cross Plantation Oaks and then we can slowly start picking apart those other signs and replacing those. This would be something that would take probably four or five years.

Vice Chair Horton stated how is the sign's going to look.

Mr. Soriano stated it's going to look like this one.

Vice Chair Horton stated so roughly like this one.

Mr. Soriano stated yep. So, it will have the same. So, this sign here is going to go inside to frame. These are made just as yellow with a green kind of trim line. Those just come out of that black frame. That black frame stays there. So, this would be made in dimensions to slide right inside that frame basically. She would do all the work. That pricing is with the labor removing the old sign, making the signs double sided and then mounting everything.

Vice Chair Horton stated you keep the frame metal. That's a metal frame, right?

Mr. Soriano stated yeah.

Vice Chair Horton stated you keep that and slide this other one in.

Mr. Soriano stated yes.

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Ms. Nelsen stated those metal frames seem fine. Like they don't need to be repainted?

Mr. Soriano stated I would probably take the opportunity when she pulls them out to grind them down or sand them down and make them smoother. We use a black epoxy. About the only thing you can do better than what we're doing now with the black epoxy is to take them off and powder coat. It would be gone. Even if I coordinated to where they could do it in say one week or 10 days that sign would have to be gone for that whole time because then there would be no frame. But the black epoxy has worked out really well the last couple years before we have to go back. The only thing is you have to sand it down so not to get build up, this bumpiness. In some of them you can't see when they don't do the greatest job of touching up and they are bumpy. But that epoxy hardens. It's a two-part paint. It hardens really tough. I would recommend the powder coat. It would be nicer and would allow me to get rid of the maintenance on that side. But really going out and painting the black is not hard. It's when we have to do the little letters and the leaf and all of that.

Vice Chair Horton stated it would probably be a lot more expensive to get the powder coating.

Mr. Soriano stated yes.

Vice Chair Horton stated I know there's a company around here that does that. I have seen people posting about things they've done.

Mr. Soriano stated well we have a pretty good. I mean I can always start shopping or whatever. But we do have a couple of good powder companies or powder coat companies because we do the older playground equipment. That's what we do. When we take it down, some of it gets recoated. Our pool chairs, the older ones, that's what we did. So, we have used a couple of powder coating companies that give us some great pricing. But like I said, you would have to take that sign down and it would be down for a while. I promise we'll hear it. Even if we warn people. We will hear if it's gone and then heaven forbid the powder coating took too long. So I would probably just recommend the recoating while it's out of the frame. We'll go up and recoat and do all the black.

Ms. Ambrosio asked is the color in like the new ones, the HDU?

Mr. Soriano stated what do you mean is the coloring.

Ms. Ambrosio stated well like this one, this is what you have now.

Mr. Soriano stated yeah.

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Ms. Ambrosio stated and you have to go through and paint. But on the outside, is it in the material that they make it out of?

Mr. Soriano stated no. The reason the letters are cut in right. So that's the CNC. It's this big router machine. So, the piece of wood or foam in this case goes in, PVC type foam, the drill bit actually cuts it out in that same design and then they paint in that letter there. So that's what we do. So we go back out.

Ms. Ambrosio stated right now. Yeah, but the new one would be raised.

Mr. Soriano stated the new one will be raised. I probably should have gotten a picture where you could kind of see the profile from the side. But when you pull out, if you look at this one, all this other material, the yellow is actually cut away. So, the machine uses a computer to leave the letters there, it really cuts all around it, which makes the letter raised up away from the material. So the leaf will be easier to update and touch up. The lettering will be the same way. We do have to clean that yellow portion. It's easy to do a soft wash on them. Not a high-pressure type wash, a soft wash.

Vice Chair Horton stated the material of the actual sign is different.

Mr. Soriano stated this right here is actually a lighter foam. So, this sign is actually a little lighter than yours. Some of those big signs that you have out there that have multiple neighbors, those things are heavy. We've had to pull those off and rebuild them before. When we rebuild them, we coat them with fiberglass and then have to have them cut out. I think we did that to not the Silver Bluff on Plantation Oaks. It was the one on Oakleaf Village Parkway. You remember a few years ago we had a car kind of Dukes of Hazard into it and took out the middle of the sign. That one we had to recoat with fiberglass just to be able to flatten it out and get the letters cut back into it. That is the other part besides the painting on the maintenance. When you guys do lose a sign because of car accidents, it's actually hard to get these up there. There's not a lot of sign companies out there that have the ability to match the shape and width of that cutout because of the CNC router. They have to have that specific drill bit. So, it kind of stuck me with just Giglio ended up buying another one. They were one of the companies that did the signs originally 20 some years ago. So, I'm also limited by vendors with these signs right now where this style is sandblasted. If we get a kind of a standard CNC cut, then we're more likely to find a vendor later that can redo them if we had an accident. That would be something that I would look

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at. This has been the trendy design the last five years so there are a lot of companies that do this sandblasted style.

Ms. Giles stated so Jay, what are you looking for tonight from the Board?

Mr. Soriano stated really this was for them if they want to continue on updating some of their signs. Like I said, this isn't a priority. It's not something we said we were going to do this year. You do have the money. We're updating other signs. So, something I looked at bringing to you guys. If you want to hold off and maybe approach it later, it's something we can do too.

Ms. Giles stated or did you also say over five years?

Mr. Soriano stated yeah, so right now I definitely wouldn't. We do have the money, but I definitely wouldn't throw out 50 some thousand dollars right now. We're going to talk about a bigger expense later with our soccer fields. You only gave me so much money this year. The soccer fields to me are the higher priority right now. We can afford both, but I'm also not trying to spend all the money in your bank account. You know me, I'm more of the penny pincher. I would break this up where we only did two or three signs right now and then come back in six or seven months bring it back to you kind of like we did with the playgrounds. Hey, do you guys want to do the next two signs and so forth?

Vice Chair Horton stated so it's roughly \$4,000 a sign.

Mr. Soriano stated yeah roughly \$4,213. She's got it written out there. And we would do an agreement to be able to break down and do those two or three at a time.

Vice Chair Horton asked where did you get that number at?

Mr. Soriano stated I just took the 59,262 and divided that by her 14 count.

Vice Chair Horton stated gotcha.

Ms. Giles stated Andre, was there something.

Mr. Lanier stated no. I mean, I think the signs would probably look good, but I'm just leery of pushing it for this year just because of the soccer fields. I'm a little concerned there.

Mr. Soriano stated we can also table this. Like I said, I bring it to you guys have the proposal now. If there's more you guys that have concerns, you can go around and kind of look at the signs we have now and we can discuss it whether its next meeting or a couple of months down the road of bringing it back. Like I said, this is not something you guys said let's do now. We didn't really have a plan. It was just one of the things I looked at with the fact that we have been updating some of these other signs and they do look good.

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Ms. Nelsen stated can you put it back on next month's agenda?

Mr. Soriano stated yeah, so sounds like we want to table this for now.

Vice Chair Horton stated yes.

Mr. Soriano stated alright, so then with that one, that was the signage and signage updates. So next is the soccer field. You also have a proposal for that. I had mentioned the pricing. This actually is the same number. Well, no, not the same. Those are \$100 cheaper. I did get the proposal from Pat's that I told you about before and then I asked Chalon to go back and look at the amounts that they do under contract. What we needed out there to get me a proposal for one acre worth of resodding. The sodding is definitely more expensive. But as I mentioned before, if we can't find somebody to sprig, this is your next way to go. One acre for both of them is right around \$54,000. Like I said, Chalon's got fifty-three nine there, not even 100 bucks. Even if she was 100 bucks over, that's our contract coming out the of first day with our contract companies on their post. But that's going to be your market right there. So that is a good price. I talked to Chalon about the same thing that Pats had offered is how you guys want to break this down. You don't have to do the full acre. Let's look at the fields right now. I did go out kind of markup areas and measured them out and we are this one. So, these are some of your bad areas. This is the area we've been talking about all year. This right here would be the pool, the fieldhouse. So this is where the older kids were playing and that field has been in that position now for six years. I went back through Google Earth the last time and it seems to have changed by different goals being out there, different size goals. That older kid's field has been six years and that's what's caused a big amount of this problem. This image is actually two years old. It looks worse right now. When you go out there some of these areas are almost completely bare here. These fields are starting to wear away. We have a couple odd spots where I don't know, it's maybe practice. They're just odd. It's not in the middle of a field, but it's an area that's worn away. This area here, if you add all these spaces. I did go on the property appraiser's website. They have a measuring tool for me and then what I could wheel out to try to get an average square foot. If we were to do this entire area that's in red, this would be one acre. You break down what I think are the worst spots. That is this one here, these are where you actually have holes. So, you have one goal right here and that's a hole and same thing a hole here. These are large holes. When we break it down this way, this is more of about a third to a half an acre. So, that's where I talked to Chalon about taking that price and doing the same thing. You don't have to do an acre. You can do half an acre, 25,000 or a quarter acre how you want. This is

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still a lot more expensive than sprigging. Since sprigging we did \$20k sometimes less for a three-acre amount. So I'm trying to figure out ways that we can still spend that money but get our problems taken care of. So if we do this adjusted amount, that is closer to \$20,000.

Mr. Thomas stated are there advantages or disadvantages of breaking it up? Because I'm at the point now, let's just go ahead and get the majority of it done.

Mr. Soriano stated your disadvantage is they're going to do all of the tear away and planting the sod and grading it. But the areas in between are going to be what's left. We can't do that whole work of grading the whole field and doing these little five little spots. At the same time even with the red that's one acre, you are still going to have this area difference in between. You're just breaking it down a little more.

Mr. Thomas stated well if we just go back to the first picture.

Mr. Soriano stated so the red. This one?

Mr. Thomas stated yep.

Mr. Soriano stated that's about one acre so that's the 54.

Ms. Nelsen stated how to keep people off of it.

Mr. Soriano stated yeah so that is your other problem. Soccer is coming to an end and so officially, I guess the games kind of ended this weekend for the little kids on the rec side. Your travel team is there. They have moved the older kids out. So, they found another field that they're doing the older kids, more competitive side.

Mr. Thomas stated yeah, they're down at the Catholic church.

Mr. Soriano stated we still have some travel team side here and then of course practice. So you got your coaches that are parents that are residents here so they want practice here. If they try to move them and Sporting Jack says, hey you got this field, you're going to have some that want to practice here. That's the same problem here. This is a close spot.

Vice Chair Horton asked if there is a budget line in there for maintaining the soccer fields?

Mr. Soriano stated we do; we have 20,000 that we expect to spend every year.

Ms. Nelsen stated and we didn't spend any last year.

Mr. Soriano stated we didn't spend, yep.

Ms. Nelsen stated and did we, like the year before?

Mr. Soriano stated it has been five years. I have mentioned this for a couple of years that I didn't mind doing a couple years. But we really should get back to that rotation where we did,

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whether it's 1 acre, 2 acres, 3 acres, of rebuilding so that you never get this point where everything seems like it's bad. That's where we were at quite a few years ago. We started the sprigging part. We did it in three sections. If we wait too long, it just looks rough and it gives everybody more to complain about. When you just have one field, it's a little different. We can close that off. But, yeah, so it was 20 grand, so that would be a concern. We're going to stay in the sodding path. I'm still trying to figure out a way to get back to sprigging. The sodding is much quicker, but sprigging is natural, and golf courses, things like that is a typical service. It's just hard. We don't have that here. We don't have a lot of commercial companies that do that here. As you get to Central Florida and South, they do that more often. So that's a big price change, though we would have to adjust that if you guys were expecting to spend 50 grand every year.

Ms. Nelsen stated what's the total acreage.

Mr. Soriano stated nine acres.

Mr. Thomas stated so why couldn't we maybe not do the whole acre. Why couldn't we just basically, you see where you have this line right here, just go straight across.

Mr. Soriano stated so you're talking about.

Mr. Thomas stated that's almost at the halfway point. That would address that big hole, that whole field and this corner field and a little bit of that field. You see what I'm saying? Like kind of third, third and third going long ways.

Ms. Nelsen stated can you move the cursor on what he's talking about?

Mr. Soriano stated yeah. No matter how you split it up, whether we go long ways this way, when you're talking about it, even if we did a third. Your biggest downfall is the price. A third is three acres and now we're talking \$150,000. Your price here is \$54,000 is for one acre. If you do a third of that, that multi-use field, no matter which direction we run it, if you want to break it up like we did. We did that with the spring. That's the line followed for the spring. Three acres at a time was \$20,000. This is one acre, \$54,000. If we break it up to three acres, that's \$150,000.

Ms. Nelsen stated so does Bermuda spread once you plant it or once you sod.

Ms. Suchsland stated it can but right now the fields are in such disarray and I don't know if Pats Nursery is going to do what our guy will do. We use Garrett Sod who does the Jaguars practice fields and multi sports fields. They will come in and laser level everything and start from scratch and bring in what they need to level them up to where you don't have these dips and holes

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and whatever. Then they will roll it afterwards perpendicular and horizontal so that it's ready to go.

Mr. Thomas asked will they have to aerate it because that soil is so packed out there.

Ms. Suchsland stated that's in your contract.

Mr. Thomas stated okay.

Ms. Suchsland stated so we would aerate before this got started.

Mr. Lanier asked what kind of grass is up there now?

Ms. Suchsland stated Bermuda.

Mr. Lanier stated it's the same.

Ms. Suchsland stated it's a 417. We actually proposed a 419 which is a little bit better. It's hardier. Let's just say it's hardier. It's a newer sports grass.

Mr. Lanier stated that's not quite 420, but.

Ms. Suchsland stated apples to apples.

Mr. Thomas stated let's just say that we repair the big guy, including one of those holes up there. Do we have fencing to put around it? Because I think I'm with this guy and we just did all of this and now they're out there riding it and we have all this. How do we quarantine that off? Because I know that's going to cost money, too.

Mr. Soriano stated not unless you do a smaller area. Do we have a real good way of blocking this field off? We do something like this here where you're spreading out to the different fields. We still pretty much have to shut down the whole field. It's going to be hard to get out there and section off where those three circles are and those six long fields. That gives residents lots of area to play there. There's still a lot of area since that adds up to an acre. There's still about eight other acres. They're just spread all out. It's going to be hard to do that. The only way you can get a real good closure on it is the way we did it before. When we did have a third, we were able to run that snow fencing around and we blocked off a third at a time.

Mr. Thomas stated yeah.

Mr. Soriano stated but that's going to limit you. Like I said, right now you have some bad areas that are down there, less. Most of it is up here. When you come in on busy days for practice, this is where everybody kind of was on this side. Our resident's kind of play down here. Your worst area is up here. Like I said, this is by far the worst field. The whole field.

Mr. Thomas stated yeah, it is.

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Mr. Soriano stated but yeah breaking up would be harder for control. Now, that is a good part about sod. For the sprigging, we had to have a long period to have that growing time. With sod, the grass will be out there. We are going to water it a lot to make sure it roots. But it's going to be out there like that's growing grass. If they're playing on it, we're doing organized game. That's it. That's going to pull up. They're put out there like the tires, so we don't want that. But it's out there and it's grabbing and taking root. So somebody walking across it isn't going to be concerning. But with sprigging, we didn't want them walking out there. It was mud until that stuff really rooted.

Ms. Nelsen stated how long do you think we will need to be off of it?

Ms. Suchsland stated I would say at least a good four to six weeks.

Mr. Lanier stated time to make something.

Ms. Nelsen stated it is long overdue.

Mr. Thomas stated we have been saving it up.

Ms. Nelsen stated and every time we wait and wait and wait and then this is what happens because we wait, wait and wait.

Mr. Thomas stated and it gets worse and worse.

Ms. Nelsen stated yeah and then you have to spend the money for the correction.

Vice Chair Horton stated keeping in mind it's not a soccer field; it's a multipurpose field.

Ms. Nelsen stated right.

Vice Chair Horton stated we just let them play soccer out there and that's what most of them turned into. Have you thought about fencing the fields off, something like that? Like the field with that one big long rectangle one there you're talking about. Can you fence that off where people can't get in there?

Mr. Soriano stated yeah, I still have all the stakes. When we did the sprigging we kept all the stakes.

Vice Chair Horton stated now let's talk about a permanent fence.

Mr. Soriano stated oh, a permanent? We haven't thought about that before. We could.

Vice Chair Horton stated it would keep people off of it.

Mr. Soriano stated your biggest problem is if you put a fence now and we've already found this. We've got so many valve boxes in there that allow Chalon to change how the irrigation goes on and off and we did that as part of the sprigging process too, so that we can keep to a certain

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side. If you start putting fences in there, you do limit how they're going to rotate their fields, if you do a permanent fence.

Vice Chair Horton stated put a fence in there that nobody else is going to use it for like games is what I was thinking, just a thought. Seems like a no-win situation. We're going to put tons of money on that thing. No matter how you do, if you do a little bit every year, do it all over five years or whatever. It's putting a ton of money in that.

Ms. Nelsen stated yes.

Mr. Soriano stated this was actually another reason for looking at breaking it up is that we can spend 20 to 30. If you wanted to spend the full acre and do a lot more like we're showing in this red, we do have now this year it's going to improve a lot. But we do have this next year to continue to look. I will get with Chalon. Continue to look so that we can get back to something like sprigging. You're never going to get away from the fact that sprigging is cheaper. That's just the way it is. I mean, even in Georgia, I looked at lots of golf courses that get in. That is the route that they go. They do not sod. But we have had somebody that feels comfortable even if I had Chalon overseeing another vendor, they got to be able to be comfortable in a longer process because it's growing. It is not like sod. You throw it down and we just make sure it's watered and people stay off of it until it roots. There is a more of an install to it, but you are talking third quarter or even less of the price.

Mr. Thomas stated what would be the turnaround time? Let's just say we approve something tonight. When would you start?

Ms. Suchsland stated within two to three weeks.

Mr. Soriano stated this is actually a really good time. I wish we had more rain. I would help guarantee it that we can use so St. John's won't get on us about watering because this is a high dollar install so we do have that exemption. They don't want us to spend 50 grand and 30,000 of it dies. So they do allow us to water, but we got a little water this last week. So we are getting into that time where we have heat and we have ability to water. This is a good time of year to get it done. If she can get a quick turnaround, we have a little better chance of growing in. That means I got to make sure that we can coordinate timing. Soccer is going to be off. Even those extra players, they got to be done to find someplace else to go. And also, i9 so they have a couple weeks left. They got to finish soccer and they got to get out and they got to be gone for a while.

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Mr. Thomas stated so what would we get for half of this instead of the 53? What would we get for 24?

Mr. Soriano stated that was the adjusted one, so this was more.

Mr. Thomas stated so that's all it is. That is not even worth it. Sorry, I'm out there every weekend.

Mr. Lanier stated do you think it'd be worth putting up signs just to say, new grass, please keep off.

Mr. Thomas stated we're going to talk about other things later.

Mr. Soriano stated I can still. If you were to do this right here, the adjustment side, this I would be able to. That's what we did with the snow fencing. It was actually a little bit smaller. It was a third. And then we did a third with the cursor this way. We had enough snow fencing to fence in three. I would buy some more of that orange material. We have all the stakes and everything that go out, so we can put that up. If you're doing this right here, I can fence in that with the snow fencing. Same thing we'll do that or Chalon looks at us and says this area here actually needs better over here. We will fence in those areas that we sod if we're doing the small amount.

Vice Chair Horton stated if I remember correctly, it didn't keep people out.

Mr. Soriano stated not 100% no.

Vice Chair Horton stated the fence got torn down.

Mr. Soriano stated not short of anything like a permanent fence could do. We had the one set of teens that they didn't even jump the fence. The one time they covered up our sprinklers so that they didn't have to worry about getting sprayed or sprinkled over because they were playing next to where we were trying to water. We have to have that water when you do that, you have to water it constantly.

Vice Chair Horton stated that's the other thing that bothers me is these soccer people. I don't see any of them here, do you?

Mr. Thomas stated I'll be bringing that up later as well.

Vice Chair Horton stated they can't bother paying their dues on time for whatever reason. They can't clean up after themselves.

Mr. Soriano stated that was going to be part of another discussion. I actually think we do need to increase price for both of them, soccer and I9 just because we are getting bigger. They're both showing they're getting bigger. Soccer is a big company now. Sporting Jacks has professional

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soccer teams and they have fields all over like this that they actually help to pay for the whole thing. They don't just do \$10 a player.

Vice Chair Horton stated I'm all for it, but I want some investment from the soccer people. Show me that you're interested in this. At least pay your dues on time. If the money is there sitting in the bank, you can't bother to pay it. I don't understand that part. They can't pick up after themselves. To me, that would be a good citizenship thing to do after the games, go around, police the area. Simple things like that and maybe show up at a meeting when we're going to discuss some of these things. Maybe they have some good ideas. Again, I'm all for it.

Ms. Nelsen stated how much have we received from soccer?

Mr. Soriano stated the highest payment I've received from soccer I think was almost \$8,000. That was for a couple seasons. We actually do get paid better by I9. They have gotten bigger and quicker. But when you add it all up, we're pulling in somewhere around \$12,000 a year from sports. And we had that line item to spend out \$20,000 every year. We had the line set up to match 20 in, 20 out. We just don't bring in that much money.

Vice Chair Horton stated I really think doing the sections like we did the last time. To me that would be the better way of doing it.

Mr. Soriano stated I think that's what Scott was saying to break it up like that. Unless we do, I mean we could. You're talking nine acres; it's still a lot. But say you just did two acres next to each other; it's still going to be \$108,000. It is just a big expense. Would be easier to fence in.

Vice Chair Horton stated yeah.

Mr. Lanier stated and you go back to the first picture. So that's \$53,000 right there.

Mr. Soriano stated this is about an acre. It was actually like when I did the property appraisal, something like 2980. These were what I thought were some of the worst spots. Scott, I know if you go out there you might know this.

Mr. Thomas stated I agree 1000% with your assessment. What I was going to bring up later is Tom, I did talk to the new soccer people. We had a parent meeting for about an hour and a half and I just randomly just brought up, hey, what are you guys going to do about the field? Then the normal, oh, we're 100% committed. We're going to meet with Jay and we're going to meet with HOA. So then I introduced myself, I didn't overstep my bounds Mr. Lawyer man and just said, hey, we would love to meet you guys because you are out here. We think it would be a good idea for you to come to the next meeting on May 11th. There they are right there. I just talked to them.

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I said and I'll be very upfront and frank about you. I said the past organizations, they don't pay their bill and the fields are the way th't they are. And if you say that you want to have a Davis Park or Patton Park or any other local soccer complexes, first of all, this is a multipurpose field. But however, if you want that same kind of quality, we will work with you. But you need to follow through on your end. Oh, I promise you we're going to follow on our end. I guess I'm just at the point that they're absolutely horrible as a parent and as a resident. I hear it from visiting people who come out and play competitive, these fields are horrible, blah, blah, blah. And right now, if it's \$53,000, I'm willing to spend it right now. That's just kind of where I'm at.

Ms. Nelsen stated if we can bring in 12 and we're going to budget 20, then we could do a half-acre every year if we had to. But we need to do it instead of just sitting on the money.

Mr. Thomas stated do we jump start the first year?

Ms. Nelsen stated yeah, I think we do. How do you feel about breaking it up versus doing a solid acre altogether?

Ms. Suchsland stated it's going to be easier to do a solid acre for sure. But it's your guys decision. We will work with whatever. I definitely agree with Jay's mapping here. And I think if you go straight down like on the side well at the top and then that one section and that one section at the very corner of both the ponds, we just did that last year with your contraction lets already.

Mr. Thomas stated it's already torn up.

Ms. Suchsland stated it's obliterated.

Mr. Thomas stated those are usually your U8 and U10 boys and girls that play, they're still little.

Ms. Suchsland stated they don't move the goals. But yeah, those would definitely be my priority spots. If you did break it, that would be, I think pretty simple to do.

Ms. Nelsen stated what if we skip the three circles and just do straight lines and then straight lines along those three and then that's filled the center.

Mr. Soriano stated you can.

Ms. Nelsen stated these are actually just for fencing off is what I am thinking.

Mr. Soriano stated well yeah because that would be easier. But these are actually fields already set up. The unfortunate part is if we do it that way, they're going to want to play at separate fields and those are nice. Rotate again because that's going to be the nice grass. But yeah, that

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would make it easier because then we can kind of close the whole field. The other problem is to do one acre and have it together. It would be this corner.

Ms. Nelsen stated yeah.

Mr. Soriano stated so you would get most of this big field, but you have some grass that's around there. Unless we broke it up somehow, there's no way to get a full field and the surrounding area even in one solid acre. So we do have to do something to break it up. But we could get rid of the little circles and focus on these field areas. It does make it easier to cut a fence in.

Mr. Thomas stated I agree with Cindy. Maybe that little circle in the bottom right-hand corner down by the volleyball court, add that to that big field and widen it. From my perspective, that's just from keeper box to keeper box.

Mr. Soriano stated yeah just outside of it.

Mr. Thomas stated I would rather, if we're going to do something, go ahead and do the whole dadgum field.

Mr. Soriano stated well you would take out some of these areas then unless you want to do more than an acre. That's the biggest one. But yeah, when I went out. So, this is from about a year ago, probably about a year and a half ago, this picture. It is definitely worse. This big round area is the worst here. Then you do have mid field that is pretty rough. This side's better, but it's definitely worse than this image right here. So, you could do this entire field and widen it so that, that has a good feel. But like I said, what you're going to end up doing is they're going to have the goals there next year.

Mr. Thomas stated no, no, I said we will not have the big kids' field there.

Mr. Lanier stated I think that's wide enough there. You can do too long, can't we?

Mr. Thomas stated and you can do all the little kids right there.

Mr. Lanier stated yeah.

Ms. Nelsen stated like three across, right?

Mr. Soriano stated they would have to stay in this orientation here because then we're not by the parking lot.

Mr. Thomas stated but the little kids can do. They don't go far in the circles. They could just go this way and then just say, hey, no, it's, it's not happening.

Mr. Lanier stated then your big field's going to be down there where it used to be down there and there's only just that one little bad spot down there.

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Mr. Soriano stated we can definitely widen this. You actually see where the field goes? That's the line. So, you're going to widen this. That means we're going to drop out some of these other areas here. This is a big field. Not quite a full acre for one field, but it's close.

Mr. Thomas stated start there and work our way. So then how do we add that contractually, when they come out and say, okay, this is where we want the fields. Now it's not up to you where you put the fields, but this is where we want the fields.

Ms. Nelsen stated that's going to be tough.

Mr. Lanier stated well yeah, it is our fields, but

Ms. Nelsen stated yeah, that's the hard part.

Mr. Soriano stated it's a little tough. I mean, I may have to work with him, but I mean, originally, years ago, I had an actual scale drawing that I gave to them with different fields that they had. It made it easy kind of for them to move them around and kind of show me where they wanted their fields. I think they need to get back to that. But then I would have to be oversight enforcement.

Mr. Thomas stated that's also technically three companies ago because it was Oakleaf soccer then it was Florida Elite. And these new guys come in and obviously have not reached out and had a meeting with you yet.

Mr. Soriano stated Kate really did well working, but she was also handtied.

Mr. Thomas stated she is now at another facility. Now we're supposed to have two new guys out here at this facility now.

Mr. Thomas stated hey, Mike, can we enforce that? How does that work?

Mr. Eckert stated well our agreement should be terminable if we want to terminate it. And that's how we do it, is we say, look we have to make sure that we're not coming out of pocket for this and it's in the right place. It's our property, so we can dictate how it's used.

Mr. Thomas stated okay.

Mr. Soriano stated so really, just us. Some of it may be extra time for me to work with whoever that operations person is, make sure that they're moving these fields properly. If we just sodded that one, then, yeah maybe we want certain age groups on those and things like that. But and like I said it's just a little more time for me. But that's what we're going to do to break this up, because we're not doing three acres at a time.

Mr. Thomas stated I technically have to.

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Ms. Ambrosio stated Jay, is this the one that you drew up, or is this Kate's?

Mr. Soriano stated no, that's Kate's.

Ms. Ambrosio stated it's her field pack.

Mr. Thomas stated I doubt I still have that copy.

Ms. Suchsland stated this is your bathrooms here. So you're looking at this and then some of these circles depending on square footage wise, I might be able to do one of them with the contractual part.

Mr. Thomas stated yeah. But I don't know if it was before you guys were here, this midfield used to be down there.

Mr. Soriano stated yeah.

Mr. Thomas stated they would go back and forth. One year would be here, one year would be here. Right but that hasn't been done and now I9, most of their fields are down there where that bottom circle is next to the volleyball court. The majority of I9 is right in there. They play in that like that L right there. That is the majority of their games is in that L.

Ms. Suchsland stated up here.

Mr. Thomas stated yes. A lot of their games are there, and some of their games are random in between the two big trees right there.

Ms. Suchsland stated okay.

Mr. Thomas stated whereas the big field, the big kids' soccer is always in the back of that big tree.

Mr. Lanier stated the only complaint they had is that tree, the line runs right underneath it. If the ball is up in the air, it does have a chance to hit it, but it's just like, hey, suck it up.

Ms. Suchsland stated yeah, we're not taking out trees now.

Mr. Thomas stated yeah that would be mowing. And that's what we used to tell them. It's just like, hey, just call the ball ahead and go from there.

Ms. Ambrosio stated is there a way you can set up a rotation? You make your plan and say January, February this is where the big field is. In March, it goes here. Like just when it rotates like that, does that help?

Mr. Thomas stated if we did it by season.

Ms. Ambrosio stated only season.

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Mr. Soriano stated yeah, the rec side has two seasons. The travel teams are there all year round. But that one's actually easier to move. There's less of them, less players than on the rec side. The rec side we have two seasons and I9 actually has three seasons. So, it's a little tougher. I have to be able to work with both groups.

Mr. Lanier stated but according to them, they are renting from the Catholic Church down here. Sorry, I don't know which one. That's where the older kids are. They did say at the parent meeting that they are also trying to get a hold of the schools to move practices over to the schools as well. It sounds like they have a plan in place but has not shared it with us yet.

Mr. Soriano asked which school?

Mr. Thomas stated across the street. The Poe.

Mr. Soriano stated I was just making sure because the high school constantly asks to use our fields because I guess their fields are horrible.

Mr. Soriano stated why would you leave one set of fields? The high school coaches constantly ask to use our facilities.

Mr. Thomas stated I think either way, I would like to make a motion to go ahead and approve the one acre. I would like the motion to go ahead and approve this proposal right here.

Mr. Lanier stated while making the decision we have to think but maybe we draw those red lines just a little bit.

Mr. Soriano stated if you can make that part of your motion, it would be focusing on the large field and we're doing the entire field, as much as the entire field and then whatever we can do after that in an order of priority. So, me and Chalon, we can go out there and look at it because there may be some areas that look bad now. It may just be watering, too. All the grass is a little rough out there. We are kind of getting back to where we're getting some more growth. But if there's a combination, not just watering, but the amount of wear and tear from their cleats, things like. We can see that in the dirt. So you can tell me. Yeah, at this point, I would definitely be more concerned with this area compared to this area. But we've only got maybe a tenth of an acre left because everything else went to this big area here.

Mr. Thomas stated right.

Mr. Soriano stated we have to find that in here. And we have some, it's very minimal comparatives, but we do have some contractual amount. So that's outside of the \$54,000 that her

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and I can squeeze in here someplace to wherever we think we can get the best use after we do this whole field.

Mr. Thomas stated and then maybe when you're walking use your discretion also with what could we actually snow fence it off or whatever?

Mr. Soriano stated it will make it easier because this big one, I will be able to do this. This is a big area, one acre still. I'll be able to fence that off and then it will just be some little areas beyond that that we can get done that will be easier to fence off.

Mr. Lanier stated yeah and even if we have to make a cutesy little sign, let me grow whatever. He stated I will second the motion.

Ms. Giles asked for any discussion? All in favor say I. Tom, did I hear your aye?

Vice Chair Horton stated I missed the conversation.

Mr. Thomas stated I just made a proposal just to go ahead and move forward with this.

Mr. Soriano stated the focus is going to be on this entire field. Not just the area I thought was bad, but this entire Holder kids field and then whatever's left over, we will go through and try to prioritize whatever's left.

Mr. Lanier stated but then contractually say this is where we want these fields, as opposed to them really taking charge of where they want to put the fields.

Mr. Soriano stated well that would be on the operation side.

Mr. Soriano stated this is really just for the purpose of the acre.

Vice Chair Horton stated I want to make sure they jump start it and what chunk of it.

Mr. Soriano stated that's still a big chunk. That was more than what I really wanted to do. I was looking to do more like half an acre or something. You're doing a big chunk.

Vice Chair Horton stated yeah did a chunk and then we could look at it and say, was it worth it?

Ms. Nelsen stated yeah, I agree.

Vice Chair Horton stated was it worth it? If it is, then maybe next year we can do another chunk.

Mr. Soriano stated so you're saying you want more than an acre then?

Vice Chair Horton stated yeah, three.

Mr. Soriano stated I think we already have one motion.

Ms. Giles stated there's a motion. There's a second. I have four ayes to do the one acre.

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Mr. Lanier stated but you want to explore maybe two acres.

Ms. Giles stated Scott, are you wanting to withdraw your motion?

Mr. Thomas stated I can temporarily withdraw my motion.

Ms. Giles stated Mike, can we allow Scott to temporarily withdraw his motion since one Supervisor was out of the room during the discussion?

Mr. Eckert stated okay.

Ms. Giles stated alright.

Vice Chair Horton stated it just seems like if you piecemeal it too much, if you just go at uneven chunks, it will be hard to match it all up.

Ms. Giles stated Jay, do they have this in the budget?

Mr. Soriano stated yeah, so we will start to eating away at that good amount, but it's not written in the budget this way. It's going to come out of capital. But we did plan on that \$20,000 each year for the springing amount. We based that 20 on the highest year we had for springing. And we haven't done that at all in five years, so that would match \$100,000 there.

Ms. Nelsen asked have we spent that money anywhere else.

Mr. Soriano stated the biggest project we had for you guys was actually the slide work.

Ms. Giles stated Jay I see their capital reserve fund on page 37 of the financials, PDF page 37.

Vice Chair Horton stated maybe VerdeGo can cut us a little bit of slack.

Ms. Nelsen stated I think she did already.

Vice Chair Horton stated 3 acres. Twice 1 acre. Is that a possibility?

Mr. Thomas stated so the 2 acres, can you kind of maybe take your little cursor and see what we could we get done in two acres? If all that can get done in one acre, how much more can we get in another acre, so two acres?

Mr. Soriano stated I should be a little longer to measure out.

Mr. Thomas stated I'm just saying theoretically we could get a whole lot more done.

Ms. Giles stated PDF 37.

Mr. Thomas stated instead of maybe going to all three. So step two would be \$100,000. Step three, the whole three acres would be 150.

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Mr. Soriano stated if you did two acres and we're doing it; the big field is one concern. What I would actually recommend then is to stay along this line and just move as much of that next acre down here.

Ms. Suchsland stated do like the L, is that what you're saying? The outer?

Mr. Soriano stated well I would want that. So even though it's just these two big circles, the biggest problem is that this is your high visibility area too. Right now, a lot of your kids when they're doing practice, they're out here. So, I would do this full field and then I would keep the acre next to it somehow wherever we're at when we go back here, that way we can get the most out of not just for their playing area, but also the way it looks. The two areas you see the most are when you're coming in this direction and when you're coming in from right here.

Mr. Thomas stated then the third acre would be all the way down there at the bottom where the volleyball court is.

Mr. Soriano stated this is a big field so it depends on what you want to do. It has to run this way because of this tree here.

Vice Chair Horton stated most of it's in good shape there.

Mr. Thomas stated yeah, that down there.

Vice Chair Horton stated yeah, the top right is what needs to be done.

Mr. Soriano stated I mean that's your full fund right now.

Mr. Thomas stated the full fund is. What is that?

Mr. Soriano stated 1.6. You guys have a lot of money. The biggest single project that we've done in the last couple of years was the slide, 57, I think. We do have some projects. We do our playgrounds. We have a pool fix here and there that costs \$10,000. Nothing really huge.

Mr. Thomas stated I guess the thing is this is a central location where everybody's gathering and this really does look like junk.

Ms. Nelsen stated don't you also have a proposal for a playground?

Mr. Soriano stated yeah.

Ms. Nelsen stated how much is that?

Mr. Soriano stated well compared to your \$100,000 discussion here, we're talking about \$19,000. But it still does add up.

Ms. Nelsen stated it does.

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Mr. Soriano stated and that's something we're still doing every year. You guys have gotten down to now out of all your playgrounds, so other than the ones that are in the amenity center that we rebuilt this last year, we put new platforms on and things like that, new interlocking steps. You only have three playgrounds out there that are left.

Ms. Nelsen stated okay.

Mr. Soriano stated this would be the one that I think is worse, The Piedmont or Stonebrier. Park to me is the next. That's pretty bad. So that's where I would go with it. Then you have Fall Creek. And yes this is all that's out there after that.

Vice Chair Horton stated what we going to do, a minimum of two acres?

Mr. Soriano stated this is your discussion. I'm the cheap guy. That's a lot of money. It's \$108,000 bucks.

Mr. Thomas stated \$107,800 because Chalon gave us \$100 discount. So, two acres seems that we would be addressing the majority of the hot spots, if you will.

Mr. Lanier stated the problem is it keeping off right the hot spots. If we do two acres going this way, I think we could mark that off. If we do anything else we're going to have to piecemeal trying to keep people off of it. One acre I think makes it easy, two acres probably a little tougher. But it does pull into that, hey, this is the first look of what's happening. Then if we decide to do a third acre next year, maybe two next year, whatever, then maybe the backside, I think again that would be easier if we put them together to mark it off and hopefully keep people out.

Mr. Soriano stated just to keep this in mind whether it's one acre or two acres, I'm not giving up on that sprigging plan though. So that is good work. We just have to coordinate different timing, soccer and I9 is a lot for longer. It is one that comes out looking really good and it is a third to a quarter of the price, even less. We can get a lot more work done over the two- or three-year rotation that you do this.

Ms. Nelsen stated but we haven't been able to do that in the past three years.

Mr. Soriano stated well, this is the first year we have tried and looked around. I haven't spent much more time. I went to Chalon and their company just doesn't do that. So outside of hiring another outside vendor to do something like that here, which is also hard because there's not a lot of vendors in this area. So, it wasn't like I could just go to somebody like Brightview who is real close by, they don't do that either. They would have to pull in somebody else as a sub so that's

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where if they can work on it. I will work on Chalon and her group this next year to try to figure out a way but that is a more cost-effective way to handle 9 acres long term.

Vice Chair Horton stated did we do three acres at a time last time?

Mr. Soriano stated yeah, I think that's the hard part. Trying to look at something like we did last time. We were talking 150 some thousand dollars, 2/3 of that, 100,000 like we're doing now and it may be a big difference.

Mr. Thomas stated maybe this as a band aid for a year until we maybe get some sprigging.

Vice Chair Horton stated maybe just do that top corner right there. It's got that big field on it. The two little spots, just do a square that way.

Mr. Soriano stated two acres worth that way?

Vice Chair Horton stated yeah. If there's any real bad spots in there, just fill them in or something. It's going to be difficult to keep people out of there. If you've got one big square like that, to me, it would be easier to block it off to see what you've done and see if it's worth it.

Mr. Lanier stated so then two acres would be.

Vice Chair Horton stated what would that roughly be at that corner up there? The big field there and the two little spots.

Mr. Thomas stated it doesn't have to go all the way past that top red line.

Mr. Lanier stated yeah because some of that's like where the parents sit.

Mr. Thomas stated where the parents sit. It kind of dips down a little bit and you don't want to get too close.

Mr. Lanier stated hey look, there's Scott.

Mr. Thomas stated there I am. I was waving that day. I was like, hey.

Mr. Soriano stated this doesn't quite go into those.

Mr. Thomas stated because that actually comes out pretty far from those trees.

Mr. Soriano stated so that's one and a half acres there and then we want to get these. This little area here. You can see even on this image, which is not up to date, where it starts to wear away here. These are where I have those two. So, we should be able to get two acres to spread out from this full field and then those two circles that I had there will just come out. Try to keep it in a more of a straight line out here in front of the field house.

Vice Chair Horton stated let's do that.

Mr. Thomas stated so almost to that tree. At least to where that goal is okay.

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Mr. Soriano stated so two acres still hitting pretty much it's the full older kid's field. We're just not going to use a border right now. We'll come over a little bit, and then we're going to go out to the front of the field house as much as we can.

Mr. Thomas stated and then the contractual lease stuff, you can just focus on the other hot spots.

Mr. Soriano stated yeah, we'll find some spots and throw that down. Like I said, it's good to have but it's nothing compared to an acre or two.

Vice Chair Horton stated I'm sure Chalon again will give us some kind of break on 2 acres instead of one.

Vice Chair Horton stated have you got all the equipment.

Mr. Thomas stated instead of 100 it would be \$200.

Vice Chair Horton stated did you get a quote from Pats?

Mr. Soriano stated I did. So that's what this was based on. And that's about market price for this for a pallet. She is doing all the extra work to labor. So, Pat's was at 54,000, the 53,900 still about the same. But then labor is a concern, too. Not just grading and throwing down the new sod, but then the rolling work and things like that. Then Chalon's group's already here, so that's the nice part. Timing the fertilization and irrigation is important where if you have an outside vendor like that, that's hard to do, and they may not want to handle that. They're going to look to our contracted landscaper. So as long as it was close in price, that's where I was looking. I would rather stay with VerdeGo.

Vice Chair Horton stated let's do that.

Ms. Giles stated Jay, are we just for the motion before they make it, are we just going to assume the price will double?

Mr. Soriano stated if the motion was for two acres.

Ms. Giles stated yeah, they didn't make a motion yet. There's just discussion.

Mr. Soriano stated oh.

Ms. Giles stated we didn't get that far.

Mr. Thomas stated so it's 53, 900 times two.

Mr. Soriano stated my hard part is I was trying to twist her arm to allow us to go down a half-acre or so. That's what they were worried about before. So now you guys going up. I'm sure they're happy with that.

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Ms. Giles stated so Scott, do you have the total.

Mr. Thomas stated yeah, I guess it would be 107,800 (53,900 x2) NTE \$108k.

On MOTION by Mr. Thomas seconded by Vice Chair Horton, with all in favor, the VerdeGo Proposal for 2 Acres of work NTE \$108k for the VerdeGo Invoice in front of the Board, was approved 5-0.

Ms. Giles asked Jay, anything else?

Mr. Soriano stated yes, the playground. I don't have proposals for you. I did get pricing. I am looking to replace the Piedmont, Stonebrier Park. Their playground will be the next in line. It wouldn't be something we install in the next month or two, because one, we know it usually takes a few months for these things to get to me. So, by the end of the summer, as it's getting cooler right now, we're kind of band-aiding repairs over there. But that is the one that I want to replace next. I did get a couple different footprints from our playground company and they all do go along the lines of what we put out in places already and almost all of them are under the 19,000 mark. One was like 18, one was like 18,400 or 18,500, but they're all under 19 and that's about what we've spent on all of the structures the last couple years. The most expensive one was the one we put in Worthington and I think that was 24. So all three of these are 19. Middle Village is actually going to be replacing their Whitfield playground next. They approved that tonight. If you guys approve yours, I'm hoping I can actually get a deal on these. They were based at 18 something. If I'm buying two of them, hopefully they can give me better pricing and of course I'll save money on shipping too. They would ship them together. So that can add up to about \$500 to \$1,000 for shipping on these big things. I am looking for you guys to discuss and then throw out approval for purchase of your next playground NTE \$19k.

Vice Chair Horton stated is this the same one that we got for Wilmington Oaks or whatever?

Mr. Soriano stated no, they're not the same.

Vice Chair Horton stated the one off the roundabout there, right down the road.

Mr. Soriano stated the first roundabout is Worthington. That is the last one we did in the other direction.

Ms. Ambrosio stated yeah, Worthington Oaks. That's the biggest one. So, these are not the same as that. These are a little smaller. That is the largest one. That was Ellie the elephant.

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Vice Chair Horton stated which one was the \$24K one?

Mr. Soriano stated that's Ellie the elephant. That's at Worthington.

Vice Chair Horton stated why don't we put the same one in all of them so that if we can piecemeal parts and stuff like that, it would be a lot easier to do.

Mr. Soriano state that one was different. That one's actually got bigger posts. Almost all the ones we've done so far will as you're saying piecemeal, they'll go together with all of these. So, it doesn't matter that they're different. These all kind of match. Ellie's posts are a little bit bigger. There's a 1-inch difference. But all the slides and everything do work. The platforms, they are all from the same company. So, they all do interchange. It's just these upright posts. That one was a large one and the only downfall with that one. I don't know, it would be the same now, but that was also the one that took the longest to get. I don't know if manufacturing was a problem at that time, but that one took a good I think it was like eight months, seven months for us to get that thing in.

Vice Chair Horton stated so the one you recommended costs how much?

Mr. Soriano stated all three of these. So one's called Cooper's Neck, and they all fall along the same lines as some of the ones we put in. Oh, no, we do have two, I think the one in Nature's Hammock and the one at Cannon's Point I think are the same. But those are the only two matching that we have. But all of them have been different and little differences about them. It's not the color. The color, I can get any color combination. It's just where one slide is compared to the other. If one has one roof, or in this case, almost all of these had two roofs. That's all that's really different. All three of these, they're like I said, they're really close in price. One is 18,100, ones 18,400 and ones 18,500 so I would say a NTE at \$19k hoping that, like I said, I can get a better pricing since I'm buying two, one for Middle Village and one for you guys.

Ms. Nelsen stated okay, I'll make the motion NTE \$19k.

On MOTION by Ms. Nelsen, seconded by Ms. Ambrosio, with all in favor, NTE \$19k for Playground Equipment for Stonebrier, was approved 5-0.

SIXTH ORDER OF BUSINESS

Audience Comments (Limited to three minutes) / Supervisor Requests

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

Ms. Ambrosio stated I have nothing.

Ms. Nelsen stated I'm good.

Mr. Thomas stated I sat down for an hour and a half out there and trying to figure out how to maintain these fields. I'm going to propose a couple things to the Board. I did already talk to Jay. We want and communicated with the JFC or whatever it is now that's out here that we have to keep all these E bikes off of the fields. That we get us a bike rack and they can hook them up. They have to come through communication through not only the coaches. The guy said that's easy. He can tell all the coaches, make sure your players don't have the E bikes or any of the bikes on the field. But it would be nice to have a place to lock them up and not on our new guard railing and our beautiful landscaping around our clubhouse. I did talk to Jay about dead areas underneath and maybe just getting a couple or some railroad ties or something to tie them up. But I'm also at the point now if these bikes go out there and we do catch them; I want to start charging them for how much it is to replace the sod. I don't know if we need to add that into the policy as well. But the other thing is catching them. I was going to ask S3 during those high soccer times when their practices are out there. I was out there for over an hour and a half and I saw nobody walking, saw nothing. And that was one of the biggest complaints. I guess we used to at one point had QR codes or something that said hey, you need to get a hold of a security guard or something like that. So bring him to the Board. If Jay says he already has some little signs that way a resident can contact security. I understand it goes through dispatch first and then the dispatcher will call the person on duty. I think that was the biggest parent concern out there was lack of communication. Like, how do I get a hold of like a without having to call the Clay County Sheriffs or how do we get a hold of our local people so in better communication. And then maybe when soccer season starts up again, maybe even looking at it, a few hours shift of actually having an extra guard come on part time just to help cover when all of these kids and all these practices are going on. Because if it's too much for just one guard, then maybe we need to get another guard temporarily.

Mr. Thomas stated my idea number one is a bike rack. I don't know if Jay's got one laying around somewhere, probably does. Probably buried in this backyard or something. And then if it

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was okay, just coordinate with Chalon if we can just pick an area. But is there a liability thing that's worth providing the bike rack or anything like that?

Mr. Soriano stated no, that's normal for a recreational facility. I can add not just one, but I mean, those are much smaller than anything else we did tonight. So, I can add those in one or two spots. It does help kind of defend when somebody says, oh, I don't have anywhere to put it. Yeah, we have quite a few bike racks now. But yeah, like I said, that does take away that argument.

Vice Chair Horton stated on the positive side, I look at all the security reports and I did not see anybody out there with bikes this past month. I don't know if that's an indicator that it's getting better or not but I also noticed that the second green over there by Eagle Landing, they were out there and they tore up the whole green up there. It's not just our problem. I'm sure it must be over here on occasions. In fact, the last meeting when I left and I wish I had said something, there was a group of them down here with their bikes and scooters and things. I almost stopped and talked to them, but later on I regretted not doing anything. Maybe just to let them know that. But you can't do that you know.

Mr. Soriano stated that one I'll point out too. It has gotten out that security guards are out there. There's going to be times where it seems like it is hard to find. They are definitely making the rounds and we've had other people that have seen them out and see them yelling at the kids on their E bikes. I still get one or two complaints this last month from somebody telling me I almost got hit by a kid on an E-bike. I know it happened. But the other, the hard part is getting the help from CCSO and even then, when it's bad getting support from them. We had a 15- or 20-minute conversation in the meeting before this from your sister District where we did have an issue. It wasn't e-bikes, but it was another issue where I had to deal with the same thing. I'm going to have to call CCSO because they refused to trespass somebody over a situation that they were even obviously seen trespassing because they were a resident. We have some issues that both Districts still have to work on CCSO with to try to get their support. It doesn't really matter how much our security guards out there if we can't do anything in the end.

Vice Chair Horton stated that's pretty inconsistent because the last time the deputy chased a guy down to his house and gave him a trespass. It's very inconsistent of what they will and will not do.

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Mr. Soriano stated I think it has more to do with that understanding of what they're allowed to do. There are a lot of officers, when I get the sergeants and all those that they know they're good with it, it's getting out the word to people that are on deed and things like that, and that one's harder.

Mr. Thomas stated so then the next thing is if our security or they do, then I would like to maybe have something on the book say if they tore up this amount of things, this is what you're going to owe us now. I don't know how we can put that into the policy or if that's just going after them monetarily. Those girls had to replace that slide why not just go ahead and start replacing sod?

Mr. Soriano stated that one may be a little different. Mike, I'll let you take this. I'm going to decline, but the slide was more obvious. Where sod I would have to have a way to prove it. Mike, I know we can do things for damages. I know we can't fine anyone, but how do you think we could do sod if we're catching kids on E bikes?

Mr. Eckert stated well right now it's a provision in our policy that if you damage District property, that we have the right to seek reimbursement from you and cut off your amenity access until it's paid. Then also there's an administrative fine that they can be charged to reimburse for the administrative cost of dealing with the suspension as well. I think it's in our policies already. It probably wouldn't hurt to look at it and beef it up to say this includes damage to turf from riding vehicles in areas where vehicles are not allowed. That would not be a bad thing to add, but I think we've got something in there already.

Mr. Thomas stated what I'm really trying to do is close those language loopholes. I think we've done a good job of closing those language loopholes when it comes to the E bikes. I just want to just start closing as much as I can that way it's just cut and dry. You did it. You're paying for it.

Mr. Lanier stated how are other communities dealing with this, Mike?

Mr. Eckert stated we are enforcing the language we have that says that if you damage District property. I would say that we haven't had it to the extent that you all are talking about in the pictures that I've seen at other communities. Usually where we're having it more is in parking lots and things of that nature rather than in the open fields.

Mr. Thomas stated thank you. Then communication would be good so maybe put some stuff in the newsletter and also, I'm a resident, I see an issue. How do I get a hold of our security? Here's a barcode or whatever QR code and that gives you the dispatch and then they will let the

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onsite person know because it's just one person. That's a big field. I mean they can't be everywhere at once.

Mr. Soriano stated that one might be a little tougher. I know we had the dispatch number; we have that to use. One of the biggest problems it creates and we had this before we actually stopped giving it out because of people abusing it. I did have a lady that lives right off Stallion, which is one of those cul-de-sacs that oversees the fields and she would call at all times for kids at the table there on the sidewalk. It was a little different. It wasn't using a right to get to those. As she's sitting in her house and complaining about things she thinks she sees going on just to get security guards going there. That's not what we should be doing with that. But then it also creates a problem of when there's no officers here. We don't have the way to communicate that without kind of openly sharing when officers are here and when they're not. That makes that part harder because then they could be calling and they're not going to get response.

Mr. Thomas stated why not call in our local, S3 calling them directly. I mean if they need CCSO to handle the non-emergency number.

Mr. Soriano stated even if they're calling S3, I would have to share when they're here is what I'm saying.

Mr. Thomas stated oh, okay.

Mr. Soriano stated that one's kind of the hard part of why we took the dispatch back away. We used to have this number for people to call. It goes to their dispatch and then they would call out to the officer here. But then that creates problems. They call, the officer's not here and they're getting upset because nobody's responding to them. So that one I might need to figure out a different way, but even then. So now we're getting to the point where there's always some staff people around. You have a fitness center which nobody should be on property. The fitness center is not open because that runs from 6 in the morning until 10 at night. Outside of that, nobody should be in the fitness center. And now we'll pretty much have people at the desk and the pools all the time. So, they have somebody they can go to in staff there. If for some reason myself, Wanda, or Lisa, are not in the offices, there are those staff people right up front that can get a hold of the security too when there's an issue. That also gives us the heads up, hey something's going on because we're the ones that make all those reports.

Mr. Thomas stated can we send that out as a reminder? Summer's coming up, if you're out and about see something and say something.

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Ms. Giles stated Tom anything?

Vice Chair Horton stated Jay, have you looked into getting some clay sand to put on our beaches that we have around the lakes now?

Mr. Soriano stated see those little palm trees right down there in the bottom.

Mr. Thomas stated we could rent out little hammock cabanas and stuff.

Vice Chair Horton stated I don't really have anything new.

Ms. Giles stated Andre?

Mr. Lanier stated Chalon, great work with the flowers and the plants.

Ms. Suchsland stated thank you.

Mr. Lanier stated I was going to say S3. It seems like some things have been stepped up. I haven't seen as many bikes around the fields. I haven't seen it personally nor I've gotten complaints about it like we have. So please keep that up and just look for ways that we can improve that as well. Thank you.

SEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – June 8, 2026 @ 4:00 p.m. at the Plantation Oaks Amenity Center

Ms. Giles stated the next meeting is scheduled for June 8, 2026 at 4:00 p.m. here at the same location. It is your proposed budget meeting.

EIGHTH ORDER OF BUSINESS

Adjournment

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

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

Signed by:
Marilee Giles
A36999D8EDC14F4...
Secretary/Assistant Secretary

DocuSigned by:
Cindy Nelsen
1834ED053396448...
Chairman/Vice Chairman