

SOUTH VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the South Village Community Development District was held Tuesday, July 12, 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
Keith Hadden	District Engineer
Matt Biagetti	Director of Aquatics & Recreation
Steve Andersen	Operations Manager
Rob Dugan	Community Golf
Josh Heintzman	Arnold Palmer Golf
Several residents	

The following is a summary of the actions taken at the July 12, 2016 meeting. 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**

**Audience Comments**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the June 7, 2016 Meeting and the June 17, 2016 Continued Meeting**

On MOTION by Mr. Townsend seconded by Mr. Krueger with all in favor the minutes of the June 7, 2016 meeting and June 17, 2016 continued meeting were approved.

**FOURTH ORDER OF BUSINESS**                      **Consideration of Resolution 2016-24  
Ratifying the Sale of the Series 2016 Bonds**

Ms. Buchanan stated this is a resolution that we suggest each of our boards adopt after they issue a series of bonds. Basically it confirms that you did in fact intend to sell your bonds and it ratifies mainly the chairman’s signatures on documents that he had to sign as the transaction progressed that did not have a chance to come before the board but were necessary to require the chair’s action.

On MOTION by Mr. Cross seconded by Mr. Krueger with all in favor Resolution 2016-04 was approved.

**FIFTH ORDER OF BUSINESS**                      **Consideration of Series 2016 Requisitions**

Mr. Oliver stated the next item is consideration of Series 2016 requisitions. There are no requisitions for the board to consider tonight. As projects are approved and in progress or completed, construction-related invoices will go to the engineer for review. He will certify that the expenditures are proper use of the construction funds and will prepare a payment requisition for Board approval. Once Board approved, the requisition will go to the trustee at US Bank, who will make payment to the vendor.

**SIXTH ORDER OF BUSINESS**                      **Update Regarding Golf Course Purchase and  
Operations**

Mr. Oliver stated we last met June 17<sup>th</sup> and that was a couple Fridays ago to take care of all of the closing actions so we could close the subsequent week. Closing has occurred, the district is now the owner of the golf course and we continue our effort to ensure a smooth transition. The staffing at the golf club is unchanged and they are more dedicated than ever to providing the quality service that you want and deserve.

Ms. Buchanan stated as for specifics in connection with the finances of the golf course ownership, we are still in the process of reconciliation with monthly reports, we have 60 days to do that under the terms of the agreement. As you will recall the developer set aside \$30,000 so

should they owe the district any money we have that money in escrow. We will report back with a more complete picture at our August board meeting.

**SEVENTH ORDER OF BUSINESS**                      **Update Regarding Repairs and Replacements**

Mr. Oliver stated the next two items are related, the first is update regarding repairs and replacements the next is discussion of fiscal year 2017 budget. You are actually going to have the public hearing on September 6<sup>th</sup> so we are still eight weeks away from that budget hearing. Once you have public comment at that public hearing you will then adopt the budget and it will be put in the form of an assessment roll and turned in to the tax collector to be included on the tax bills that go out November 1<sup>st</sup>. I did want to have a budget discussion tonight because that may impact some of the decisions that you make regarding repairs and replacements of existing capital items, as well as decisions regarding routine maintenance of all District facilities, including the recreational components and the golf course. We can discuss both of those but I will leave it up to the board which one you want to discuss first.

**EIGHTH ORDER OF BUSINESS**                      **Discussion of Fiscal Year 2017 Budget**

Mr. Krueger stated my expectations for the golf course is that Arnold Palmer Golf Management will give us a recommended budget and that recommended budget would include any new items or whatever they expect or would like to have, explain to us what you want. If we approve the budget then that basically authorizes you to do what you want to do. Let us know your recommendations on things that we need to change.

Mr. Oliver stated let me provide a brief overview of the budget and that will be a good starting point for us to have a more general discussion regarding the golf club and all of the district owned facilities and common areas throughout the district. There is a copy of the approved budget in front of you. It is a work in progress as we prepare for the public hearing. The Board can revise the budget as a result of public comment and board discussion before you adopt the budget.

The budget we prepared here based on earlier board guidance was to take the current O&M budget, which would include the general fund budget and the rec fund and simply mirror FY 2016 and we moved some line items around but essentially that is the same budget. We took the golf course budget that the golf course operated under previous ownership for 2016 mirrored

that through the remainder of FY 2016, which ends September 30<sup>th</sup> and then had the same budget for FY 2017. We will be able to tweak that in the coming months and we will work closely with Rob and the rest of the staff to get that to where it needs to be. I say that based on your comments, Grant, certainly not only can we get the budget right now but there will be things that come up throughout the year and we will deal with those.

I would like to familiarize everyone with the budget then we can flip back to the beginning of the budget.

Mr. Oliver reviewed the general fund budget revenues and expenditures, recreational fund, debt service fund budget and the golf course budget.

Mr. Oliver stated I was onsite last Friday and had discussions with Rob and the vice chairman and one of the things we talked about was maintenance of facilities throughout the community. In the past we had a maintenance person who was working part time taking care of the existing recreational facilities and working part time taking care of golf facilities. We are going to dedicate that maintenance person on a 40 hour basis to the existing facilities and in a conversation I had with Rob and Josh Smith we will bring a maintenance person on for the golf club maintenance. Essentially we will be doubling the maintenance hours that we have for these facilities rather than having a part time person on both and we will incorporate that into the budget. We will continue to refine the budget and we will put that in the golf budget for the next version.

Ms. Buchanan stated to clarify your expectations do you want a written proposal at the next meeting, do you want them to email you suggestions, why don't you pin down your expectations.

Mr. Krueger stated I expect that if there are changes in specific areas let us know why there is a change.

Mr. Cross stated I would like a written outline of why you believe this would work better.

Mr. Oliver stated ultimately this will come in the form of an addendum to the golf management agreement it won't be a district employee.

Mr. Krueger stated I would like to look for a way that the \$240 in social dues that will now be in the form of assessments, comes back to the residents in the form of credit to use at the clubhouse \$15 on a monthly basis for food and beverages or whatever the case may be. It is only going to cost us roughly 30% of the amount because that is the markup on food and beverages.

My expectations would be that most people are not just going to spend \$15 they may spend more. That is a philosophy of mine.

Mr. Oliver stated you and I had this discussion Friday and the point I made we should only assess what we think we need to operate the golf course. In some respects, it almost seems as if we would be over assessing if we felt we were in a position that we could give some type of rebate.

Mr. Krueger stated there must be some way we can still assess it because if people don't want to use it my philosophy would be they lose that opportunity and if we make it a non-assessable thing that would be a real loss to us instead of a 30% loss.

Mr. Payton stated I talked months ago about maybe we don't tie it to the social dues just offer some sort of discount to those who live here.

Mr. Krueger stated I'm looking for a way that we can do this but I don't know if legally we can do it.

Mr. Oliver stated I agree with what you both said, you can come up with different value customer programs that are not linked to assessments.

Mr. Cross stated I agree but we need to start out in small increments like we talked about and go to that over time. We have to figure out the budget, what we have to work with and if we are going to have enough money and how much we are going to have to do something like that. I think that is something we can work out over time I think the board agrees that we want the residents to benefit from living here and owning the golf course.

### **Continuation of Discussion of Repairs and Replacements**

Mr. Andersen reviewed the status of the items listed in his report for repair and replacement projects.

<p>On MOTION by Mr. Townsend seconded by Mr. Krueger with all in favor the proposal from First Coast Awning for the replacement of the awnings in the amount of \$10,800 was approved.</p>
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### **NINTH ORDER OF BUSINESS**

### **Other Business**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Buchanan stated the Clay County Commission considered both the petitions and amended the boundaries of the South Village CDD to remove the Armstrong tract. They voted to go ahead with that removal and they also authorized the establishment of a new CDD called Armstrong CDD over that same property.

Mr. Payton asked where does that put us with those plans that we had for the infrastructure?

Ms. Buchanan stated they decided last month that they wanted to call a halt to that project, which is why they never came back to a decision on it.

**B. Engineer**

Mr. Hadden stated Gary just signed a contract with Vallencourt to start construction of the first 100 lots, roads and utilities called 5A. It is an eight month contract so by the next fiscal year they will release those 100 lots to be platted. They have started preparing for the silt fence and that type of thing. We have a pre-construction meeting with the county next week. They are going to bring as much construction activity as they can through the Armstrong property and East West is fine with that. These are public roads and we can't stop them from using them but it is easier for them as well to use the Armstrong property.

**C. Manager – Discussion of Meeting Dates for Fiscal Year 2017**

Mr. Oliver stated you have the proposed meeting schedule for fiscal year 2017, it is the same as this year, the first Tuesday of each month at 6:30 p.m. at this location, the only exception is July because the first Tuesday falls on the 4<sup>th</sup> so we moved that to the 11<sup>th</sup>. I'm looking for board approval and once you approve it we will publish the annual meeting notice in the newspaper as required by statute.

On MOTION by Mr. Krueger seconded by Mr. Cross with all in favor the fiscal year 2017 meeting schedule was approved.
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**D. Director of Aquatics & Recreation**

Mr. Biagetti gave an overview of the activities that took place during the month.

A resident requested the use of the land on the left side to practice for the Oakleaf Pop Warner team on Monday, Tuesday, Thursday, Friday to Labor Day and Monday, Tuesday after that from 6:00 p.m. to 7:30 p.m. and move to the main field when needed.

Mr. Cross stated I don't have a problem with you using the grounds by the tennis courts. I'm not for using the village green so if something were to happen you may have to cancel that day.

Mr. Krueger stated I don't have a problem with that.

Mr. Payton stated I don't have a problem with it.

On MOTION by Mr. Cross seconded by Mr. Poole with all in favor the request of the Pop Warner Team to use the facilities next to the gym was approved subject to liability insurance coverage acceptable to the attorney and with oversight by Mr. Biagetti.
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**E. Operations Manager - Report**

A copy of the monthly operations report was included as part of the agenda package.

Mr. Andersen stated we have a gentleman who has put up a fence in a lake access easement dedicated to the CDD that is strictly for our contractor to access the lake with the boat. They put up a fence and it prevents the contractor, Lake Doctors, getting down there. I have asked them to move it and they said no so we are going to take it to the next step and have a letter from the CDD sent to them. We are working with the HOA and they did grant permission to put a fence in but they didn't see a drawing showing where the fence would go. The easement was put in place when the plat was recorded well before the homes were built.

Mr. Oliver stated on the August agenda there will probably be a number of contract renewals to discuss, evaluate their past performance and decide whether you want to renew their proposal or go out for additional proposals.

**F. Golf Course Report**

Mr. Dugan stated everything is going well with the transition. We are talking about the possibility of getting a new piece of equipment, a rough mower and currently we mow the rough in a circle five days a week and have one man dedicated to that. We feel that we could have all

the rough mowed in 2 ½ days and we could use that person doing other things on those days he is not mowing. The new mower is bigger and more maneuverable.

Mr. Cross stated you would have to get with Jim and discuss the procedure.

Mr. Oliver stated we did talk about this on Friday and he is bringing it over for a test drive and demonstration.

Mr. Poole stated I spoke with Alan and he shared with me that we probably need to do something about a lot of miscellaneous equipment. Is there a plan to do something?

Mr. Dugan stated we are working on a plan. We have a lease guy, Chris Hammel and he and Josh Smith are planning to go through all the equipment in the next month or two. We have a lease that ends next summer of all the equipment we have right now that we currently use.

Mr. Poole stated we just extended a lease for the software and hardware controlling the irrigation system. My understanding is that software is really XP kind of dated. Do you feel comfortable over the next 12 to 18 months to continue operating that system?

Mr. Dugan responded I would rely on Alan for that decision, that is not my area of expertise.

Mr. Poole stated it is my understanding that Microsoft no longer supports this but the vendor does but if it is no longer supported we should have some kind of strategic plan to update it. The new features available on those kinds of systems allow you to control the irrigation system on a remote basis rather than having to come onsite to control it.

Mr. Payton stated we talked about doing some rate changes.

Mr. Dugan stated we did a comparison of the area golf courses and Josh and I weren't sure on how far you want to take that. Our rates are pretty similar and I would not recommend making a change at this time.

Mr. Payton asked where are we on the golf carts that we discussed at the last meeting?

Mr. Dugan stated I'm working with the rep on what it will cost to set up a new fleet. He feels that we wouldn't be penalized for breaking the lease a year early.

Mr. Payton stated we have an issue with the tennis court lights in the mornings. The understanding for years has been that the golf course personnel turn the carts around at 4:00 or 5:00 a.m. and they turn on the lights. We are trying to make sure the lights are off the entire night so the entire facility can't be lit up. I turn them off at night and when I drive through at 4

or 5 in the morning the entire facility is on and the only way to do that is to turn the switches on. Have a talk with the guys and make sure they are only using those two courts.

A resident stated they are on at night because they are working over there.

Mr. Payton stated I have talked to a lot of tennis captains about taking on that responsibility themselves.

#### **ELEVENTH ORDER OF BUSINESS                      Supervisor's Requests and Audience Comments**

Mr. Krueger stated I would like to thank all the board members for their contribution for the pig roast. We mentioned some renewals coming up, the renewal for the contract for running the facilities here I don't know if we have to modify that so that they have to tell us how much they spend for the tennis facility, pool area and so forth and break it out so we know what is being spent in each area.

Mr. Cross stated I thought we were going to do that when we came up with new line items.

Mr. Oliver stated what Grant is talking about for the FY 2017 budget right now you have a line item, management contract \$448,000. We need to have the vendor break that out by cost center so we can set the budget that way in terms of tennis, aquatics and other areas. Right now it is a lump sum and it is largely labor costs and we don't have insight to that because it is a private company but it is difficult for us to provide detailed financials. We provide in your agenda packets behind the income statement what the expenditures are and revenues by line item in each of those sections but it is difficult for budget purposes. I will circulate the existing contract to the board so you can take a look at that.

Mr. Townsend stated I too enjoyed the 4<sup>th</sup> of July pig roast and I also thank Steve for moving on some of these things we need, the pool furniture and so forth.

Mr. Payton stated I would like to propose an amendment to our golf sales agreements, the current agreements concerning the expansion of the athletic center, AKA our tennis courts. It says we must be in construction within 90 days and I had a conversation with Jim and the tennis facility guys. We are not going to get a company out here in three months to start there are none available. We are not going to meet the 90 days to begin with and I propose we amend the contract to be 180 days and that will give us six months and that way we are not in violation of the contract.

Mr. Krueger stated I don't have objections to extending it to six months but if we have to start construction in 180 days then we need to at least start having a plan going forward so we are ready.

Mr. Payton stated that will give us time to allow more bids to come in because we only had two.

Mr. Krueger stated we have to come up with a scope of work first.

Mr. Payton stated we need to go through the entire process but we don't have time in three months to do it.

Mr. Poole stated we had discussions about that cost and as I remember if we did not meet those 90 days there were no punitive measures that we would experience as a result of failure to meet that date.

Mr. Payton stated that is true but the developer could hold us to the 90 days. My suggestion is to amend it to avoid the circumstance.

Mr. Poole stated let's do something that is reasonable from the standpoint of the timeline take into consideration what some of the other priorities might be from the standpoint of funding things from an amenity standpoint or in the community.

Mr. Payton stated it is not a funding issue because the funding won't go away, it is contractually assigned.

Mr. Poole stated what I'm saying is if we want to do something and spend the money on something else that we might consider to be a higher priority we can delay the beginning of spending money on those tennis courts.

Ms. Buchanan stated I suggest that we propose what we think is the appropriate number to the developer with the understanding that he doesn't have to agree to it.

Mr. Cross stated from my discussions the developer was going to agree to the 180 days. I agree that we need to start with a scope and put that on the next agenda and where we move from there. We do need to start in that direction to show some progress.

On MOTION by Mr. Payton seconded by Mr. Cross with all in favor an amendment to the sales agreement for an extension from 90 days to 180 days for construction of the tennis courts was approved subject to approval by the developer.

A resident stated at the beginning of the meeting can you say what the decorum should be? There were many times I wanted to interrupt and ask questions and I had to wait until now to do it so we if we had a little talk at the beginning of the meeting to know what is expected of us, the audience, because we don't want to bog down the meeting. I know this is a thankless job, I appreciate the work that you do and I know you listen to complaints all the time. Everybody on Facebook sees all the complaints and I think that is the cause of some of the turnout tonight.

In the last three weeks my daughter has gotten strep and two ear infections and I currently have an ear infection and the only difference is we have been in that pool. I see the black algae all the time, it is very concerning when I see people that live in our community who won't put their children in that pool then why am I putting my child in that pool. One of the comments was that we have to close the pool for three days. Why don't we close the pool for three days and make it safe for everybody because in the end we are trying to entice people into our community not shun them from the amenities that we have. It was something I had hoped you would take up during the meeting that was not discussed today.

A couple things in regard to the golf course. At the beginning of the meeting you asked the golf gentleman what are your thoughts and ideas about which way to go. One of the questions you should be asking is what were your limitations under the old management and how would you do things differently. How would you go about generating revenue because the ability for that golf course to generate revenue is in all of our best interests because if there is a shortfall in that golf course we have to come up with it. I don't want a bill at the end of the year and I really want to hear what they think.

The discussion you had about the \$15 or whatever per person when we are trying to determine what we can and cannot give someone based on what they are paying aren't we already doing that. We are doing that with pool passes where you get so many a year, so many golf rounds so can't we look at all the amenities? When I see that bill for \$250 every year I get perturbed because I don't use the golf course. I like the idea of having something out of it.

For the tax proposal can we boil down the budget costs a little bit for what the residents are actually going to incur? If I understand everything that was said the \$250 is now going to be part of our tax assessment and we are looking at a \$50 increase this year over last year.

Mr. Oliver stated yes, the golf course assessment of \$240 in place of what has been known as social dues, a \$60 net increase in your operations budget and a \$50 gross increase in your capital reserve fund.

A resident stated for the pool, the children's slide is ready to fall, it is deteriorating. For the CDD website have we looked at doing any kind of upgrade, additional information, even down to some of the standard basic community rules because it is unorganized and it is not easy to navigate. That should be the first line of any incoming person to go to in order to get a better understanding of what it is. When I moved in here my realtor gave me nothing so I had to come to the community area and the website was very basic at that time and has been updated since then but just information about yourselves would be helpful. If there were a picture and a little background on the board members on the website I would understand a little bit of who you are.

Mr. Cross stated weren't we looking at the website?

Mr. Oliver stated our webmaster is here tonight and we talked about that today and before the next meeting we plan to meet and talk about coming up with a new website and this is in conjunction with the discussion with the golf folks on Friday so we can have some seamless website that is refreshed and more modern. That is a good idea and that is going to happen.

A resident stated there have been a lot of comments on Facebook and I want to ask a couple questions. One is fishing on the golf course, I have noticed some residents have put their own "no fishing" signs around the ponds by their house, which I'm thankful for but what about the rest of the golf course? There is nobody monitoring and I see kids out there all the time even when the pro shop is open no one is telling them to get off the course. Great if they are our residents but there is a safety issue and we would hate to see one of them get hit.

Mr. Payton stated when I call them during hours of operation they always send somebody out. You have to notify them. I have also seen the ranger when he is driving by stopping them but someone has to call them.

Mr. Cross stated we discussed this at the last meeting and the fact that it is now owned by the CDD and we hire off duty police officers they can patrol that area now and they can make them leave. Also as a resident you can call the police and they can run them off. We are not real keen on people approaching them because they do get irritated when residents approach them but I understand your concern. We will continue to work on that area.

A resident stated I also agree with the comments about the website. That would be a great place for items like this so that residents who don't play golf who live on the course can say I know we own this we can call this number.

A resident stated the website should also have a complaint area. Facebook should not be the place we do all our complaining.

A resident stated I want to talk about the restaurant cleanliness. I noticed over a month ago when I was leaving and there is mold all over the walls. I don't know if we have someone who cleans the place, they may clean the floors but let's look up eye level. Another thing is the pool. I know we are doing things to help but I'm sick of seeing it on Facebook and talking about it. It would be nice if we had someone communicate with the community to tell us what we are doing to fix things.

Mr. Andersen stated to put this in perspective what happened on Sunday is a chlorine feeder broke. It is owned by Poolsure, which is a company that we contract with and Poolsure runs hundreds of pools around the town. Because it was so hot Sunday because there were a lot of people in the pool and this pool is aerated by a slide the chlorine parts per million dropped quickly. When it dropped quickly the lifeguard didn't recognize the water getting cloudy, he should have recognized it, they should have pulled everybody out and then chlorine should have been added to the pool to bring the parts per million back up. The other pools were not affected. Matt acme in on his day off, he is the certified pool operator and he fixed it, the parts per million went back up and the pool was reopened and everything was back to normal. We actually have people on staff and they check the pool as the day goes by so that is why he was able to come back out add chemicals and get the pool reopened. The other thing is the health department, Alan Davis, works with the county, certified by the state and he tested the pool and he did not tell us to close the pool, he has never said to close the pool and fix it. In fact he has passed our pool repeatedly. He has said to us your marcite is getting close to needing to be replaced it doesn't have to be replaced right now and that is why we decided to wait until this fall. Black algae is in about every pool in Florida and is treated a certain way. You scrub it and treat it with a particular product and put this chlorine on it and you check the chlorine levels to make sure it is between 3 and 5. Black algae can be treated it doesn't go away it roots all the way through the marcite and you continue to treat it. One of the things we will be changing once a month on a

Monday when there is low use we will shut the pool down for a day and shock the pools, which will help with the algae.

A resident stated we now own the golf course are signs going up because people are walking their dogs and joy riding on the golf course.

Mr. Cross stated we could put the signs up but I don't know that it will help.

Mr. Dugan stated signage is needed and was helpful before someone tore it down.

A resident stated Grant was talking about an incentive or credit or something. We get two golf games but we still have to pay the \$25 golf cart fee.

Mr. Cross stated maybe it is something we can look at.

A resident stated maybe a universal community-wide credit that could be used for extra visitors for people who only use the pool, it could be used for golf, restaurant but a community-wide credit might solve some issues. I see \$50,000 for advertising and I do advertising for a living and that is very vague. Is there a description as to what that is doing?

Mr. Cross stated that would be broken down into different categories later on.

A resident stated that could make or break the growth of the golf sales. People who don't specialize in it can eat through advertising budgets very quickly.

A resident stated I was not at the last two meetings and I don't know if this has been discussed. People are still speeding through the community and it is a danger to the children.

Mr. Cross stated we don't have control over the streets. These are county roads.

A resident stated I'm glad that you are closing the pool one day for a shock treatment. I have been here for two years and the pool has never been clean and not just the chlorine but sediment, debris, it is bacteria floating. Is it going to be closed one day a week?

Mr. Biagetti stated we are going to see what works for everybody and it is recommended and I think it is wise to close whether once a month, once every other week. The lifeguards are a huge help to us and we are constantly netting and skimming, trying to keep up with it. If you have specific concerns reach out to me and let me know.

A resident asked is that going to be consistent? Are we going to shut the pool down, shock the pool and treat it? You need something to drop the temperature of the pool water.

A resident stated I missed it earlier on the golf course, the difference between FY 16 and FY 17 revenues. Is that a proposed \$176,000 loss or negative revenue?

Mr. Krueger stated we are modeling it after the FY 2016 budget but we will refine it.

A resident asked how are you going to generate revenue? What is the business model that is going to generate revenue rather than operate on resident expense? Could you add the \$176,000 to the \$100,000 capital outlay for maintenance?

Mr. Krueger stated based on the 2017 proposed budget we are estimating we are going to break even and that is before a reduction in property taxes and reduction for other items in essence we are going to be positive.

Mr. Oliver stated if you look at the net income line that is zero and that is break even and that includes \$100,000 set aside for capital reserves for the golf course.

A resident asked is there a schedule of maintenance for all the things that need to be done along with the cost for both facilities?

Mr. Krueger stated there is a capital improvement study that should be on the website that covers a 30 year period that outlines what we need to have come in for capital expenditures and \$50 a year is not sufficient to fund that.

Mr. Oliver stated this is the first full resident board that this district has had. It transitioned from a developer controlled board with five developer associates and at the six year mark we began the transition with two residents appointed to the Board, another two residents added two years later, and two years later a fifth resident. It wasn't until this board was fully elected with the 2014 election and you now have a Board comprised fully by residents.

A resident stated as these things start to develop, the maintenance plan and business model that is going to generate more than a negative zero can we get that information out and see a schedule of maintenance and numbers.

Mr. Cross stated yes that is what he was releasing, some things we were fixing and there were numbers for some of the items. We have a rough estimate that goes into the maintenance plan.

A resident stated I have some suggestions such as the basketballs being thrown up on the rafters and windows getting knocked out and things getting ripped up in there, if you let that sit for any length of time it is like a magnet for more. We need a concerted effort to turn that around and keep it that way even if it means someone going in there every night and turning that around.

A resident stated last year we talked about barricades by the forest to keep the traffic out and the barricades are up but there is a pathway around the barricades.

Mr. Krueger stated I think some of that is going to go away because they are getting ready to start construction and I think that is where they are going to start construction for Phase 5.

A resident asked who is the expert in internet security?

Mr. Dugan stated Arnold Palmer Golf has their own in-house firewalls set up with our servers.

A resident asked is there an expert on the board or staff?

Mr. Cross responded no. When we contract it out we will have to make sure that is part of it.

A resident asked is there a program for volunteers? Everybody complains but I would like to help fix things.

Mr. Cross stated we have had several volunteer dates and it has not worked out.

A resident stated everybody talked about wanting something back but we have a lot of repairs to be done and I don't think you should be looking to get anything back.

Mr. Krueger stated what I suggested would increase revenue even though we are giving back.

**TWELFTH ORDER OF BUSINESS**

**Financial Reports**

**A. Balance Sheet as of May 31, 2016 and Statement of Revenues and Expenses for the Period Ending May 31, 2016**

The balance sheet and income statement were included as part of the agenda package.

**B. Assessment Receipt Schedule**

The assessment receipt schedule was included as part of the agenda package.

**C. Approval of Check Register**

On MOTION by Mr. Cross seconded by Mr. Poole with all in favor the check register was approved.

**THIRTEENTH ORDER OF BUSINESS**

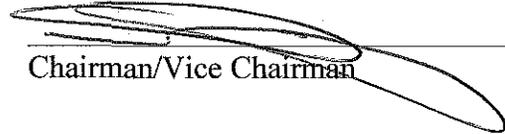
**Next Meeting Scheduled for Tuesday, August 2, 2016 at 6:30 p.m. at Eagle Landing Residents Club**

Mr. Oliver stated the next meeting is August 2, 2016 at 6:30 p.m. at this location.

On MOTION by Mr. Cross seconded by Mr. Krueger with all in favor the meeting adjourned at 9:00 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman