

**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, **July 13, 2026**, at 4:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

Present and constituting a quorum were:

Cindy Nelsen *by phone*
Tom Horton
Scott Thomas
Andre Lanier
Amy Ambrosio

Chairperson
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Marilee Giles
Mike Eckert *by phone*
Jay Soriano
Pong Lahn *by phone*
Chalon Suchsland
Kyle Miller
Matt Hollyoak

District Manager
District Counsel, Kutak Rock
GMS

VerdeGo
Sporting Jax Academy
Sporting Jax Academy

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments (Limited to three minutes)

Ms. Giles stated item two on the agenda is audience comments. Copies of the agenda are on the table for those that 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's also a place towards the

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end of the meeting for comments that are not referencing items on the agenda. If you have a comment, please state your name for the record. And also, as a reminder, this District has adopted Resolution 2013-11, the public's opportunity to be heard. It states individuals wishing to make public comments are limited to three minutes per person. Is there anyone at this time that has public comments for items at the top of the agenda?

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

A. Minutes of the June 8, 2026 Meeting

Ms. Giles stated item three on the agenda is approval of the consent agenda items. On page seven are the minutes of the June 8, 2026 meeting. Unless there's any comments or corrections, I just look for a motion to approve it.

On MOTION by Mr. Horton, seconded by Mr. Thomas all in favor, the Minutes of the June 8, 2026 Board of Supervisors Meeting, were approved.

B. Financial Statements

C. Assessment Receipts Schedule

D. Check Register

Ms. Giles stated on page 35 is the financial statements as of May 31, 2026. It's followed by the assessment receipt schedule showing we're 99% collected. And on page 49 is the check register for the month of June in the amount of \$151,368.79. Unless there's any comments or corrections for the check register, I just look for a motion to approve it.

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

FOURTH ORDER OF BUSINESS

Update on Meter at 3168 Stonebriar

Ms. Giles stated item four on the agenda is an update on the meter at 3168 Stonebriar. Jay any updates on that?

Mr. Soriano stated No. I've talked to both Clay Electric and CUA. Both of them have sent us stuff on updating meters. Some of the meters we don't even pay for anymore. Some of them are on record for back when you first developed the place, but I would like an updated list from them.

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But at the moment, I don't have an update. They haven't met me out here. We have a ton of meters that we do actually pay for, but most are shut off that we keep running because we may want to add to them. But I see those running regularly. Not this one. This one was one where we have an abnormal amount in there.

FIFTH ORDER OF BUSINESS

Discussion of the Fiscal Year 2027 Budget

Ms. Giles stated the next item on the agenda is item five, discussion of FY 2027 approved budget. Your budget adoption is set for the public hearing at August 10, 2026. The budget starts on page 122. But, also on page 136, you can see that side by side comparison of FY 2026 to FY 2027, showing that the budget is flat for the residents. This is on the agenda just to give the Board the opportunity for any discussion before we go into the public hearing. Any comments from the Board? Cindy, anything?

Ms. Nelsen stated I don't have anything.

SIXTH ORDER OF BUSINESS

Ratification of Addendum to Landscape and Irrigation Maintenance Agreement with VerdeGo

Ms. Giles stated on page 140 is item six, ratification of the addendum to landscape and irrigation maintenance agreement with VerdeGo. This was approved at the last meeting. It also is in line with your budget. Anytime we sign an agreement in between meetings, we just bring it back to the Board for ratification. Unless there's any comments or questions, I look for a motion to ratify the addendum with VerdeGo.

On MOTION by Mr. Lanier, seconded by Mr. Horton, with all in favor, the Addendum to Landscape and Irrigation Maintenance Agreement with VerdeGo, was ratified.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Giles stated item seven on the agenda is staff reports. And we'll start with District counsel.

Mr. Eckert stated, I just have a brief legislative report. The bill providing for recall of CDD Supervisors was signed by the governor, so that is effective. Also, the electronic payment request

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requirement that we have to accept payments online in an electronic form, that was also signed by the governor. But surprisingly enough, the governor did veto the sovereign immunity limit increases. That shouldn't have an effect on your insurance rates this year, but we do expect to see it coming back next year. That's about it. It's been relatively quiet for our office, but happy to answer any questions.

B. District Engineer – Acceptance of the Fiscal Year 2025 Engineer's Report

Ms. Giles stated next on the agenda is District Engineer. Pong, any updates on the annual engineers report?

Mr. Lahn stated no, we don't have any updates on that.

C. District Manager

Ms. Giles stated District manager, I don't have anything. Go ahead, Tom.

Mr. Horton asked where is the report?

Ms. Giles stated they're working on it, I think. I think Mike Williams was out of office for a week and it's on the schedule in August to be finalized. Is that right, Jay?

Mr. Soriano stated that's what they mentioned in the last meeting.

Ms. Giles stated District manager, I don't have any updates for the Board today.

D. Operations Manager – Memorandum

Ms. Giles stated we'll move on to the operations manager report and it's on page 144.

Mr. Soriano stated we've had a couple of events since I saw you guys last. We are actually moving back to your side this next month with live music and our movie at the pools. We do have one of each left and then we'll start to get into our off season. Kids start school, I believe, the 10th or 11th is the first day. We have our back to school party and that's Sunday right before. We only have a few more weeks left. I mentioned the last couple of meetings that we get a rush at the beginning of the season and we've seen a high number of people at both pools, especially this side. But then after the Fourth of July, it slows down from there. Everybody gets their last minute vacations in. We also have a drop off on things like swim team and even our events. We stay with events in July just because it's usually busy out to the Fourth of July. As we get back into school, our schedule does drop and changes back to that school time schedule where we alternate days and then eventually slow down to where it's just weekends by the time we get to October and then

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that'll be the end of our season. Moving on, you will see our rentals stay busy and then that's our cards for this month at 632 new cards for the month of people moving in. This summer I got a lot less. I think people realize we are pretty serious about making sure we track everybody who comes in, who's using their cards, who's correctly labeled in the house. I only got a few emails and questions here and there, hoping that I can break or bend rules so that people didn't have to change their IDs from the last house they lived at. But for the most part, I think everybody's got a good understanding of how and why we use that access system. Especially when you saw the amount of people at our pools this summer. Onto the maintenance side, our sodding work is complete. If you've been out there, you'll see a big amount of work that was done for the two acres that we talked about last time. But then Chalon is also, you've completed all the extra sod working. If you notice there's some patches here and there. That's the contracted amount to that you can already have included in your annual amount. We've used up everything. We are keeping the snow fencing up until soccer is pretty much ready to start so we can get as much good growth out of that as possible.

Mr. Lanier asked are we also hitting in front of the concession stand?

Mr. Soriano stated so that would be extra now. We're pretty much done. We went through and picked out the worst spots. That's a pretty bad spot. But we were looking at those worst spots that we could get to at first. Even with planning with the other company that Chalon brought in, that was the hard part because they like to do straight lines. They did work with us to bend and move around because the hard part about that is when you just stick to the straight lines, we're doing two acres, it also means we dig out some good grass. They did move and bend around areas and get that sodding to stretch as far as possible. But at this moment, we're done. Unless we're willing to pay for some extra.

Mr. Thomas asked will it be set in or be ready by August because that's when practices start.

Mr. Soriano stated it should be. It's rooting pretty good. And with this rain, it should be good.

Mr. Thomas stated if we did anything extra now.

Mr. Soriano stated oh, extra. It depends on our temperature and our growth. We have four weeks.

Mr. Thomas stated push that out until next year.

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Mr. Horton stated this is the patches of weed and some of the new sod.

Mr. Soriano stated we haven't started cutting or doing anything yet. You haven't sprayed yet either. I think we were just trying to make sure everything rooted before they go on and do that. But that's where once they start the maintenance side, that'll all get knocked down.

Ms. Suchsland stated all we can do right now is the insecticide to keep it healthy. They did do a light fertilization on it. When the temperature drops down, then we can do the agronomic program for the weeds.

Mr. Thomas asked are you happy with how it's settling in?

Ms. Suchsland stated yes, I am.

Mr. Thomas stated If you're happy, I'm happy.

Ms. Suchsland stated Great. I love to hear that you're happy, Scott.

Mr. Soriano stated just to update, we are finished on the entry signage. If you saw the micro cement, it's basically the same sand paint that we use on the tennis courts. It applies to the bottom of the bases. If you've been by. That column there is completely done. I do have products for lighting that's got to go back up at the waterfall that we finished adding on there. We just haven't been able to get to that because how busy we are in pools and the playgrounds right now for summertime. I just haven't been able to catch up to some of those projects. But you should see those going out soon. And then the discussion of further sign updates was really just to let you guys know, the money that we were setting aside for sprigging that we've now put towards sod instead. I mentioned that last time. We had quite a few years that added up to about \$110,000, \$120,000. That was set aside on a line. Almost everything that we save every year gets pushed off into capital. I guess this did not. That capital amount I showed you at the last meeting when we voted on spending the \$107,000, we were going to take out of capital, that's just going to come out of that line. You want to look at it like found money that's yours. But that wasn't included in the capital already. It was nice that we were able to use that from that sprigging line. With that being said, I did want to bring back a project that I mentioned before, which was the signs. This is an update that I think everybody would appreciate is our old signs. We do update and touch up painting here and there. But as I mentioned, if you want to look at the new signs, we do have a lot of these large yellow signs everywhere. I think this is something you guys should revisit. I know it was set aside because we were talking about spending anywhere from \$20,000, \$30,000, \$40,000

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is where it started off and then we spent \$107,000 on grass out on the field. We put this to the side, but I do think it's something you guys may want to revisit.

Mr. Lanier asked are the signs in the budget as far as capital?

Mr. Soriano stated yeah. This is something that's in there that a large purchase of the signs wasn't spelled out in your capital improvement plan. That part is a little different. What they did was put in small amounts, like cycles you'd spend every year, so that would be higher than his planning. This wasn't new signs, but we also wouldn't be doing anything like he put aside money for redoing the brick, things like that. I don't know that any of that is needed. That's thousands and thousands of dollars that you spend on just cutting out the mortar and putting new mortar in. It does make it look good when things are really falling apart and crumbling. They're not that old yet.

Mr. Lanier stated you would just do want to order all the signs at one time?

Mr. Soriano stated no. That's really up to you. My original plan when I brought this to you a couple months ago, was to do three at a time, four at a time. But you have a lot of these signs out there.

Mr. Lanier asked it wouldn't be our guys doing it now?

Mr. Soriano stated no, this company is the one that did your, well, they've done a lot of your signs. I suppose the lettering on the big column that you come into the Amenity Center, they did that and they did your big Oakleaf letters on the waterfall. This is the same thing. They've done a good job for us so far, giving us good pricing, so I did stick with them on this.

Mr. Horton asked is it worth our money to do that now? Or I suppose maybe next year.

Mr. Soriano stated you don't have to do it. I don't know that the signs are that bad or I'd say I definitely think this is your next project. I just know it got pushed off because of our priority was the soccer field at the time. Since that money is not coming out of the same capital amount. That's why I'm bringing it back to you.

Mr. Lanier stated I'd like to have it done, but I'm going along your lines of thinking, Tom, that you just put out this expenditure. Maybe it's time to just sit back for a few months at least.

Mr. Soriano stated even if you wanted to wait till the next fiscal year starts in October.

Mr. Lanier stated I would recommend bringing it up then.

Mr. Soriano stated I'll bring it back then. Outside of that, unless there's any questions, that was it for my report.

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Mr. Thomas asked so we will bring that back up in October?

Mr. Soriano stated yeah. I do have one issue that I would like to bring to you guys. It's not anything on the maintenance side. It is a disciplinary issue. We did have a gentleman that we trespassed. Actually, one of our few trespasses. We've had one at each side this summer. All in all, I'm pretty happy. As hot as it's been, usually I see more problematic issues when the heat is as high as it's been. This wasn't that bad. This actually is not a bad situation. I'll give you a short version. This gentleman came in and he brought some children with him. He gave us the wrong names. Questioning it, the guards, would think you should know your kids names. He just uses a different name. The paperwork was all done with his official name and this guy's a junior, he calls him by a completely different name. And he didn't think about it, but the guards told him he'll need to fix that at the fitness center. He complained that he has before, and everybody knows him there. He got upset, showed his bad side, decided to cuss a little bit at the staff there and then also told them that he was just going to go in, he didn't care what they said. He went in, took his kids swimming, and the guards did tell him that if he doesn't follow the rules or do what they're asking, they're asking him to leave. If he doesn't want to leave, he's going to have him trespassed. He just continued to cuss and show his angry side and stayed until the cops showed up. And then the cops, he got angry at them also. Not that he doesn't believe that they don't have the right to kick him out but because this was his kid, he's just using the wrong name. And if you look through the paperwork, you can figure out this was his kid. He felt he was in the right, so he got upset at the cops too to where he was yelling and cussing at them. They had no problem trespassing him. In fact, they told me they would have been happy if they could do a little more to him. But we did get that one trespassed, where I've been upset at some others that have been a lot worse and we haven't gotten support from CCSO. This gentleman did get trespassed, but he did contact me because he did believe it was a misunderstanding, mostly on the guard's part. By the end of the conversation, he was apologetic. He did tell me he got irate. He did tell me he cursed at him a bit. He didn't think it was that big of a deal. But choice of words, they weren't as bad of words as some other words, I guess. That's why it wasn't such a big deal. But he was very apologetic and as I mentioned, I could figure it out if I spent a little more time looking through the paperwork and the computer digging through his account. I could have figured it out. The guards don't really look at it, and they don't always have time they have a line standing in front of them. All that information is supposed to be there and if not, you're supposed to get it corrected. He tells me he has told people

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before, but he didn't really have any record of ever going back over to the fitness center and correcting anything. I did correct it in the system now, so they know his one son does use a different name, but I can figure out the age does match the kid that was in question. But this was really a problem because of the way he reacted and decided to yell and cuss at staff, which we've said many times we don't want down there and then stayed even after the officers told him what could happen. He has been trespassed. This is not something that I chose to take his privileges away. I did explain to him it was a county violation. It is in the county's hands. We can ask the county to rescind the trespass. That's what he's asking for. But I've also let him know you don't have to approach it at all, if you don't want. This is a county violation now. Two years, he's out. He can apologize and ask whatever he wants, but it's really up to you guys. Just to remind you, in the past, I did let him know we've had other situations somewhat similar to this that we've had the trespass rescinded.

Mr. Horton stated but we've never had trespassing by the sheriffs.

Mr. Soriano stated we have rescinded one before.

Mr. Horton stated yeah. I think we need to be careful up here. If we start rescinding them like that, then we'll be talking crying wolf all the time.

Mr. Soriano stated correct.

Mr. Horton stated we really have a situation now that they're going to say, well, it's just them again, you know. I'm okay with just letting it ride the way it is.

Mr. Lanier stated I am as well. Especially since he cussed at staff and there were a bunch of teenagers there. In their statements, they also talked about how he cussed at the cops in front of, again, staff and young people, making a scene just with those who wrote the letters, not just the people that were also around. And all he had to do was just walk a thousand feet and probably could have taken care of it.

Mr. Thomas stated assuming if he was asked politely several times to leave, and then absolutely refused, that's where I draw the line. People are going to talk how they talk. But if you are asked to do something in the professional manner there, we've talked about how our lifeguards and head lifeguards should handle the situations. Then, you absolutely refuse to leave. When it comes to an officer, that's where I draw the line. I'm just going to leave it as it is. Amy, what do you think?

Ms. Ambrosio stated I agree with what you guys have said, too, after reading all these.

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Mr. Lanier stated this only affects his card, not his children.

Mr. Soriano stated correct.

Mr. Lanier stated so his children will still be able to participate.

Mr. Soriano stated he did ask me, is he okay if his wife still brings his kids out. I'll speak to him after this, too, and remind him. He comes to you guys and asks every single one of you. He has that ability. Like I said, this isn't the worst of the situations we've ever seen. This one doesn't bother me that much. But Tom's comment there, years ago when I started, that was one of the first things our off duty sheriff's officers came to me and talked to me about. There was a problem consistently where they would trespass somebody for those type of problems. Basketball court was one of the worst. And what would happen is basically the next meeting, manager would rescind those trespass citations. The officers stopped trespassing people. They felt like they they're getting their toes stepped on. I trust them as a police officer. Really, if they really don't feel like it's warranted, they're not going to do it for me. My problem is a lot of times there's things I can obviously see; you should be doing that job. We've asked you to have them removed and they're not going anywhere. They're sitting there, cussing at staff, yelling. Even at times, you guys have seen it, threatening to staff. So, we need their support. But this was a situation that, had he been calm, it would have been easy, but he did apologize for that.

Ms. Giles asked Cindy, anything to add?

Ms. Nelsen stated no, I'm in agreement.

Ms. Giles asked Jay, anything else?

Mr. Horton stated I did want to point out that he's not here either. If he was concerned about it, he'd be here.

Mr. Soriano stated it is a little different since it's a trespass. If we take his privileges, we're going to actually set him up in a disciplinary hearing where we're going to make sure he needs to be here to almost state his case, apologize in person. And I'll mention that to him. If he wants to come and apologize in person, that may mean a lot more to you guys.

Mr. Horton stated it means something, but I don't think I'll change my opinion of it, but at least it shows he was willing to show up and say, "*I'm sorry.*"

Mr. Soriano stated he did tell me.

Mr. Horton stated it's a little too late for that now.

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Mr. Soriano stated the end of the phone call; he did tell me he would apologize to the guards. I told him we have to go through this part first to even consider it, but if not, it is a county violation. It actually takes it out of our hands.

Mr. Thomas stated I see you have the clubhouse. Is that the field house?

Mr. Soriano asked what is it that you're asking?

Mr. Thomas stated because I know that everybody just thinks I'm all about soccer just because they read my shirt, but I'm just saying, we're talking four weeks. Are we up and running as far as our facilities, restroom? I don't know if they plan on using the concession stand. How is that actual field house? Is it ready to go?

Mr. Soriano stated the bathrooms are. They're the same condition they are during soccer. They get used a lot more. They are usually vandalized because we have to keep them unlocked for soccer. But outside of that, they're open right now. You go out there right now, I got lots of walkers in the morning, people that use the fields. They go into those bathrooms. Now, the concession stand is different. And that can be part of the contract we do with them. I don't know. Do you guys have a plan on who would run your concessions this year? But because our concessions in the past was run by a family, and she was big in soccer, they did have a tragedy about almost two years. I know she has talked to me about not really doing this anymore. I think you guys need an official part of the program. Whether it's done through the contract or the District handles it. I'm not real excited about, but I think it needs to be done officially. We do need some options for that, but that's not something we deal with anyway. It's been a long time since we've done anything to try to make money or even break even on usage of that part of the facility.

Mr. Thomas stated I'm just saying, is the building ready to go? We don't have any broken things or the fans, and everything is operational.

Mr. Soriano stated fans, yeah.

Mr. Thomas stated fans inside the bathroom.

Mr. Soriano stated oh yeah. The bathrooms are the same way they are all the time.

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

EIGHTH ORDER OF BUSINESS

Audience Comments (Limited to three minutes) / Supervisor Requests

Ms. Giles stated item eight on the agenda is audience comments and Supervisor request. Mr. Vice Chairman, who would you like to go first? The audience or the Supervisors? Tom?

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Mr. Horton stated we'll go with the audience.

Ms. Giles stated for the audience, just as a reminder, if you have a comment, if you'll state your name for the record. And a reminder of the three minute rule. Any audience comments? Yes, sir.

Matt Hollyoak stated I'm not sure if it's relevant at this point, but I'll go ahead. My name is Matt Hollyoak from the Sporting Jax Soccer Academy. In our last meeting, we had discussed hiring a director of coaching which is setting another full-time position specifically for our Oakleaf campus. We're excited to let you guys know that he started this week and we plan on introducing him at the next meeting. We'll also be doing an introduction to the Oakleaf leadership in one week or so.

Resident (Joseph Diao) stated Hi, my name is Joseph Diao. I am representing the Oakleaf pickleball community. And we just wanted to make sure that everyone understood that we exist. We have quite a few members here and we formed in a relatively short amount of time. We found out about this meeting about two hours ago. We will be a little bit better prepared for our requests and proposals in the next meeting in August. But we just wanted to be on your radar as far as asking for maintenance of pickleball courts, such as the dirt and trees being trimmed, maintenance and resurfacing of the courts and repainting. There are cracks and some people are tripping and getting injured as well as the barrier between the courts, they're falling apart, they're rusting. Some people have been cut, myself included on this. But maybe again I just wanted to let you guys know that we're here and that we will hopefully be more present in future meetings.

Mr. Soriano stated you mentioned cracks. You're talking about on our court side. There are two different types of courts there. We shouldn't have any cracks in the rubberized courts. Those aren't that old. They're only a few years old now.

Resident (Joseph Diao) stated on the dedicated pickleball court, there are some cracks. Again, we just wanted to make it known that we're here and we do have some requests, but I will gladly escort anyone around the courts.

Mr. Horton stated we appreciate you showing up. In the future, if you have any problems out there, you can mention it to Jay and I'm sure he would be willing to take care of it.

Resident (Joseph Diao) stated oh, yeah. This is really, at least for myself, it's my first time being part of a CDD meeting. I just wanted to put names and faces together. But yeah, absolutely. If that is an avenue for us, we'll definitely reach out.

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Mr. Thomas stated as a resident, you have that right to let him know any maintenance issues, whether it's on the pickleball court, the multi-purpose field, or any of the common areas. If you see something that needs to be addressed, then just go right there on the website or you can just give him a buzz.

Resident (Joseph Diao) stated okay that sounds great.

Mr. Lanier stated I appreciate you coming up. If you always have some solution as well, that always helps out because we're not necessarily in that pickleball world all the time. If we get an idea of how to make this work, then that just sometimes makes it a whole lot easier.

Mr. Thomas stated also, keep in mind, a couple of years ago, we sank a lot of money to redo those surfaces. I actually spearheaded that along with Jim to get that up and running. We still have to find a fine balance of spreading out the CDD funds with the other sports organizations that we do have.

Resident (Joseph Diao) stated oh, sure. We're here to advocate.

Ms. Giles asked any other public comments?

Resident (Bruce Hansen) yeah, I'm Bruce Hansen. Echoing what you just said, what's all that stuff just sitting over there in the corner by the tennis courts?

Mr. Soriano stated there's still a lot of paint we're going to put out on the hard court. That's not rubberized surface or anything like that, just fresh paint.

Resident (Bruce Hansen) stated okay. And that's not what was used for the pickleball courts.

Mr. Soriano stated it is the same type; the paint is the same, the color is going to be the same, but that doesn't have the rubber in it. On the dedicated courts, there was a whole surface that was put down. If you guys had been out here, some of you guys were helpful. And when we got to the painting portion, I had some volunteers that painted. But the surfacing, it was all black. It was just black rubber on that whole thing. That's different. We're not going to do that on the hard courts, but those will get paint. Between those and the basketball court, we still have to paint quite a bit.

Resident (Bruce Hansen) stated okay, but not for pickleball courts?

Mr. Soriano stated you guys do have a pickleball over there. That's just not your dedicated courts. I'm talking about the hard courts.

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Resident (Bruce Hansen) stated yeah, I'm talking about that material that's over there. That's not for the pickleball court?

Mr. Soriano stated that's just paint. Yeah. it's pickleball courts, but that's the shared pickleball. That's the paint that goes on that.

Resident (Bruce Hansen) Okay, thank you.

Ms. Giles stated yes, sir.

Resident (Jesse Perez) stated Jesse Perez. This is my first time coming here, just as a resident here at Oakleaf. I wanted to ask you guys about the current irrigation system that we have in place. Obviously, we all, as residents, are in a water shortage. We all have one day a week that we get to water. I noticed just driving around the community that we have our sprinkler system going every day. And some of those irrigation sprinklers are not even watering the grass that it's supposed to be doing, it's watering my vehicle when it's driving by. We, just as a community, would like to understand what that process is. Obviously we're all in a restriction, and so we're going to get dinged for water, dead grass, and all the things. And so I just want to know what our plan of action is of that. If we're going to have somebody, whoever does our sprinkler system, actually run them and see where they're pointing and make sure that they're pointing where they need to point to keep those things watered. And as well, currently right now it's raining and I didn't know if we have a rain gauge or something that actually shows we're getting rain and we don't need to have that system going. Or is it an automatic time thing every day or every other day? Whatever the system looks like.

Mr. Soriano stated we do. They don't run every day. You can do things like soil sensors or rain gauges. They don't work for so large a space. It's a little different when you're talking about your yard, even two or three yards. But some of our sections might go a quarter mile. It's easy to be dry at one end and watered at the other. Soil gauge, if it shuts it off, stuff might be dying over here when you don't get rain. Now, if they do go every day and you notice that could be an issue, you can always email me saying, I noticed yesterday they're on and they're still on or they came on again today. I think it's not every day. In fact, I think in some areas it's two days that run.

Ms. Suchsland asked the areas that run everyday is like the soccer field?

Mr. Soriano stated that's different. Yeah, that's because of the hundred and some thousand dollars you just spent. It does give us a little leeway when it comes to new installations for the amount of money. But in the neighborhood that's a little different. When you notice those

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problems, you can always email me. As far as directional, they do go around. By the time they get around to one zone, it's end of the month, and they are ready to go do it again. Every time they pop up, if they're pointing in a direction towards a sidewalk and kids are walking, you'll see them get broken really easy. We do have what's called an all-inclusive. These guys are constantly fixing heads. But if you notice that, it's always good to point them out. But that's why you'll see them walking around. They'll turn them on. A lot of times I'll get comments about what time they're running, straight in the middle of the day, which is worse on the water. You're going to lose all your water. But that's actually because that's when our staff is here. They can't get here before six in the morning, so they can't see anything and they can't test all those zones out there. But we have a couple hundred zones in this neighborhood. It's a little different than watering your yard.

Resident (Jesse Perez) asked your saying just email you?

Mr. Soriano stated Yeah, if you see a problem.

Mr. Lanier stated I'll walk around. I'm on Board with it and I'll just take a picture of it and take a picture close to the sign or something that really points what it is. And I'll just send it in to Jay, who passes it on to Chalon and her guys. Definitely would appreciate the communities help and appreciate you bringing it up.

Resident (Jesse Perez) stated we can do that as residents here in the community, but is there a schedule as to when that irrigation company checks that stuff? So, we are not responsible for that.

Mr. Soriano stated you're not responsible for it.

Resident (Jesse Perez) stated you just asked us to take pictures of it.

Mr. Soriano stated yeah that that's not making you responsible for it.

Resident (Jesse Perez) But is there someone that comes out to maintain those sprinklers?

Mr. Soriano stated yeah.

Resident (Jesse Perez) you got landscape that comes out and mows the grass. I don't know about everybody else here.

Mr. Soriano stated it's the same company.

Resident (Jesse Perez) But when they cut the grass, the sprinklers can mess up and ding it, and then I've got to run my sprinklers and see if I've broken one or somebody's broken my sprinkler, so I have to fix it. I'm just curious if we have something that's like once a quarter that they actually check the zones instead of during the day, they check it some other time or something.

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Mr. Soriano stated it's always going to be during our operating day check.

Resident (Jesse Perez) Okay.

Mr. Soriano stated that way you guys pay a little less. Our contracts are half a million dollars, a million dollars between the two Districts. The residents pay for service right now for landscaping. If you want to try to do it in the middle of the night, we're going to have to pay a lot more. But, yeah, they do it every month. Basically, like I said, each area will be one week, and then they're on to the next, and then they got to get right back to that. You'll see the irrigation throughout the same time, every day. Just like our landscapers are out, it's the same company.

Resident (Jesse Perez) stated got it.

Mr. Lanier stated some of it too is damage gets done with cars pulling up. You see the trucks up on the grass and they're fishing and that sort of stuff. That does tie into it somewhat. But yeah, like Jay said, it's not a responsibility, but it's just being taken care of.

Mr. Soriano stated yeah. They make reports as they're going through and they fix things. It wouldn't matter if they've fixed something on the second of the month and it's broken on the third, fourth, or fifth, you're not going to see it again until the third, fourth, fifth of the next month that they can get to it. But if you send me something, my information is right on the website. You can send it to me. I might not have enough time, because I'm running around with all the venders, to respond. All I do is basically pass it along. The nice part is I get record of that. I see that Mr. Perez sent something in at the corner of Oakleaf Village Parkway and wanted to put in a claim. Then, that way, if I do see that, say, 45 days later, it shouldn't take that long to get to it, even if we're on that rotation. But don't take that as your responsibility. I respect you guys do it, but we have a lot of space out here and it's helpful if you do.

Resident (Jesse Perez) stated got it. Thanks.

Resident (Sydney Perez) stated I'm Sydney Perez, local resident. My question was just in continuation. Have we gotten any updates from Clay County that indicate that water irrigation restriction is being lifted anytime soon or is it in place indefinitely?

Mr. Soriano stated it's not Clay County that does that. It's St. Johns Water Management that does that. We're not there yet. If you notice some of our ponds are coming back up, but we're not back to our normal. Not for the year. The last I checked, we were still about six inches low compared to this time last year, but much better than I think we'd gotten down to, like 11 or 12.

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Resident (Sydney Perez) asked so, we still have to just monitor the website and see when it'll be lifted?

Mr. Soriano stated yeah.

Ms. Giles stated yes, ma'am.

Resident (Karen Tenchavez) stated hi, I am Karen Tenchavez. Two things I'd like to bring up about getting trash cans at the pickleball amenity area. There's none out there. We just hang trash bags on the side of the fence. It gets torn after a couple days. It just gets gross. If we can have some designated trash cans out there, that would be great.

Mr. Soriano stated you guys have two trash cans out there.

Resident (Karen Tenchavez) asked by the pickleball courts?

Mr. Soriano stated yeah.

Resident (Karen Tenchavez) stated I was thinking where the entrance is, between the two courts.

Mr. Soriano stated yeah. That's not really an entrance.

Resident (Karen Tenchavez) Okay.

Mr. Soriano stated that was the makeshift entry that everybody liked to use. We cut out the fencing there because everybody liked walking under the trees. Your entries are actually on the gates, and there's trash cans right in front of those gates that you come into. There's actually a third that we keep in the back of the fitness center.

Resident (Karen Tenchavez) asked is there a way to get an extra one put over there because there is a lot of trash that tends to accumulate in that area.

Mr. Soriano stated yeah, I think I got an extra one someplace.

Resident (Karen Tenchavez) Okay. That would be great. Thank you. Then secondly, the water station in the Amenity Center in Phase One is not good at all. The water pressure seems to be low. It's not cool. Trying to refill any type of water bottle, it's very difficult. You have to turn the head, turn it on, it gets on the floor. If there's any way to get something maybe a little more updated that has like water refill for a bottle and maybe better pressure, that would really be appreciated.

Mr. Soriano stated yeah, I'm not sure I'm going to be able to do much about that one. That was the design of that one. I think I told you guys years ago, when they built that cooler for it, since it's on the wall, the cooler is actually upstairs in the attic, it loses pressure after it goes from

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the lines up to the AC unit that's the attic and then back down. It doesn't really come out the greatest as far as pressure.

Resident (Karen Tenchavez) Yeah. We're talking about this far out.

Mr. Soriano stated yeah, I'm not sure why they designed it like that. It also creates a problem with the cooler. In the summer, it's got to work twice as hard to even try to get to the temperature it's at right now because it's in that attic. Where most, if you notice the ones we have on the walls, like at the pool or over here at the tennis courts, they have the little bottle filler. That whole unit is right there on the wall. It's a little different. Without some major plumbing, I don't know that I'm going to be able to change that one.

Mr. Lanier stated but we can at least take a look at it, so I appreciate it.

Resident (Karen Tenchavez) stated great. Or maybe even adding something outside if it can't be redone, which I understand it might not be cost effective to do that, but maybe you will get another option. I don't know what it would cost to add something additionally outside.

Mr. Lanier stated probably a painted court.

Mr. Soriano stated those nice little bottle fillers that we got, they were about \$3,000 just to buy them. It does cost about \$6,000 or \$7,000 to put in a water fountain.

Ms. Giles asked any other public comments? All right, Supervisors, Amy, Scott?

Ms. Nelsen stated no, I don't have anything.

Ms. Giles stated thanks, Cindy.

Mr. Lanier stated I have nothing at this time.

Ms. Giles asked Tom?

Mr. Horton stated looking at all the security reports, there is nothing unusual last month. That's a good thing, I think. Although, I noticed a lot of, is there anybody from security here?

Ms. Giles stated no.

Mr. Soriano stated I think she had something come up. They emailed me right before the meeting, asked me if it was okay. I'll make sure they do now.

Mr. Horton asked will you pass along to them the reports are a little bit sketchy? If you ask me.

Mr. Soriano stated short on detail or what is it your looking for?

Mr. Horton stated yeah, short on detail.

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Mr. Soriano stated no, the reason she got promoted is because she does a better job than some of the rest of them now.

Mr. Horton stated even before she got promoted, she was doing a good job. Just a little more detail would mean something.

Mr. Soriano stated I will speak to them.

Ms. Giles stated thanks, Tom.

Mr. Lanier stated Chalon, thank you for the good work. Pickleball people thank you. Appreciate it. I want you guys to be successful out here. Definitely keep on feeding us ways that we can help supporting. Jaxs, thank you, guys. Definitely appreciate you coming out, keeping us informed. I can't wait to meet the new guy, Rodney, and see how that all works out. But appreciate the audience comments with the residents as well. Thank you for coming. That's all I have.

Ms. Giles stated thank you.

NINTH ORDER OF BUSINESS

**Next Scheduled Meeting – August 10, 2026
@ 6:00 p.m. at the Plantation Oaks
Amenity Center**

Ms. Giles stated item nine on the agenda is our next scheduled meeting is August 10, 2026 at 6:00 p.m. here at the same location. That's the public hearing for the budget.

TENTH ORDER OF BUSINESS

Adjournment

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

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

Signed by:

Marilee Giles

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Secretary/Assistant Secretary

DocuSigned by:

Cindy Nelson

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Chairman/Vice Chairman