

SOUTH VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the South Village Community Development District was held Tuesday, March 7, 2017 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
Kelly Hermening	Supervisor (by telephone)
Chris Payton	Supervisor
Bobby J. Poole	Supervisor

Also present were:

Jim Oliver	District Manager
Katie Buchanan	District Counsel (by telephone)
Keith Hadden	District Engineer
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
Roger Arrowsmith	East West Partners
Several Residents	

The following is a summary of the actions taken at the March 7, 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 meeting to order at 6:30 p.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the January 19,  
2017 Continued Meeting and the February 7,  
2017 Meeting**

On MOTION by Mr. Cross seconded by Mr. Krueger with all in favor the minutes of the January 19, 2017 and February 7, 2017 meetings were approved.

**FOURTH ORDER OF BUSINESS**

**Acceptance of the Minutes of the January 19, 2017 Workshop**

On MOTION by Mr. Poole seconded by Mr. Krueger with all in favor the minutes of the January 19, 2017 workshop were accepted.

**FIFTH ORDER OF BUSINESS**

**Discussion of West Bank Property**

Mr. Oliver stated you discussed the West Bank property at your February 7<sup>th</sup> meeting and at your workshop on February 22<sup>nd</sup>. With us tonight is Roger Arrowsmith. He has been in discussions with the Board's designated representative Supervisor Payton. Chris and Roger can give an update on those discussions.

Mr. Payton stated I met with Roger last week and took our new offer to him and those were: we requested \$4,000 per lot not tied to the \$500,000 for recreation, increase the amenities management contract to one maintenance person, extend the contract one year versus three years and also requested \$25,000 to go towards the golf cart buyout. The other items were unchanged. My understanding is that East West Partners has agreed to all those terms.

Mr. Krueger stated I have a counter proposal. Instead of the \$500,000 for the recreation area that we ask Mr. Arrowsmith to work a deal for this property out here where the cottage lots are.

Mr. Cross stated I believe at the last meeting we took an informal vote of the board and it was three to two that we were not interested in purchasing the lots in that area at this time.

Mr. Krueger stated it was an informal vote. Any thoughts? Am I by myself on this?

Mr. Arrowsmith stated when we talked about this in the past and looked at what that would cost us for giving those up the number comes out somewhere north of \$750,000 and when Grant and I have spoken in the past I said that first of all if we were to do that the \$500,000 would go away from an amenity standpoint and we are still coming out short from a \$250,000+ standpoint and we would have to figure out how to adjust for that. It would not be in our minds, if we were to do this it would not just be the case of saying this would be in lieu of the \$500,000

that was going into the amenities and it would be eating into that \$4,000 per lot number as well. It would almost be a case of that property in exchange for all the other stuff that we have agreed to give. It wouldn't be my first choice because I think the additional amenities are going to benefit the community and I also think the cottage lot property was purposely held off until the end because if it had been done early it would have been a case in true developer fashion of how many can we get over there and I didn't want that so it was held off until the end. If that is something the board wanted to do it would require us to go back into negotiations to try to figure out how we adjust all the numbers to arrive at something like that. It will be several years before the cottages are built out. We would be happy to entertain that direction with different numbers if that is what the board wanted us to do.

Mr. Poole you mentioned it would take several years to build out the cottage lots. Is there anything on the horizon in relation to developing those lots?

Mr. Arrowsmith responded no. There is no plan put in place I do not have floor plans that we have looked at and considered, footprints, Keith has done no work on it from an engineering layout. No work has been done other than for us to have it targeted for that use.

Mr. Krueger stated so we would have the opportunity if we wanted to buy the property outright we could do that.

Mr. Arrowsmith stated yes.

Mr. Poole stated Chris would you take a moment because I believe we have people in the audience who probably don't understand the full scope of the financial aspects of this discussion.

Mr. Payton stated we are talking about annexing about 74 acres into the CDD and all those costs associated with that paid by East West Partners and is basically located on the top side of Phase 5. It is currently planned for 169 lots, lot sizes of 53 and 70 foot lots, the current amenities management would remain in place for a year, the original ask was for three years. The existing management team we have onsite would increase by one much needed maintenance person full time. The West Bank property would include passive recreational area with possible playgrounds, play fields and other features decided by our board funded by the developer up to \$500,000. The CDD would receive \$4,000 per lot at the individual lot closing that comes out to \$676,000. East West Partners would agree to pay \$25,000 towards settling our existing golf cart lease. The rest of the financial stuff, once built out we would collect additional O&M fees the current assessment is \$1,332 per lot for a total of about \$225,000 annually. At lot closing we

would collect the existing social initiation fee of \$500 per lot and if that remains unchanged when those lots close that would be \$4,500.

Mr. Krueger stated it is \$4,000 per lot plus the \$500,000.

Mr. Payton stated plus the \$25,000 towards the golf cart lease.

Mr. Arrowsmith stated the only technicality so that we are all straight is it is not a one year extension because you are trying to coordinate contracts it is almost 18 months.

Mr. Cross moved to approve the annexation of the West Bank property with the following understanding, the developer will continue with the approximate 18 month deficit funding agreement and amenity management contract, provide one additional maintenance person, developer will pay and work with the CDD in budgeting up to \$500,000 towards passive recreation, after the lots are built out the O&M fees will be set by the CDD, the developer will pay \$4,000 upon each lot closing for a total of approximately \$676,000, the CDD to determine how that money will be spent, \$500 per lot will be paid for social fees at time of closing, developer to pay for the cost of annexation.

Ms. Buchanan stated you need to make sure that Roger is in agreement. I think it is the intent of the developer to continue to pay the administration component of the O&M assessment similar to the way unplatted lots are assessed now.

Mr. Arrowsmith stated that is correct.

Mr. Payton seconded the motion and the motion passed four to one with Mr. Krueger voting no.

Mr. Cross asked Katie, where do we go from here?

Ms. Buchanan stated you have approved essentially the terms of this transaction and I suggest that Jim has a funding agreement the form of which is exactly the same as previously used for the boundary amendment to remove the Armstrong tract it has been modified for the annexation of the West Bank Property. It obligates the developer to pay for any costs associated with the boundary amendment that would include staff time, any filing fees or publication fees, basically anything connected with the boundary amendment would be funded by the developer.

On MOTION by Mr. Cross seconded by Mr. Payton with all in favor the form of developer funding agreement to cover the cost of boundary amendment to annex the West Bank property was approved.

Ms. Buchanan stated as part of the boundary amendment package the county will expect a resolution that the district desires to pursue the boundary amendment. It is a resolution that directs the chairman and staff to file a petition with Clay County requesting an amendment of the district's boundaries. It gives the present acreage of the district, which is 1,002.35 acres. It indicates that Eagle Landing Limited Partnership has requested the district to add approximately 74 acres. The land will be part of the district boundaries, contiguous in nature, it is the best alternative for delivering community services, it is not inconsistent with the state or local comprehensive plan and the district desires staff including legal, engineering, managerial to provide all these services that are necessary to complete the boundary amendment. The second to last whereas says the landowner agrees to provide sufficient funds. I request that anywhere the resolution says developer I propose to substitute with ELLP just for your clarification I will make that amendment so that the signature copy is correct.

Section 1 is the actual authority for the chairman and staff to move forward with filing the petition. Section 3 I want to point out our obligation to perform under this resolution is contingent on the execution of an agreement, which incorporates those certain conditions that Chris just walked through. I just want to have a very simple agreement that both parties can sign that we have a document to rely on moving forward. Assuming that agreement is worked out this resolution would then authorize the district to move forward. If that agreement is terminated then the authorization and consent is void and the district has the ability to withdraw the petition at that point.

Since this item wasn't on the agenda we need a motion to add this item then take public comment before you vote.

On MOTION by Mr. Cross seconded by Mr. Payton with all in favor the agenda was amended to include consideration of Resolution 2017-09.

Mr. Oliver stated at this time we can take public comment.

A resident asked how does the 169 lots and homes affect our ability to take over the homeowners association 90%? Do we have to have 90% of those lots too?

Mr. Oliver stated I can't speak on behalf of the CDD whether or not the HOA will be a separate HOA or it will be encompassed into the existing HOA.

Mr. Arrowsmith stated I think it will just be rolled in to the existing HOA. The way it is written right now you will need 90% of the annexed property also.

A resident asked did the community as a whole know that this vote was going to be taken this evening?

Mr. Cross stated no, the board didn't even know. I didn't know if we would be voting on it tonight or not or whether we were all in agreement. Here is the issue, it is negotiating in good faith. We went back and said we are interested if you do this for us and I didn't know what he was going to come back and say. He came back and said I'm willing to do everything you asked me to do.

A resident asked was there consideration given to putting this up for a vote from the community to have a sense about how the community feels?

Mr. Cross stated we have been talking about this for four months and anybody was more than welcome to come and speak or call and talk and I know it has been on Facebook. I think the community has had plenty of time and there has been good and bad comments.

A resident stated at the February 7<sup>th</sup> meeting there was some questions that were going to be presented to Mr. Arrowsmith regarding what kind of houses were going to be built in that community. I didn't hear any of those questions answered prior to the vote tonight.

Mr. Cross stated because we can't get involved in that because we are a government body and do not have control over that.

A resident stated it is going to be a part of Eagle Landing so why wouldn't that be a part of something that would be important to the residents. You are talking about Dream Finders has Phase 5 and they are putting 199 smaller homes in there with 50 foot lots. Would Mr. Arrowsmith be willing to tell the community what is going in back there, who is your builder, what kind of homes are going to be back there, is there anything you want to elaborate on with the homeowners? A lot of us are worried, we already have 200 more houses going in Phase 5. They said they have enough amenities for all these people. Now you are talking about close to

170 more lots going in. At least give us the opportunity to know what your intentions are with that property.

Mr. Arrowsmith stated it is a continuation of the earlier question about the HOA. The architectural review stays the same as it is now, houses that will be built are similar to what is being built right now, the two builders we are talking with so far are Dream Finders continuing what they are doing in Phase 5 and Drees Homes that is building in here now and a variety of price ranges. I think you are probably looking at average prices in the \$300,000 to \$400,000 range by the time these houses come out of the ground, which is going to be sometime in the next year at the earliest. It will be a continuation of what is Eagle Landing. That was the reason we were willing to work with the CDD to have this property added in because we feel that the value of being part of Eagle Landing is important and would allow us to get more for the lots and more for the houses because it is part of Eagle Landing. Drees asked if they could we go ahead and get our house plans for the West Bank property approved ahead of time so we know what we have and we said sure that is not a problem. Each one still needs to be submitted there are guidelines of what can and cannot be built, color selections and all that. Nothing will change in our mind, this is just a continuation of Eagle Landing and that is why it was so important from our standpoint to have this open space that will become parks because that is something we don't have in here. To be able to have that at our discretion to work with the board and the residents on the things that the community would like to see out there. I know we did that before one time asking for suggestions and ideas but my wish list personally would be open field, ball fields for playing for the kids to practice and play out there. I would like a very nice playground out there, I would like a dog park, I would like to explore a community garden you pushed before to have some residents willing to do that. Those are all ideas from our side but as we tried to stress all along at this point in time we are going to be done in here and this is going to be your community so it is going to be up to you as to what you want out there. We are willing to fund it so that it is nice. Don't get me wrong that adds value to those lots out there as well. It is a win/win that we are more than happy with. The best answer I can give you is that it is a continuation of what Eagle Landing already is.

A resident stated the \$500,000 you are discussing that is to improve amenities for this new property and you said approximately 169 lots.

Mr. Cross stated it is to build amenities for that.

Mr. Arrowsmith stated build amenities in that area for Eagle Landing. There will be parking and restrooms there.

A resident stated the property where the cottages are going to go I would rather see us keep that and lose dog parks and additional amenities.

A resident asked how you going to accommodate the additional people with the existing amenities that we have?

Mr. Cross stated we will have more amenities in the new section and what goes in will be the decision of the board at the time whether it be parks or slides or whatever. As far as the amenities here we talked to the manager and he said we have never hit capacity even with guests if it becomes an issue then we may have to limit the number of guests that residents bring in.

Mr. Arrowsmith stated I think at one of the meetings that we had along the way that issue was brought up and the board has the ability to use this property to put another pool in if that is what you wanted to do.

Mr. Cross stated my idea would be to have a splash park for the children and that would bring families with kids over there and leave more room in this pool for swimmers but that is a long way in the future and I will probably not be on the board at that time.

Mr. Oliver stated on the table is Resolution 2017-09, a resolution of the Board of Supervisors of the South Village CDD directing the chairman and district staff to file a petition with Clay County, Florida requesting the passage of an ordinance amending the district's boundaries and authorizing such other actions as necessary in furtherance of the boundary amendment process and providing an effective date.

On MOTION by Mr. Cross seconded by Mr. Poole with all in favor Resolution 2017-09 was approved.
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Mr. Arrowsmith asked to move forward on the bond issuance and all the work that is required what do we need to do for that?

Ms. Buchanan stated our first step will be the boundary amendment. With Armstrong it took probably six weeks with a different CDD we represent it took six to eight weeks they run very quick in Clay County. Once the property is in the district's boundaries we could go ahead and start the assessment process. The only thing we could really do in advance of the boundary amendment would be to get your professionals on board and have MBS bring back a work



authorization, initial proposal and things like that. You already have bond counsel under agreement, district counsel and engineer so it is really just MBS. We would need a work authorization from Keith to develop an improvement plan for that area and ultimately GMS would give us a methodology. I think we have a buffer that we have to get the county to complete the boundary amendment first.

Mr. Arrowsmith stated just for information purposes the plan all along has been that the West Bank property will be assessed at the same level as Phase 5. It is not like they are going to be paying more they are going to be the same as Phase 5.

**SIXTH ORDER OF BUSINESS**

**Board Guidance Regarding Preparation of Renewal Agreements:**

- A. Golf Management**
- B. Amenities Management**
- C. Operations Management**

Mr. Oliver stated at your February 7<sup>th</sup> meeting you discussed scopes of services for amenity management, operations management and golf management. You continued that meeting to February 23<sup>rd</sup> where you talked about it more in-depth and you had these discussions in conjunction with the West Bank negotiations. We have on the agenda tonight board guidance regarding preparation of renewal agreements for golf management, amenities management and operations management. During those dual track discussions at the last meeting on the 23<sup>rd</sup> you discussed the concept of extending all three agreements through the end of the next fiscal year so we can all be on the same track. This would bring those contracts through September 30, 2018 and allow the board to continue to work to fine-tune those RFP scopes so you can go out with an RFP when the board determines it is time to do that. We are looking for Board guidance and Katie will prepare the necessary agreements to bring back to the Board.

Mr. Cross stated I think that is what we are going to need, the agreements to come back basically as they are now with roughly 18 months on both. In the meantime the Board can sit down and work out a scope of work for the future to tie them in together.

Mr. Oliver stated Supervisor Hermening mentioned at our meeting on the 23<sup>rd</sup> we will bring back the fine-tuned scopes to the board will be in January 2018 and then work through the next several months so we have those in place in time to make a decision before we start the FY 2019 budget process.

Mr. Cross stated I agree with that but I would tentatively like to work on it slowly as we go instead of jumping on it in January because we will see things that need to be tweaked in between now and January. I was reading over the drafts that Kelly prepared and he did fine work and as long as we keep on that agenda then in January we will just tweak it a little more and be ready to do.

Mr. Oliver stated staff will continue to work with Kelly and take his lead as to when to bring it back to the Board. Do you want staff to prepare the agreements based on the guidance you presented to us at the February 23<sup>rd</sup> meeting?

Mr. Cross stated yes. Do you need a motion on that?

Ms. Buchanan stated we need a motion to authorize an amendment to the amenity management agreement, which adds an additional maintenance employee and extends the term until September 30, 2018. On the golf side we just need an amendment to extend the term.

Mr. Dugan stated we would be agreeable to extend the term to September 2018.

On MOTION by Mr. Cross seconded by Mr. Poole with all in favor staff was authorized to extend the term of the amenities management agreement and the golf management agreement to September 30, 2018 and to add an additional maintenance person to the amenities management agreement.

**SEVENTH ORDER OF BUSINESS                      Golf Update**

Mr. Hamlin gave an overview of the report that included detailed financial data as requested.

On MOTION by Mr. Cross seconded by Mr. Poole with all in favor staff was directed to work with Supervisor Hermening to enter into the buyout agreement for the existing golf carts and enter into a 42 month lease for the new golf carts.

**EIGHTH ORDER OF BUSINESS                      Progress Update Regarding Series 2016 Projects**

Mr. Oliver stated you have in front of you the worksheet that we prepared that we update as projects come online and new ones are started. We will keep this updated as new projects come online. Mr. Hadden stated Phase 5 is going very well we had a couple minor changes with

utilities at the request of the utility authority to assist them with some low pressure areas in their system. Vallencourt is doing a great job and are slightly ahead of schedule. All the sewer is in, they are putting in the water now and most of the storm is in so they are making good progress. All of their traffic is coming off Tynes they have done a great job keeping all their guys out of Eagle Landing until they take the barricades down.

Mr. Poole asked is there a report that is provided that shows the kind of comments you are sharing with us? I would like to see a little more detail on what you say is going on. Is there something written in documents?

Mr. Hadden stated there are reports. Clay County has two engineering firms that are authorized to provide construction inspection services and Dream Finders has to pay for that and the county mandates the level of review. The firms doing the CEI are reporting and working for the county because the county doesn't have inspectors anymore but they are paid for by Dream Finders. They provide weekly reports to the county engineer, they also give those same reports to the utility authority regarding compaction, the type of dirt, any issues or problems they are having, broken pipes, those types of things. Both of those entities would call me if there were a red flag to alert me and I talk to them weekly and they haven't had any issues. I don't get those reports but I can ask for them because it is public information. The utility authority and the county aren't looking at how fast it is going in they are looking to make sure it is done right and they have been happy with all the reports they have been getting as far as soil compaction, bank stabilization and that type of thing. If you want the reports I can get them for you.

Mr. Cross asked where are we on the weir?

Mr. Hadden stated I reached out to three different construction companies to look at and give us bids and only one gave a price and this is to replace it exactly as was there. To do it with cement bags that we discussed they said they would have trouble warranting that work it would be more like something a homeowner would do on his property opposed to something that a licensed general contractor would do and they would not put that in and warrant it. I got a price from Vallencourt who is doing Phase 5 and their price is \$27,775 that includes the grassing, geotechnical testing that is required, repouring of the control structure and demoing the existing stuff that is there. It is not cheap and it is difficult to get to and in our world right here that is a lot of money in the construction world it is not a lot of money and most of the companies I reached out to said it is too small for them to be interested in.

Mr. Cross stated we don't have a choice.

Mr. Krueger stated this does not include the cost of repairing the damage on the way over.

Mr. Hadden stated right. At one of our meetings one of the neighbors was there and he said you can come across mine. I am hoping that will be minimal. We looked at coming down the golf course, coming across the yard and across the bridge by the lift station. I don't really want to get a concrete truck on the dam they will get as close as they can and pump it in.

Mr. Poole stated I read in the minutes of a previous meeting about mixing concrete onsite using a portable unit.

Mr. Hadden stated those small mixers are for doing something around your house but they are not going to use that to pour your foundation because it is hard to control the ratios of the water versus rock versus cement. The final product that comes out of that portable mixer might not be as strong as it needs to be. When you buy it from a concrete plant it comes in a big truck and once it sets up it is going to meet the strength that it needs to be. That weir holds up a lot of water at times and it has been there for a long time.

On MOTION by Mr. Cross seconded by Mr. Krueger with all in favor the proposal from Vallencourt to replace the weir in the amount of \$27,775 was approved.

## **NINTH ORDER OF BUSINESS**

### **Progress Update Regarding Capital Repairs & Replacement**

Mr. Andersen stated security cameras will be installed and operational by March 24<sup>th</sup>. Kelly and I have been talking about the proposal from the design firm that you previously authorized a not to exceed \$15,000 and the quote came in at \$14,630 and the first portion of that \$4,180 will give us the actual design portion, the construction document phase is \$10,450. The way this is going to work is we are going to have this designer meet with three of the residents that were on the planning committee and myself and Kelly have met with her once and given her the rundown of what the community wants. She will come up with the design, colors and things like that, present them to the board and make sure that we are on the right page then we will start immediately with phase 2. The first thing we are going to talk about is the outside seating area and get that done first. This is the proposal for professional design services in the amount of \$14,630 with Micamy Design Studio.

On MOTION by Mr. Cross seconded by Mr. Poole with all in favor the proposal from Micamy Design Studio in the amount of \$14,630 was approved.

Mr. Andersen stated another big item on our capital list is the pool. We have resurfaced the pool, the final walk through was this week and everything looks really good right now. We re-marcedited all three pools. The diving board stands, which were rusted out we had them pressure washed, sealed, enamel coated. The coating is supposed to last 50 years. The steps going up to the slide have been completely stripped, repainted with the same kind of paint and it matches the inside of the slide. The pavers have been leveled, the drainage has been improved, all the coping that was missing in the back corner is done. The wading pool has been redone we are just waiting on the contractor to finish doing the fiberglass and gel coat work on the baby slide.

We still have the pool house doors to go. We still have re-strapping of the chairs to be done. Hopefully we will get some of the overcrowding solved by taking a lot of the pool furniture back in the adult section and moving it up to the kids section, the diving board section then we will replace the adult section with a little nicer stuff. We will put tables and chaise lounges back there and put more tables and chairs out here. The other thing that will help is we would like to put a couple picnic tables out here, one where the oak trees disappear and under two of the cabanas we will put two big benches.

Inside this building we have a lot of stuff to talk about. We talked to the painters who did the outside and we would like to paint the inside of this building. The roof work is complete and we took out the rotten wood behind this wall and this will all be repaired. We want to repaint the inside of this building, we are going to replace the chairs, tables, get rid of the armoire get a big TV behind there that we can cast all these meetings to. That is what I would like to do in the future if the board agrees. I propose that Grant and I work over the next period of time until the next meeting, and bring more solid proposals for the furniture, television and things like that if you would like or we will just get the stuff done. There are still a lot of things that need to be done around here from plumbing fixtures to lighting, a lot of the CFL lighting needs to be changed out to LED especially in the bathrooms. Both drinking fountains are broke, we still have decking to replace and then restain it.

Mr. Oliver stated I realize sometimes time is of the essence and to keep a project moving, the board authorizes not to exceed numbers. However, whenever possible we would prefer to bring proposals to the Board so you can have a discussion about the proposals, review any visuals there may be and make a decision.

Mr. Cross asked could we have the proposals by next month?

Mr. Krueger stated we are going to have this place painted before Spring Break.

Mr. Payton asked who is advising on the colors, on the furniture, on design and how much is it going to cost? My concern is that these things should be brought before the board so the five of us can agree.

Mr. Cross stated I would like to have it for the next meeting.

Mr. Payton stated I agree.

Mr. Krueger stated it will cost \$6,700 to paint this.

Mr. Hermening stated if I could interject on the furniture for the pool, were we not looking to move some of the clubhouse furniture over to the pool area?

Mr. Cross stated that would be a good idea if there is something over there that we could use. I don't know that it is that usable.

Mr. Hermening stated repurpose it somewhere.

Mr. Cross stated we will repurpose that furniture where we can.

Mr. Andersen stated part of the quote on the gymnasium is to repaint it the same color, there are a lot of issues we need to talk about such as ceiling fans, drinking fountains and a lot of improvements.

Mr. Payton stated I had on the list to talk to Steve or Matt about the number of lights that are on the patios.

Mr. Andersen stated the problem is we can't replace the globes and we are going to run out and this is a good opportunity to get rid of them and put in LED lights.

I'm meeting with the playground company for the third time next week and we will bring back to you a finalized plan at the next meeting.

The entry lights coming down the parkway have all been switched to LED, they all work and look very nice.

We are getting proposals for the tennis courts, instead of building four courts we have come up with a concept that will benefit a larger majority of people in the community and that is



in areas prone to vandalism or activity in violation of the district’s amenity policies. It does not identify specific locations by policy because that defeats the purpose if you tell everybody where the cameras are located. It requires the district to store the videos for a minimum of 30 days and these videos will not be released normally under public records requests unless it is in relation to a violation of an amenity policy or to assist law enforcement agencies in their investigation.

Mr. Cross asked can we place one sign at the entrance since everyone has to go through the entrance to get in or do we have to place them at each particular building that has a camera?

Ms. Buchanan stated I don’t think one sign at the entrance would be sufficient. I don’t know that you have to put them in every room in every facility but I do think we should probably put them in one obvious place for each facility that they are located.

Mr. Cross asked what about the entrance cameras? You would have to have one at the entrance for those.

Ms. Buchanan stated let me research that and get back to you.

On MOTION by Mr. Cross seconded by Mr. Poole with all in favor Resolution 2017-07 was approved.

**THIRTEENTH ORDER OF BUSINESS      Consideration of Resolution 2017-08  
Amending the General and Recreational  
Fund Budget for Fiscal Year 2017**

Mr. Oliver stated you have in your agenda package Resolution 2017-08 and on the reverse side of that is the exhibit. The amendment moves \$72,000 of assessments from the recreation fund into the general fund, while eliminating developer contributions. This is in accordance with negotiations held with the developer previous to tonight, with understanding the developer would no longer deficit fund the general fund budget; however, any cost overruns for the recreation fund as related to the management agreement will be covered by the developer. The FY16 management agreement that was at \$448,000. Rather than increasing that contract as it was contemplated for fiscal year 2017, it will remain at \$448,000 with the understanding that there would not be developer contributions.

On MOTION by Mr. Poole seconded by Mr. Cross with all in favor Resolution 2017-08 was approved.

**FOURTEENTH ORDER OF BUSINESS      Other Business**



There being none, the next item followed.

**FIFTEENTH ORDER OF BUSINESS      Staff Reports**

**A. Attorney**

There being none, the next item followed.

**B. Engineer**

There being none, the next item followed.

**C. Manager**

Mr. Oliver stated we had hit a temporary stopping point on working on the interface between the TAI POS and EZLinks systems used by recreation and golf club, respectively That was on hold because we were coming to the end of the one year agreement with Arnold Palmer Golf. Now with the 18 months breathing room that gives us the green light to work more aggressively to get this done, if we can find a suitable and cost effective solution to better synchronize the two systems.

**D. Golf Course General Manager**

Mr. Dugan gave an overview of the golf course activities after which the following action was taken.

On MOTION by Mr. Cross seconded by Mr. Krueger with all in favor staff was authorized to enter into a lease for a rough mower for a term of 60 months for a monthly payment of \$1,150.43 with a \$7,308 buyout at the end of the lease.
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**E. Director of Aquatics & Recreation**

Mr. Biagetti gave an overview of the amenities management report.

**F. Operations Manager**

Mr. Andersen stated I distributed a list of my responsibilities and a description of project management and construction administration for your review because next month I would like to

talk to you about a modification of my agreement to cover the jobs that you have asked me to do over the past few months and going forward.

Last month a resident brought up the condition of the entranceway and Duval was out here today and as soon as I get a quote from them I will distribute it to the board.

Mr. Poole stated a number of residents have asked about striping the centerline of the roads within the district.

Mr. Hadden stated the county will allow the CDD to pay for it just like the road repair.

Mr. Andersen stated I can ask Duval what it would cost and talk to the county to make sure using paint is okay because a lot of times they want thermoplastic.

Mr. Hadden stated the last quote I had for thermoplastic was \$3.50 per foot.

**SIXTEENTH ORDER OF BUSINESS      Supervisor's Requests and Audience Comments**

Mr. Krueger stated I would like to see where we are going with the POS system at the golf club and here.

Mr. Oliver stated I spoke with Mike Talbot of TAI Systems a couple weeks ago and we need to get him back in a conversation so we can sync up the two systems.

Mr. Krueger stated I know his was kind of expensive and I thought we were going to look at other systems that might be available.

Mr. Oliver stated I had this discussion with Corey and suggested whatever they may have in the golf world that could be imported over here can be considered, also.

Mr. Hermening stated I would like to commend Chris for the work he and Roger put together as far as what we were looking for with West Bank.

A resident asked is there any impact on the community insurance policy when you begin to put in surveillance cameras and signs either positively or negatively?

Mr. Oliver responded we have cameras in most of our districts and it doesn't have a positive or negative impact regarding the insurance premium or the District's liability.

A resident stated I want to go back to the idea of the renovations. We had a committee that was supposedly going to be involved with the design and give feedback but now you are saying there are three people?

Mr. Andersen stated they are from the committee.

A resident asked what happened to the rest of the committee?

Mr. Andersen stated I don't know what happened to the rest of the committee. I was given three names. We haven't met yet and nothing has been done. We haven't set a meeting yet.

Mr. Cross stated if you want to go you can go. Give your information to Steve and he will get with you.

Mr. Hermening stated I'm not running this committee it is a community committee. I had put out to a couple of the members that I know from the committee and said here are the people that are involved and I included what I believed was everybody that had attended these meetings and I put a suggestion to that group that somebody take the lead on bringing this committee together. We really don't want a group of 10, 15 or 20 people meeting with the designer we want 2 or 3 to meet with the designer to bring together what that committee's thoughts are rather than having her overwhelmed with however big the committee is. I put that to the committee and left it up to those on that email as to who is going to take the leadership of that. I have not seen that anybody has so I have continued to reach out to the couple of people I have been in engaged with as friends and neighbors. Those are the reasons we came up with a couple of names. It has nothing to do with any decisions that were made by a committee that was the relationship that I got and suggestions I had for the committee to work.

Mr. Cross stated we really can't have any control over the committee because of sunshine laws so we have to leave it to the committee to make those decisions.

A resident stated when I responded back there was no response from anybody.

Mr. Hermening stated I was going to include you as part of this group that is going to meet with Michelle.

A resident stated I know when builders come in they have to have a bond in case something goes wrong such as a busted sewer pipe. What is Mr. Arrowsmith going to do?

Mr. Cross stated he said he would put up a new bond.

A resident asked as we proceed with the renovations we will keep our eyes open to things that cause us to have legal difficulties down the road, correct? If we have fire pits as an example is that wise?

Mr. Cross stated I don't know that it will increase your liability or not. I will look into that.

A resident stated a number of people know I'm a regular at these meetings so I get lots of questions about what is going on. One of the frustrations I have in responding to those questions is timing. You are building a new playground but when. We are going to rebuild a pond on the driving range, but when. It was a little better tonight we had some dates for some projects but I would like to see the board when they have something going on if you have an approximate date let us know what that is.

Mr. Hermening stated I think we should look to see if Steve can add in some timelines added into these contracts. I don't know if or how we could do it.

Mr. Cross stated if we have that timeline it will help us push ourselves to get it done instead of putting it over and waiting.

A resident asked has there been any thought given to some kind of lockers around the pool? When the kids come they take up a lawn chair because they have a towel and shoes and they are never in the chair but they have nowhere else to put their stuff.

Mr. Cross stated I see your point and I don't know if it would or not.

Mr. Oliver stated I have seen that cubbyhole concept at other amenity centers.

Mr. Biagetti stated we can look into it. It is not a bad idea. I will say at the gym we do have lockers but the pool area if it is within their sight that it is readily accessible and if there is a locking mechanism for cell phones because that has been an issue in years past.

A resident stated I have lived here three months. Are minutes available for this meeting that all residents could see?

Mr. Cross responded yes, the minutes for this meeting will be approved at the next meeting and then posted on the website.

A resident stated at the start Eagle Crossing there is a lot of space but no houses and I understand streetlights are put up according to the number of homes on a stretch. There is quite a stretch there and no homes and it is really dark.

Mr. Cross stated those are open fields, there will be no houses there.

Mr. Hadden stated Clay Electric puts up the streetlights. If there are places where no homes are going to be built the residents could say we would like to have streetlights we could send a request from the board to Clay Electric, they would charge you to install them and I think the ones we have are \$1,400 each.

Mr. Andersen stated if you will get in touch with me and point out the areas you think need it we can contact Clay Electric and bring it to the board.

A resident stated I understand this area closes very early and if you want to play pool after work it is closed. That doesn't seem to be very user friendly. Could it be moved to the athletic area?

Mr. Biagetti stated we have plans to change some things around.

Mr. Payton stated this building closes at 5:30 p.m.

Mr. Biagetti stated we will be open until 8:00 p.m. on every night except Sundays. During the off season we close a little earlier. We have had families consistently come up here at 4:30 or 5:00 and say I'm leaving at 5:30 or 6:00. We have staff at the athletic center and I will call over there and say come check on them and lock up when they are finished. I don't give people the boot.

A resident stated I live on Prairie Dunes and going towards Gray Hawk there is still construction and there is an enormous amount of trash.

Mr. Cross stated we are aware of it and are working on it.

**SEVENTEENTH ORDER OF BUSINESS    Financial Reports**

**A.    Balance Sheet as of January 31, 2017 and Statement of Revenues and Expenses for the Period Ending January 31, 2017**

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. Payton with all in favor the check register was approved.
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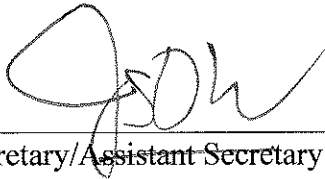
**EIGHTEENTH ORDER OF BUSINESS**

**Next Meeting Scheduled for Tuesday, April 4, 2017 at 6:30 p.m. at Eagle Landing Residents Club**

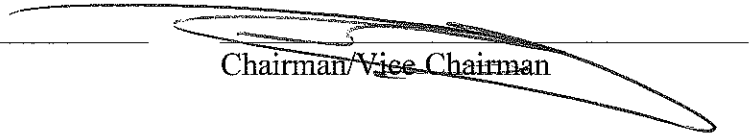
Mr. Oliver stated the next scheduled meeting will be Tuesday, April 4, 2017 at 6:30 p.m. in the same location.

Mr. Cross stated I would like to thank all the residents for coming out tonight.

On MOTION by Mr. Cross seconded by Mr. Poole with all in favor the meeting adjourned at 8:45 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman