

SOUTH VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

A special meeting of the Board of Supervisors of the South Village Community Development District was held Tuesday, May 5, 2015 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
Bobby J. Poole	Supervisor

Also present were:

Jim Oliver	District Manager
Katie Buchanan	District Counsel
Keith Hadden	District Engineer

The following is a summary of the minutes and actions taken at the May 5, 2015 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the special meeting to order at 6:30 p.m. He stated this was to be a continued meeting that we tried to schedule for last week, but we wanted to have the three consultants here to give a presentation to the board and take questions and answers. We were to have the meeting at the golf club, but there was a conflict. We will have future CDD meetings here because this is a room that the CDD controls and we don't have to be worried about being double-booked.

Mr. Cross stated the purpose of this meeting is to hear proposals from three companies on the feasibility and valuation of the golf course. It is not a determination to buy the golf course or anything else, it is only to listen to three companies that do evaluations on the feasibility of the golf course, value of the golf course and the business and so forth.

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

**Presentation of Proposals for Golf Course
Acquisition Feasibility and Valuation Study**

- A. NGF Consulting – Richard Singer**

- B. Hampton Golf – Travis Norman**

- C. Sole Golf Management – Charles Raulerson**

Each representative reviewed the background of their firm, their experience and expertise and gave an overview of the scope and type of report they would provide the board if they were chosen after which the board members asked questions for clarification on specifics of their proposals.

The board discussed each of the three proposals and what they offered then took questions and input from the audience after which the following action was taken.

On MOTION by Mr. Cross seconded by Mr. Poole with all in favor NGF Consulting was selected to prepare the feasibility and valuation study.
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Mr. Oliver stated Richard you have been selected and thank you very much for submitting the proposal. We want to collaborate with you and have you tell us what we need to provide to you so that you can get started with the process.

Mr. Singer stated some of the questions that have been raised are key. We would like to get into what is going on with the club now and arrange a more thorough physical inspection than the one I did this afternoon. I would like to spend some time with the golf superintendent if that is available and look through the numbers and understand exactly what is being conveyed to you as part of this transaction in terms of equipment, carts and inventory. I do want to spend some time with you and see what your plan is to run this if you move forward. Then I can help you match an operating plan with your program.

Mr. Oliver stated we will set up a workshop in the near future and I will ask that the board appoint one supervisor to work directly with Richard and me on some of the issues between meetings.

Mr. Krueger was designated as the supervisor to work with staff between meetings and workshops on the golf course acquisition.

FOURTH ORDER OF BUSINESS

Request for Pool Use by The Learning Experience

This item pulled from the agenda.

FIFTH ORDER OF BUSINESS

Update Regarding Technology Actions Related to Recreation Fund Transition Process

Mr. Oliver stated as you will recall East West will no longer be doing the accounting for the recreation fund and we are still in the process of segregating from their technology so that we are a separate entity from the developer. The district is on their server. We have Comcast coming out and they are going to set it up so the district has a separate server and will no longer have to rely on their server or their internet system. We will also have a new phone system coming in. East West has a point of sale system and access card system and they have asked us to no longer be on their system. For ease of transition, especially for the residents' convenience and experience, we want to stay with the same system. We are working with the vendor who installed and managed the system for East West for him to provide the same services to the district with the least impact on the residents. I would like to continue to negotiate with him with Grant.

SIXTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Krueger stated for those of you who observe the lake and grass by Oakmont it is terrible and I have been in touch with Steve Andersen and Down to Earth replaced it and it died because of vandalism to the sprinkler system and they have fixed that and will replace the sod.

A resident asked where are we on the contract to repair the gym equipment?

Mr. Cross responded last I talked to Matt they had to order some parts and they are supposed to be here this week or next week. Not everything is going to be fixed because we didn't order everything all at once because of the cost.

Mr. Oliver stated this board has been working the last few years on a bond refunding, waiting until the timing was right and we met all the credit rating and market requirements. Hopefully, we will still be in a position, whichever way you go with the golf course purchase, to carve out some of that money so you can replace some fitness equipment.

A resident asked what happened to the Learning Experience item?

Mr. Cross responded I spoke to them and told them no.

A resident asked how many groups do we have using the pool at no charge?

Mr. Cross responded none at no charge and I think we have one using it now and that is the dive team, which incorporates a lot of the Eagle Landing residents and they give free lessons.

A resident stated what came out of the discussion with the Learning Experience was all these other groups using not only the pool but the tennis teams and golf teams and they are using them at no charge to them and we as homeowners are only allowed 15 passes per year per guest and if we run out of passes we have to buy more passes.

Mr. Cross stated I agree and we will look at the policies.

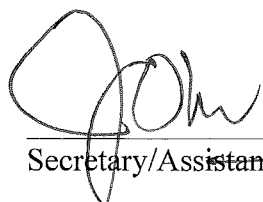
A resident stated I know they are letting non-residents use the pool without a guest pass and at no charge and the gym is a free for all.

EIGHTH ORDER OF BUSINESS

Next Meeting Scheduled for Tuesday, June 2, 2015 at 6:30 p.m. at Eagle Landing Golf Club, 3989 Eagle Landing Parkway, Orange Park, Florida

Mr. Oliver stated the next regular meeting is going to be June 2, 2015 at 6:30 p.m. and I will get with the board regarding setting up a workshop.

On MOTION by Mr. Cross seconded by Mr. Townsend with all in favor the meeting adjourned at 8:07 p.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman