

**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, **June 8, 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

Tom Horton

Scott Thomas

Andre Lanier

Amy Ambrosio

Chairperson

Vice Chairman

Assistant Secretary

Assistant Secretary

Assistant Secretary

Also present were:

Marilee Giles

Mike Eckert *by phone*

Jay Soriano

Jennifer Stanton

Mike Shaffer

District Manager

District Counsel, Kutak Rock

GMS

S3 Security

S3 Security

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Audience Comments (Limited to three minutes)**

Ms. Giles stated copies of the agenda are found on the table by the door for those who wish to follow along. At this time the Board invites any member of the public in attendance to speak on any item listed on the agenda. There is also a place towards the end of the meeting for public comments again. If you provide a comment, please state your name for the record.

June 8, 2026

Double Branch CDD

Mr. Soriano stated our only public is our representatives from Sporting Jax. We have talked about having them in even though we have already done some work to do some improvements. But having these guys in to also talk about what changes we can work on in the future, especially after us just spending a lot of money. We have a couple gentlemen here, Matt I've actually worked with already. He met me out there last week. We have started the site work today. If you got a chance to go by, there are lots of trucks out there. They're starting to dig everything up. A couple of pictures I'll show you and then also I was going to show you our plans for where we picked out to start cutting through. But while we did the walk, I did get a chance to talk to Matt about some of the issues in the past. Not just communication issues, but things like timely payments, help more with some of the things that we have asked them for in the past like help with the bathrooms, the parking situation, stuff like that. Matt has shared with me that he's come up with some ideas to try to help us out. I know he's talking to the school. I don't know if he got a chance to talk to them yet. But moving out some other practice times to give the fields a little break on numbers too. If you guys have some questions or anything you guys wanted to discuss with them, they said they would be here today.

Mr. Hollyoak stated I'm happy to talk to that a little bit. My name is Matt Hollyoak I'm with Sporting Jax. I was able to meet Jay last week going into week five or week six with Sporting Jax. I've really enjoyed the opportunity I've had with the organization and part of that has been my involvement with Oakleaf. In talking with Jay, we realized that there have been some issues up until this point in terms of parking, some of the restroom items and we discussed it internally. One of our main solutions at this point is sort of dealing with the transition of having a previous director coaching that's taking a slightly different role within the club. We're in the process of assigning new Director of Coaching (DOC) that's going to come in and have more of a full-time presence in order to a) identify some of the issues that have been coming up so that we can address them immediately and timelier and then b) sort of have a presence at the field so that we can operate more efficiently and effectively. We discussed some small items like janitorial service, coming out and helping out. We understand during high traffic weekends there is a lot of presence at the fields. We also discussed in order to avoid having usage patterns that we currently are dealing with rotating the fields and doing a better job there. But our plan is to be more present at these meetings so that if things come up, we can be notified. We can address them and have a better line of communication moving forward. Carl Miller, our club president has joined me today. Both of us

June 8, 2026

Double Branch CDD

are very invested in this community. We want to see the game grow. We want to see engagement with the players. If you guys have any questions, we're here, feel free to ask. But we appreciate you guys giving us this opportunity and allowing us to be present today.

Vice Chair Horton stated I have one thing I would like to address right away is maybe teaching the players a little bit of citizenship. When you finish the game, police the field, pick up the water bottles and all kinds of junk that is left out there. I've seen a lot of pictures down there. It just looks like people just throw their water bottles and things out there and leave, so if we could just have them do a quick sweep that would be great. Tell them it's part of being a good citizen.

Mr. Hollyoak stated absolutely.

Vice Chair Horton stated policing where you play and stuff like that.

Mr. Soriano stated I think that's something that if you can help take that to everybody that's local, the organization here, Scott, you had mentioned along the same lines. People were complaining about the fields, but then as he looks out the practice, a lot of the coaches had kids there that had e-bikes, and we're talking about the other kids tearing up fields on e-bikes. But then some of our own participants are there riding e-bikes over the grass. It's hard for us to yell at one group and allow the other group. Then at the same time, the soccer parents will be the first to complain about the condition of the grass. I think a lot of that has to come from internally, too. Is one being grateful enough because you got to spend a lot of time and money on those fields. We already spent extra in our landscape, and I went over how that works with them. But then now we're spending \$107k to \$108k just for what we're going to go over today to rebuild what we haven't gone through since a few years ago. I went through a lot of those items with Matt last week.

Mr. Thomas stated to reintroduce myself, I'm Scott Thomas, both Board member and parent who have been out here since Oakleaf Soccer Club, which has been many moons ago, probably before either one of you were born. We actually used to have an adult league out here as well. Andre, his child went through the ranks as well. After our meeting and you and I talked in length, I did come back to the Board with some things, such as finding a proper bike rack out there so we can lock up the e-bikes and communicate. We talked about a sand pit area. It's like I'm just on our part, we're obviously willing to make it happen. As a parent part, it's got to happen because like I discussed with you, all these parents, they don't know that I'm on the Board, whatever, because I don't go around advertising it. But it's like, you hear all the comments. We go down to Gainesville. We go even the Nocatee and everything. I understand a little bit more money in St.

June 8, 2026

Double Branch CDD

John's County, right? But I'm just saying you go to these other complexes and my daughter being the keeper working out of hole and she's already short she has got to jump but you know. You obviously walk onto the field and seeing the hazards as well. If we're developing these young players, the last thing we need is rolled ankles because the divots aren't being put in. Whereas even at Earl Johnson, you got that big sand pit right there. I guarantee you every time I go out to Earl Johnson; I'm always seeing sand patches everywhere so it's like it's being actively done there, but it's not being actively done here. I know that's not 100% on Sporting Jax or the previous things, but if it's in our contract, then we are at the Board. I don't want to speak for the Board. I will just speak for myself where if that language isn't being followed then we will just start looking at other options. That is just kind of where we are at. But I would be more than happy to help out because you know, obviously we are talking parent concerns, Board concerns. I want to make this happen. It's good for the community. We're talking I don't know how many players are out there on a Saturday. I mean just by your enrollment, I know that we just went through tryouts and everything.

Mr. Miller stated it's got to be close to 500, right?

Mr. Thomas stated so then we throw in i9 and then we throw in whatever else, students. I see a good location as a multipurpose field for this community. Right now, the fields are just bleh. I mean I walked it today because I saw the trucks. I've been out there to see what was going on. As long as you got a solid plan moving forward.

Mr. Lanier stated it's important, it's home for me. I'm Andre. I've been involved in the soccer club for years here at Oakleaf. We once had involved at around 800 kids. We were told for years, I'm talking years, these are the best fields that we play on and that is from other people, Lake City, down in St. John's you name it. Towards the end of every season, people always commented on how good our fields were. A lot of that is because we did the proper care of the rotation of just paying attention to what was going on and that includes policing the fields, having somebody local to honestly get there at seven o' clock in the morning and just there all day to sort of stuff. With the prior club that you know was here, that care wasn't there and they just didn't do it. Now we sit here as parents and as Board members going okay, what do we need to do? So, we really need some help here or I think like Scott says it's this is a lot of money we're spending, and we haven't gotten a lot of help.

Mr. Hollyoak stated I think from a collaboration standpoint when we came out in April, we did understand there were some gaps from our side and Matt has been a huge addition. He's

June 8, 2026

Double Branch CDD

very familiar with this community and he's been stepping in the interim to make sure that the leadership is there and obviously from an engagement perspective that he's helping. We've also appointed two of our current coaches to technical roles. But hopefully within the next 24 hours I'll be able to announce a full-time director of coaching that won't have another job. I'm not saying that's taking away from the Oakleaf community. I'm just saying that their full-time responsibility will be Oakleaf and its entirety so that's going to be field, field conditions, field maintenance, making sure we're upholding the cleanliness of the field after practice is done, after a game is done. But we are developing KPIs at our level. When we go and walk a field, how do we make sure it's the best environment for those kids? That not only the best environment is it a safe environment. Probably, hopefully in the next week we will be able to announce that. I just had the phone call today with the potential director. He's a former member of our club. We have a lot of trust and he wants to come back home. So, we are super excited and has performed very well. By having that full time presence, that is the main focus of what they will be doing every day as the Oakleaf community. We believe that it will definitely transform. Then as Matt mentioned earlier, how do we make those investments? We will read the contract. If we miss anything to your point Scott, we don't want to miss anything. We're grateful for that opportunity that you guys provide to the club and provide to our kids. If we are missing something, then we need to address that. We do already supply cleaning services at other fields. We will make sure that we get that taken care of out here. The e-bikes and cleaning, we will put that obviously in a governance model, whether it's in our director's APIs. We will figure that out. We will come back to you once the director is in. We will make sure we address that. But anything contractually that we're supposed to do or the investments that we need to make, please, obviously, we will read that contract and make sure we're doing it. I'm not aware of it is not an excuse, so we'll address that as soon as possible.

Mr. Thomas stated just the communication, because the former clubs would not tell us, oh, the toilet's been busted, you know. Well, if you tell me the toilet's busted and you tell Jay, I guarantee it's going to be fixed because he's got a whole warehouse full of extra parts. He's like the hoarder and he's got his own episode of Hoarders. But I'm just saying, if there's something from our facilities management side, we're going to get it fixed. I think one of the biggest frustrations and Andre may even speak to this too, is just the lack of communication that we were receiving. Then just to let you know, full disclosure, this is our numbers guy right here and if it says it's supposed to be here on time, then it needs to be in the account.

June 8, 2026

Double Branch CDD

Mr. Miller stated yeah.

Mr. Thomas stated so none of this oh we will get it to you when we have this. No, it's a business. Computers calculate that stuff right away. No more of this just hanging out and, you know.

Mr. Hollyoak stated yeah. And I'm the guy that does that on our side. If there's an invoice that comes in and I'm not sure. Once again, I can't explain the past.

Mr. Thomas stated right.

Mr. Miller stated but you copy me in and make sure that obviously it goes to. I'll make sure it gets obviously in the payables, and we will not be late. If it's been an issue before, it's more of a surprise to us because it's not been an issue in the past. We apologize for that and double correct it right now.

Mr. Soriano stated right now I think we're two seasons behind. That's typical over the years to mention to Matt that we've never had a problem getting the money eventually. It's just we don't get it every season. I know they talk about how we can work on that and make it a little easier and quicker from their side. Like I said, we've gotten money from them. It's just not always quick, but it's many of the other little things like we just talked about helping with traffic patrol or even getting involvement from their side, not just saying, we got to figure out a way to clean up a little better and maybe have one or two parent coaches doing it. The kids are this is a normal thing that helps out, but it improves them, too, throughout their time here with soccer. And the e-bikes, it's just a lot of those little things. For instance, I had an email this last weekend from soccer to remind us to open the doors. I've talked to Kate about this in the past. I mentioned to Chris a long time ago, I want to get away. I think I talked to you guys of opening these doors. We have the card access for a reason. Most of our participants for soccer should be Oakleaf residents. People should have their cards. Most of the parents don't bring their cards with them and that creates a problem. We have to leave these doors unlocked when we have 300, 400, 500 people out there. It's hard because that's also the area that gets vandalized the most. I can't blame it on soccer or i9, or any of the sports organizations that actually work with us. But if we got to open the doors for everybody, there's also people in there that don't belong here that are the ones causing the problem, then it can reflect badly on the sports organizations. Those parents are the first ones yelling at me, hey the bathroom's messed up or something is broken or they were mad because we weren't putting in the little soap dispensers where you put your hand under anymore. I was putting bar soap there because

June 8, 2026

Double Branch CDD

they kept ripping them off the wall. But that's mostly because I got to leave the place in line. But we got to get that through to even the parents that participate. Somebody should be bringing cards. There shouldn't be a reason that kids got to rush to the bathroom and has an accident because they can't get in. We have people here that just like a ton, whether they're coaches have their cards or the parents have the cards, or even the kids. We've tried to get through the last couple years. Kids in the area, they want to get their cards because they want to go to the pool, but they don't bring them to practice, and we have to do that. Whether it's the practice time during the week or like the camps, we got to get away from that habit. Just safety wise, we've had some issues in other Districts with things going on, even our own. We've seen that before, things going on in the bathroom that we don't want happening. We have got to have control on that. We pay a lot for this access system too. Those are the little things that I've seen throughout. I don't know of the paint, but like I said, we eventually did it, so that's not an issue. I don't think there's been anything major that I can really point to and say fix this and it's going to fix everything.

Vice Chair Horton stated I would like to say that I like what I am hearing.

Mr. Soriano stated this is the most contact. I think I've now had emails from four or five different people so it's definitely starting off good.

Vice Chair Horton stated the Board supports soccer and supports the kids out there. We support that. But we need a little help maintaining the fields. That's all we're looking for. That might also suggest that it may not be in the contract as such, but there are rules for being on the field out there and it's all in the policy, it's all online. It might not hurt for whoever to go through the rules and make sure the coaches read those things and understand that for example, e-bikes and scooters can't be on the grass. They got to be on the pavement and stuff like that. Again, I like what I'm hearing so let's keep up the good work here.

Mr. Soriano stated just to clarify, they're actually out of contract now, so we'll be going through the new contract. I mentioned to you guys a couple months ago too some of the things that we've said here that we want to add into the contract. There may be more strict wording on how and when the bathrooms get cleaned, emptying the trash cans that are actually out on the field. Those expectations if help were there worded in our book, but not anything that said you have to do this much cleaning or you have to provide. I think we talked about there had to be help with parking, but we didn't actually say there's got to be a staff person provided at these hours or anything. We may need that in this next contract.

June 8, 2026

Double Branch CDD

Mr. Miller stated yeah, we're open. We want to see your community be successful as well. We can't help unless we know where we can help. I know Matt's been great. I know we had a conversation. We're trying to act on everything that we made a commitment to with the director. It takes a little bit of time because you want to find the right person. We believe we found it. But please keep us posted and we will make sure that we address those issues.

Mr. Thomas stated this is kind of small potatoes, but I recommend really taking a look at the concession stand too, getting that up and running. I think that will help them if we have reliable people there, we can leave a card there as well as a possibility. You have to talk with Jay about that, but that could alleviate some issues about having it open. There are plenty of Oakleaf High School kids who need volunteer hours, especially the girls' soccer team.

Mr. Hollyoak stated it's funny because we actually talked about that this morning.

Mr. Thomas stated okay. I don't have anything else. I appreciate you guys coming out.

### **THIRD ORDER OF BUSINESS**

### **Approval of Consent Agenda**

#### **A. Minutes of the May 11, 2026 Meeting**

Ms. Giles stated item three on the agenda is approval of Consent Agenda. It starts on page 7 of your iPads. It is the minutes of your May 11<sup>th</sup> meeting. Unless there are any comments or corrections, I just look for a motion to approve it.

On MOTION by Mr. Lanier, seconded by Mr. Thomas all in favor, the Minutes of the May 11, 2026 Board of Supervisors Meeting, were approved.

#### **B. Financial Statements**

#### **C. Assessment Receipts Schedule**

#### **D. Check Register**

Ms. Giles stated on page 47 are your financial statements as of April 30<sup>th</sup> followed by your assessment receipt schedule showing we are 98% collected. Your check register is on page 61 in the amount of \$144,113.44. I see no unusual variances with the check register. Unless there are any comments or questions, I just look for a motion to approve it.

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



June 8, 2026

Double Branch CDD

Ms. Giles stated if it is alright with the Board, I would like to move staff reports up. I am texting with the accountant. She is just checking on something for me before we go into the budget. Is that alright to move that around?

## **FIFTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. District Counsel**

Mr. Eckert stated I have no report but happy to answer any questions.

Ms. Giles stated thanks Mike.

#### **B. District Engineer**

Ms. Giles stated I don't think he called in and that is okay because we don't have anything on the agenda tonight, but I just want to double check. Is there anyone else on the line tonight?

Vice Chair Horton stated quick question for Counsel or whoever. These property tax things, will they affect us?

Mr. Eckert stated they will not. All the proposals, including the one that is scheduled to go on the ballot, the ad valorem taxes, taxes assessed by the county based on the value of your home. But we, as a Community Development District, we raise revenues and special assessments which are not based on the value of the home but based on the benefit that your property receives from the District, operations and equipment and property, so all the proposals so far have not limited what this District's revenue sources will be.

Vice Chair Horton stated great, thanks, appreciate it.

Ms. Giles stated thanks Mike.

#### **C. District Manager – Reminder of Ethics Training and Upcoming General Election**

Ms. Giles stated I do have a couple of things for you today. Just a reminder that we are in the qualifying period now. There are two seats. Andre, thanks for going down there and taking care of that. Cindy if you need any help, just let me know.

Ms. Nelsen stated I am good. I got it this morning.

Ms. Giles stated awesome. That is great. Thank you to both of you. We would like to keep you all on the Board.

Vice Chair Horton stated it's your best Board, right?

June 8, 2026

Double Branch CDD

Ms. Giles stated it is one of the best Boards. Middle Village is pretty good too. The next thing is just a reminder about your Form 1.

Mr. Thomas stated I will do it tomorrow.

Ms. Giles stated and your ethics training. You have plenty of time on your ethics training. Ethics training is due December 31<sup>st</sup>.

#### **D. Operations Manager – Memorandum**

##### **1. Memorandum**

##### **2. Discussion of Landscape Contract**

Ms. Giles stated Jay's report starts on page 131.

Mr. Soriano stated before we get to the items in my report, there is something we have to take care of with you guys. For landscaping, our normal contracts are set up in three-year segments. And then we have it set up to where we can do one-year increments after that additionally, as long as you guys are happy with our services. If not, then we go out for RFP. But the actual contract is only set up for three years at a time and then for a max of five years. Then every five years, whether you guys are happy or not, because of the threshold amount, such a big contract, we have to go out to do that public RFP. We are at that three-year point, the way it's written now, you guys still have that ability to do one-year additions, but I do have to bring it to you and make sure you guys are happy. If everybody agrees, then I would need you guys to vote for us to be able to keep our current contractor in place for this next year. Then basically I bring it back to you guys next year for the same thing. But then that year we would also go through that RFP process to be able to start that following fiscal year for a new three-to-five-year contract. But I do need you guys to discuss and choose to approve the one-year addition.

Ms. Nelsen stated I'm happy. I would just go ahead and make the motion to continue the contract for the year.

Mr. Lanier stated I will second that motion based on flexibility and being able to, especially with this undertaking that we're taking right now on the fields so I'm fine with it.

Vice Chair Horton stated me too.

Ms. Giles asked for any discussion.

June 8, 2026

Double Branch CDD

|                                                                                                                                        |
|----------------------------------------------------------------------------------------------------------------------------------------|
| On MOTION by Chair Nelsen, seconded by Mr. Lanier, with all in favor, 1 Year Extension with VerdeGo Landscape Agreement, was approved. |
|----------------------------------------------------------------------------------------------------------------------------------------|

Mr. Soriano stated so then getting into my regular report. It is summertime so we've been extremely busy. We have had our second of our summer series dive-in over here at Middle Village Memorial Day at the pools, and then also our out of school parties a couple Fridays ago. It is officially summer. The out of school parties were packed. I can tell you our numbers this year are some of the highest. We've been busier than we have been in a long time. Actually, numbers back into 2018, 2019, when we were making our rules a little strict to make sure that we didn't have any capacity issues. We're getting back to those numbers. Your side tends to be a little slower, so it's a little better there. We can spread people out, but you also hold less people in your pools than this side does here. Almost all these big events that we've had lately, I've had to actually sit out there and count people up that are in the water. When I hit about 150, 160 people that's in the pool, it becomes problematic because then we have to start making plans if too many people come in. The deck here can hold about 700. Your deck holds about 350, less not in the water, it's 270, 260, something like that in the water. But we know not everybody's in the water at one time. It depends on what's going on. We had a school party and we get a lot of parents that are there that are just there. They're not getting in the pool. They're there because the kids are having fun. They're getting pizza and they're getting snow cones. But we were extremely busy that day. I am seeing numbers really creep up there where so far this summer, it's the busiest I've seen in a long time. Everything is going well. The parties worked out well so between both facilities, we went through about 40 pizzas. It's the first time I've had to actually purchase extra pizzas for the lifeguards because normally there's a little extra left over. I let them eat and they work hard that day. We went through a lot of pizzas for all those kids. Both sides were extremely busy the whole time. We do have coming up, the third movie in your summer series so that is this Friday. You will start to see some reminder emails going out to everybody. I believe it's Nacho Libre is the movie we're showing Friday night. The theme this summer was Nickelodeon movies so all these movies were produced by Nickelodeon. It should be lots of fun. I believe so after the movie, the next thing won't really be until we get back to your side with live music. Just before your last meeting, we had the guy with guitar out on the pool deck. The next one on your side is August 4th. That one is a full band so we'll start advertising for that too also. Then going through it's mostly on this side, your swim

June 8, 2026

Double Branch CDD

team has begun. Now by the time we get into the end of summer, I do come to you and remind you that we use your pool for overflow when we get into high school stuff because we do get a couple teams that use the facilities here. There are times when everything gets a little too busy and they go there. This usually isn't until those last couple weeks of August though in our general public. Our residents that use the pool on an everyday basis has died down. We start to see that decline the week after July 4th. Once we hit that holiday everything does slow down and everybody's taking their last-minute vacation before school starts up. Our swim team is done so both sides it does get a lot slower after that July 4th. I don't typically see an issue when high school or any overflow needs your pool. And then on the maintenance side, I did get a lot of products in. Right now, we are extremely busy at the pools. I do have some lights and things like that for our waterfalls and our signage updates. Hopefully I can get to that this month and start updating everything. I did want to go over how we set up the field work. As we walked for the sod work, we did pull out a L shaped pattern. We talked about the big field. You can see that there. I'll zoom in a little bit. We did talk about the big field. This picture is a couple years old, so you don't see how bad it is. But this is the worst section here. As we came out, this section here on the back side of the fields, so the opposite from where the field house is, this was the next real bad area. We are going to stretch that two acres down and out this way so a big L pattern. They are going in and out. They told us at first that really, they try not to do that, they just do straight lines. But as you can see here that means we would dig up good grass and you know, after we walked it and saw the areas that we could save some of the new sod and put it in those sections we talked about in other parts of the field. They are going to do a couple undulating lines rather than just straight lines everywhere, just to be able to stretch that two acres as much as possible. Once we're done with that, we should be able to fill in a lot of holes. I did tell them not to go crazy with that because I also can't control everything. I don't have enough fencing to go around every single little circle they put out there. I did ask them to focus on that. That's going to be the biggest amount to get those fields that will be in those areas really set up for play this next year. Then everywhere we can stretch out and actually fix so in front of the field house, you'll see a couple of bare spots, things like that. We will fix those areas. Beyond the two acres that you guys approved, we also have a couple thousand square feet that are in our contract already. Those will also go to filling in those other spots. There's going to be a lot of side work, quite a few semis that will come in with pallets on their back.

June 8, 2026

Double Branch CDD

Mr. Lanier stated so we're not going to try to get in front of the field house where the littles play.

Mr. Soriano stated there will be a little bit of patching there. That's what I was talking about. But we're not going to patch everywhere. The last time, if you remember, I had those probably four or five different little circles. But the field house area was where I really wanted them to look. If we could stretch and have a couple patches, it's going to be up there because that's the first thing everybody sees.

Mr. Lanier stated yes.

Mr. Soriano stated you walk out and see that. It doesn't mean that, well we definitely can't fix everything. We don't have enough acres to fix everything. But it was the majority area here and this is by far the worst. But then the high visibility spots.

Mr. Thomas stated do you have enough in your discretionary fund for snow fencing if you need to get more?

Mr. Soriano stated oh yeah. I do have to buy a lot of fencing, so we're probably talking \$8,000 worth. That's a lot of snow fencing.

Mr. Thomas stated and S3 will probably be jumping in something? When we get that thing fenced off, if there's anybody on the inside of that fence, they got to go. Unless they want to pay me \$100k for ruining my new grass. I did talk to soccer, and I'll also remind I9 they're pretty much done right now. I always get the parents that live here that practice with their kids, they're not really supposed to be practicing during the week anyway, but they practice even off season. They want the best flag football team. I'll get them to make sure they remind people to stay off of that area, not just because we are doing the sod work, but even afterwards if we can stay off as long as possible. The sod company said we really only need two weeks. I'm going to have that snow fencing up for about a month and a half. If we go longer, I'm fine. That way I can be sure everything rooted. Everybody can squeeze into those other parts, and we will address those parts later. But we want to give that \$107k to \$108k worth of grass the ability to grow in as best as possible. It is going to be closed down for quite a while.

Mr. Lanier stated how are we with running off private coaching, especially for football? There seems to be a decent amount out there.

Mr. Soriano stated that's where S3 does do a good job, but they get a lot of push back. We have had a lot of those coaches. In fact, the discussion we had was like two months ago. The

June 8, 2026

Double Branch CDD

gentleman, he's just putting together games and pickup games, but it's just him and a bunch of 9- and 10-year-olds, which is odd to me. I don't know full grown adults that played with all of us when we were 10. He is running drills, things like that. I remind them that when they see those things that you can tell is organized practice or training, we got to cut that out. But we also have to have support from when it's bad enough like a gentleman like him that want to threaten our staff or be ugly that we're able to call Clay County and they back us up too. They've gotten a little better with understanding the fields because that's always a tough one. Even the officers that come in, they look at that like it's a public park, but it's not. That becomes a little tough. I'm still having problems with them. I had one yesterday where they wouldn't trespass a gentleman here. I am still having problems with them supporting us when we say need someone taken out. I'll be working with chief of patrol on that. But we're still seeing an issue here and there. But I know S3 knows when to address it. They don't have the equipment, and it looks like people just throwing and playing pickup games. We let it slide sometimes. We may know that hey, that guy's usually out here training people. But if it's two or three people and they're just throwing it's too hard to make that argument. That's really what we want the fields for. That's passive enjoyment. But when they've got the cones. I've seen kids out there with tackling dummies. That's training. We've got to be able to follow up with no you can't do that here. We need them to listen to us and if not, they're going to be asked to leave or trespass. I did want to update you on one other thing. It doesn't have anything to do with these maintenance items here. But Middle Village did approve their purchase of AED too so you guys will see those coming in and mounted in the fitness centers.

Vice Chair Horton stated what?

Mr. Soriano stated the AEDs. We talked about this, not last month, it was the month before. I did have to give them the approval for that too.

Vice Chair Horton stated did you order them?

Mr. Soriano stated yes, they were good with it. You guys already approved yours so they were good with it. They're going to approve it so we will get that and an alarm box so when you open it make sure everybody knows so that way nobody's messing with it. It's going to be in staffed areas behind the desk, but it will still be in an alarmed box so that we know when somebody needs it, they will run and get the AED.

Mr. Thomas stated ours is going to be kept at the fitness center?

Mr. Soriano stated behind the desk, yeah.

June 8, 2026

Double Branch CDD

Mr. Thomas stated then we will communicate with soccer and I9.

Mr. Soriano stated yeah, we'll have signage out there on the field house, probably in the bulletin board because we do have a bulletin board out there next to the concession stand saying AED is in the fitness center. That's why I'm not putting signs up. But during the summer you have an AED at the fitness center, and you'll have an AED at the pools. The one at the pool is only available when lifeguard staff is there. All the signage will direct people to the fitness center. Your fitness center staff is there from 6 in the morning until 10 at night. So, after those times or before those times, residents shouldn't be out there anyway. Nobody really should be on the fields at 5:30 in the morning or 11:00 o'clock at night. We know sometimes that happens and you know S3 already deals with that. There are late night walkers and things like that. But the AED would only be available during staff hours.

Ms. Giles stated anything else, Jay?

Mr. Soriano stated unless there's any questions on some of those regular maintenance items, that's it for me.

Vice Chair Horton stated how about the update on the waterfall signage?

Mr. Soriano stated the letters that are going on the bridge will probably be the first thing they get up. The lighting, like I said, I've got boxes in. Hopefully that's actually brick lights and the up lights for the waterfall, but I haven't been able to get to that yet. I haven't been able to open the five or six giant boxes in my office right now just because we've been busy on those pool items, but those will be next. You'll probably see the letters first before I get the lights out, though.

Vice Chair Horton stated how about the entryway signage at the rec center?

Mr. Soriano stated just the bottom needs to be sand painted on the base. Just the square top. Yeah, that is the last thing that's done.

Ms. Giles stated anything else for Jay?

#### **FOURTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2026-03, Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing Date**

Ms. Giles stated going back to agenda item four, it's on page 109. It's consideration of Resolution 2026-03, approving the proposed budget for Fiscal Year 2027 and setting a public

June 8, 2026

Double Branch CDD

hearing date for August 10, 2026. The exhibit. Mike, anything on the resolution that you want to go over?

Mr. Eckert stated no thank you.

Ms. Giles stated the exhibit in your agenda with the resolution is the proposed budget and it has four funds. It's got the general fund, the rec fund, the debt service fund, and the capital reserve fund. There are minimal changes to the general fund. Even in the rec fund, there's lines that go up, some that go down. But on page 125 is a side-by-side comparison of the product types. It's the physical copy 13 of your budget. But this proposed budget assessments stay the same for multifamily and then have a slight decrease for single family and commercial. Jay, is there any line in particular you wanted to go over on the budget?

Mr. Soriano stated not really in particular. Most of these are either based on actual numbers we're getting from bills or just what we've been paying and then adding in a percentage for each vendor that's been asked for, like our landscapers have been doing 4% every year as part of that three-year contract. We just agreed to another year for them. I put in 4%. They didn't ask for anything special, so were sticking to that plan. One big one is Clay County Sheriff's Office. They're actually going up 7%. That was actually about a month or so ago. This was put in place for many properties. This was not just for this next fiscal year. By the time we get to January and they go up even more, I can't tell you that's going to be the secondary effect of what happens with the property tax bill. Everybody talks about what that does outside of issues like local governments will need to come up with funds someplace else. It's going to be the same thing for your sheriff's office. I promise you off duty officer amounts will go up also. It doesn't directly affect us, but it may affect the line and budget or something like that. There are some increases in there and then there were some that we changed around just by looking at our actuals from the bills. If I had padding that I could take down. But it's really direct reflection. If you guys recall, a few years ago we did one of our first increases we had in quite a few years. Then I mentioned wanting to be able to at least take one year before we did it again. We made it two years and now into three years we could actually be flat. The only reason there are some differences in here is our methodology still has this weird ERU pattern where multifamily homes pay less than you guys. There is a change and that's why not everybody pays exactly the same. That is something I think we mentioned to you guys that Middle Village started getting rid of last year so they changed. When it comes to



June 8, 2026

Double Branch CDD

O&M, whether you have a townhouse or you have a single-family house, you get the same usage. You know you can have 10 people in each house and they use the pool the same amount, they use the fitness center the same amount so they have started changing those to where the smaller ones didn't really get this discount. Not on the O&M side. On the deficit side, our debt assessment for bonds, that's one thing. But the O&M side, everybody uses the fields the same, everybody uses the fitness center the same. They should all pay the same. They've started cutting that out. Yours is still there. But we were able to try to keep everything flat or as you see here, some people actually get a decrease because of that adjustment. I don't know that we want carry this too many more years. This was not something we could do at Middle Village so all of their direct billing that I looked at and actuals and what was asked for from vendors, they actually have a small increase this year. No matter how I get around it, there's going to be a little increase. For them it's the biggest one is \$44 for the whole year. But there was no way I could really get away from it. They will have an increase. You guys are either flat or decreased right now.

Ms. Nelsen asked any increase you have to notice everybody?

Mr. Soriano stated any increase, no matter if it's a dollar or if it's the \$44, yeah, it's still small, but we have to notice. That was also the case last year where if one group has an increase and the others don't, we still have to send out letters to everybody because of that one. So when there's any increase at all, we send out.

Ms. Nelsen stated so Double Branch will get noticed?

Mr. Soriano stated no, not that, just in the District. You guys won't get letters because of Middle Village. You guys stay flat with the decrease that we show here, nothing goes out.

Ms. Nelsen stated so we can keep it even and not decrease that \$8.

Mr. Soriano stated that decrease there, that's because of the ERU. Unless we change that around, somebody's going to come out different. There's just really no way around that. That's just been our methodology from the beginning. Like I said, we changed Middle Village last year to try to make everybody even on the O&M part. The debt assessment, they're always going to have a difference, but we are down too. I think you guys have seven years left and they have eight years left then we'll get rid of the debt side of the budget and it will just be O&M. If we did want to look at that and correct that, it is a whole other meeting that we have to do a public hearing to where you even everybody out and everybody has the same O&M. But right now, that's the way we're

June 8, 2026

Double Branch CDD

set up. Yeah, we focused on trying to get no increase whatsoever. When we do that, the best we can do is get one flat and others have a little increase.

Ms. Giles stated this is open for Board discussion right now. If there's a particular line. I know we talked about the engineer line last month or the month before. That one went up specifically just because of the additional reports he's going to have to do in 2027. But there's lines that went up and lines that went down. But this is the Board's opportunity to talk about the budget and any changes you might want to see.

Mr. Thomas stated how did it go over in Middle Village when you guys peopled them out? Do they have more? How many multifamily homes do they have?

Ms. Nelsen stated oh they have a ton.

Mr. Soriano stated they have a lot. So, the biggest change there was actually the multifamily with aquatics. That's the big apartment buildings. The difference there is there's one owner that owns a few hundred properties so that one owner sees it. The individuals don't. They see it in their rent. Even though we send out all these letters, there's very few that have a direct reflection on it. The single family, they still got letters but they weren't actually being affected by it so once they realized that they would call the office and get a brief explanation. I don't really remember anybody showing up at that meeting. We didn't have any issue.

Vice Chair Horton stated one thing I can say about the engineering going up is I would like to see the reports made available as much as we can to see them. There should be a link or something like that where we can get to them. I don't necessarily put out what we are doing, but just something where we can get a link to. Like I say, there's a lot of them coming up. I would like to see what it's all about.

Ms. Giles stated so we do post the annual engineers report to the CDD website. The two that are coming up, they will definitely be in your agenda package for the Board to accept them. We are going to try to align them to the same time period as much as possible. You have your annual engineer's report where they walk the property. Then you're going to have your pond bank inspection report which requires them to walk the ponds with Jay or his staff. Then you have the stormwater waste management 20-year report that's due every five years. That one doesn't require the physical walking of the property like the other two do. But the Board will also always see those reports with the annual engineers report actually posted to your website so we will make sure you get those.

June 8, 2026

Double Branch CDD

Mr. Soriano stated sorry, I was trying to bring up your website now. If you scroll down on those District documents, you've seen a link for that one that we've done, our yearly District report. We will just put in all the others at that same location. All those other reports, it just lines up every once in a while. It's going to happen. We'll have a lot more reports due this year than just the annual one.

Vice Chair Horton stated what they look for when they talk about the banks around the ponds?

Mr. Soriano stated it's everything that's in our permit from St. John's and anything structural in the outfall. They're actually going to inspect. Even though we do a brief one right now in our District facilities report that you saw last year. There were things on there like vegetation growing in front of the outfalls that can slow down the water flow a little bit, but not major. Something like a hole in that big concrete box does affect the water. That's where they're going to do little deeper inspections and they want to make sure that structure is working correctly. St. John's does too. This report is actually sent to St. John's not just done for us, but submitted to St. John's to make sure they're happy with all our ponds. They will actually come out and measure everything and make sure we don't have too many giant holes. They will make sure we have the correct slope. There's got to be that 4 to 1 slope to make sure that it's more a slow drop off, not a quick drop off. Many newer permits, if you have that quick drop off, you have to do other things like maybe put a fence up and around. Our permits don't have some of those things. They'll actually go through that in the report and then submit to St. John's to make sure they're happy with all of our permits.

Ms. Nelsen stated okay, I just think it makes no sense to decrease single families by \$8.10 and then if we go and have to next year it's plus \$3 or something. We're going to spend in postage more than what we're saving.

Mr. Soriano stated I think we need to work with the accountant to try to figure out or we even you guys out. I think the multifamily gets an even bigger decrease than \$8.10, which I'm fine with. The main thing was we just really didn't want an increase if I could get away with it. That way, one we haven't had to do any mailing on it. Unless you guys want to do something like sink extra money into your capital, which I have seen Districts do.

Ms. Nelsen stated it's \$17,000.

Mr. Soriano stated however you guys want to do it.

June 8, 2026

Double Branch CDD

Ms. Nelsen stated okay so \$17,000 to go to capital or we have to increase anything next year and the postage is 78 cents a letter.

Mr. Soriano stated right, you'll get a few thousand dollars difference.

Ms. Nelsen stated we have to notice 4,500 people, which comes out to \$3,500.

Mr. Soriano stated right.

Ms. Nelsen stated so to me it makes way more sense to put it in capital than to spend it on postage essentially next year to notice everybody if we have to go up. Am I making sense to people?

Ms. Thomas stated I mean, so how much would be the expectation of going up? That's maybe a question too. Like we are flattening it out this year.

Ms. Nelsen stated yeah.

Mr. Thomas stated what would be a potential increase and you know would that save us the money there?

Ms. Nelsen stated it could be anything. That landscape contract could go up. I mean any contract could go up. Gas prices are going to.

Mr. Thomas stated right. We don't do this and then we're still stuck in the same boat of having to send out that postage for you know, a three dollar increase sort of stuff. It's got to be worthwhile in order.

Ms. Nelsen stated right. I mean I don't know. Can we make it work if we just decide to put that increase amount into capital, \$17,860?

Mr. Soriano stated I think we just have to figure out with the accountant, so what Marilee what she is talking about is we want to try to just flatten it out.

Ms. Nelsen stated I feel like we could spend that on sod in just a second.

Ms. Giles stated and you could. We could on the capital reserve page add a project line specifically for landscape. We know that the acreage we just did was just over a hundred thousand. You could designate what was it Jay \$110,000 for this project? We could designate \$110,000 specifically for a project or any amount, any project you wanted to do and then have that increase to cover just that.

Ms. Nelsen stated it just makes sense.

June 8, 2026

Double Branch CDD

Mr. Soriano stated I think to look at it, even if we do that, I think it still ends up decreasing the multifamily so we still get one someplace. We just have to work with the accountant because of the calculation that all keeps going.

Ms. Nelsen stated I know it's going to be a pain in the butt. But if we could just play with that and whatever it is, let's put it as a capital investment just for sod.

Mr. Soriano stated yeah, it's not really a refund. I know a lot of times people look at that. You just don't see that in your tax bill.

Ms. Nelsen stated right.

Mr. Soriano stated that extra. But we can try to even that out so that we can maybe take a line up someplace that we can get less than the 8.10 and use it so, yep. We just don't want to go up.

Ms. Nelsen stated but I don't want like the eight dollar decrease on single family to make us go up next year on something.

Ms. Giles stated okay Jay, this is what I wrote down. Increase capital reserve input for capital project to even out the decreases.

Mr. Soriano stated correct.

Ms. Giles stated so that's the change on the record, that we do that.

Mr. Soriano stated there may be something there. Like if you notice the 4 and 2 cents that's you know, broken up as square foot things too so it's not really 4 cents on a bill.

Ms. Nelsen stated right and you know what, let's just see what you can do before.

Mr. Soriano stated we will work with the accountant.

Ms. Nelsen stated or call me.

Mr. Soriano stated we will put something in just so there's not. Yeah, that's always an odd one to see a decrease.

Ms. Nelsen stated it is. What did we increase last year? Does somebody remember?

Mr. Soriano stated it was a couple years ago. I thought we did like a 10%? It was a good size. We did \$110 something like that.

Ms. Giles stated that was for single family was \$120. Yeah, that looks like it was in 2025.

Mr. Soriano stated the year before. Yeah, we didn't do anything.

Ms. Giles stated last year was similar to this year with a decrease.

Ms. Nelsen stated okay.

June 8, 2026

Double Branch CDD

Ms. Giles stated then in 2025 is when we had the 12% increase.

Ms. Nelsen stated but if it doesn't make sense, it doesn't make sense to change things.

Mr. Soriano stated no, we'll get it together.

Ms. Nelsen stated but if we can.

Mr. Soriano stated yeah, we will get it as close as we can but that was the goal to try to keep it flat one more year.

Ms. Giles stated so I think the motion would be adopt resolution 2026-03 approving the proposed budget in substantial form with changes spoken on the record and authorized staff to work with the Chair. That sound right?

Mr. Lanier stated sounds like a good motion to me. I will make the motion.

Ms. Giles stated Mr. Eckert, are you good with that?

Mr. Eckert stated yes, that sounds fine.

On MOTION by Mr. Lanier, seconded by Vice Chair Horton, with all in favor, Resolution 2026-03, Approving the Proposed Budget for Fiscal Year 2027 and Setting the Public Hearing for August 10, 2026 and Authorizing Staff to Work with Chair to make assessments flat, was approved in substantial form.

## **SIXTH ORDER OF BUSINESS**

### **Audience Comments (Limited to three minutes) / Supervisor Requests**

Ms. Giles stated we are on item six, audience comments and Supervisors request. Who would you like to go first Cindy?

Vice Chair Horton stated did we miss something here, the discussion of landscape contract?

Mr. Soriano stated that was the one-year addendum that we were talking about.

Vice Chair Horton stated okay.

Ms. Giles stated audience, any public comments? All right. And then supervisors?

Ms. Ambrosio stated I just was wondering on page 118 it looks like it's the Clay Electric account. What is that big one on the bottom on Stonebriar Ridge ? Is that where that curve is? It's \$450 a month.

Mr. Soriano stated yeah, I have to check on it. That might be one of our lift stations or you know those can be higher because we don't have a well out there so there shouldn't be any other big zones handling anything. I'll just double check.

June 8, 2026

Double Branch CDD

Ms. Nelsen stated that one's also JEA. I'm pretty sure Stonebriar, right Tom?

Vice Chair Horton stated what is that?

Ms. Nelsen stated your JEA.

Ms. Ambrosio stated but this says it's for Clay Electric.

Mr. Soriano stated 3168.

Mr. Lanier stated then what about the box at the very beginning over by the waterfalls that was going into Duval County.

Mr. Soriano stated they still haven't come out to me. They didn't get on me yet about the fact that we haven't added the backflow to it. But I was asking them if we could get rid of it entirely. Now we also haven't gotten rid of the one that's within Stonebriar there that does just the little island. I know Chalon's not here right now, but she did give a proposal to put plants out there. My problem is I want to get rid of water so can't really put plants out there. To me it's just going to be mulch but I haven't worked with JEA. Clay utility to get rid of some of those that they're requiring us to update and put back flows on.

Ms. Giles stated thanks, Amy. Anything else?

Ms. Ambrosio stated not at this time.

Ms. Giles stated okay.

Ms. Nelsen stated I think Jay's looking at that property.

Mr. Soriano stated yeah, 3168 Stonebriar Ridge. Yeah, that's one of the big stations there. I got to check really why we're paying for so much electricity because that's their station.

Ms. Ambrosio stated yeah, there's no lights there.

Mr. Soriano stated I mean we own the property but that's their power boxes back there. Short of a light usually we don't pay for anything. Usually there's a light that's there and that's about it. I will have to double check. If we have our controller in there, we can use a little bit more for any zones. But I don't know that we have a controller in that, you know that box. I'll find out.

Mr. Lanier asked can we also back check those? See if this in 2026, 2025.

Mr. Soriano stated they are charging us for their power, yeah.

Mr. Lanier stated yes.

Vice Chair Horton stated that is just purely electrical in there.

Mr. Soriano stated that's Clay Electric right there. Yeah, that's all that's inside that. That's where we usually we get complaints about the bushes here.

June 8, 2026

Double Branch CDD

Mr. Lanier asked about JEA trucks there.

Mr. Soriano stated there's no water on this one.

Vice Chair Horton stated I thought it was like a sewage pumping station or something like that.

Mr. Soriano stated not this one here. I don't think this one's got sewage on it. That's as close as it will let me get. Usually, you will see a bunch of the pipes in here when it's the sewage lift station. I think that's just electrical boxes. There might be a pipe there. I'll double check. But that looks like it's just Clay Electric.

Ms. Giles stated thanks Jay.

Mr. Soriano stated now that's actually owned by JEA, so whether it's electric or water going through there, but that box is owned by JEA. I will find out what that is because that's Clay Electric's bill that's listed on there. This is all Clay Electric stuff.

Ms. Giles stated anything else, Amy?

Ms. Ambrosio stated no.

Ms. Nelsen stated I don't have anything.

Mr. Thomas stated just a couple quick little things. Where do we stand on the, did you already map out where we could put a sand pit and everything? Where we talked about before or you can find another location?

Mr. Soriano stated so short of if we want to do it off to where the turnaround point is in the parking lot so the front, when you drive into that big parking lot, not the one in the fitness center, the one on the backside across from the elementary school, we have a turnaround cutout on the very left side of that parking lot. We can put a sand pile back there. That's under the trees. They can drive back there. Either that or the other option was next to the pool building. When you walk around the back of the building, we have our well, backflow, our entry to the pool back area. There is a little space, but that's a small space. It depends on how much they think they're going to use.

Mr. Thomas stated yeah, any idea? I mean are you still thinking sand pit like at Earl Johnson, or are you thinking something else to like patch holes and stuff like that? I'm trying to give you an area to put stuff. I'm a decorating kind of guy. That doesn't look like an eyesore.

Mr. Hollyoak stated would it be possible to put it close to, not obviously obstructing, but where we have the gate for storage for the goals somewhere in that region so it's out of the way. Kids never play in it and we can still access it right now.



June 8, 2026

Double Branch CDD

Mr. Soriano stated I mean, I have a lot of room with there. It's just going to be out in the open. That's the only thing. What he's talking about is right over here.

Mr. Hollyoak stated the only reason I bring it up is because I've seen in the past where you have a big pile of sand.

Mr. Lanier stated yes, children, yes.

Mr. Hollyoak stated kids just gravitate to it.

Mr. Thomas stated yeah, we don't want that.

Mr. Hollyoak stated yeah.

Mr. Soriano stated that would actually be more of an attraction. Right here, this is where the little garage is. If we put sand anywhere out here right now, everybody likes to walk through there. They walk under the trees. I've even caught a couple cars trying to park up there. We have seen that a lot on game days.

Mr. Thomas stated where we had the parent meeting.

Mr. Soriano stated yeah.

Mr. Thomas stated that makes sense.

Mr. Soriano stated that right there, that would be my only concern, worried about kids playing on it. This is kind of more out in the open. Short of if you put it inside that fence area, but then we have concerns. That's where the goals and things like that go. The other spot I was talking about was at the back of the parking lot here. This is a little more hidden.

Mr. Thomas stated it would just be on the opposite end of the fields. We at one point had it down here on the right-hand side. We had a big pile. I think it was before that parking lot was built and the add on.

Ms. Nelsen stated you can't just dump it on the volleyball pit?

Ms. Ambrosio stated or next to it.

Mr. Soriano stated the area at the pool pack, like I said, it's much, much smaller. But I do have a little section next to the doors here. But you're talking about maybe two or three yards worth they have to replenish it. If they're actually using it, they'd have to replenish it more often or I can get a pretty big pile anywhere else.

Mr. Thomas stated so just think about how much room would be ideal. If we need to scale it down, we scale it down. Looks like we have possible three locations. And then my next question is were you able to get your hands on some good bike racks?

June 8, 2026

Double Branch CDD

Mr. Soriano stated yeah, so I'm waiting to get a final price. Also, our playground units that we ordered. The one, I think it was a racer ridge that I showed you guys. He said that he believes he has two of them ready to go. I'm just waiting to see the final invoice. If he has them ready to go, they will ship out more like 2 to 4 weeks compared to what I normally get 8 to 10 weeks and sometimes even longer. But everything was going to go together with him so he would be sending us bike racks and everything too.

Mr. Thomas stated and we're just going to put them into the ground or are we going to do a concrete base like we do the picnic tables?

Mr. Soriano stated these are footed so they would actually go in the ground. But I can make a base around the bottom so they're not pulling their bikes up and say it's raining or standing in mud or anything like that. It's really up to you guys. But I just ordered the ones that would actually go into the ground.

Mr. Thomas stated okay.

Mr. Soriano stated not surface mount. Surface mount, you guys would have to have a concrete base. But the problem I see with surface mount is kids like to try to break things and bend things. But these poles go all the way in to the ground, they are solid.

Mr. Thomas stated then we're talking right at the field house.

Mr. Soriano stated yeah so that is one of the ones we talked about going in that area near the shed. Out in front of the shed, I have that little driveway, I can put it next to the driveway. It will be under the trees, still close, and people can see their bikes.

Mr. Thomas stated okay. That's all I have.

Vice Chair Horton stated I looked over all the S3 security reports for the last month or so and looks like there were no major problems which is good. There were some people with motorized vehicles on the grass. They were told to leave, and they left so that's a good thing. Really there wasn't anything of note in there. I find it interesting that Terry seems to be the one that finds a lot of things. She's good. That's all I had.

Mr. Soriano stated I did want to let you know we have a couple of guards that are using the golf cart.

Vice Chair Horton stated okay. Speaking of that, there's been a lot of different guards out there for some reason. I think there were some trainings. Are you training for here or everywhere?

Ms. Stanton stated both.

June 8, 2026

Double Branch CDD

Vice Chair Horton stated just curious.

Ms. Stanton stated Middle and Double.

Mr. Soriano stated I actually do like their officers to be able to go back and forth. A lot of the same rules, but that way they know the different facilities and are familiar. The residents will use those comments sometimes as an excuse, oh, they let us do this over here at Middle Village or vice versa. It is easy if the guards are trained at both to know what the rules are.

Vice Chair Horton stated that is all I had.

Mr. Lanier stated I would like to reiterate, thank you for being here gents, and hopefully it works out just swimmingly. Good luck to the boys turn around and good luck to the women as well.

## SEVENTH ORDER OF BUSINESS

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

Ms. Giles stated the next meeting is scheduled for July 13, 2026 at 4:00 p.m. here at the same location.

## EIGHTH ORDER OF BUSINESS

## Adjournment

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

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

Signed by:

*Marilee Giles*

A38809D0EDC14F4...

Secretary/Assistant Secretary

DocuSigned by:

*Cindy Nelson*

1834ED053396448

Chairman/Vice Chairman