

**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, **August 10, 2026**, at 6:00 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  
Jay Soriano  
Chalon Suchsland  
Carl Allen *by phone*  
Kyle Miller  
Matt Hollyoak  
Rodney Perry

District Manager  
District Counsel, Kutak Rock  
GMS  
VerdeGo  
DCCM  
Sporting Jax Academy  
Sporting Jax Academy  
Sporting Jax Academy

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Giles called the meeting to order at 6:00 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 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 is also a place towards the end of the meeting for public

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comments again. If you provide a comment, please state your name for the record. Before we begin, Chalon is here from VerdeGo. Any public comments at the top of the agenda?

Mrs. Genelle Thomas, Executive Director of P.A.C.E Center for Girls in Clay County, stated I'm Dr. Genelle Thomas. I'm the Executive Director of P.A.C.E Center for Girls in Clay County. I called Jay to ask to come before the Board today to request use of the Amenity Center for a 5K. If you don't know, P.A.C.E is a school in Clay County that is a private nonprofit. We serve youth girls ages 11 to 18 throughout the county, and we also provide therapeutic support to girls in all of the public schools in Clay County. We are looking to have a New Year's resolution run on January 9 at 8:30 in the morning. To do so, we have contracted with Florida Race Day to support our logistics. This company is very well known in the racing industry, and they would be helping us make sure that we do everything by the letter of the law. What we are requesting is to start and finish our race at Phase 1 Amenity Center. What that would require from the Board is to allow us to use the restrooms, allow us to use parking on that day and half of the track. We've created a route mainly on county roads, but it would involve half of the track for the start and the finish. We chose January 9 because we're aware of the soccer fields being used throughout the year. And on January 9, hopefully there won't be a lot happening. I want to keep it short and sweet, but that is the proposal and happy to answer any questions that you might have.

Mr. Thomas asked do you have insurance to cover your racers and stuff?

Mrs. Genelle Thomas, Executive Director of P.A.C.E Center for Girls in Clay County, stated yes, we have as a standard practice for P.A.C.E, we have a million dollar liability insurance. We could add you all as additionally insured if needed. Also, you have our commitment that we would be cleaning up after ourselves, emptying the trash cans, making sure that we left the space as we found it.

Mr. Horton asked how many participants are we looking at roughly?

Mrs. Genelle Thomas, Executive Director of P.A.C.E Center for Girls in Clay County, stated this is our first one, so I anticipate probably between 350 and 400. I couldn't imagine it being larger than that for a first race. If it goes well, our desire would be to grow it, make it a real Oakleaf community event and come before the Board after the first one to ask permission to use it again. We do hope to grow it, but for the first one I think it would be quite manageable around 350 plus volunteers.

Mr. Horton asked have you talked to Clay County Sheriff's Office yet?

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Mrs. Genelle Thomas, Executive Director of P.A.C.E Center for Girls in Clay County, stated I have. We're very communicative with Sheriff Cook and her team. We've reached out to them. They sent us the link to request permitting and said the first step before we request permitting and request deputies is to secure the route. So, before I went and did the paperwork, I wanted to ensure that this was agreeable with you all.

Mr. Horton asked talking about a route, is that only in Phase 1, or is it going to cross over into Phase 2?

Mrs. Genelle Thomas, Executive Director of P.A.C.E Center for Girls in Clay County, stated that's a great question. It would cross over on county roads over the bridge to the high school and then they would turn around at the high school and run back to the amenity center. There would be a portion of Phase 2 county roads that would be used.

Mr. Soriano stated I'm good with it. I've worked with Joe before from Florida Race Day and our company actually works with him in many other Districts. He does have a tendency to stay away from setting up permanent races in some areas. He would often like it to be all on amenity-centered grounds. We just don't have enough space. Some districts actually own a lot more of their sidewalks in the neighborhoods. We don't own county roads. The process has kind of been started for permitting. That is just approval for parking and bathrooms. Joe has asked about that in other neighborhoods of ours. We've had, whether it's HOA-owned or CDD-owned, people get upset because, oh there's people using our bathrooms that don't live here. That over there gets used by a lot of people that don't live here and we try to do what we can, so that's not much of a concern there. Parking, we already talked about it. That's a downtime for our sports organization, so it shouldn't be much of an issue. Parking pretty much always can be tight, but that's not going to be one where it adds on extra. That's actually a pretty slow timing here. I don't really see any major issues here.

Mr. Horton stated something else to think about is they're going to start building a library over there in November. That parking over there in the green section might be blocked off with construction possibly, I'm sure. It's a good chance of it.

Mr. Thomas asked have you done races like this in other communities here in Oakleaf?

Mrs. Genelle Thomas, Executive Director of P.A.C.E Center for Girls in Clay County, stated no, we have not.

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Mr. Thomas stated the only reason I'm asking is because with closing down the county roads just that's always a concern and that getting supported.

Mrs. Genelle Thomas, Executive Director of P.A.C.E Center for Girls in Clay County, stated I understand. This is a Board-driven exercise. Our Board of Directors is very excited about the race. I have never raced any race in my life. I would probably rather not do this as a fundraiser, but I'm here on behalf of our Board. What I'd like to see happen, I've been a resident here for 20 years with my family and I would like to see this be a community event versus bringing people from outside of Oakleaf. I think people will come outside of Oak Leaf, but we're very well connected to the schools and the sports teams and generating a lot of excitement from within. It would be less of outsiders using the roads and more of the community enjoying our community.

Mr. Thomas stated sure. Being county roads.

Mrs. Genelle Thomas, Executive Director of P.A.C.E Center for Girls in Clay County, stated I understand.

Mr. Soriano stated we do currently have two other runs that go on that are permitted on county roads. One starts at the high school, and one is done through OSA at the ballpark. Neither one of those ever come to us and talked to us about it. They're not required to. It would have been nice to at least be told many times what's going on. We can send information out to the residents, not just for registration, but also to warn people that Oakleaf Plantation Parkway is shut down. That causes a lot of commotion. Just warning people is always helpful. At least here we're getting a little coordination.

Mr. Thomas asked you don't plan on having vendors or any food trucks or anything like that? It's just your tent with a hydration station and that's it?

Mrs. Genelle Thomas, Executive Director of P.A.C.E Center for Girls in Clay County, stated somebody may have heard me talking about this at home. Yes, we would like to have two tents. We would like to have a volunteer tent to check in volunteers, make sure that's managed well, and information/hydration tent. At the end, I'd also like to have some snacks available, but not food trucks or vendors or anything of that nature.

Ms. Suchsland stated I live in Mandarin. I'm in Duval, and in my community where I live, we have a lot of runners. Labor Day weekend, we always have a run, and then there's another time during the year. I would be absolutely for this, and I would hope that VerdeGo, our company, would sponsor and be a refreshment station, because I think it's great. With the right support and

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the organization with Duval and the police, it runs like clockwork in my neighborhood. They run right down my street. We're out there supporting them. I have my recycle bins out there. They drop the water in. Once the cups are done, they throw them in. It's like clockwork, so it can be run efficiently if you have it done. I would be happy to put VerdeGo's name in to help you out.

Ms. Genelle Thomas, Executive Director of P.A.C.E Center for Girls in Clay County, stated I appreciate that. Yeah, that's wonderful. Thank you so much.

Ms. Nelsen asked can I just make a motion?

Mr. Eckert stated we've done events like this before. There's a simple license agreement that we would do that would require the insurance and all that. If you wanted to make a motion, it would be a motion to authorize a license for this event and for the details to be worked out by staff, and then we can bring it back to the Board for ratification well in advance of the actual event.

Ms. Nelson stated I'll make that motion.

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| On MOTION by Chair Nelsen, seconded by Mr. Lanier, with all in favor, a 5K with P.A.C.E and Authorizing a License Agreement and Staff to Work Out the Details, was approved. |
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Mrs. Genelle Thomas, Executive Director of P.A.C.E Center for Girls in Clay County, stated thank you. I look forward to working together.

Ms. Giles stated Ms. Thomas, we'll do that. We'll get that together. We'll work with Jay on some of the details and send that to you.

Mrs. Genelle Thomas, Executive Director of P.A.C.E Center for Girls in Clay County, stated that's great. Thanks so much.

Ms. Giles stated all right, any other public comments? At the top of the agenda, the importance of me asking that question, is anything on the agenda for the public, if you see something on the agenda, you want to make a comment or a question about, it's important for you to have your comment at the top before the Board has discussion and they make a motion. If your comment is not something related to what you see on the agenda, it may be more appropriate for public comments at the end because they're not making any more motions after they get to the public comments in item eight. Hearing none.

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**THIRD ORDER OF BUSINESS****Approval of Consent Agenda****A. Minutes of the July 13, 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 July 13 meeting. Unless there's any comments or corrections, I just look for a motion to approve.

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

**B. Financial Statements****C. Assessment Receipts Schedule****D. Check Register**

Ms. Giles stated your financial statements are as of June 30. That's on page 27. It's followed by your assessment receipt schedule on page 39 showing we're 100% collected from the county. And then your check register is on page 41 for the month of July in the amount of \$115,569.42. I see no unusual variances with this check register. Unless there's any comments or questions, I just look for a motion to approve.

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

**FOURTH ORDER OF BUSINESS****Acceptance of the Engagement Letter with  
Grau & Associates for the Fiscal Year  
2026 Audit Report**

Ms. Giles stated on page 139 is item four. It's acceptance of the engagement letter with Grau & Associates for Fiscal Year 2026 audit report. The engagement letter documents and confirms the auditor's objective and scope to audit the financial statements of the district for the period ending September 30, 2026. Unless there's any comments or questions about the engagement letter, I just look for a motion to accept it.

On MOTION by Mr. Thomas, seconded by Chair Nelsen, with all in favor, Accepting the Engagement Letter with Grau & Associates for the Fiscal Year 2026 Audit Report, was approved.

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Ms. Giles stated Madam Chairman, this will be included in your Docusign documents.

## **FIFTH ORDER OF BUSINESS**

### **Public Hearings for the Purpose of Adopting the Budget and Imposing Special Assessments for Fiscal Year 2027**

Ms. Giles stated item five on the agenda is public hearings for the purpose of adopting the budget and imposing special assignments assessments for Fiscal Year 2027. Mike, are you okay with one public hearing for both resolutions?

Mr. Eckert stated yeah we're not raising assessments here, so, yes. One is fine.

Ms. Giles stated yes, correct. The budget's flat. If it's all right with the Board, I can just give a high level overview before we open the public hearing. Is that okay? At the June 8 meeting, the Board approved the FY27 budget. On page 145, if you have a hard copy there in the audience, you'll see that some of the lines increased and some of them decreased, but the assessments for the residents remain the same in FY27 as they are in FY26. Meaning there's no increase for the residents. You can see that on the chart on PDF page 160, or if you have a hard copy they're on page 14. It's the side by side chart towards the very back of the budget. You can see it broken out by product type, single family, multi family and then the commercial there. You'll see the column for FY27 is \$1,003.35 and then the column for FY26 is the same. Overall, the budget is flat with no increase for the residents. Jay, anything you want to add before I open the public hearing?

Mr. Soriano stated no, we covered that over the last couple months pretty well.

Ms. Giles stated I just look for a motion to open the public hearing.

On MOTION by Chair Nelsen, seconded by Vice Chair Horton, with all in favor, Opening the Public Hearing, was approved.

Ms. Giles stated at this time the public hearing is open. If you have a comment or question about the budget, if you'll just state your name for the record. If you see the page number, that's helpful if you let us know what page you're on. Any comments about the budget? It is flat. You'll see lines went up, lines went down, but overall, it stays the same.

A resident asked which page that chart is towards?

Ms. Giles stated page 14 is towards the very back of the budget. Second to last page.

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Mr. Soriano stated I will throw something out there too, for a lot of people that are visiting that may not have been to meetings before. I know some of you have said I've been to one or two over the years that I've been here, things like that. Most people don't actually take the time to read the budget. And a lot of times people don't understand what the overall payment is. I'll get it constantly. Oh, we pay so much to live here. I own a couple homes, so I know what our amounts are. But the biggest thing you're going to look at are these two boxes. We have been here now for 23 years. What you pay to actually have all of this stuff is your annual maintenance assessment. The rest is bonds. We have to pay that off. People kind of forget that. Now, we are getting older, where I think we only have eight years left. We're almost. It's not long. Eight years for one side, nine years for the other. That's a big portion. When you look at it, I have people constantly telling me, oh we pay \$2,500, \$3,000 a year living. This right here shows you what you actually pay. If you have one of the bigger single family homes, all together, it's about \$1,800. \$877 is actually going to pay off those bonds. That's the debt assessment. That doesn't come to us. We can't do anything with that. You're paying back the bank. That's what will run out in that eight years for one side, nine years for the other side. The O&M, which goes to pay for everything we do. Whether it's lighting, whether it's landscaping, whether it's chemicals in the pool, staffing, everything. The biggest households pay \$1,000 a year. Some households might be small, two people. I got some households they have 14, 15 people in the house. Out of all people we have and our neighborhood, for your size it's about 3,000 homes, the other side about 4,000. That's what we actually pay each year, is that \$1,000 for each home site in O&M. That's what we do here is really try to address the O&M side and save money every year. Decide whether we go up or down. For many of our years, we've been here for 23 years now, we've increased, I think a total of three times.

Resident stated we don't have page 14. It goes from 13 to 15.

Mr. Soriano stated you got these little TVs here. You only have two different product types on this side. You do have some multifamily, you have townhomes and even then, I think cottages. We assess the same way whether it's a condo or a townhome. You do have a couple multifamily on your side. Not as much. Mostly single family. This side has a whole bunch of different ones. They actually have a bigger table than you do. But that little chart right there just shows how everything's written down. What last year was and what this year is.

Ms. Giles stated I apologize. I'm so embarrassed. I apologize that you only have one side of the budget. Jay turned one of the TVs around. There's the chart we're talking about. It's also

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posted to your District website. It's been in the last couple agenda packages. If you have a question, we can pause here for a minute since you don't have all the pages. But that's the overall chart and that's the bottom line; is there's no increase. Yes, ma'am.

A resident stated here's my question. Out of all this, I have a couple. But I'm going to start with this one. If I am a long-time resident, I am a long time because I've been here for over 22 years and I've seen over the years where there's new subdivisions coming in. I'm thinking there's more money going into the bucket. Why is it that the fees continue to increase? Like you said, at least three times.

Ms. Giles stated Double Branch hasn't grown in years. We actually have 2,481 rooftops in Double Branch. That includes all of the communities you see throughout the Double Branch footprint, if you will. The growth that you see in the Oakleaf area is not necessarily your Double Branch. It could be other communities popping up. But you're one big CDD with 2,481 rooftops in it.

Mr. Soriano stated there is one, like this Board has talked about, we're not really happy about, but we don't get a say in it, there's a neighborhood at the end of Oakleaf Plantation Parkway.

A resident stated that's the one I was more concerned about. By the school.

Mr. Soriano stated yeah that it is not part of us.

Mr. Thomas stated they are not part of us. No, ma'am. They tried to be a part of us and we said no.

Ms. Giles stated but they have our name.

Mr. Soriano stated other than the fact that they do drive across that road that our bonds help build, they don't get anything from us. We don't pay for anything inside their neighborhood. We don't do their landscaping. We don't pay for their lighting or anything like that. They are outside of our boundaries.

Mr. Thomas stated they don't get our pools. They get nothing.

A resident asked who gets to vote? I thought you would be the one, or the community itself, the CDD supervisors itself, will be the one to vote in who gets to come and live in Oakleaf? Because what I see over time, people come in and get capitalized on the Oakleaf name to be able to live in a nice neighborhood but don't actually pay the dues that we pay, the \$2,000 plus per year. But they get to capitalize on there and benefit from that.

Ms. Giles stated with us is District Counsel and also on the line is District Engineer.

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Mr. Eckert stated we're a unit of local government. We're not a private entity, and we don't control names. It's kind of like City of Jacksonville doesn't control if I want to create "Jacksonville Electric." Okay. We can't control what other people do. All we can do as a community development district is we are here to operate and maintain infrastructure, which includes amenities, it includes landscaping and stormwater management systems. But we can only assess the cost of that within our internal boundaries. When we were established, the Florida Land and Water Adjudicatory Commission set our boundaries. And within those boundaries, if you live within those boundaries and it sounds like you do, that's who we can assess to pay for the infrastructure that we built and that we maintain. Just because somebody uses the name Double Branch outside our boundaries, we don't legally have the authority to go and assess them because they use that name. But they also don't get to use any of the District's amenities either.

A resident stated they get to use a name because when you come in through Oakleaf Phase 1, it says Oakleaf the minute you drive in. Therefore, we automatically assume you're living in Oakleaf.

Mr. Eckert stated yeah. And Oakleaf is bigger than the Double Branch Community Development District. The Double Branch Community Development District is just one area of Oakleaf. Oakleaf is a much larger area than this community development district.

Mr. Thomas stated we don't own that road. Dead end, if you will. If we own that road, then we could do different things. We don't own that road. The county can use that road to go into another neighborhood if they want to, if it's beyond our boundaries.

A resident stated it's all news to me. It doesn't sound right. It's not right.

Mr. Horton stated I'll be here if you'd like to ask some questions after the meeting. Maybe I can explain it to you. I'll try.

A resident stated it just doesn't sound fair. I still want to talk about the stormwater.

Ms. Giles stated I'm sorry. Is that the letter you received from the county?

A resident stated yes.

Ms. Giles stated if you can save that one.

A resident asked at the end?

Ms. Giles stated yes, ma'am. Because this public hearing right now is just for the budget. That's what this is about. Then, when we close public comments for this, they're going to make a

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motion and vote on the budget. Then, we'll have public comments at the end for anything not listed on the agenda.

A resident stated okay, so my second question, other than the thing at the end, the library. Are we the ones who pay for this, too? So, our tax bill is going to be assessed?

Mr. Soriano stated well, sort of. Not through the District. That is a county library. We all, being residents of Clay County, pay our property taxes through the county. The county is the one paying for this. Now, there will be little incidents like we're going to continue to have to deal with the landscaping, and we power the lights that are around that parking lot, things like that, because everything outside of it is CDD, but the library itself and the building of it, that is all county owned.

A resident stated okay, thank you.

Ms. Giles stated thank you. Any other public comments about the budget?

A resident stated I have a question. I'm looking at page one on the right-hand column, and it shows the approved budget. Is that what you're looking at today in terms of approving it?

Ms. Giles stated that is for the general fund. This budget is broken out into three funds. The general fund, and that's the amount assessed for that. Then following on the pages, you'll see the rec fund, and then the debt assessment fund following that. Each of them have something similar at the top. Again, I apologize. Here's the rec fund and then following that is the debt assessment. The total for operation and maintenance for the rec fund and the general fund is the total amount for the budget. Do you have page four?

A resident stated yeah.

Ms. Giles stated it's on your website also, if you're able to bring it up.

A resident stated I just have a question. There's certain fees, which is supervisor fee, \$12,000. That looks to be the same last year and this year. Is that something that is for one person?

Ms. Giles stated you have five Supervisors. They do receive pay at \$200 per meeting, and then you have a meeting every month.

A resident stated so that is basically the people who are here.

Ms. Giles stated just the five of them. Yes, sir.

A resident stated okay. I'm not trying to reach in your pockets. I'm just trying to figure out.

Mr. Eckert stated if I could, that's set by statute in Chapter 190, which is the charter for all community development Districts as \$200 per meeting. And I think that there's an exception to that if we had a big vote in the community to change that.

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A resident stated okay, I understand. Thank you for explaining that.

Mr. Eckert stated which no District has ever been brave enough to try that.

A resident stated no problem. The next line item, I do see that with the engineering it looks like year-to-date the expenses have been up. That's why I'm presuming they're participating

Ms. Giles stated that's part of it. And as we've discussed in the previous meetings, there's also some additional engineering reports. One engineer report is the annual engineers report and that's budgeted yearly. Another one is the public facilities report that's due every seven years. And then recently Florida statute requires a 20-year stormwater analysis and that's due every five years. And then you have a pond bank inspection report that's due every two years. The big increase, you see there on the engineer's line, the five-year report is coming due in 2027 as well as the pond bank inspection reports.

Mr. Soriano stated really quick too. If you have your phone there. We mentioned our official website. It's been on the website for a couple months. But you have an official website. Everybody knows our oakleafresidents.com. That's our user friendly thing that has all of our building information, names, stuff like that for the staff. When it comes to the official page, you are a little city by the State of Florida, we do have a required page that has all this kind of information on it. It's going to be [www.doublebranchCDD.com](http://www.doublebranchCDD.com). If you go there on your phone, you can actually open this up and see this. Some of the questions you're asking, sir, we actually explained in the narratives too, so you might be missing some of those pages. When you see line that says engineering or supervisor page, you go there and it actually tells you what it's for and what it's going to.

Ms. Giles asked any other public comments? Hearing none. I just look for a motion to close the public hearing.

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| On MOTION by Chair Nelsen, seconded by Ms. Ambrosio, with all in favor, Closing the Public Hearing, was approved. |
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**A. Consideration of Resolution 2026-04, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2027**

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Ms. Giles stated then on page 163 is Resolution 2026-04, relating to the annual appropriations and adopting the budget for the Fiscal Year 2027. Mike, is there anything on that resolution that you want to go over?

Mr. Eckert stated no. It's very similar to what you all have approved in the past. The main change is we took the numbers out of the resolution and instead said the numbers are what's attached in your budget. Just so if you made a change at the meeting, we wouldn't have to go back and rewrite the resolution.

Ms. Giles stated thanks, Mike. Based on the comments and the input received from the residents, is there any guidance from the Board to staff as it pertains to the FY27 budget or this is the Board's opportunity to discuss the budget. If not, I look for a motion to adopt Resolution 2026 04.

On MOTION by Vice Chair Horton, seconded by Chair Nelsen, with all in favor, Resolution 2026-04, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2027, was approved.

**B. Consideration of Resolution 2026-05, Imposing Special Assessments and Certifying an Assessment Roll**

Ms. Giles stated then on page 167 is Resolution 2026-05, imposing special assessments and certifying assessment roll. Mike, is there anything on this resolution you want to go over?

Mr. Eckert stated no, also, very similar to what you've seen before. This is going to authorize the levy of assessments and it's also going to direct the county tax collector to collect the assessments on the November tax bill.

On MOTION by Chair Nelsen, seconded by Mr. Lanier, with all in favor, Resolution 2026-05, Imposing Special Assessments and Certifying an Assessment Roll, was approved.

**SIXTH ORDER OF BUSINESS**

**Update on Meter at 3168 Stonebriar**

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

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Mr. Soriano stated I still haven't heard anything. I did go out and look at everything. I don't see anything out of the ordinary there. I don't know why we get charged such a high amount there compared to some of our other small utility stations. I am waiting for both Clay Electric and JEA to let me know if they're using something there that should be covered under theirs. They still haven't contacted me, but I did ask them for a whole list of all of our meters in our neighborhood. There are times where, it's minimal, but for instance, you'll see a giant lift station across the street from the elementary school here on Plantation Oaks that has a bunch of lighting in there that actually goes to our bill. But JEA and Clay Electric cover that, so we shouldn't be paying for their extra supplies. I am still kind of waiting to hear from them on that. I don't have an update for that one meter, though.

Ms. Giles stated thanks, Jay.

## **SEVENTH ORDER OF BUSINESS**

## **Staff Reports**

### **A. District Counsel**

Mr. Eckert stated I have no report. It's good to see everybody.

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

Ms. Giles stated the next item on the agenda is District Engineer. We did receive the engineer's report on Friday. It's not included in this agenda package. But Carl, is there anything that you want to go over on the engineer's report before Jay discusses it with the Board?

Mr. Allen stated no, not at all. It's pretty straightforward. If there's any questions, I'll be happy to answer anything.

Ms. Giles stated thanks, Carl. Jay?

Mr. Soriano stated whether tonight after the meeting or tomorrow when Marilee gets in the office, we'll send you the links for these. I'm going to work with Carl and Mike to make sure that everything on here is actually ours. This one was pretty good. I did look through Middle Village this weekend. We had a few like we did last year where there's streets or sidewalks are actually county-owned items that are not ours. Yours did not have that. Yours did this year have a lot of things that were sidewalk or asphalt related. We got hit for this. I need to update striping, paint some of the striping. This is the back parking lot. They did point out a lot of cracks in the sidewalk. This one here is probably the most concerning to me. I already go through, you've heard me, throughout the year we do a lot of repairing sidewalks for cracks or we lift or move the slab so we

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can try to flatten everything out. This is your sidewalk in front of the fitness center. Middle Village had this too and I did warn them about this. This is one where if you look at the sidewalk, it's actually good. Nice and flat, no cracks, no tree roots lifting anything up. The problem is whether it was construction time or what, but that whole thing has sunk to where you're beyond the allowed slope. ADA tells us if it's going to be more than 2% it's got to be a ramp, not a sidewalk, and we have a slope here. I talked to him about this. This sidewalk's been here. This one actually was on the side on the parking lot before the building was there. This sidewalk has been here for 23 years now. I think it was probably more of a construction thing because it didn't really sink. There's no tree issues there, like I said. I can't lift that sidewalk. A lot of places I would do, it's called mud jacking. We drill a hole and we pump foam in. We can pump other things in. That helps flatten everything out. If I lift this sidewalk, you notice that curve isn't going to go anywhere, so now I'll have a big lip that becomes a tripping hazard. I can't lift the curbs. The curbs are stuck, not only pretty deep in the ground, but underneath the asphalt too. This one, I got to figure out how we can fix that. Short of the obvious answer is to rip the whole thing out and rebuild that sidewalk and curb. This section that you're seeing in the picture could very easily be a \$10,000 job. Biggest issue I pointed out, it's on our engineer report, so I have to be able to do something. We just want to make sure everything is safe. That's what this engineer report does. I do have 30 or 40 spots that they will point out over the neighborhood, hey, there's a crack here, a lifted edge. You can see where we've ground down in the past, but the trees that are over here are still lifting, so now I got to grind it down some more. That's what these reports are for. As you go through it, if you find anything that's odd that you want to ask me about as far as plans for what do we do to repair this, you can give me a call. Like I said, most of these are pretty good. But I am going to work with Mike before we send it out really quick, if you want to review it, and then we can officially accept it in the next meeting. Then, I do what I did last year, as we're doing our normal maintenance work, two or three months, we'll try to knock off 10 or 15 of these things so they can go through and do a walkthrough with me and we update the report, and then we do it again a few months later. It's where we get to hopefully knock all of them off in one year. There were a few things, I think there were two items in there that were unchanged that we didn't get to from last year's report. But that's really what this is. Like I said, these are my big concerns. The things that I don't have an easy way to fix. Not that breaking up a slab and repouring concrete, especially when it's 110 degrees outside, is easy. That's what my guys do every day for us. That, though, I don't think I can do, so I have to

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bring back up either some creative fix for you or an expensive fix. But as we go through this, just give me a call if there's anything you see that's a concern. But this is one of the things. I did have one of the cracks. This is actually for the basketball court that they pointed out last year. That one didn't get fixed. But most of these are typical concerns.

Ms. Giles stated thanks, Jay.

### **C. District Manager**

#### **1. Discussion of the Fiscal Year 2027 Goals & Objectives**

Ms. Giles stated next is on page 175. District manager discussion of the Fiscal Year 2027 goals and objectives. As part as the legislative session during 2024, there's a requirement that the District establish performance measures and standards and then annual reporting form with these goals and objectives and whether or not they've been met. The statute doesn't provide specific guidance, just that the District establish these measures in a way to measure them with the goals and objectives. Staff has recommended the these as your goals and objectives for FY27. The Board can certainly change these if you'd like. These are just the ones that the Board meets, complies with and is recommended by staff. Any Board discussion on those? Mike, anything to add?

Mr. Eckert stated no.

On MOTION by Chair Nelsen, seconded by Mr. Lanier, with all in favor, the Fiscal Year 2027 Goals & Objectives, was approved.

#### **2. Consideration of Designating a Regular Monthly Meeting Schedule for Fiscal Year 2027**

Ms. Giles stated then on page 178 is your annual meeting schedule. I do see August 9 has 2026. I'll make sure I correct that. But the District meets on the second Monday of each month, except where annotated there. That February 8 is a night meeting. This Board has two night meetings a year. One in the spring for any District policy changes or an opportunity to have a night meeting for the residents to come out. And then I do see Columbus Day and then Flag Day in June. Typically, those are not holidays that the Board has had a problem with, but if the Board does, we can change those. And I see on August 9, 2027, would be your budget adoption meeting. Any concerns with any of those dates? If not, just looking for a motion to approve the FY27 meeting schedule with the correction spoken on the record.

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On MOTION by Chair Nelsen, seconded by Mr. Lanier, with all in favor, Designating a Regular Monthly Meeting Schedule for Fiscal Year 2027, was approved as amended.

**D. Operations Manager – Memorandum**

Ms. Giles stated it looks like the operations report starts on page 180.

Mr. Soriano stated we just had quite a few neighborhood events, District run events. We did our final summer dive-in at Middle Village. We have one more for you. We also have one more event. This is more adult-related, but we do have the live music by the pool. That will be this Friday. We don't tell families they can't come. Our pools are still open. But we do try to discourage it. We let everybody know during the week, if they have kids and they want to be at the pools, they really should come over to this side because this is more of a night for the adults. This is a full band. The information should have gone out and there should have been links too. It's nice when we have a full band because we get a little more selection of music and you have the ability to do a little more genres than just when you have a guy with a guitar. That'll be this Friday. Then we have one more live music event at Middle Village next month, September 25, the same way. That's going to be a cool band. And you will have your last dive-in of the summer. After that, we go back to movies on the green and we'll start getting into our holiday season. As we come into the school year, we've also started to adjust the pool schedule. Starting today they do go to that school schedule where each side alternates. So, today your side, your pools were open. It'll actually close down tomorrow. Middle Village will be open and then back to you on Wednesday, back here on Thursday. Then, Friday, Saturday and Sunday, both facilities are open. We kind of do this and whittle down the hours until we get to about the second week of October is when we kind of close. After that, the facilities are adult only. We don't allow kids, families without some kind of aquatic staff. Moving on. I did want to point out this year has been extremely hot. Everybody knows that. This is the highest count since we have been tracking at all of our facilities and trying to make sure people stick to things like using their cards. I have a lot of places people still don't like to properly use cards. We do take this pretty serious at the pools though because the pools can easily be packed and then it becomes problematic and we have to ask people to wait outside. But we do still have a problem in many other areas where people don't want to check in properly. You can see there are almost eight and a half thousand people. These are different check-ins throughout the day for this

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last month. This is at our fitness center, our pools. I do pool readings from like the outdoor bathrooms when people scan. These are individual check-ins. About 276 different people on average out here every day. Middle Village, if you were to see their report, they're at about 300 different people. That's just because their pools are bigger. If you compare, our pools do get busy, but nothing like this side. This side when we do things like swim meets, that takes your numbers up. They can actually hold 500, 600, 700 people out on the pool deck out here. Then, our averages get way up. But still, that's the highest count we've had in all the years that we've actually been keeping track. This will start to go down really quick. If you've been out here the last week or so to your pools, you'll see everything slowed down, especially now that the kids are getting back the school. Then, even after school, we do have our lifeguard staff there, things like that. But we'll be getting into sports. We have football, we have soccer. People are doing things after school, extracurricular things. We just don't get as busy. This number will drop pretty quickly. Then, moving on to some of the projects we have going on. Our signs are really, just our new signs, even some of the stuff I have sitting in my office ready to go, they're just on hold due to the fact that right now we're outrageously busy. You would have seen some of the items around the neighborhood, like painting projects on the bridge, things like that. We did get our new playgrounds in two weeks ago, so we started about a week ago ripping everything down, though they will start putting stuff up by the end of this week. I don't know if we'll be finished by Friday, but hopefully we will be because we bought multiple units. So, not only do you have a unit going in, but then I also have to be able to get over here to your sister District and they have a playground that's coming up too. Part of buying all those units together was the fact that I could get pretty cheap deal in there. So, those are your playground items that were dropped off. This is unfortunately stored in the soccer group's area for now. I will get that out of the way because this open area behind the shop is actually theirs. But now they're going to start pulling everything out. All your goals should be out on the field by now, so they don't really use it at this moment, but I do try to keep it clear because that was meant for i9 and soccer. We'll get these things out of there pretty quickly and buried in there someplace. There are two bike racks that will go up around the soccer fields too. We can try to get our coaches to remind people to not ride their bikes, especially the E bikes, onto the fields and tear up our nice new, expensive grass.

Mr. Horton asked which playgrounds are we talking about coming close?

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Mr. Soriano stated the Piedmont Stonebriar one. Right there by the stop sign. That's the next one on your side that's going up. Then, the other unit will be coming over here to Whitfield. Then, to let you know, we pulled the fencing down around our sod work that we did. Chalon has started to cut and spray the grass over there. It is looking good. That's all the new grass that you pay for. After last meeting, the areas we talked about, patchy stuff in front of the field house, the soccer group did come to me and offer to pay for that. I set them up with Chalon. She did a little extra sod work and they covered it. I did move the fencing around to keep kids out because they are practicing now. We'll take that down in a few weeks. Hopefully all that grass will have taken and then that kind of helps out with in front of the field house.

Mr. Thomas stated it's looking good. Nice and rooted, ready for cleats?

Ms. Suchsland stated it's nice and rooted. And AgrowPro is doing their due diligence on the field feeds, so I think we're in the right direction.

Mr. Thomas stated okay.

Ms. Suchsland stated I will keep you posted.

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

Mr. Soriano stated outside of that, unless we had some question on some of these other items on the maintenance report from the guys for this month, that was it for me.

Ms. Giles stated thanks, Jay. Anything for Jay?

Mr. Horton stated are we going every month to see some of the decorative street poles, repainting. Are you ever going to finish that project?

Mr. Soriano stated no. If you notice, basically once we get around, you have, it's not on this report, but even the signage, the decorative signage, the black trim that goes around your big yellow signage, we paint that and basically go from one to the next and it gets moved into our normal daily work. There's no way I'm going to be able to ever catch up and say, yeah, all of our signs are nice and new. Because as soon as I paint one post and we get all the way through the neighborhood, by then we can go back up to the front, you'll see it's faded. We also have a couple times painted the light post. Those actually aren't ours, but they do give pretty bad looking. Some of them have been here for 20 years. They're faded. It's just fiberglass. It fades quicker than the decorative aluminum does. But yes, there's no way. You have, for your side, probably close to when you add in the signage, the light poles, the decorative black metal trim work everywhere,

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there's probably a good thousand posts out there. Now, just to let you know, I do have one sign that was taken out last week by a car because they didn't see it.

Ms. Suchsland stated Silverleaf.

Mr. Soriano stated yeah. Silverleaf.

Mr. Lanier stated a car took out a sign?

Mr. Soriano stated yeah. Again, this was the one that got dukes of hazard, and the car actually went through.

Ms. Suchsland stated it took out some annuals.

Mr. Soriano stated this time they didn't jump through the sign. They hit the brick wall. If you recall last time, I rebuilt that. We made that brick wall a little bigger on the inside. We stuffed it with full cinder blocks where typically it's a hollow course of bricks. They hit it and it just knocked everything off center. The top slid over. We did pull the sign off until we can re-mortar the top back in just for safety concerns. But I will go ahead and take the advantage to do a full paint job on that sign. We'll recoat the yellow part of the sign. We'll do all the lettering. When I get that down, I'll give you a picture because I've been talking about changing out those signs. But this is a full paint job. We'll actually bring it down. It's in the shop right now and sitting on stand. This is not the job we normally do out there on location, which is quicker. Then, you can compare it to whether we want to go new, I've talked about that the last couple months, or we can take them down one at a time. It takes a lot longer, but we can take them down and do the full work in the shop. Yes, that's a lot of work. That was the county's fault. I did talk to Chalon. She doesn't have a roller. I'm going to see if RMS has a big roller. We'll try to flatten it out. If you notice there's big ruts. They do have good grass growing inside. If I can flatten everything thing back out, it would be better than having to pay anybody. The county is not responding to me on that one. They did do some work for us. Like I said, they did fix some sidewalks that are ours that were connected to theirs. I'm not as mad, but yeah, they knew better. They actually pulled up in that section of grass after a day that it rained, but we'll get that flattened out.

Ms. Giles stated thanks Jay.

Mr. Horton stated what about the fountain at the entrance? Water fall.

Mr. Soriano stated yeah, so that's, like I said, that's still the work. I've got the lights in my office. I still don't have the two big fountains that are going to shoot up in the air. I am going to do that work with, you're going to see a bill from Ryan with Blue Solutions. I'm going to go ahead

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and get them to level out the top so that the water falls evenly too. If you have noticed, and I mentioned it here times before, the left side of our waterfall is at a different height than the center and the right. It does pour differently. That's just from 23 years of that being worn away. There's nothing up there but concrete. Concrete's not really waterproof and water will do damage on anything. I had a couple pool contractors come out and their best suggestion was we should tile it. I don't like that idea. The inside of the fountain is tile. They didn't carry it outside. I think I'm going to cover it with something more like what we do in our pools. It's still a concrete like finish, but it's waterproof. But I'll get them to laser level it out and make the water fall a little more even and nice. When he's up there doing that, he can install the vacuums. But yes, now, right now, not that it got put on the back burner, we're just still handling a lot of the summer projects.

Ms. Giles stated thanks, Jay.

## **EIGHTH ORDER OF BUSINESS**

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

Ms. Giles stated item 8 on the agenda is audience comments and Supervisors requests. Madam Chairman, who would you like to go first? The Supervisors or the audience?

Ms. Nelsen stated we'll do audience.

Ms. Giles stated and just as a reminder, if you'll state your name for the record. And the District has a three minute public comment rule. At this time, are there any audience comments? Yes, sir. Yeah, if you'll state your name for the record.

Resident Jimmy Haynes stated sure. My name is Jimmy Haynes. I'm a resident and was appointed by Andy Fletcher to coach and organize our pickleball programming. I want to first of all express appreciation for what the Board has done for us in the past. We've converted two tennis courts to pickleball courts in 2023 and provided windscreens, leaf blower, bleachers and assistance with several other social events that we did.

Mr. Soriano stated don't forget the lighting.

Resident Jimmy Haynes stated the lighting. That was too exciting. Got a couple of lights are out. I'm here to support residents who play pickleball. They sent a letter to Jay asking the Board to help us develop a practical plan for ongoing maintenance and future improvement facility. Pickleball is very, very popular and it's an attractive amenity for the community. We have a very strong and active program that includes residents of all ages. The courts are often full. The program provides recreation, exercise, socialization and meaningful connection to the community. I think

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it's had a very positive impact on many individuals and families. We currently have two regularly scheduled classes, including one free class for residents, along with youth camps, bi-monthly youth classes, organized competitions. Pickleball has become an important part of the amenities, I believe, available to Oakleaf residents. We have invested personally in the program. Players have contributed toward the initial court conversion. We purchased a court drying machine, built quart dividers, which unfortunately did not withstand the weather for long term. We provide paddle racks, court number signs, and contributed toward the purchase of bleachers. And this demonstrates that we have players who are willing to do their part. At this point, however, we have several needs that I think go beyond what our volunteer efforts and player contributions can address. The most urgent priorities, in my view, are repairing and strengthening the fencing, which is 23 years old, installing durable court dividers, and improving the dirt common area around the bleachers. These really are matters of safety, cleanliness, appearance, and long-term care of the facility. Finally, I want to ask the Board to consider providing some form of ongoing support for the pickleball program as a part of the CDD budget, similar to the way the gym is supported, or for example, on a much smaller scale, the way the tennis program is supported over here. Such support would help us get continue building a program that's safe and well maintained and something that Oakleaf can be proud of, because this is a big part, I think, of the amenity package that you provide for the residents. Thank you for your consideration and time in this.

Mr. Horton asked what's wrong with the fencing?

Resident Jimmy Haynes stated it's 23 years old and there are several places where it comes up at the bottom or there's places on the top. People have bumped into it and cut themselves. It's just old and ragged.

Mr. Soriano stated you see lots of things like this, chain link will bend, especially when we use it, we lean on it, we step on it. Ours is actually pretty old. Even the thing we moved to the center that divides the court that we weren't originally going to install, we did later, but we talked about that in depth when we were going through the design, we removed from the sides and moved them on to the inside. All of the fencing out there is 23 years old. But you will see bends like this constantly where things are unhooked or pulled out. This is the bottom, even the bottom curls up. People don't think about it. The first time I really went out and saw fencing in a lot of facilities that we were replacing in different Districts or even commercial facilities that I helped run, oddly enough, the fence people tell me that this happens just over time. Here in Florida, even just the

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pressure of balls hitting on it, they start to curl up. They do have a tension wire on the bottom they try to attach those things to. We did, when we built the ones in the center, put a bar there. It makes it a little sturdier. But that fence is going to pull apart. By the way, other than this picture right here, all the other pictures I just showed you were from other facilities around here though built at the same time as ours. Their fencing is not as old, but this picture shows you the fence still bends and comes off. It's not something that's not typical, not even after four or five years. That is just what the chain-link fence is going to do.

Ms. Giles asked did you have a recommendation, Jay?

Mr. Soriano stated the middle one. Let me find a picture of your middle one here. That's not yours. Yeah, I might have a picture of your middle one. But, the middle one, I can purchase new fencing and we can attach it. I don't have it. I always caution people. I did get multiple emails. The first thing they did was talk about how unsafe it is. I do have concerns with that. Our engineer looks at and it's not anything that they pointed out. Egis is our insurance company and that's not something they were concerned with. Like I said, it's typical. It doesn't mean it couldn't catch on somebody or harm somebody. But I'm always worried about them saying, oh, it's unsafe. Because that big concern right there, when we start doing that, my first recommendation is, guys, got to shut it down until I can order fencing, but that means you don't want to be out there playing and risking somebody getting injured if it's that unsafe. I did get a few emails from that. And then they had a gentleman come out to do the servicing. His name is Roger, he's from Mirabella. He actually did their servicing over there at that District not too long ago. He looked at it. He did send me a quote. I had mentioned this to everybody last time. I don't think everybody understands how expensive that work is to redo just the pickleball courts. Each court, the single courts, we have six out there, he gave me a quoted \$8,000. We're still looking \$35,000, \$45,000, even \$50,000 to do surfacing. These courts are four years old. This is our fourth summer. We did it in 2023. Generally, manufacturers recommend 5 to 10 years is where you should be going in. Unless it's a place that really does a lot of competition, usually, most Districts aren't trying to do it in five years. They want to try to get to the 10 year. And like I said, it can be very expensive. Roger was a cheap guy. I do have another supplier that actually came in a little bit under him that would be closer to \$36,000 for all of those. I have used them in other Districts. We just built pickleball courts and tennis courts not too long ago over at Pine Ridge, which is not too far from here, and they've done pretty well. They did our surfacing here at these basketball courts this year and we came in at

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\$11,000 per basketball court. You have a set of two pickleball courts basically for each basketball court. We'd end up being \$33,000, if I could get the same pricing, but that's still a lot of money and all the items that are out there are kind of typical. It's not something that I would say safety concern, but when I get that many emails and we make comments like that, I have to worry about it. My recommendation, if we really do anything right now, you might want to shut down until we have the fencing up at least.

Mr. Thomas asked can you go back to the larger fencing, the ten-foot fence?

Mr. Soriano asked the one with the bottom?

Mr. Thomas stated yeah. That's the ten-foot fence?

Mr. Soriano stated yeah.

Mr. Thomas asked didn't we just replace or is that just the back side of it?

Mr. Soriano stated no, we didn't

Mr. Thomas stated trying to stop people from jumping the fence?

Mr. Soriano stated no, that's the front. What you're talking about, so I do have fencing coming. I don't know that it would be a long time, but I do have fencing coming. You may have seen it when you're out there playing. It's not typically a problem with pickleball; it's our basketball players. As you go to the front of the fitness center, that faux iron, the aluminum black fencing, that's what they're bending and trying to get through. I'm going to put this up. And that's what I warned you. This does not look as nice as the faux iron stuff does.

Mr. Thomas asked they can't bend this and break in?

Mr. Soriano stated yeah, no, we'll put a solid bar on the bottom. It'll be like the rest of the basketball court. The rest of the basketball court does have the ten-foot fence like this. But, this is inside, we didn't replace any of this.

Mr. Thomas asked you would have to replace the whole ten-foot fence? It's not sectioned together where that middle goes across?

Mr. Soriano stated for this one, I wouldn't be as concerned. I would like the bottom bar here. We would purchase a solid bar that goes along the bottom, kind of like this bar, you see, that goes in the middle.

Mr. Lanier stated Yeah.

Mr. Soriano stated and they attach to that. Right now, you have what's called a tension wire. A tension wire kind of goes, you can kind of see it going through here, that tension wire

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doesn't do a lot of good work. They pull it, they can tighten to it, but the bar is actually going to be better. We have these bars here. You can wrap more metal around that and grab onto, kind of straighten it out. For this fence, it's ugly, but that is not as big of a concern. What I get from pickleball players is that when it's curled up like that, the ball can't roll under it. You got to chase a ball down or something. But that's not as concerned. It's the fence that's in the middle. We created on the pickleball courts too, kind of back-to-back, and we have a fence that runs in the middle. That fencing was taken off the older sides that we opened up and allowed them to come in on the dirt area that Jim was talking.

Mr. Thomas asked to replace that middle fencing?

Mr. Soriano stated I have to have the fencing in. I ordered fencing for replacing the faux iron. If I have stuff left over, I can use that, if not, I have to order more. But it's already been a month and a half to get the faux iron fence replacement in.

Mr. Thomas asked and then you were asking for more fencing?

Resident Jimmy Haynes stated we're trying to solve a problem of dividers between the courts. Balls go everywhere. They roll through to the other side. May not sound like a big deal, but it kind of is. If you're up in a class, you got 100 balls on the class, they're blowing into all the other courts. And really we paid \$800. Someone built us some dividers, but they got weathered and they fell apart. And I figured out really the best solution to that is just like a short fence, chain-link fence in between the courts. Maybe not the full length, but I think that's probably in between the courts.

Mr. Soriano stated that's also not something that's typical for regular facilities. We do see that a lot of times for tournament play, things like that. They'll bring out these little kind of mobile things that we can set up so that they don't have to do that. This facility only has them, even here, there's a lot of pickleball courts here, some of our pickleball players may be familiar with this ,I went out, took pictures of Ringhaver, Argyle, a lot of Eagle Harbor, you'll notice there's a divider down here. Nothing in between the two courts. This middle court is divider, is kind of like what we have, but we don't have anything in between any of them. They have them for every two courts. And a lot of places will do that. This is Fox Creek. They don't have a divider at all in between ours. This is more our side. We have a big space in between the pickleball courts. We did talk about this when we built ours, whether we want to squeeze in more courts. This is the size of ours. We have six compared to their 12, but it's in the same space. I do believe I have. Let me see. This is Eagle

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Harbor. They have this little fence that goes around, so this makes a side divider. It's like a little white vinyl fence. And that stops the ball when they're playing from rolling this way. This is one problem I get, because we do have teams that play back and forth, especially with our tennis. Eagle Harbor, Eagle Landing, they come over to Oakleaf, things like that, and then people start comparing to the other side. This is three courts. This was just added on the last few years. Marilee is actually a District Manager over there for the crossings. She can tell you this was a \$250,000 job for these three courts.

Mr. Thomas asked then what about the dirt area? I know that would involve some landscaping?

Mr. Soriano stated no. That's kind of a problem. I've got pictures of that someplace, too. Sorry.

Mr. Lanier asked could we put down some AstroTurf or something there?

Mr. Thomas stated well, I went out there and watched it, kind of walked it with Jim. There's just a lot of tree roots.

Mr. Soriano stated yeah. That's your biggest problem is that's a section that was not designed for anybody to be in. It used to be fenced off. That was just an area in between the tennis courts. We took down the opening so they could use it. When Jim came to me with the idea of helping out to pay for bleachers, the District paid for most of it. They gave us a few hundred dollars. We bought the bleachers, but they went there too. A lot of the dirt that you'll see in the pictures, that's on our courts, that gets pulled over onto that. The normal entries are in through the sidewalks, not that area. I can't plant grass. I can't concrete it without cutting those trees out. All I'm going to do is create sidewalks that are going to go into this engineering report again and get cracked and lifted every day. Those are huge oak trees. I would have to remove a lot of the roots to do anything there. About the most I can do. I'm sorry. I wish I had opened that picture. There is a section that's in between just the openings we made. This area here does not have a lot of roots, and they're smaller. As I get closer to this big oak tree, there's a lot of roots. As I come this way, there's a lot of roots over here I can't do much with. I can do something in between these openings that we created. There would be a section that I could do something. Whether it's some kind of cord filling. They do that on playgrounds. It's epoxy coated, so it's flexible, too. If it does move, that's fine. If we did a lot of digging and I got the smaller roots out, we could concrete that. That is a smaller area. I cannot do that whole area, like I said. Let me see if I got that picture yet, so this

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is the big opening. Two problems there. These bigger trees, this is the first one. There's another one on the other side. This area was not an entry. This area is actually sloped. All of it is sloped to drain off and into this big drain. I can't move the drain. There's a pipe under here. I can't do any major construction on this area. It was not meant to be a big entry hangout area. We kind of did that. But I'm limited on what I can do there.

Mr. Thomas stated and we can't add a sidewalk because that goes on to the engineer report and all that other fun stuff that comes with that.

Mr. Soriano stated I'm not going to add a sidewalk on top of roots. This is just like every driveway in Oakleaf that residents complain about. You got to have an oak tree next to your driveway, but it's cracked. If I don't take those trees down and we pour sidewalk there, that's all we're going to get. I have to be able to do something with the roots or we got to come up with another plan. Like I said, really here, all I have at the moment is that kind of middle piece, but that's not a bad section.

Resident Jimmy Haynes stated Jay, I brought up one time artificial turf, where the bleachers are.

Mr. Soriano stated the artificial turf; you still have to do an underlayment. Everybody that does artificial turf, they're going to create a base underneath or it's concrete, it's the same way. Now I don't have to pay for taking the trees out or anything, but I'm still going to have to do something with the roots. Artificial turf is really no different than some of these other solutions. I got to be able to do something with the trees or you're going to limit your space. No matter what option we do to put on top of it. I can do mulch. It's still going to get dragged out on the court, but it won't be as bad as the dirt. That's a cheap easy way, but it's not going to do what they want. They want something solid. I can do pavers. Pavers will move with the roots a little bit. You still make a trip hazard. The trees are a big concern. We either remove the trees, or we limit our space like I said.

Ms. Suchsland stated and you got to be careful with those age old trees. The roots are their breathing habits. If you start covering those up, you're going to start declining your trees and then you got major problems.

Mr. Soriano stated really quick, I'll go over some of the requests from last meeting. This was one, the water fountain. This is a really nice water fountain, by the way. It wasn't a good design, I get that. This is what we had over here. This is what you're looking for, water bottle filler.

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The one that was put in there, you have seen it, I think they were originally hoping that they could put that compressor in the wall. You see there's a vent on the water fountain and I'm guessing it didn't fit. I do have an air conditioner right behind that wall. When they built that building, that's why they decided to take it straight up the wall. It's just a little tube that does our water that comes down through the wall. I don't have space to move that part of the unit down that does the chilling. About the only thing you could do if you wanted to do a different water fountain is I did collect some prices for you, I actually did get a little better deal, so this is what we have right now. I mentioned this last time, they're actually lower than the last time I bought one for the soccer field. \$4,000. Yeah, well, it's \$4,001 something, and then I still got to get it shipped here. This is a commercial item, so \$4,500. Many times, I can get a little better deal. We replace a lot of these. I think I'm pretty much done, but I also have to have it installed. You're still talking about \$6,000 or \$7,000 for a water fountain.

A resident stated by the way, thank you for updating the water fountain where the dogs are also included.

Mr. Soriano stated yes. That's actually what I was going to point out going around to take pictures of places. This is another pickleball court. That was Argyle Athletic Association. They did not put it when they did theirs, it was a few hundred thousand dollars to build their courts that I showed you a little while ago. They did not put out a chilled water fountain. It is exactly like our dog park one. It's cool, but it's just regular water. I like the idea of having a cooler. That water fountain was supposed to have a cooler; it just doesn't work well because it sits in a 140 degree attic. I didn't have anything to do with the design, but that's the biggest thing is we're going to get rid of something that was probably about \$6,000 or \$7,000 itself. When we build that building, we do have the option. I would actually say I don't have to do a double. I did look around for other ones. This is a single. It is chilled. You're talking now \$3,200 and it wouldn't fit.

A resident asked do they have a filter?

Mr. Soriano stated they do. That's the bottle filler one where I have a filter and actually counts how many bottles. This would fit in there. This is like the ones we put up at the soccer fields or behind the pools we have in the tennis courts now. It is all contained in there. The chiller is actually inside of that. I don't have to worry about space in the wall or behind it. This would just mount right to it. But you're still talking \$4,500 by the time I'm done installing. But that is a much better option than doing the big one we put everywhere else that has the two. This would just have

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to be set low enough to meet ADA standards. The reason you have two everywhere, one is set up for ADA standards, so if we have a wheelchair or anything like that. And one is set up for regular height. Usually, the bottle filler ends up being on the lower one, so either way would be fine.

Mr. Thomas asked where in the budget would that come out of?

Mr. Soriano stated something like this, I could probably still do capital. It is a pretty good size repair.

Mr. Lanier asked this would be the one to replace what's in there now?

Mr. Soriano stated yeah, I would take that off the wall. At first, I would have thought, I'll do what I do everywhere else, and I'll try to find someplace else for it, but I think we've replaced all your water fountains.

Mr. Lanier asked all the gym rats would be able to use this as well, right?

Mr. Soriano stated yeah. Just to let you know, that was one thing I did while I was over there taking pictures all this month and had some other issues dealing with the fitness center and our PM company. They finally did get Armor Step Mills repaired. We've been waiting a long time for those. But I did do a survey of all of our gym people. I asked people that are not pickleball, and here's how I pose the question, *"if that meant an increase, even minor in your assessments, would you want to change out the water fountain?"* It's a perfectly good water fountain. And the only reason I stated it that way, not that it would, we can afford \$4,000, but if I ever ask the question to anyone, you want something better no one's ever going to say, oh, no, no, no, I'm fine. I did pose the question of if that meant it's an increase in your assessment. These things do add up. Like I said, servicing \$30,000, \$40,000, \$50,000. By the way, that's only for servicing. One of the questions that was put in an email to me was anything that's low spot, so we have asphalt under there, if asphalt sinks in the ground, it's going to create a bird bath, which we have one or two of those out where you see the water sits and our dirt builds up. That is not included in that. That's extra. What they'll do is they'll dig out the asphalt and add that up. now we add on top of that, \$40,000, \$50,000, \$60,000. All this stuff is going to add up. Eventually, I do run out of money, . We talked about that earlier. We've only gone up a few times in the 23 years that we've been here. I've been managing for 15 years, and I've had my home here the whole time. I'm pretty serious about it. We've only gone up a few times, but eventually I do run out of money to work with. We got to figure out a way, what's the most important, what people really want, not a single gym person, that's not pickleball, so they would change that water fountain out.

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Ms. Nelsen stated you could ask the basketball players.

Mr. Soriano stated the basketball players bring their own bottles all the time. And I can tell you, that becomes a problem because they do have more trash cans than you have. You have one at each entry, not in your little middle area. I thought there was only one at the one entry, but there is actually one at each entry. They have multiples over there and they still don't throw their water bottles in the trash can.

Ms. Nelsen stated they don't do it here either.

Mr. Soriano stated well, yeah, pickleball is starting to bother me, . I got there and there's water bottles out on the side. We can't use the excuses that there is not enough trash cans there. We got to make sure everybody throws it away. But, like I said, not a single person. Yeah, basketball is mostly kids. They're going to come in. They even are ones that actually buy more stuff out of our machines, which we don't make any money from. But the guy that runs machines is happy.

Ms. Giles asked Jay, are you looking for anything from the Supervisors on this water fountain?

Mr. Soriano stated this is really discussion off of their comments. Unless the Board wants to do any of these individual projects.

Mr. Thomas stated Mr. Jim and going with your list that you presented to the Board today, you mentioned that you would like for the CDD to actually give you some sort of, and I excuse the word, allowance or something like that, to build into the budget that specific goes to. What type of number were you looking at and how do you think we could actually justify that line item going to just pickleball?

Resident Jimmy Haynes stated for example, tennis. A lot bigger scale than anything we're talking about has for maintenance each year. \$67,000, \$70,000. So, that kind of a concept, much smaller scale.

Mr. Soriano stated really quick, so Jim works with Andy. Jim is not employed with us though, so a little different. You don't pay anything. Double Branch. You own your homes over here. Your money does not go into Oakleaf tennis at all whatsoever. The Middle Village residents pay for that \$60,000 or \$70,000. You're talking about 100% themselves. Even though Double Branch does come over and makes up a good amount of our teams over here, Middle Village pays for that 100%. That does create a little caveat there. That's a program that Board is funding, even

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for you. It's actually the same way. We have talked about this with that work quite a bit in the past, too. It is the same way with our heated pool. You all get to come over, take advantage of our heated pool.

Mr. Lanier stated and they play on our pickleball courts and the tennis courts, and the soccer fields as well.

Mr. Soriano stated well, no. Soccer is a little different. They do actually pay to the District. The District isn't, well, I can't say we're not giving money because we did just do renovations. That's kind of the same. But there is a sports organization that pays back to the District for everything they do. And good amount. I don't know who we've talked about, whether it's the right amount or not. That's a different conversation. But they pay thousands and thousands of dollars each season to use that. It's not the same as this Board getting that program.

Ms. Giles asked Jay, do we even have a pickleball program?

Mr. Soriano stated we don't. We did talk about this year's ago when we made these dedicated courts, is that we understand it may get big, but at that time, if you were in those meetings, we did point that out about things like we weren't expecting teams, we weren't doing anything. And when it was time to do that, you would need to come to us and ask for approval to create leagues, teams. We talked about doing a tournament every once in a while to help raise money. In fact, we got a few hundred dollars the very first, like, week or two that we were open with a tournament that you did, which is great. But we did talk about you coming to approve any kind of formal programs, because we have rules and policies that have something that says we can't have formal programs because that increases our insurance unless we do that agreement with the District. And we got to have things like extra insurance covering the players on that program and anybody that you bring in. When we have tournaments, there's people that don't live in Double Branch or Middle Village coming in. And if they get hurt, we're the ones that pay for it.

A resident asked before any money goes into this, are you also aware there's an indoor pickleball at that new gym. I just want to throw that out there.

A resident stated that is getting very popular because our courts are lacking the maintenance that they really need.

A resident stated just a quick question because I was not familiar with the leagues and having to bring it up to the District or anything like that. What does that process look like?

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Ms. Giles stated before we continue, Jay, it's not open for public comments right now. Is there anything else on Jimmy's first public comment? Can we finish the first public comment before we move on to another public comment?

Resident Jimmy Haynes stated I was just answering your question about what it kind of looks like. I understand it's completely different District over here.

Mr. Thomas stated right. What exactly would you be, in per month or so or annual, looking for the CDD to contribute to the current pickleball.

Resident Jimmy Haynes stated like a maintenance budget.

Mr. Thomas stated like a maintenance budget. From my understanding, in order for us to contribute something, there needs to be something official. And it sounds like nothing is like official.

Mr. Soriano stated I think that's what Marilee was going to get to later.

Resident Jimmy Haynes stated yeah.

Mr. Soriano stated because we would have to make sure any person that is actually doing the leading. We have a pickleball coach or director of pickleball, which can be Jimmy. That's kind of what we expected years ago when we did this. I know you're not always the only one doing it, but you were the lead that we talked to four years ago when we did this. Jimmy would have the agreement. Jimmy would be a 1099. He would be a company. You would also have a split with the District, so every agreement that we have like that, even tennis, when they make money and they're making it big and they have 300 players on their team, there is a small portion of everything they do that comes back to the District. It is paying into the District. Kind of like what we talked about just a minute ago with soccer. We do expect that to come in. And the bigger they get because it's more use on our facilities, then they bring in more money. That's spelled out in that agreement. But it also has things like insurance. Insurance making sure we're covered. Any information on leagues, because many leagues will have insurance. Things like that. Splits for tournaments. Because then we have a tournament and we create other issues. Like we talked about parking earlier. When we have a tournament, our parking lot is not that big in there. We have our regular residents using the gym. We have it'll slow down, but we have people using the pool. And then we even have people that we got to try to rent out to that are upset because they can't park in the parking lot, yet they've rented the room for their family get together or a wedding or a baby shower or something like that. We have a lot of those things that get spelled out on the rules with the

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person that's doing the agreement. And the team members then would pay that 1099 person for everything they're doing. Things like clinic fees would go to that person. It's all done just like a little business.

Mr. Thomas stated that's all I had.

Mr. Horton stated let's start with something easy. The water fountain. Did you make a decision on that? We talked about it.

Mr. Soriano stated I was just throwing it out there for you to consider. Like I said, everything that they're requesting, there are dollar signs attached to it. That's probably one of the lower ones. The fence, I have to repair either way, like I said.

Mr. Thomas stated I agree. The fence has to be repaired.

Mr. Soriano stated at least the center. I'm not doing the 10-foot fences on the outside. That's bigger.

Mr. Thomas stated you put the holes at the bottom to prevent the curling?

Mr. Soriano stated yeah.

Mr. Thomas stated and then the other ones that are in the middle that are coming up?

Mr. Soriano stated yeah.

Mr. Thomas stated that you can potentially get snagged on with your shirt or something. The ones that are up at the top in the middle?

Mr. Soriano stated yeah.

Mr. Horton stated on the water bottles, I say we replace it with something.

Ms. Ambrosio asked how much does the water service come in?

Mr. Soriano stated I could look at that. I didn't really look at that. Yeah. I don't know. Now long term, something like a water bottle, but they have their own cooler. Something long term you wouldn't really be able to fill up. That was a request for the water fillers and fill up their big bottles. If you're doing that off a bottle on a water service, that thing's going to go at you really quick. But we can have multiple bottles there. If you're doing that for quite a few years, that becomes expensive. I don't know how long it would take to match out to this \$4,500 or so.

Mr. Thomas stated if we were to discuss this really quick, what would you need as a not to exceed? If we do decide to move forward.

Mr. Soriano stated with this, I would just ask for not to exceed on the purchase side. I have no clue. I got to open up that wall. I'm pretty sure I have solid plumbing in that wall that I can get

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to. As long as that's there, the plumbing cost won't be a lot. Everything else will be incidental. I have to redo the drywall and paint. I don't have an idea what all that's going to be yet until I rip that thing down. But you can give me a not to exceed at least on the purchase price. The install I'm going to be able to do under my amount anyway.

Mr. Thomas stated okay. Your guys can handle that?

Mr. Soriano stated yeah, well, I have to have a plumber actually involved. But yeah, everything else.

Mr. Horton stated you don't really need permission. It's under your amount.

Mr. Soriano stated well, the whole thing. Yeah, the whole thing ends up under the eight, which it should. Yeah. But this is still something I don't typically, even though this is under my amount, that's what they're talking about, I don't typically take out.

Mr. Soriano stated that's where I got to come to you. That's for like maintenance and worn out things and pump breaking and things like that. That's not for replacement.

Mr. Soriano stated of something like this. Yeah, something that's working that was probably worth more than \$4,000.

Ms. Nelsen stated I would be upset if we did that.

Mr. Eckert stated just from a matter of process, if the Board is inclined to go ahead and authorize not to exceed \$4,000. I don't know, \$4,500, if you add shipping and everything, you will do a motion and a second. It's not on the agenda. Then you'd have to ask for any audience comments and then you can vote.

Ms. Giles asked is there a not to exceed amount?

Mr. Soriano stated I don't think we have a motion.

Mr. Eckert stated I think a suggestion for the not to exceed and then make a motion.

Mr. Soriano stated this one here. Well, I just want the purchase this item here. I should be good at \$3,600. I'm not asking for the amount for the repair of the drywall or the plumbing. I just need to be able to purchase the thing first and know that you want me to take out a good working one and put this one in. I mean this is going to be a good working one too. It's just not a normal expense to take out something that's good.

Mr. Horton stated I make a motion not to exceed \$3,600.

Mr. Thomas stated second.

Ms. Giles stated at this point, are there any public comments specific to just this?

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A resident asked is this something that would be done first before the other items that they were thinking? Like is this at the top of the list?

Ms. Nelsen stated yes.

Mr. Thomas stated Jay is still going to repair the fence, but as far as the other stuff that was brought up, I think that we need to have a little bit more discussion.

Ms. Giles asked are there any public comments specific to just this water fountain? Anything? Just this water fountain?

A resident stated I would like to say I appreciate you taking this into consideration. And Jay, you have said it is good and working. Does water come from it? Yes, but it's not very good and working. Otherwise, I would not have asked for it.

On MOTION by Vice Chair Horton, seconded by Mr. Thomas, with all in favor, the Purchase of a Water Fountain at the Pickleball Courts NTE \$3,600, was approved.

Ms. Giles asked any other public comments from Jax before you leave?

Mr. Matt Hollyoak stated yeah. Matt Holyoke, Sporting Jax, Sporting Oakleaf. I want to thank Chalon and Jay for everything you've done in terms of helping us get the season started. We're now underway. And I wanted to take this opportunity to introduce our new director of coaching at Oakleaf, Rodney Perry.

Mr. Rodney Perry stated hello, everybody.

Mr. Matt Hollyoak stated we'll hang around after if you wanted to chat or have any questions. We're excited to have Rodney on Board. We know that he's going to make a big impact in this community and help us continue to do a great job servicing the kids.

Mr. Thomas stated other than Mr. Soriano taking up your space with the elephant playgrounds and they cost a lot of money. Are you good on your sand pit? Ready to fill in the divots and all that other fun stuff we talked about before to maintain this wonderful grass that Chalon is very happy with. Because I would like to be because we're talking \$100,000.

Mr. Matt Hollyoak stated just to talk on that a little bit, we have rotated the fields this season to try and soften the impact that overuse has. We tend to do that periodically as we progress.

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Mr. Thomas stated so rotating fields, in other words, that big, long area that was horrible for 10 years because it was time to replace that stuff. Are you going long ways? Have they submitted field placement yet?

Mr. Matt Hollyoak stated all the way over to the middle of the complex. We put the younger teams out of that long stretch.

Mr. Soriano stated I haven't gotten field placement yet. They've been out there to move things around and figure out where they're going, but I haven't gotten a copy of planning for field placement. I just want to make sure you remember we do have another sporting organization out here.

Mr. Thomas stated yes.

Mr. Soriano stated we give them a little bit of space too because they pay also.

Mr. Matt Hollyoak stated what I can do is send it over to you for approval, we have a machine called a turf tank that outlines all the fields. Just making sure they will fit in that proximity right now. Pretty confident, but I'll send it over to you.

Mr. Soriano stated my only concern with that is we rotate and move. The big guys aren't in the same place all the time because it really digs out holes.

Mr. Thomas stated and like I said, really maintaining that healthy play area for the children. Okay, thank you.

Ms. Giles stated thanks, Matt. Anything else from this side?

Resident Lorita Smoak stated I just wanted to introduce myself. My name is Lolita Smoak and I am a candidate for Clay County Commissioner District 2, our district. And I wanted to thank everyone for helping me to actually meet my petitions. I am fully qualified and I just wanted to show my appreciation. Thank you.

Ms. Giles stated thank you. Yes, sir, if you'll just state your name again for the record.

Resident Gerald Lane stated hello, my name is Gerald Lane. The reason I'm speaking to you is about an assessment that has been sent to me. It's not from you, but I just want to get my turn around. I don't know if anybody else received an assessment about stormwater. Everybody has. Okay. What I'm trying to find out is since we're already paying for a lot of water that's being used, the sewer line stormwater. Is there any assistance you can get?

Mr. Soriano stated we got these letters too because the District owns land also. They are conservation easements. They don't have much stormwater on there. But that was a question that

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we've talked about already. Mike can kind of explain if there's any hope for us getting discount. Some were actually spelled out, I think on, on some letters. You don't pay for 100% of everything through the District. And the county does do maintenance. When you see them out on the roads or county-owned roads, they do all the work in the drains for us. Even though it's hooked to our ponds, they do the work for the infrastructure on the pipes underneath the road. I don't do that, which is very helpful. We would spend a lot of money if we had to do everything under all the county-own roads, but it is still hooked to our system. But as far as lessening it or a discount, we knew that question was going to come up too.

Mr. Eckert stated yeah. I took a look at that and I'm familiar with county stormwater fees. In communities that handle their own drainage, like we have ponds and things like that, usually in the stormwater assessment ordinance adopted by the county, they will give a discount to the residents who are living within that community. And if you look at the letters that you got, there's a, what's called, a 25% mitigation credit. They've calculated how much they would normally charge you and then they're saying, because you live in a community that takes care of some of the stormwater, we're going to give you a 25% credit off that amount. And that's what that letter says. There is a discount that the residents get. However, the residents are still driving on the roads maintained by the county. They're still using the stormwater ponds that are maintained by the county and not the CDD. And so that's why it's not a total exemption. And we try to argue for our constituents the best discount we can get on that. And sometimes it's 25%, sometimes a little bit more, and then sometimes it's not at all. And they say, well, just litigate against us.

Resident Gerald Lane stated and I appreciate you showing 25% discount, but maybe I didn't read this properly. It seemed like this was going to be an increase.

Mr. Eckert stated I think it was sounding like it's going to be an increase instituted by the county on their stormwater assessment fee.

Resident Gerald Lane stated and so that's the way I was reading this. And I know they have a meeting. Certainly, I can go to that meeting to discussed that with them.

Mr. Eckert stated yeah.

Resident Gerald Lane stated but since all of us are in a position of getting this increase, is there any way we could use things with the attorney that I saw the line item or some other entity here to try to represent?

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Mr. Eckert stated only if the District wants to retain me to fight for the bills the District got, because the District actually, as a landowner, got assessment letters just like that because we own property, that they're going to impose that fee on us. And honestly, I don't think the District would retain me to do that work because I don't think we would be saving enough money for it to make sense. But I will tell you, when dealing with the County Commission, they are typically way more responsive to registered voters than they are to CDD Board. I would encourage you to attend that meeting and make your voice heard.

Mr. Soriano stated just to point out, that's actually more of a question to your HOA. You are a homeowner. Your HOA deals with those things. I don't know if they would provide help, but they deal more with the residential plats, where we deal with the common plats, not your individual property, which the county is reacting on here.

Resident Gerald Lane stated thank you very much. And just so I understand, are you the attorney?

Mr. Eckert stated I'm the attorney for the Board of Supervisors, yes.

A resident stated I have one other question. Just a follow up question.

Ms. Giles stated will you state your name for the record?

Resident Lunae Barjon stated my name is Lunae Barjon. I'm sorry. It's just a follow up question to what my husband just said. Where does JEA come in? I mean, everything on my block says JEA. Stormwater, everything comes through there and my water gets serviced by JEA. Why would Clay County have an additional say how much money they are going to assess?

Mr. Soriano stated they're going to assess two different things, sewage and incoming water, whether it's potable or reclaimed, comes from JEA and parts of Double Branch, not all of it. Some of you actually have plain utility. The stormwater is separate. That's a whole other system that the county is addressing here. That's our runoff lands, our pipes, our drains under the road that just go into the ponds to stop things like flooding. That's a separate system. It's not to the things like the manholes you see in the ground that say sewage or something. That's a whole other system.

Resident Lunae Barjon stated thank you.

Ms. Giles asked any other public comments?

A resident stated I have just a quick question. I am with the pickleball organization, aspiring organization, I think. And that leads me to segue into my next question, is it sounds like we've grown to the point where we're going to need some kind of representation. But how do we become

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official in terms of what does that process look like? Because I heard something about insurance, I heard something about just like liabilities. How do we get that process off so I can maybe get informed from the community?

Mr. Soriano stated well, so the easy way is you got Jimmy here. You want to appoint somebody else. That's for you to argue about internally. But Jimmy, he's got a business. He's done agreements with Districts in other areas. He understands it. We can do the kind of same setup here and make it official. But you want to talk to him more about that. And then once he wants to move forward, he can work with me and we'll deal with our lawyer to set up that agreement for things like the classes, the tournaments and stuff like that and raising money. If the District asks for a percentage, which most do, you know to come back. That will all be done with whoever is going to be the kind of the director of pickleball, if you would.

Ms. Giles stated we'll present that to the Board and then they would authorize an official pickleball program at Double Branch.

A resident stated okay. Jimmy, it sounds like you and I are going to have to talk. Thank you so much.

Ms. Giles asked any other public comments? All right. Supervisor requests.

Ms. Nelsen stated none for me at this time.

Ms. Ambrosio stated none for me.

Mr. Thomas stated I just want to know how did our equipment hold up? All that pool equipment, chairs, everything. Now that's the end of the season.

Mr. Soriano stated everything's good. We did have a problem in the last couple of weeks. There's storms that rolled through last week did some damage. I did have a couple VFD drives for your pool filters that kind of got damaged. They are working now, but I'll order backups. This side did have a lot of damage because of wind. It actually looked like a little tornado over here where everything got piled up against the trees. You got pretty lucky. I didn't see much. Our waterfall up front went off. That happens when we have electrical outages. But everything's been pretty good. We didn't have a lot of loss. And as far as usage wise, even being that busy, the pool's held up pretty well. I am starting to get some spots in the lap pool. And the biggest reason for that is the heat. If you've been in that pool, that pool doesn't have any feedback. There's no slide, no sprays, and that water is in the high 80's, and it's just from the heat this summer. I'm trying to battle that quite a bit. But as we cool down, that'll go back away.

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Mr. Thomas stated and Sporting Jax, looking forward to a good season. That's all I have.

Ms. Giles asked Tom?

Mr. Horton stated I don't think I have looked through the security before.

Mr. Soriano stated yeah. that's odd. They didn't let me know. They did tell me last month they had an emergency that came up right before the meeting. But I didn't hear anything from them this month. They may not have realized it was a nighttime meeting either. It's kind of my fault; I didn't remind them. They do know how to check the schedule, but I should have reminded them.

Mr. Horton stated I didn't see anything that stood out, so that's a good thing.

Mr. Soriano stated we do have some new guards. Yeah. They are still going through their turnaround. The person they promoted, Terri, is still here, though, which is a good thing. She's really learned our property, so she's trying to train them to make sure they're being present and out there for the residents to see and making their rounds, things like that.

Ms. Giles stated thanks, Tom. Andre.

Mr. Lanier stated Sporting Jax, thank you for the sign. Rodney, I hope you grow and just have a great time here. I appreciate the support.

Mr. Perry stated Thank you.

Mr. Lanier stated pickleball. Yeah, let's have some fun and we'll figure something out. All right, so with that one, Chalon, thank you for all you are doing.

## **NINTH ORDER OF BUSINESS**

**Next Scheduled Meeting – September 14,  
2026 @ 4:00 p.m. at the Plantation Oaks  
Amenity Center**

Ms. Giles stated item nine on the agenda is our next meeting. It is scheduled for September 14 at the same location at 4:00 p.m.

## **TENTH ORDER OF BUSINESS**

### **Adjournment**

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

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

August 10, 2026

Double Branch CDD

Signed by:  
*Marilee Giles*  
A38999D0EDC14E4...

Secretary/Assistant Secretary

DocuSigned by:  
*Cindy Nelson*  
1834ED053396448...

Chairman/Vice Chairman