

SOUTH VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the South Village Community Development District held a workshop on Thursday, February 18, 2016 at 6:30 p.m. at the Eagle Landing Residents Club, 3975 Eagle Landing Parkway, Orange Park, Florida.

Present and constituting a quorum were:

Gary Cross	Chairman
Grant Krueger	Vice Chairman
Richard Townsend	Supervisor
Chris Payton	Supervisor
Bobby J. Poole	Supervisor

Also present were:

Jim Oliver	District Manager
Katie Buchanan	District Counsel
Jason Merritt	Hopping Green & Sams (by telephone)
Keith Hadden	District Engineer
Matt Biagetti	Director of Aquatics & Recreation
Steve Andersen	Operations Manager
Josh Smith	Arnold Palmer Golf Management
Mike Brooks	Arnold Palmer Golf Management
Richard Singer	NGF Consultants
Kevin Downing	NGF Consultants

The following is a summary of the minutes and items discussed at the February 18, 2016 workshop. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 6:30 p.m.

SECOND ORDER OF BUSINESS

Discussion of Transition Process and Future Operation of Eagle Landing Golf Course

Mr. Oliver stated we are having this workshop to begin a dialogue with Arnold Palmer Golf, which manages the golf course. Once the district completes this purchase, Arnold Palmer Golf will continue to manage the facility, which is very beneficial to the district to have continuity during the transition.

Mr. Krueger stated the goal of this meeting is to come up with how we would like to have the golf course run. Give them an opportunity to provide us some feedback as to whether we are thinking correctly or if we need to have some other kind of views on what we need to do. This is pretty much going to be a working group so we can have discussions.

Mr. Josh Smith of Arnold Palmer Golf management gave an overview of the Eagle Landing Golf Club, how they grew the number of rounds, increased the revenues and the food and beverage side of the business.

The board members and APGM discussed different approaches to fee structures, strategies for marketing, renovations to the clubhouse that may improve the food and beverage operations, financial reporting requirements to occur when transitioned from private to CDD owned. If social dues are eliminated there will be a need for O&M funding to replace social dues in a comparable amount to fund costs not included on APGM operating financials such as equipment leases, short term capital expenses, capital reserve contributions for renewal and replacement, property insurance and property tax.

Objectives: make it a good experience, enjoyable, self-sustaining, a place that people want to frequent and build up the food and beverage business.

THIRD ORDER OF BUSINESS

Audience Comments

Residents asked what initiatives or opportunities are there to increase business: For the food and beverage part the facilities need to be remodeled into an atmosphere that people want to go into then can create a menu and service model to go along with that. On the golf side it is more nuance, and management will look for opportunities to increase revenues.

The following issues were discussed:

Need regular customer feedback on food, service, price and atmosphere.

Reinstatement of resident cards.

Acoustics, lighting, more robust bar, with ability to close off part of the room.

Discipline in reservations and children running around.

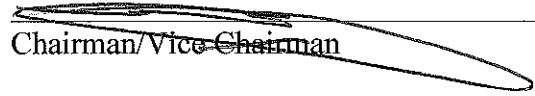
Better communication of upcoming events.

Stay open during advertised hours.

The workshop adjourned at 8:30 p.m.



Secretary/~~Assistant Secretary~~



Chairman/~~Vice Chairman~~