

SOUTH VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

The January 3, 2017 meeting of the Board of Supervisors of the South Village Community Development District recessed and reconvened Thursday, January 19, 2017 at 8:55 p.m. at the Eagle Landing Residents Club, 3975 Eagle Landing Parkway, Orange Park, Florida

Present and constituting a quorum were:

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| Gary Cross | Chairman |
| Grant Krueger | Vice Chairman |
| Kelly Hermening | Supervisor |
| Chris Payton | Supervisor |
| Bobby J. Poole | Supervisor |

Also present were:

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| Jim Oliver | District Manager |
| Katie Buchanan | District Counsel |
| Matt Biagetti | Director of Aquatics & Recreation |
| Steve Andersen | Operations Manager |
| Rob Dugan | Arnold Palmer Golf |
| Josh Heintzman | Arnold Palmer Golf |
| Corey Hamlin | Arnold Palmer Golf |

The following is a summary of the actions taken at the January 19, 2017 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the continued meeting to order.

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Payne stated you described three different contracts we are thinking about going out to bid for and maybe not going out to bid. I encourage you to go out to bid on every single one of them. No offense to Mr. Arrowsmith but he wants to hang onto the amenities management contract, which says to me it is very lucrative for him and if we get someone else to do it we may get some of that money back in our pocket rather than putting it in his.

A resident stated when you go out to bid I don't know how you would structure your bid documents but I would think that it would be advantageous to list each building or each area and line item so contractors can bid on everything or just one and you may get more value from a three-year contract rather than a one-year contract. Have alternates in there, price for one year, three years and five years.

Mr. Cross stated I think we would want to do something similar to that.

A resident stated I want to follow-up on the West Bank property, the 170 units. It sounded like everybody was in agreement on the lot size but I suggest that they wouldn't be any smaller and right now Mr. Arrowsmith's starting point is paying the CDD \$3,000 a lot at closing so you have to negotiate with this guy. I would come back and say I want \$5,000 and see what he says, he is going to pass the lot premiums off to the builders he is probably going to sell that whole thing out to another developer like Dream Finders or something.

Mr. Cross stated if the board wanted to go back to him on the cost I don't know how that would affect us on no. 3, which is our sticking point. I'm not saying you don't have a valid point I'm trying to weigh it.

A resident stated he can always shoot it down.

THIRD ORDER OF BUSINESS

Consideration of Proposals for Design Services for Golf Clubhouse Renovation

Mr. Oliver stated item three is consideration of proposals for design services for golf clubhouse renovations and is the reason we continued this meeting.

Mr. Hamlin stated we met on November 1st and presented the board with a schematic and conceptual development plan that you had tasked us with to obtain for you for a clubhouse renovation. We presented a vendor that we work with globally called ClubDesign Associates out of Fort Worth, Texas. Our orders were to then provide you additional vendors to take a look at and we secured proposals from the following: Basham & Lucas who did the original architecture on the clubhouse, Dennis M. Williams Architect here locally and one from Act Architects, accelerated contractors. Basham & Lucas provided a very broad 30,000 foot view at \$7,200 for that scope of services, Dennis Williams provided another agreement for \$17,500 a fixed fee and they all also have other details to each individual proposal. Architectural Design Services for accelerated total \$14,000 and ClubDesign Associates was \$18,875 not to exceed. Each one is very specific in what they provide, some are specific some are broad. I guess we have answered

your call to provide documents to you and you have to decide whether you want to pursue one of these vendors. The only one I have vetted is ClubDesign Associates, I cannot speak for the other three vendors. You had asked us to generate those but not to vet those vendors.

The other part that Kelly and I spoke about today was that you will have to decide whether you would like to start with a schematic and conceptual design or would you like to roll that up into one plan of a total project cost.

Mr. Krueger asked what were you looking at Kelly?

Mr. Hermening stated I'm still trying to wrap my head around paying somebody even \$7,000 for a picture when we already know what we want. I understand you have to have some architectural stuff in there. The clubhouse working group pretty much came up with a set of ideas of what they want the clubhouse to be, being a front section that would be more of a pub type atmosphere with the back more of a multi-use that can be converted for banquets and large and small dinners and events.

Mr. Payton asked how is that different than it is now?

Mr. Hermening stated you track pretty much the design inside and redesign the bar.

Mr. Payton stated architecturally we have a public area, and multi-purpose area.

Mr. Hermening stated right you would probably be shifting the bar a little more toward the bar area that area would probably become a little bit smaller or shift it toward the wall and that is where the architectural design guys come in.

Mr. Payton stated I thought all the bar work we talked about was extending it out. I personally know one of these firms but as I walked through with that person I don't know why we need an architect.

Mr. Krueger stated one of my concerns is the working group came up with this idea of what they would like. Is that idea feasible, a good idea for the space we have?

Mr. Hermening stated according our experts from the golf side, our operations man who was involved in Eagle Harbor and our district engineer they all agree that what the working group came up with was very feasible and made sense. I still don't see the need as they talked before that we would be shutting down for two or three months when we are losing events. If we don't have this done now by the time the wedding season kicks off in April we will wait until this time next year.

Mr. Hamlin stated I'm not an architect nor an interior designer and I strongly urge you to get professional guidance.

Mr. Andersen stated we did a \$1 million update of Eagle Harbor that was based on a design working group that we drew on a piece of paper. We did hire an architect because we moved bathrooms, showers, bars, we did structural work and put beams inside, we did the whole thing. Function is function, you are going to have a sports bar and a multi-purpose room no matter what you do it is a question of where you put the doors. You are going to need somebody who can draw plans because you have to move the plumbing. Filling in a door does not require permits. You need to have permits if you are moving plumbing in the bar. My suggestion has been all along was to hire a contractor get them in there you know what the look is that you want and get a designer. You need someone who can pick colors. Let them come in and work with the working group and say we want it to look like something out of Montana or something out of West Palm. To me this can be simply built. I agree with Kelly you buy a portable bar for \$3,500 it is gorgeous and put it in the other space and tear out the other one and build a bar that will take a couple of months to do that and the other section is just going to be acoustic paneling, paint and getting and ordering tables and things like that, which does take time.

Ms. Buchanan asked wouldn't we need someone to design a plan so the contractor has specs to work with?

Mr. Andersen stated a contractor would be able to do that we are not running things underground this will be behind the bar. There aren't any major structural changes. We may have to employ someone to do a sheet plan but I think there is enough information out there to say here is how I want the bar to look and they can bid on that project.

Mr. Poole stated I yield to Steve, Kelly and the rest of the board.

Mr. Krueger stated having designed kitchens a customer comes in and says I would like this and you as designer have to tell them what is a good idea and what is not a good idea. That is how I see this. The working group said this is what we would like but now you need somebody to tell them maybe this isn't the best idea maybe you can do this instead.

Mr. Hermening stated that is what we did in November and December with the people who had the expertise not from an architectural standpoint but from an idea and layout standpoint.

Mr. Cross stated I agree with you that we need expertise in areas but I also believe what Steve said that with their input, his input, input from the working group I think we can get that expertise. I think we have agreement from four people on the board that we don't want to do the architect. That being said where do we go from here?

Mr. Oliver stated if there is not going to be a vote on it obviously there won't be a vote on these proposals for design. You still need to come up with a basic game plan as to how you are going to address this process.

Ms. Buchanan stated we would need a 21 day publication requirement so between the time we publish the notice and the time the bids are due it would be 21 days and at that point we would have proposals back to consider. Under \$500,000 it is a 21 day publication and over \$500,000 it is 30 days.

Mr. Andersen stated this would probably be about \$120,000 for construction.

Ms. Buchanan stated if it is \$120,000 we budgeted \$400,000 for it.

Mr. Cross stated we need to have specs.

Mr. Oliver stated as part of the bid package you would need that anyway. Wouldn't you want basic cartoons or drawings and have the board see those before we approve that scope and go out for bids?

Mr. Andersen stated why not go to Basham & Lucas they had the cheapest price, or whatever architect you want and have them do a 30,000 foot viewpoint, one page that shows where the doors are, where the bar is. Have them do that and get rid of the construction administration portion all that stuff and see if he can drop it down.

Mr. Hermening stated let's do the compromise and go with Basham & Lucas.

Mr. Andersen stated we are meeting in three weeks why don't we talk to Basham & Lucas and see if we can negotiate and explain to him specifically what is going to happen to this building, what your team has put together and at that meeting we will bring back bid documents and you can look at it and see what you think.

A resident stated an interior designer can tell you what materials, and you should bid out an interior designer who can do that instead of paying an architect.

Mr. Andersen stated there is no way we can get this done by the end of April. Once you have a contractor in place the bar will take two months I would say six months from the day you vote. I suggest we get the working group together and do the outside area because the outside

area can be done now and that will give the community something to look forward to in the fall. We talked about outdoor furniture, televisions and a sound system.

Mr. Krueger asked you are talking about a sound system TVs inside and out is that something that we can do now or do we have to wait?

Mr. Andersen stated we can start now.

Ms. Buchanan stated if it is \$190,000 or less we don't have to bid it out.

Mr. Andersen stated we can still get proposals. We will work with Kelly and the working group.

On MOTION by Mr. Cross seconded by Mr. Poole with all in favor Mr. Payton was authorized to start negotiations with East West Partners on the proposal for West Bank annexation.

FOURTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

FIFTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Payton stated we have the proposals that Steve sent out.

On MOTION by Mr. Cross seconded by Mr. Krueger with all in favor the proposal from Island Paint & More LLC for removal of vines from the tennis/fitness building, pressure washing, chalk & seal, paint wall, trim ceilings and doors in the amount of \$37,800 was approved.

Mr. Cross stated the second was for LED lighting for streetlights that is expensive but in the long run will save us money.

Mr. Payton asked is that what we need to get those lights working properly?

Mr. Andersen stated there is one light out that we are going to have to pull the wire on and the other issue is it is ballast and bulbs.

Mr. Poole asked are you going to solve the conductivity issue in this process?

Mr. Andersen stated yes.

Mr. Cross asked do we need a motion or just fix it?

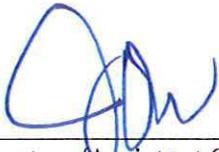
Mr. Payton stated just fix it.

SIXTH ORDER OF BUSINESS

**Next Meeting Scheduled for Tuesday,
February 7, 2017 at 6:30 p.m. at Eagle
Landing Residents Club**

Mr. Oliver stated the next meeting is February 7, 2017 at 6:30 p.m.

On MOTION by Mr. Cross seconded by Mr. Krueger with all in favor the meeting adjourned at 9:37 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman