

SOUTH VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

The June 19, 2018 meeting of the Board of Supervisors of the South Village Community Development District was continued and reconvened June 26, 2018 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
Chris Payton	Supervisor
Bobby J. Poole	Supervisor (by telephone)

Also present were:

Jim Oliver	District Manager
Matt Biagetti	Director of Aquatics & Recreation
Corey Hamlin	Arnold Palmer Golf (by telephone)
Rachel Welch	East West

The following is a summary of the actions taken at the June 26, 2018 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 6:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Report Regarding Negotiations

Mr. Oliver stated at the June 19, 2018 meeting you ranked the proposals of the remaining firms and authorized the vice chairman to negotiate further with Evergreen Lifestyles Management and Troon/Honours Golf. The vice chairman will give the results of those negotiations and make a recommendation to the board.

A. Evergreen Lifestyles Management**B. Troon/Honours Golf**

Mr. Krueger gave an overview of the areas of discussion in his negotiations for a contract with the shortlisted firms and after discussion the following action was taken.

On MOTION by Mr. Hermening seconded by Mr. Krueger with all in favor the vice chairman was authorized to negotiate an agreement with Troon/Honours Golf to manage all golf, food & beverage and amenities/recreational facilities at South Village CDD.

Mr. Oliver stated there are details that need to be worked out such as the liquor license and transition matters.

FOURTH ORDER OF BUSINESS**Selection of Management Firm(s) for
Exclusive Negotiations of Management
Agreement(s)**

This item taken up in item 3.

FIFTH ORDER OF BUSINESS**Supervisors Requests**

Mr. Cross stated with the flags upfront saying open to the public apparently people think the pool and facilities are open to the public. I don't know if we need to put up one more sign that says golf course open to public or take those down.

It was the consensus of the board to leave the flags up until they get one that says, golf course open to the public.

Mr. Cross stated some issues came up about the road again, Dream Finders doesn't want to put the road in. They are willing to put it in, but they want to wait until after they build their homes. I'm going to call and say we need the road and they need to put it in. I'm going to talk to Roger too.

Mr. Biagetti stated we had a near drowning at the pool on Saturday. A three-year old was with her grandmother and the grandmother was not in the pool with the child. She had swimmyies on then took them off and went in the pool and treaded water, the grandmother jumped in and pulled her out and the lifeguards quickly responded. The head lifeguard on duty is an EMT as well and opened her airway, felt a strong pulse, felt breathing so he didn't perform

CPR. There were residents yelling at them to do CPR but he is a trained professional and knows what he is doing and within 10 seconds the girl regained consciousness. Rescue was called, she went to the hospital and she had a little water in her lungs, but she is doing well. One of the biggest things during an emergency for our staff is crowd control, to keep everybody away so they can focus on what they have to do.

Mr. Payton asked Jim can you go through a timeline of what we can expect for transition to Troon?

Mr. Oliver stated based on Troon's preference that transition date be coordinated with their payroll calendar, I would think we would want them on the ground effective August 18th. During yesterday's call with Katie and Grant, Katie said it would be a challenge to have a contract all wrapped up over the next 30 days. However, Troon is certainly motivated and the fact that they are going to have a contract to us tomorrow is a great starting point. We also have the advantage of having gone through this process two years ago and we have a contract in place she can serve as a broad template. The biggest slowdown that I see is the liquor license and I don't know how quickly that can be processed.

Mr. Krueger asked does that have to be held in their name and our name, could it be held in our name?

Mr. Cross stated it is in my name right now. Since I'm leaving they may want to change that over to Grant since he has four more years.

Mr. Oliver stated I do believe we have two names: the operator and the owner. We are going to have to do that same type of thing as is currently in place.

Mr. Payton asked what do you mean they will be here August 18th? Is that in conjunction with our current companies?

Mr. Oliver responded I think there will be some transitioning going on before the effective date of August 18th. Some of their key staff may be here prior to that date, especially as they go through the HR process. They won't transition the employees and take control until the 18th. There will be some crossover time with some of the current manager employed by CGPM.

Mr. Cross stated there were days when no one was working on the tennis courts.

Mr. Payton stated I met with the contractor yesterday and Steve and I are meeting with the contractor every Monday morning from now until those tennis courts are done. As soon as

the clay is put down they can move forward with the soft courts. The contractor is going to clean up the area.

Mr. Kreuger stated the waterfall I have heard from Greg that he went out there and tried to perform a pressure test and there is one tube that won't hold water and there is probably a leak underneath and that may have caused the problems with the erosion. He said we may reseal those pipes and that may have to take place.

Mr. Poole stated I have gotten an email or two about landscaping and I forwarded them to Steve and if he were there I was going to ask for a response.

Mr. Krueger stated I talked to Steve yesterday about landscaping at the clubhouse.

Mr. Payton asked what happens with Steve, when our new GM comes in? Do you send notice to Steve?

Mr. Oliver stated the operations contract is with ELAM, not directly with Steve Andersen. The CDD will send written notice to ELAM and CGPM with termination date to be approved by the Board. Those dates have not yet been determined. Existing contracts were extended through September 30, 2018. The termination clauses, transition timing issues, and other factors will drive the termination date.

Mr. Payton asked what about all the projects Steve he has? He is project manager on the tennis court project and carts?

Mr. Oliver stated the capital projects Steve is managing is under a separate contract entered into directly with him.

Mr. Payton asked does he stay project manager until those projects are complete?

Mr. Oliver stated correct because that is a contract with him whereas the operations contract is with Eagle Landing Amenities, whether Steve or Matt or anyone else is doing it.

SIXTH ORDER OF BUSINESS

Public Comment

A resident asked Troon, why don't we want a firmer number as to what kind of dollars they would be looking for on the golf course over the next two or three years? It is going to be a six figure number and it would be nice to know if it was \$2000,000, \$300,000 or \$400,000.

Mr. Krueger stated they are not going to come in and say we want this immediately. They are going to come in and do their evaluation of the facilities and then give a recommendation of what needs to be done and when it needs to be done.

Mr. Oliver stated the study hasn't been completed. Once the draft is ready, we will make it available to Troon for review and input..

A resident stated the breezeway and corridor leading into the clubhouse is in bad shape. I haven't seen anybody touch it.

Mr. Cross stated I have talked to the management several times about taking care of that and that is why they are leaving.

A resident asked what is the waiting period for employees on benefits?

Mr. Krueger stated I think Troon said the first of the month.

A resident asked is there a gap?

Mr. Cross stated there is a gap but they do COBRA over it.

A resident asked could we legally agree to bridge it from August 18th to September 1 so there is continuity and no gap in coverage?

Mr. Krueger stated I can talk to them about it.

A resident stated as you are aware I work here on and off and I'm also a resident and I'm speaking as a resident. No matter what company we get what are they going to bring to the golf course itself, not the pool or restaurant. What are they going to bring that we are not getting now? Are they going to raise rates? What are they going to improve on the golf course?

Mr. Cross stated they are going to lower the rounds and increase the price of golf ultimately.

A resident asked can we have some idea on the prices for golf is going to look like?

Mr. Cross stated they are going to have to do an analysis and will not change overnight and they have agreed that it will be in steps.

SEVENTH ORDER OF BUSINESS

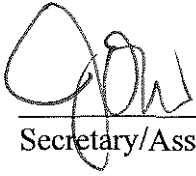
Next Meeting Scheduled for Tuesday, July 10, 2018 at 6:30 p.m. at Eagle Landing Residents Club

Mr. Oliver stated the next scheduled meeting is July 10, 2018.

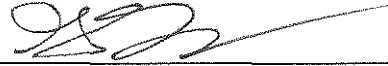
On MOTION by Mr. Cross seconded by Mr. Krueger with all in favor the meeting adjourned at 7:32 p.m.

June 26, 2018

South Village CDD



Secretary/Assistant Secretary



Chairman/Vice Chairman