

SOUTH VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the South Village Community Development District was held Tuesday, October 7, 2014 at 6:30 p.m. at the Eagle Landing Sales Center, 3973 Eagle Landing Parkway, Orange Park, Florida.

Present and constituting a quorum were:

Gary Cross	Vice Chairman
Grant Krueger	Supervisor
Richard Townsend	Supervisor

Also present were:

Jim Oliver	District Manager
Katie Buchanan	District Counsel
Matt Biagetti	East West - Director of Aquatics & Recreation
Steve Andersen	East West - Operations Manager
Several Residents	

The following is a summary of the minutes and actions taken at the October 7, 2014 meeting and 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 not being any, the next item followed.

THIRD ORDER OF BUSINESS **Approval of the Minutes of the September 9, 2014 Meeting**

On MOTION by Mr. Cross seconded by Mr. Krueger with all in favor the minutes of the September 9, 2014 meeting were approved.
--

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2015-01 Regarding Establishment of Capital Reserve Fund for Repairs & Replacements**

Mr. Oliver stated at the last meeting you adopted the fiscal year 2015 budget and assessed \$53,000 for a capital reserve fund for repairs and replacements and reviewed a draft of the capital reserve study, which is still under review. This resolution puts these funds in a separate account and behind the resolution is a list of restrictions on that fund.

On MOTION by Mr. Krueger seconded by Mr. Townsend with all in favor Resolution 2015-01 establishing a capital reserve fund for repairs and replacements was approved.

FIFTH ORDER OF BUSINESS

Acceptance of the Series 2005A Arbitrage Report

Mr. Oliver stated tax-exempt bonds were issued for financing of the infrastructure and the IRS has rules in place such that you cannot earn more interest on the bond proceeds than you are paying and this arbitrage report ensures that there were not any over earnings on those funds. The opinion letter indicates a negative rebate requirement for the period ending December 31, 2013. Consequently no amount must be on deposit in the rebate fund.

On MOTION by Mr. Cross seconded by Mr. Krueger with all in favor the Series 2005A arbitrage rebate calculation report was accepted.

SIXTH ORDER OF BUSINESS

Update Regarding Access to Jennings State Forest

Mr. Andersen stated they are going to give us access to Jennings State Forest through a 3 1/2 foot opening in the fence and that gives us access to the trails for walking or bicycles. No motorized vehicles, no golf carts. They are going to leave that open and on our side it is up to us what we want to put in but the suggestion is to put in a kiosk with the trails on it and a picnic table. It will be open at no charge to Eagle Landing residents, patrons and guests.

SEVENTH ORDER OF BUSINESS

Discussion of Revised Security Camera Proposals

Mr. Oliver stated at the August and September meetings the board discussed three proposals and there was discussion of refining that scope to get the type of system to focus on the amenities inside and out and also entryways into the community.

Mr. Biagetti stated once the end of the year is closed out we will see what funds available and how much we want to dedicate towards the cameras. We have a good idea of what we want and we will refine it more in regards to what we want covered whether it is more of a perimeter scope or more internal in the pools and I think we are all leaning towards more of a perimeter, exits, entrances.

Mr. Cross stated the cameras at the entrances will be part of the package but paid for by the HOA if the HOA board approves it.

Mr. Oliver stated we will have the year-end financials at your December meeting and you will know how much funding is available for that purpose if you decide to do that.

EIGHTH ORDER OF BUSINESS

Consideration of Request Regarding Easement for Residential Pool

Mr. Andersen stated this gentleman is requesting to encroach five feet into a ten foot drainage easement to build a pool. The drainage easement is at the top of the drainage and the only thing that drains is his yard and it goes downhill from there and has no impact to district property. A requirement if you approve this request is that they have to modify the swale to accommodate the lack of the 5 feet. In this instance the easement is dedicated to the district and to the county and as long as we are okay the county is fine with it and then he will go to the HOA for approval of the final plans.

On MOTION by Mr. Krueger seconded by Mr. Townsend with all in favor the request to encroach 5 feet into the 10 foot easement was approved.

NINTH ORDER OF BUSINESS

Consideration of 2015 Annual Update to the Restated Amenities Facilities Management Agreement

Ms. Buchanan stated we did an authorization in the last amendment to the agreement that said so long as the management company provided us with this annual update every year the board could just authorize this update on an annual basis and this would supplement the terms of the agreement. We hire the company as a package we don't look at their individual services they provide or how they comply with their obligations under the agreement. We hired East West Management to do this for us.

On MOTION by Mr. Townsend seconded by Mr. Krueger with all in favor the 2015 update to the amenities facilities management agreement with

TENTH ORDER OF BUSINESS Other Business

There not being any, the next item followed.

ELEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

There not being any, the next item followed.

B. Engineer

There not being any, the next item followed.

C. Manager

Mr. Oliver stated the general election is November 4, 2014 and the next meeting after that would be December 2nd. At that time we will swear in the new board and you will elect your officers. There are three candidates to fill the seat to replace Roger Arrowsmith and after the election I will contact the elected supervisor before the meeting on December 2nd.

D. Director of Aquatics & Recreation

Mr. Biagetti stated we approved the maintenance agreement with Life Fitness and they came out yesterday and performed the service and they are compiling a list of parts that we need to prolong the life of the machines.

TWELFTH ORDER OF BUSINESS Supervisor's Requests and Audience Comments

Mr. Oliver stated I have been working with Grant on having expanded financials, particularly the income statement for the tennis and swim budget. We will have that for the December meeting.

A resident asked is there was an inspection/maintenance/replacement plan in place for the pool furniture? I found a chair on the deck that would have been dangerous if a child had tried to sit on it.

Mr. Biagetti responded we have been working with that over the years with the capital budget now that we have a capital plan in place you will see furniture allowance.

A resident stated we live on the 16th hole and I believe there were fire line breaks behind my house that weren't filled in and there is an area that fills with rainwater and moccasins are in there.

Mr. Andersen stated I'm very aware of it and it is a golf course issue not a CDD issue. I talked to people at the golf course today about it and I'm going to work with them to figure out a solution.

A resident stated a lot of the streetlights are out and it is dangerous at night.

Mr. Andersen stated on Clay Electric Coop site there is a maintenance form you can fill out online, give them the pole number they will ask for your account number. If you get nowhere send me an email because I have direct contact with somebody over there that I can email.

A resident asked what are we doing about the park because it seems to be getting run down.

Mr. Andersen stated we will go out and take a look and see what we can do.

A resident thanked the board members for their hard work throughout the neighborhood.

THIRTEENTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet & Income Statement

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

B. Approval of Check Register

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

C. Assessment Receipt Schedule

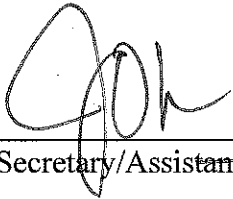
The assessment receipt schedule was included as part of the agenda package.

FOURTEENTH ORDER OF BUSINESS

**Next Meeting Scheduled for Tuesday,
December 2, 2014 at 6:30 p.m. at Eagle
Landing Golf Club, 3989 Eagle Landing
Parkway, Orange Park, Florida**

Mr. Oliver stated the next meeting is Tuesday, December 2, 2014 at 6:30 p.m.

On MOTION by Mr. Cross seconded by Mr. Krueger with all in favor the meeting adjourned at 7:30 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman