

**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, **September 14, 2026**, at 4:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

Present and constituting a quorum were:

Cindy Nelsen

Tom Horton

Scott Thomas

Andre Lanier

Amy Ambrosio

Chairperson

Vice Chairman

Assistant Secretary

Assistant Secretary

Assistant Secretary

Also present were:

Marilee Giles

Mike Eckert

Jay Soriano

Chalon Suchsland

Carl Allen *by phone*

Matt Hollyoak

District Manager

District Counsel, Kutak Rock

GMS

VerdeGo

DCCM

Sporting Jax Academy

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments (Limited to three minutes)

Ms. Giles stated item two on the agenda is audience comments, copies of the agenda are on the table for those that wish to follow along. At this time, the Board invites any member of the public in attendance to speak on any item listed on the agenda. There's also a place towards the

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end of the meeting for public comments. Again, if you provide comments, please state your name for the record. Any comments at the top? No.

THIRD ORDER OF BUSINESS**Approval of Consent Agenda****A. Minutes of the August 10, 2026 Meeting**

Ms. Giles stated item three is approval of consent agenda items. This starts on page 7 of your electronic devices. Item A is minutes of the August 10, 2026 meeting. Unless there's any comments or corrections, I just look for a motion to approve.

On MOTION by Mr. Thomas, seconded by Chair Nelsen all in favor, the Minutes of the August 10, 2026 Board of Supervisors Meeting, were approved.

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

Ms. Giles stated then on page 49 of your financial statements as of July 31, 2026, it's followed by your assessment receipt schedule on page 61 showing you're 100% collected. On page 63 is your check register for the month of August in the amount of \$133,048.53. I see no unusual variances with this check register. Unless there's any comments or questions, I just look for a motion to approve it.

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

FOURTH ORDER OF BUSINESS**Update on Meter at 3168 Stonebriar**

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

Mr. Soriano stated I do. It was a good catch, Amy. This was a long time mistake by Clay Electric and JEA. We are running. They have a little tiny lift station there. It's smaller than any of our wells but it is still a lift station. It handles running water up and down the road for the houses, not for our common ground. Our common ground is all water, and we actually don't even use the water anymore because those trees out there at that lift station are huge. We could turn it off and

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even in a drought, those trees will live. I only dealt with Clay Electric. I was able to meet them. We actually did walk through a lot of our meters. Many of our meters probably could go away. I'm doing a full report for you guys, and I talked about that with some of the JEA water meters before. If we're not using them, we keep them. You'll see them on that schedule coming in at like \$38. That's a minimum. It's not a lot of money but it does add up. For some of these that we will not use ever again, I don't know that we would use the one at that lift station up there. There is a clock out there. We can run the irrigation zones. There is one light. It only serves the lift station. If JEA wants a light there, they can put a light. I don't know that we need that minimal \$38 a month, so we could turn that off. But once we turn it off and they take the meter out, for us to put it back costs a few thousand dollars down the road. It may be something that if you guys think we're going to have a meter there, like I talked about with JEA water heaters. If there's ever any hope that we would ever use it, you might not want to take it out. But I'll give you that full list. This one here though at Stonebriar Ridge is a mistake. It adds up to a couple hundred bucks every month. Each year it's a couple thousand. I did ask Clay Electric if they thought everything was weird because basically everything paperwork wise, they went back and looked for me, ownership got changed. The property is in there. You can see it. Clay Property Appraisers. The lift station is the paperwork to do the electric, and the bill is still running. This was done way back. They did all the work. It should have been done then. They inspect that stuff every year and JEA does too. Just like I was getting inspection notices this winter for backflows. Somebody should have known that JEA, another electric authority, is getting paid for power for Clay Electric by us. They're digging into it to see if they had any paperwork and it just didn't get done or there was never paperwork filed with the developer, which means JEA just kind of let it slide because they knew they should have paid for that one. But we do have to do the paperwork to get it swapped over.

Mr. Horton asked where exactly is this now?

Mr. Soriano stated when you come in, Stonebriar, that's the road you're on. If you go down, it's past the first stop sign.

Ms. Suchsland stated it's like the first curve.

Mr. Soriano stated yeah. As you start to go around the curve, there is a lift station on the left.

Mr. Horton stated okay. I know there's one there.

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Mr. Soriano stated yes. Inside there, when you walk inside, there is a meter and multiple boxes. We own one box for our irrigation controller. Irrigation controller hasn't even run water in years because that handles all those trees. Those trees are mature enough to live without water. We should be seeing minimal \$38 or \$39. We're seeing \$200. There's no other meter. It should have been set up to where there were two meters there. One for us, one for them, and there's only one meter. Now, I'm waiting for JEA to tell us what they can do. I would like to see some kind of reimbursement. I doubt it would be thousands, but it is going to get turned off. We won't be paying \$200 something a month. And Mike, I'll leave it to you if I don't hear from them and we have to send them a nasty letter telling them that we're going to turn off our meter. I did talk to Clay Electric about it. They weren't happy and basically said, well, if you shut off your meter, all those people won't get water. But we don't pay for that kind of stuff. That's not what we do. Because I was asking Clay Electric to help me out with the contacting JEA. They basically said that that's not something we get involved with. We just need paperwork switching name and ownership. Ownership's already done. We just need the meter. They wouldn't help me out, but said I have to deal with JEA. We'll give JEA this next month, but after that my recommendation will be we turn off our meter.

Ms. Suchsland asked can I add to Jay's note? Because the irrigation clock is inside the JEA station, our technicians are not allowed in there because they're locked. We can't check it.

Mr. Soriano stated I unlock those. I have a key to those. Those are the normal, they double lock them on a chain. You'll see them. We actually have a key for our lock and they have theirs locked. We're allowed to go in there. But I mean, that clock isn't doing anything. Yeah, you can usually see it from the front.

Mr. Thomas asked what the plan is, to shut it off?

Mr. Soriano stated no, I'm going to give it time because I don't want to just shut it off. Like I said, that will go to everybody's water that's on Stonebriar Ridge. That does go to everybody's water in Stonebriar Ridge. I would like to give them some time, but I don't want to pay next month's bill. I hope they take care of it pretty quick. I haven't been contacted by them. This was about a week and a half ago that Clay Electric helped me figure everything out. And then I met our irrigation tech out there just to make sure I knew wood zones. I didn't want to find out that my customer bucks was actually going to something farther up and down the road. It's not. It's just in that corner. It's not going right now. We shouldn't be seeing any power, which will give us that

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minimum \$38, \$39 you see throughout those bills. That's kind of the minimum. Like the yellow signs when you come in, or even the brick columns, we just have little lights coming up. You guys probably aren't spending \$40 worth of electricity, but that's the minimum. They kind of set \$39 and some change, I think is what's on point.

Mr. Horton asked don't we cut the grass around that station?

Mr. Soriano stated yeah. Right now, it's growing without the water. This is Waverly here. Come down around here someplace. Yeah. You can't see it because of the tree. Yeah, the trees are right in here. That driveway goes into it. And there is a giant light in there. It's bigger than any of our decorative roadside street lights. But I can't see. It's inside of those trees that go right. It's not lighting up the road at all. Like I said, it would really only be there for them. JEA has to come out and check that lift station and light. And that's another reason I say if I took the R meter, I wouldn't need that either. Let them deal with it. They can put a service light or something in there.

Ms. Nelsen asked why it was so expensive? That's why Amy noticed it. That kind of light.

Mr. Soriano stated I actually started going through everything to report on all the meters. Our biggest signs will go up to about \$100. This one was \$216.66. We do have a full roadway that costs \$200 and some dollars but that's multiple lights going up and down the whole roadway. This little corner, like I said, when we have this little corner here, the only thing that's in there is that one light and then the irrigation that runs around these trees. And there's a couple things in the grass, not much, but that grass is also self-sufficient. Now, during the dry year, that grass will look, this is wintertime in this picture right here, it'll look like that. The trees will not die. Those things are big, so we don't have an issue with those. We could turn that off. We wouldn't need any electricity long term. But that \$200 a month or so is going to power to handle the water pump that's doing a whole station.

Ms. Giles stated Cindy, what she saw was on the budget narratives. It had it broken out by the annual cost and then the monthly cost. It was that narratives down there that caught her attention. And the narrative shows it at \$450 a month. That's the narratives, but the true cost is whatever is seen on the utility schedule there.

Ms. Nelsen stated thank you

Ms. Giles asked Jay, anything else on that?

Mr. Soriano stated no. Like I said, at least I have information from Clay Electric who we actually get the bills from. But until JEA handles switching it over, I don't really have much else.

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Once I hear from JEA and I know what they're going to do. Now we're a commercial. I don't know if the two utility companies do anything for each other. I know that when we're working with local developers and CDDs anywhere in Clay County, when we assign a new meter they make us do an inspection. You have to wait for the county to come out and do the inspection. I would hope that the two of them together can figure out a way around that. But if not, JEA has to do that to get the meter changed over. Still, like I said, I haven't even heard from JEA yet. We haven't even got to that first step yet, but I don't want it to be two, three, four months later. We're still paying the bill for that and they're finally figuring it out. That's where I say I would like to give them that timeline of if you guys don't take care of this next month, we're going to turn it off.

Mr. Thomas asked can you have them move that car that's always parked right there on the corner?

Mr. Soriano stated that is actually a Clay County inspector.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Giles stated the next item on the agenda is item five, staff reports. And we'll start with District Counsel.

Mr. Eckert stated I don't have anything to report. Everything has been very quiet for us. Happy to answer any questions you have.

B. District Engineer – Acceptance of the Fiscal Year 2026 Engineer's Report

Ms. Giles stated District Engineer, the 2026 Annual Engineers Report is on page 148 of your electronic devices. Jay, anything to cover on this before I ask? Carl, this has the corrections, I think.

Mr. Soriano stated we only had one there that I had removed. As you look through the old report, the first one we showed you guys, there was a section at the parking lot. The back of the parking lot where the big parking lot is for soccer, not the front where you get to the fitness center and the water park. When you walk up that big, long line was designed with one entry. We took out three or four sets of rails so people can walk through and enter the track. In that first report, you guys had took pictures of those and had in there we're missing rails, need to fix the rails. I had them take that out. Those rails haven't been there in 20 years. We've had that fence up because that's what we use as entries. It's not really the entry. You only have one entry to that whole track.

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There is a little ADA ramp in the very middle of that long stretch. All those other places where people walk in, those are not official entries. That's just where we kind of made holes in the fence and people could go towards that area, get onto the track.

Mr. Horton stated there was a lot of sidewalks and areas in there where there's a drop off. Do you have a plan for that?

Mr. Soriano stated we're constantly fixing sidewalks. The drop off ones aren't as bad. That's filling in with dirt and some areas we can grow grass. There's a big one he points out right here at your field house. As you go around the field house, all these trees, that's just dirt in there. There's no grass or anything. I can put more dirt in there, and it's going to wear away as kids walk through it, and you're going to have that drop off again. Things like grass help hold that stuff in place. I can't grow grass under these trees. There's no way to get anything growing that deep under there. All we can do is continue to pack dirt up. But your biggest problem on the sidewalk, and the reason they point it out, is because now you have a hard edge that's exposed and somebody can trip. I can paint the corner yellow and, like I said, fill it in with dirt and eventually it goes away. Especially since that is an area that's used for cutting out to the fields. They don't walk in one section. You get out to the fields, they run all over this whole circle. We have made it better around the field house itself by fencing that in and putting all our landscaping that's now lasted quite a while, and it looks good. But, on the other side of the sidewalk, as you start to go out towards the fields, I don't have a way to really plant grass or any type of bushes, anything that'll grow under those trees really well. Really, just packing the dirt is going to be the biggest thing. My biggest worry, and I pointed this out last time, is not anywhere with things like exposed lips or even a crack. We have cracks that we got to repair all the time. We fill in the concrete where we actually break out the slabs. You've seen my guys do that stuff before. For a new section, my concerns are things like in front of the fitness center. If you notice on the picture, they had a long level showing the slope. The slope is greater than 2 degrees. That means it creates a ramp. We're not approved for an ADA ramp there. It should be 2 degrees or less. It's actually 4 degrees. I can't do anything to fix that easily. Typically, if you want to flatten out a sidewalk right now, most people have only seen this in the last few years, but they've been doing it for a long time, you punch a hole through the concrete, you fill it with foam, or we call it mud jacking. It's a type of material that will go underneath and it'll lift it up. You can't mud jack this, because if you mud jack it, the front's going to come up, and your curb will not match your sidewalk. The curb is still going to be down here.

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Your front end is going to come up and now you have a lift or trip hazard on that side. I have been talking to sidewalk companies, and I have one sidewalk company that does a lot of work for the county here. It's called Precision. They have this giant saw. It's a horizontal saw. The blade lays on the side. It actually slices off the top of the concrete. Typically, they do this for one or two slabs. We're going to have to have them run down that whole stretch of sidewalk next to the fitness center. I don't know if they're going to be able to do that. They got to maybe come out here and take a look at it. Or if it's going to be too much work, the next option is you have to pull up that whole sidewalk and redo it. That repair is actually the one I saw in that report. That's a little more worrisome. Kind of a big repair.

Mr. Horton stated the thing that bothers me is the level.

Mr. Soriano stated yeah, so not level, it's flat. It's even. There's not a trip hazard; it's the ramp it creates. Yeah. And unfortunately, it's outside of the last ADA rules. I was going to try to pull up the report. And if we're outside of that, it just opens us up to more liability concerns is really all it is. Like I said, there's not a trip hazard between any slabs or anything like that. And that slope has been here now for, we built that building 15 years ago, 16 years ago. The fitness center was. Well, no, the sidewalk was always there, even before that building was built. That was built later. That was an add on. We had the sidewalk there because the basketball courts and the tennis courts were there with the original buildings in 2004. It has been like that for quite a while. Yeah. It's just because it's pointed out now, we kind of have to do something with it.

Mr. Thomas stated that's what I was wondering. Because some of these pictures that are attached say, "*need action.*" On page 161 that grading and stuff. Now, we're talking about something that has to be done in a parking lot. If that's a repair we have to do, then we need to coordinate with all of the athletic things going on here, so we can fix the parking lot. Because right now, now is not a good time to limit parking spaces. I'm just looking at that grading in front of the dumpster.

Mr. Soriano stated that's not as hard. That's going to be, the one in front of the dumpster, that one's just going to be almost like a pothole repair. That can be filled. The one that may shut down a section of parking spaces will be the big pipe repair that we did in the parking lot. Right now, it's flat. If you go out there, we had to cut out a section of the asphalt. VerdeGo did a pipe repair that was a big irrigation repair underneath the parking lot extension. Everything got compacted in, but it's dirt, so it's nice and level, and it's flat. It goes from asphalt to dirt to asphalt.

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There's a section about 2 feet wide across the whole thing that we have to dig back up and place asphalt in and flatten all back out and patch it. That would probably take a couple days to keep people off to make sure the patch works. It won't be a real long time. It wouldn't take up multiple weekends or anything like that. If we can coordinate it at the beginning of the week, then it won't affect practice too much. And we'll just let Soccer 99 know that *"hey, we have this going on. It may affect practice."* But, hopefully, as long as nobody drives across it, it would be good for that following week. It doesn't take that long to let the asphalt dry.

Mr. Thomas stated okay.

Ms. Giles stated thanks, Jay.

Mr. Horton asked with the total of all the discrepancies on the engineers report; will we be able to take care of those before next year?

Mr. Soriano stated yeah, this one's a lot better. The one last year, I think there ended up being maybe three or four things that I didn't get to. That one was pretty large. This one is a lot better. It does have a lot of cracked sidewalks, but some of those are things, like I said, are things my guys can't get to. I'm going to have to hire somebody else anyway. We may spend a lot more money, but we have to get those things that were pointed out. Those were probably the biggest ones. Like I said, there weren't too many major issues I don't think can't be handled within this year, and some of them are already done. On here, there was, like, the leaking slide tower. I don't know if you noticed on my report. That was actually already in there. That was a big boot. You guys have a rubber boot up at the top that handles all the water going up to the top. Those boots are 20 years old. They finally kind of slipped and moved, and the water was shooting everywhere. And it was about the time they came and did this report. We did shut that down this last month. We had the slide closed for a couple weekends and we got that repaired, ordered up new boots. I mentioned that last time. It was going to be tricky because it's not easy to get scaffolding in there or ladders where it's at. But it is all back to being repaired this last two weeks. This is the one you're talking about, Scott?

Mr. Thomas stated yeah.

Mr. Soriano stated we're going to fill that in. We're going to fill that in with loose fill and then seal over top of it to where it's flat. We're not cutting out the grate or anything like that.

Mr. Thomas stated okay.

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Mr. Soriano stated this is actually one of the larger ones. There's another grate on the other side. You have a smaller depression on one side. Those still really need to get filled in. I've mentioned it before. Things like asphalt and concrete are not inherently waterproof. You usually have to coat them with things to protect them. When you have these, that water sitting there like that, not getting into the grate will actually start to degrade this way a little bit more. Until we build it in, it can just get worse. But we do get these around our grates from sinking. We just have to fill it in and seal it.

Mr. Thomas stated okay,

Ms. Giles stated thanks, Jay. Carl, anything to add?

Mr. Allen stated no, I think Jay covered it.

Ms. Giles stated all right. Unless there's any other comments or questions, I'm just looking for a motion to accept the FY26 annual engineers report.

Ms. Nelsen stated motion to accept.

Mr. Horton stated second.

On MOTION by Chair Nelsen, seconded by Vice Chair Horton, with all in favor, Accepting the Fiscal Year 2026 Engineer's Report, was approved.

C. District Manager – Update on Agreement for Amenity Management and Operations & Maintenance Onsite Services

Ms. Giles stated the next item on the agenda is District Manager. It's update to an agreement for amenity management and operation and maintenance on site services. Currently GMS provides both District management and on site services. We're looking to transition and separate those two. You'll still have GMS for District Management services, which includes administrative services and accounting services. The team that stands behind me to keep us compliant before statute and to prepare for the meetings and the agendas. Then, you have GMS on site. There's five employees there. Looking to transition and to separate the two from each other. And that would be CALM III. And CALM stands for Community Association and Lifestyle Management III. We've done it in South Florida, Central Florida, so North Florida is three. Just looking to separate the two services from each other. Everything will stay the same. The employees stay the same. The pricing stays the same. The term stays the same. No changes to those five employees. And you see those five

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employees on work authorization one that we do every year. And this work authorization is an authorization to the GMS contract from, I think 2005 maybe, is that original contract. On the work authorization, it spells out the full-time employees by position, by description of what they do for the District and the amount for each budget year as towards the end of that work authorization. That's what we're looking to do is to take that work authorization and put it into an actual agreement with CALM. It's a little bit different today as I'm looking for a motion to approve the agreement with CALM III to transfer the on-site services to CALM III subject to District Counsel and the Chair's review but then designating authority to the Chair to sign the agreement and to be ratified at the next meeting. The agreement is not quite ready yet. They're taking the work authorization, changing it to an actual agreement with CALM and then pending Counsel and Chairs review, looking to execute and ratify at the next meeting. I'll pause here. Any comments or questions?

Ms. Nelsen asked it'll be now doing business?

Ms. Giles stated same thing, same employees, same pricing, same term. Just an actual agreement with CALM instead of a work authorization with GMS.

Mr. Horton stated my only gripe would be at the meeting and talk about next year's budget. I didn't get anything on that. I've got nothing to work off of here. I don't see what's so hard about that. In the future, I know it's late now for next year, in the future, we need to make sure if there's something we need to agree upon, something like this, which is a lot of money, we need to look at it before. Maybe that's just me, but that's what I see. I'd like to take a look at it.

Ms. Nelsen stated okay, what if we have Attorney and Assistant Chair sign? Is that okay?

Mr. Eckert stated that's legal, if you want to do that. We can't all provide comments and everything outside of a Board meeting and then we make an amalgamation of all the comments because we may say, *"well, we don't like your comment, but we like this one."* We go back and forth and that's a problem. It's up to the Board. What the Board can do is, if the Board's comfortable with it, is we'll send out the agreements to the entire Board. Okay. But the motion could be subject to approval by the Vice Chair and with authority for the Chair to sign. Once that's happened, we could do that. And then alternatively if you wanted to, you could defer to the next meeting if you're not comfortable. But it's up to the Board to decide how you want to proceed. I know I'm going to look at it. Take some time to look at it because ultimately you'll end up with three contracts for management services. We just want to make sure that there's no overlap, make sure there's no inconsistencies in the terms of those agreements and things like that. It's going to take a little bit

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of time on our part once we actually get them to review them and work with GMS to make sure it works. But you all have the discretion to do what you want to do today.

Mr. Soriano stated really quick too. There is no change in the amount of money whatsoever. We're not talking about budgets. We're already done with our budget. The amount that was put towards your on site management is what will be in this agreement. It's just a name change. I'll no longer be a GMS person. I'll be a CALM person.

Ms. Giles stated thank goodness.

Mr. Soriano stated outside of that, nothing else is different. It's all the same people. It's me, Wanda, Susie, Christine, Alisa. Then, over here, they'll have another one for the tennis side. But it's based on the same amount that we asked for as part of GMS last year in the budget.

Mr. Thomas asked it's the same contract we're using now?

Mr. Soriano stated you're agreeing to a contract. Instead of two contracts with GMS.

Mr. Thomas asked will there be a third contract?

Mr. Soriano stated no, there's not a third.

Ms. Nelsen stated Riverside.

Mr. Soriano stated that's different. That's hourly vendor services.

Mr. Thomas stated okay.

Mr. Soriano stated it's not management. That's going to be like another contract. Like you have a contract for landscaping. Those are services. Your management is on-site management. There's five of us. And then your District management, which is Marilee and her team.

Mr. Horton stated Marilee and I talked a little bit about this before the meeting. It's not a contract as such. There's only one contract. Everybody else is.

Ms. Giles stated work authorization.

Mr. Soriano stated right. That's actually one of the reasons, I guess, we're changing it to make it more like a contract instead of you guys doing this work authorization every year and just kind of adding onto something that started back in 2005. You'll actually set up an agreement that's more like a contract.

Ms. Giles stated that's what District Counsel was saying. Right now, you have your base GMS contract. I think it's dated 2004 to 2005. The two have worked together for 21 years now. Off that base agreement with GMS, you're authorized to have work authorizations, and you have two. Work authorization number one are those five employees. A couple years ago, Tom asked

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that they be defined by position and what they do. That's Work Authorization One. In the last page of that, you all approve every budget season for the upcoming budget with the total amount listed. Then, you have work authorization number two that you see every year with RMS. It's that hourly rate for maintenance fees. That's what District Counsel's saying. You're going to have three eventually. One with GMS, one with CALM, and then one with RMS for your maintenance services. Instead of doing work authorizations, you'll have an actual agreement in place.

Mr. Soriano stated they're all separate like that for all their own contracts.

Mr. Horton stated I just like to see it before the next meeting. We don't have to make a decision before the next week, right?

Mr. Eckert stated it's up to the Board. It's your prerogative. I think GMS is asking the Board to approve it before the end of your fiscal year. And I get that. That makes some sense because otherwise you're approving it and then you're backdating it. You're still saying, *"okay, it was going to be effective October 1, approved in October."* I think that's the reason why they're asking for this motion today, which is really to give authority. And then at the end of the day, there's going to be short termination provision in every contract you have and bring it back for ratification. You say, *"well, I don't like this provision."*, then you probably are going to be negotiating it at that time. But it's up to the Board. I'm not trying to push the Board in any particular direction.

Mr. Horton stated I don't think there is any changes that can be made, but I would just like to see it.

Mr. Eckert stated I'd like to see it, too.

Mr. Horton stated I don't see it. Yeah, I don't see it here and I should be able to see it.

Mr. Thomas stated we have a couple options for tonight. We can vote on it, or we can defer our, I guess, power, if you will, to subject to you and Mr. Eckert approving the contract. We can essentially say, *"If you two are happy with it, then you have our support."* We don't have to vote tonight. That could give you a week or a couple weeks to go over with our trust in you of saying, *"If you like it, then if Tom says we're good to go, then we're good to go."* We don't have to do anything tonight. You still have the opportunity to go over the paperwork and make the motion.

Ms. Nelsen stated approve, pending approval.

Mr. Eckert stated or defer approval for a month. Those are your two choices here tonight.

Mr. Thomas stated or we can defer it to next month. Whichever. I am kind of like this guy, I would like to see the language and stuff, but I also know that it's not necessarily my strength. I

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would defer to like you and Mike, to kind of look at the language and stuff first instead of just outright just working on something.

Mr. Horton stated okay. Yeah, I'd like to see it.

Ms. Giles asked would you like for the motion to be to approve the CALM agreement subject to District Counsel and Vice Chair's review and ratify at the next meeting? Because Vice Chair can sign it, Chair can sign it, secretary can sign.

Mr. Horton stated if that's okay with the Chair.

Ms. Nelsen stated it's perfectly fine with me.

Ms. Giles stated I'm not making the motion. I'm just offering that as the language. If the Board is comfortable with Counsel and Vice Chair reviewing it, he would sign it. Ratify it at the next meeting. Is that?

Mr. Eckert stated yeah that option one is that.

Ms. Nelsen stated so moved. Good luck

Ms. Giles stated I got it. All right. Is there a second?

Ms. Ambrosio stated second.

Ms. Giles stated Amy.

On MOTION by Chair Nelsen, seconded by Ms. Ambrosio, with all in favor, CALM III Agreement for Onsite Pending District Counsel and Vice Chair Approval and Execution, was approved.

Ms. Giles asked any discussion? Thank you. And we'll get that, Mike and Tom, to you as soon as possible.

D. Operations Manager – Memorandum

Ms. Giles stated the operations report starts on page 207.

Mr. Soriano stated we did just have a cancellation on our last dive in movie. It was supposed to be this last Friday. We did get rained out. That license will stay with us, though, and I'll be able to reschedule that later in the year, whether we get it done before Christmas. If not, it may be one of our early movies next year in the green, so out on the field. But we don't have a lot of time to reschedule that back to the pools. I think we'll pretty much be done with pools. We already have another event coming up on this side. We have the last live music event is here on

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this side next week. That will be the last adult event too for the summer event. Pretty much everything is either here in this room for some of our holiday events or out on your green on the Double Branch side and then moving on. We are still staying kind of high on usage, but I think that's just because of heat. Everybody is back in school. Schools have slowed down a bit, but weekend wise we're staying busy when the sun is out. The biggest problem has been the rain and the storms in the afternoon. Unfortunately, that has caused a huge problem with repairs and projects because most of my days get cut short with the rain coming in. We couldn't do things like on the playground. Something that normally takes about two weeks has taken a whole month because we can't concrete posts. We can't put out the concrete and hope that it stays nice and dry when it's getting rained on. And it's not just a little bit of rain. We've had some good storms this last month. The other problem is the electrical issues with the storms. That is there are quite a few of diagnosed electronics like VFDs at a waterfall. Your waterfall has been down since about a week after our last meeting. You have multiple computers up there and it got fried and we may have to replace the whole breaker sub panel up there. I do have our electricians working on that. Hopefully we'll be able to just replace some main breakers and not have to dig up any wires that got fried because that is a lot more labor intensive. That's going to cost a lot more when we start doing things like that. Just replacing a breaker or even the VFDs. I'm getting them cheaper now. But most of the time a 10 horsepower VFD, you get for about \$800 or \$900. We do have four up there. I know of two that are damaged. I'm hoping once we get the power back, the other two will be fine. That's why your pumps and motors are not working up there. This side also lost a slide and one VFD in that. I replaced the filter VFD because I don't have extras now to replace their slides. They had one slide down in here and we're laughing about the same time electrical storms over about a week after our last meeting. The rain has really messed us up. The good part is actually having somebody like RMS here. I'm actually able to move them one job to another throughout the day and get work out. It's a little hard working with some of our other vendors. Our electricians won't come out, and that's because of the rain. I have even seen them the last two weeks. They're going to try to find indoor work. Even though we've kind of set up and approved work and payment, I have to wait on them. Same thing with our pool repair. Now, I did get the guys to hurry up and get the slide done for me, because the slide does a couple things. The slide not only is entertainment for your kids, but the slide actually helps circulate that water. When that water is not moving as well, I start to see issues, especially from your ducks that like to sit out there and

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stain the gutters by sleeping and pooping on the edge of the pool. I need that slide running. They were able to get that up and running, but I have all the work for them right now that they can't get to. Like, they're going to be resurfacing the top edge without waterfall for me. They can't lay out the surface of material concrete when it's getting rained on every day. Well, they could, but then I risk the job and it would be more of our fault or forceful. I do have to kind of wait on them. And it's just a little hard right now to go through all that stuff that move people two or three times a day to a different job because of the rain, including your sign. Our sign is almost done, but that's something we took down the week of your last meeting. The biggest problem is I can only paint so much then I have to stop because the humidity inside this shop is not really temperature controlled. Right now, rain every afternoon. We can only paint for about an hour earlier in the day. Then, we got to let it dry, wet sand and polish and then come back to do it again a day or two later. Right now, it's just kind of balancing from one of these projects to the next, trying to get whatever we can get done each day until we're ready to launch it.

Mr. Horton stated two things. Is there any way you put surge protectors on some of this equipment?

Mr. Soriano stated we do have surge protectors on a lot of the equipment. It doesn't. There's not much that will help on that. The breaker box is your surge protector. The same way in your house, you have grounding rods for your house. And the whole idea is if you get struck, any power is going to go through your breaker box and kick the breaker bond. You have to breaker off, which it did. At the waterfall, it did do that, but I don't know where it actually struck because it goes to the breaker box. It can also hit close enough in the ground to go to the wires that were affecting the VFDs. We do have surge protectors on a lot of things for higher voltage. It's not really a surge protector. It's things like lightning rods and breaker boxes. The VFDs were actually designed for that. What used to happen before we had these VFDs, years ago, you may recall in the early years, I would lose a whole motor because we would have a lightning strike and it can actually melt the windings in motor. We had what's called contactor setup. It's a magnetic contactor that handles the motors. Those get fried a lot easier from a light construct. The VFDs, being global here, are sensitive, but they shut off the supply to the motor quicker, and then you might fry the VFD, but not the motor. The VFD being \$800 or \$900, it's still a loss, but that's better than using a \$2,000 motor. That does kind of act like your surge.

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Mr. Horton stated it's like it'd be cheaper to put a surge protector in. If that works, then replace the equipment every time.

Mr. Soriano stated yeah, well, we've been lucky the last couple years. I haven't lost a lot in the last couple years. We have been going through it with a lot more grounded, putting surge protection where we could, putting lighting protection where we can. It can also make extra work. When the electricians come out, they do have more to go through, more inspections to figure out what got to fry. You have a VFD, you have a motor, you have a breaker box, and you have a surge protector. You have to go through everything but does protect it in the long run. Like I said, that's what the VFD's do. Compared to the old metallic magnetic contactors, they'll knock the system out turning it off and protect it. We haven't lost as much. But this week was particularly bad. Both sides, it wasn't just yours.

Mr. Horton stated I have another question. I went down; I was looking at the playground equipment where I live. They had put the post in, concreted them in. It was like, oops, wrong spot, platform didn't level. I just wondered if we put the same playground equipment in, the rest of them might need replacing down the road. It seemed like if they got used to put them at one type of playground equipment the rest of them sort of be easier as you go.

Mr. Soriano stated no, it wasn't that they put it in the wrong spot. They put the post at the wrong height. They put it into the mulch height that's there now. That's not the mulch height I want. We're going to add 12 inches of new mulch because you've lost a lot of your mulch already. And they think about that. They added it to what the spec said and said 30 inches down. That 30 inches has to be with your 12 inches of mulch. They put it 30 inches in the ground. now if I go and add 12 inches of mulch, it's going to sit above the bottom of the slide. I made them pull it up and move it up higher so that I could put all the mulch.

Mr. Horton stated did you know that move that one side, that's.

Mr. Soriano stated no, it wasn't that. It wasn't level. It wasn't at the right height. There are two different things, but it's a safety concern. I got to have that thick, soft level for when the kids land on it. And what that does is it protects against liability. If somebody comes down off that slide and a kid breaks an ankle or an arm, they're going to look for everything they can to say, "*Hey, this isn't right.*" Right now. CPSC says you should have 12 inches of mulch on there. You probably only have about an inch worth of mulch under that playground the way it was. That's why I wanted it higher.

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Mr. Horton stated I'm not really talking about the mulch; I'm talking about installing.

Mr. Soriano stated yeah.

Mr. Horton stated that's probably the same measurements again. It seemed like they, it put them together a lot better. I didn't want to make the same mistakes.

Mr. Soriano stated yeah, well, that was actually probably just me. I go out there and remind them, "*Hey, check for this, check for that.*" And I didn't this time they're on their 10th playground. I didn't think it was going to be a problem. But I want to make sure all those safety aspects are in place. You may not have to. There's lots of people that don't worry about that 12 inches, but I did want to put that out there. But that's not the case. you do have some that are the same. This one matches one that I think is at, I think, it's Fall Creek, has the little bone bridge in the middle, the little plastic kind of u-shape thing and climb through, but it doesn't match anywhere else. You have a couple letters the same. Cannons Point matches, I think, the first one we did, but they don't match each other.

Mr. Horton stated that's all I'm saying.

Mr. Soriano stated yeah.

Mr. Horton stated the more you do, the easier we get. I think.

Mr. Soriano stated yeah. No, this was them just not thinking about the mulch. I need that. They put it into their specs and 30 inches in the ground. I needed 30 inches with the mulch. They thought they were doing it right. It's not quite right. I need that mulch there. And that won't come until next week. They're supposed to finish this week. I'll keep that orange fence enough to keep people out until we get the mulch installed on top. The same way we did the one at Worthington Oaks.

Mr. Horton asked the root removal at the park, is that the same park?

Mr. Soriano stated yep. This happened at Cannons Point too. When you guys go to do an install no matter what, you guys got pine and oak trees. That one actually has a big magnolia tree right next to it. Just digging the holes for the post. Short of trying to get what you're talking about, get the same exact one that was there before, which I don't know that we could because it's 23 years old and I don't think they sell them anymore, but the posts are going to go in different areas for that and just trying to dig down, they're going through hundreds of roots. We had to tear up everything. At Cannon's Point, I think I showed you guys pictures I had a whole trailer full of, it

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could have been a whole tree that we pulled out of the ground just to be able to put the post in. A little more to your installation there than we would typically like.

Mr. Horton stated just going down your list. A new vendor for the concession.

Mr. Soriano stated that's our soccer program. They are doing a lot more work. One thing we asked about in the last meeting was the concession stand because we really haven't had anything official in there. They have worked with somebody that will put it into their agreement to cover everything. They have a company that works with them in other concession stands in other areas. And the owners are part of Island Wing Company? And they've actually been there. They help clean up the place. My guys pulled out some of the old equipment that hasn't been working in years. They've started replacing it with their own equipment. I know they've actually been there for games of practice and residents have enjoyed it. This will be something that we'll have officially.

Mr. Thomas asked and they have their license and everything, like the food vendors and stuff?

Mr. Soriano stated yes.

Mr. Thomas stated okay. You know how I am about that.

Mr. Horton asked do they have an update on the water fountain?

Mr. Soriano stated yes, I do have pickleball's water fountain. I got that about a week ago. That will go up. I wanted to finish the playground first before I get to that. I also bought them some dividers, so they don't have to chase the pickleballs as far. But I am going to come up with something for them to be able to store those away correctly. Because if you recall, we bought those nice heavy duty pickleball nets that went out onto the other courts. These were left over from another District. We got a deal because they didn't want them. Well, the one rule about it was they had to move it constantly against walls. They've been using this as their dividers. These things are heavy. The reason the other District was getting rid of them was because they would sink into their asphalt. Our asphalt's been here for 20 years, so our asphalt is not going anywhere. I still wanted them to move them out of the way. They put them on the rubber surface. I know I can't blame Jimmy all the time for that kind of stuff. Or you know, certain pickleball players because people will come out there and they're going to do what they do. But if I don't have those there and I have the dividers that are made for it, there's less excuse. Then, they don't damage the surface and

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complain about the surface later. I did buy them dividers. Those came in this last week also. They'll be getting a lot this next month.

Mr. Horton stated you got to replace the garage door. Is that the one in the back?

Mr. Soriano stated no, no, no. This is the one on the steel shed. Yeah, that was one, if you recall, maybe a month or so, somebody kicked in the bottom. We've been making do with that for quite a while. We were able to pull it up. But, after a while, I was starting to get worried about it being dangerous to my guys too. When it's been damaged, they got to fight with it. I don't want anybody pinching fingers or anything like that. I got to deal with issues, so I went ahead and replaced that. It's a plain garage door. I was able to get Home Depot for \$900. It wasn't that expensive.

Mr. Thomas asked how's my grass growing?

Mr. Soriano stated good. I haven't had any complaints about the grass yet.

Mr. Hollyoak stated I do have to fill in a couple of potholes.

Mr. Soriano stated you guys did see about a week ago, we got the sand delivered in the parking lot. Outside of the parking lot.

Ms. Suchsland stated there's also dirt on the other side.

Mr. Soriano stated yeah. the dirt though, unfortunately went in the parking space we actually set up. This time. It's asphalt. That's where people park. We tried to set it up to where this time on the other side, we took the fence out so the trucks would back all the way up in the sand, went under the trees. the soccer group can stay on the grass, get all the sand and take it back to the fields rather than taking them away from the turnaround.

Mr. Thomas asked do we have an actual sand pit area then?

Mr. Soriano stated it's not a sand pit. It's a pile of sand. It was a truckload.

Mr. Thomas stated I thought we were going to try to find some place.

Mr. Soriano stated I said I could build something in back, but the problem is you won't get that much.

Mr. Thomas stated okay.

Mr. Soriano stated yeah. I'm not going to build it up front. That'll become a plant area for kids.

Ms. Giles asked anything else for Jay? Thanks, Jay.

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SIXTH ORDER OF BUSINESS

Audience Comments (Limited to three minutes) / Supervisor Requests

Ms. Giles stated the next item is item six, audience comments and supervisors request. Madam Chairman, who would you like to go first, the audience or the supervisors?

Ms. Nelsen stated audience.

Ms. Giles asked are there any public comments? Yes, if you'll just state your name for the record.

Resident (Lucy Rodriguez, Cottages at Oakleaf) stated algae is growing in the pond.

Mr. Soriano stated I'll let Lake Doctors know. Right now, we're going to fight with algae because of heat and rain. Yeah, that's normal.

Resident (Lucy Rodriguez, Cottages at Oakleaf) stated Okay.

Mr. Thomas stated basically we have a service that treats the lakes, just so you know. It's not something that we just let grow. We actually have somebody that does come in trying to treat it. He's got a little boat, and he'll pull up and actually go into the ponds. He's all around the back of my pond as well. They go in and they service all the ponds. But did we have a bloom go on?

Mr. Soriano stated yeah, last month or two, you look at every pond, it'll change from day to day because you'll see, like out of the vending center, I come in the morning, and it's covered with giant monk. Lily pads are everywhere. I might get rain or some cooler weather in the afternoon. Next day, I don't know, it'll be clear. You're going to get that right now. With all the rain and the heat, it's hard to battle. But all I do is when you guys send an email. I got an email earlier and I responded to you guys. I just forward that to the Lake Doctor store where they check it out again. We send them out. But you can't spray more than a certain amount every 60 days. There is actual rules from St. John's River Water Management how much chemical you can put into the water, so you are controlled. But when it's really bad, I'll get them to come out and just take the boat around and pick it up. Doesn't really kill everything, but it helps spread it out. Makes it look a little better. But they have to wait every 60 days before they can spray again.

Mr. Thomas stated I want to say thank you for coming out and bringing that to our attention. We are trying to treat this.

Mr. Horton stated do we have a boat?

Mr. Soriano stated we do. Yeah. We'll take it out for the outfalls. But we also clean that fountain that's in the front of the Amenity. That's the only way we can get to it. They are hooked

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to a giant hanger. We had to actually go out there and balance the boat, flip them up and try to clean everything so it's not quite as big as the Lake Doctor's boat. You'll see them go out.

Ms. Giles stated thank you. Any other public comments? Good? Supervisors.

Ms. Ambrosio stated I think most of mine got answered. The Oakleaf sign in front that's connected to the VFD with the waterfall.

Mr. Soriano stated Is that out?

Ms. Ambrosio stated yeah. There's only the last three letters are lit. E,A,F are lit.

Mr. Soriano stated sorry. The last time I went out, they were all up. I was able to split that out. On your main breaker, you have one giant main, I was able to get that working. Two small ones. One I had set on just for the letters and we were able to get that one working. And then the other one goes to all your motors down that's under the ground. I'll check that out. Yeah, that was actually when everything went off. One of the first things I was worried about. It was working. I'll go check it out now. But I haven't been out in night in the last week.

Ms. Ambrosio stated I was like; that's weird only half.

Mr. Soriano stated no that would be a new problem. Yeah. while we've had a couple of our lifeguards actually had a birthday about a week ago, he was injured, so he's still in intensive care.

Ms. Ambrosio stated oh, my goodness.

Mr. Soriano stated he's still with us. That's a good thing.

Ms. Ambrosio stated yeah. I think my husband must have just saw it when he got through, one hit.

Mr. Soriano stated I don't know if that was that one. Kaden, it happened someplace else.

Ms. Ambrosio stated was in front of the pool is where he saw it.

Mr. Soriano stated yeah. I'm not sure with that one. That might be something different. This would have been three weeks ago now. Yeah. He's a senior. This wasn't like our little kids you see flying through some of these cars. Whatever one you're talking about may be something, but we've had a lot of serious problems in Clay County the last month or two.

Ms. Giles stated thanks, Amy.

Ms. Nelsen stated I just have the sprinklers right there at the sign that are always in the road every morning. They're better. Right across from the amenities. As you're coming through Parkside.

Ms. Giles stated thanks, Cindy. Anything else?

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Mr. Thomas stated all right. I just got a couple things. Thank you, VerdeGo, for supporting one of our community members in a community event. That is appreciated. Thank you to Sporting Jax for really showing support in the community and actually following through instead of empty promises that we're used to. And then last but not least, just something for Mike. I just kind of read the news about all of these, like calling for extra safety measures with ponds and all this other stuff, and people are saying, well, we're going to do this and we're going to do that. If there's anything that we need to know, because it's not like we have a few, if we have to do something to our ponds, I have a feeling that's probably going to be a pretty expensive upgrade or whatever. I didn't know if there was any.

Mr. Eckert stated not that I've been made aware of yet. But that is something that we will be following very closely. There's really three places you will look for. We will look for one as an actual legislative bill.

Mr. Thomas stated okay.

Mr. Eckert stated another one would be any kind of Florida administrative code provisions that any of the agencies adopt. And the other one would be if there's any new case law out there that basically says in order to meet your reasonable duty of care, you have to do X, Y and Z. Those are the three places that we will review and then get back to you and let you know if we need to change any policies or any infrastructure.

Mr. Thomas stated just like we've been talking about the policies and stuff about these E-bikes. It seems lately ponds in communities seem to be.

Ms. Nelsen stated and special needs children.

Mr. Thomas stated and special needs children seem to be a bit of a hot topic as well.

Mr. Eckert stated yep.

Mr. Horton stated I read somewhere about the talking about special needs in water that instead of fencing everything off, which is pretty much impossible, they use some kind of device they put on them so if they do get lost, they can find them.

Ms. Nelsen stated you have to have responsible adults to put the devices on them.

Mr. Thomas stated like as far as the community, if they start changing that, if we need to do different things.

Mr. Eckert stated yeah.

Mr. Thomas stated I just want to be more proactive than reactive.

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Mr. Eckert stated oh, absolutely. It's kind of like when we had the change in the pool filter grades. The legislature is like you got to get them done within the next three months or whatever. And then you go to order them and they're like, *"It'll be 18 months before we can manufacture."* Okay. Great.

Mr. Soriano stated it took about four years for the health department to catch up to it too.

Mr. Thomas stated right.

Mr. Soriano stated because they didn't have enough people to go out and spat everyone.

Mr. Thomas stated and then the last thing is I see that our good friend the trailer is back this time we're seems to be dropping the trailer off and then taking the truck and then coming back. As much as I hate to say the S word, you have to put a sign there saying you can't park here. Or can we because it's actually Clay County Road?

Mr. Soriano stated yeah, we can't. I mean we could put a sign up. It's unenforceable.

Mr. Thomas stated that's the other thing is like our tow truck guy that comes out, if he sees it parked there. Can he?

Mr. Soriano stated not for us, he can't.

Mr. Thomas asked do you have to call like an abandoned vehicle?

Mr. Soriano stated CCSO and code enforcement is who gets involved. When it comes to county CCSO, we've had officers not from CCSO all the time. Yeah. But they got to be able to do things like say, well, it's a safety issue. People can't get around. It's affecting the flow of traffic. Some officers don't want to get involved with that because it could be a legal battle when somebody gets towed. Towing a semis is a couple thousand bucks, not a few hundred bucks. It's a little different.

Ms. Nelsen asked do we know the company name?

Mr. Thomas stated it seems to have changed a couple of times because I've seen. I don't know if it's the same driver, but it seems sometimes it's unmarked and sometimes it will be. Yeah. Because it's gone from a blue to a white and now back to a blue truck.

Mr. Horton stated we had a deputy patrol down here. I just sent him a text that there was a problem with parking here. At the time, it was a semi. He went and told him, they don't want you parking here and he went away. We can always try that first.

Mr. Thomas stated yeah. That's all I have. Thank you.

Mr. Horton stated Oh, I'm up.

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Ms. Giles stated Yes, sir.

Mr. Horton stated the security report this month, I didn't see anything really big on there except somebody, some resident or whatever sort of passed out or getting ready to pass out in the parking lot out there. And our security guard wanted to help him out. That was a good thing. Another thing is that I don't know if you guys read this about the library. Anybody heard anything about the library?

Ms. Nelsen stated I had a little bit.

Mr. Soriano stated I don't see that really turning out. I don't see the development going anytime soon. And then the one person that really pushed for it a lot, she's going to be leaving. That makes it harder for us to get what we thought was going to be coming. The county's got a lot more trouble right now than the library. I don't know if that one's a high priority for them.

Mr. Eckert stated we have a right of reversion. The county actually owns the land. We deeded the land to them. But if they don't develop it the way they said they're going to, then it can come back to us after a certain period of time.

Ms. Nelsen stated yeah, we did. It was five years, right?

Mr. Eckert stated I'll have to look at it.

Ms. Nelsen stated it was lenient.

Mr. Eckert stated it was. They wanted no restrictions.

Ms. Nelsen stated right.

Mr. Eckert stated we ended up settling.

Ms. Nelsen stated it was reasonable.

Mr. Soriano stated even then we would be back in the same spot. What do we do with it? I understand your point on that. I'd like to see the library, but out of some of the problems I've been seeing lately, I just don't know that one's going to continue.

Mr. Horton stated I would rather see the library.

Ms. Nelsen stated right. We all would. Yes.

Mr. Horton stated I should also note that security's not here.

Mr. Soriano stated we were going to talk to them because that's happened with some other accounts they have too. It seems like they're just not showing up meetings. They were doing pretty good showing up every meeting. And I don't mind if they miss a meeting here and there. I would prefer them to be here, but at least tell us, *"Hey, we're not going to be there this month because*

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we have something.” I didn't hear anything from them this month. We'll talk to them and make sure he's sending someone.

Mr. Lanier stated I'd like to thank VerdeGo and Sporting Jax. Thanks for all that you guys are doing. It's good to see the fields filled up this weekend, I appreciate that.

SEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – October 12, 2026 @ 4:00 p.m. at the Plantation Oaks Amenity Center

Ms. Giles stated item seven on the agenda is our next scheduled meeting. It is October 12, 2026 at 4:00pm here at the same location.

EIGHTH ORDER OF BUSINESS

Adjournment

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

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

Signed by:

Marilee Giles

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Secretary/Assistant Secretary

DocuSigned by:

Cindy Nelson

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Chairman/Vice Chairman