

SOUTH VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the South Village Community Development District was held Tuesday, July 10, 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 (by telephone)
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
Keith Hadden	District Engineer
Matt Biagetti	Director of Aquatics & Recreation
Rachael Welch	Social Membership & Activities Coordinator
Steve Andersen	Operations Manager
Corey Hamlin	Century Golf Partners(by telephone)
Josh Heintzman	Century Golf Partners
Dan Steiner	Century Golf Partners

The following is a summary of the actions taken at the July 10, 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 6:30 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 June 5, 2018 Meeting, June 19, 2018 and June 26, 2018 Continued Meetings

On MOTION by Mr. Payton seconded by Mr. Poole with all in favor the minutes of the June 5, 2018 and June 19, and June 26, 2018 Continued meetings were approved as presented.

FOURTH ORDER OF BUSINESS

Consideration of Boundary Amendment Agreement

Ms. Buchanan stated at the last regular board meeting we discussed the boundary amendment, Supervisor Poole requested staff to prepare frequently asked questions to be distributed to the community. We have not received any feedback on that document. At this point we need direction from the board as to whether or not you want to move forward, however, I do think East West is working on some things behind the scenes, so they aren't necessarily as driven as they were two months ago to get this done immediately. If no one has any concerns about the agreement I will continue to work on this.

Mr. Cross joined the meeting by telephone at this time.

FIFTH ORDER OF BUSINESS

Update Regarding Management Agreement with Troon/Honours Golf and Related Transition Matters

The board and staff discussed the contract negotiations that have taken place to date and staff will continue to work with Mr. Krueger to negotiate deal points and will bring back to the next meeting a contract in substantial form for board consideration.

Mr. Oliver stated we will have to continue meetings if we want to transition on August 18th.

SIXTH ORDER OF BUSINESS

Update Regarding Proposals for Repair of Waterfall Entry Feature

Mr. Hadden outlined the proposals for an evaluation, for the repair of the waterfall and a proposal to relocate the waterfall: \$55,000 repair, \$106,000 to \$118,000 for a new fiberglass vault and relocation, \$155,000 with cement vault.

Staff will update the board at the continued meeting on recommended repair/replacement of fountain and funding mechanism along with the proposed timeline.

SEVENTH ORDER OF BUSINESS**Review of Draft Capital Reserve Study Update**

Mr. Oliver stated we received the draft capital reserve study yesterday and we want to start the process. This does not contemplate major repairs to the golf club, this contemplates routine repairs and replacement over the lifetime of a particular asset. It lists all the assets the district owns and comes up with the date put in service, replacement cost, projected date of replacement. As we go through staff and board review of this study we will make this report available to Troon/Honours Golf since they will execute the plan as the new on-site management firm. We want their expertise as they look at this plan and make recommended changes once they have been on the ground for a reasonable period. We won't finalize the report until 30 to 60 days after they come on board.

EIGHTH ORDER OF BUSINESS**Discussion of Fiscal Year 2019 Budget**

Mr. Oliver stated we have our budget hearing September 4th and we have more time to work with the budget but the biggest driver on the budget is the transition and TRIM.

The maintenance assessments went from \$100 per unit to \$200 per unit and we also have more units being assessed this year because of Phase 5, we had another 99 units come online. The Capital reserves will go from \$115,000 to \$250,000 and that will help build capital reserve budget.

The last section of the budget is the golf budget and that is based on the same budget as FY18 operating under Century Golf contract. I have distributed a pro-forma budget that was provided by the incoming management company. Troon/Honours Golf will be involved in the budget process after contracting, so their input is incorporated into the budget to be adopted at the September meeting.

NINTH ORDER OF BUSINESS**Update Regarding Sale of Golf Course Maintenance Equipment**

Ms. Buchanan stated nobody responded to our ad so we going back to the original vendor. We have complied with our requirements and we can move forward. I will confirm the due date but assuming we are within the due date is that what we want to do?

Mr. Krueger stated yes.

TENTH ORDER OF BUSINESS

Update Regarding Capital Projects

A. Review of Cost to Complete Schedule

A copy of the report was included in the agenda package.

B. Remaining Construction Funds – Obligated and Unobligated

C. Status of Remaining Projects

Mr. Andersen stated the tennis courts is the last remaining project to be completed.

D. Ratification of Series 2016 A1/2 Requisitions

On MOTION by Mr. Poole seconded by Mr. Krueger with all in favor the series 2016 A1/2 requisitions 68 to 71 in the total amount of \$94,884.21 were ratified.

ELEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TWELFTH 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

There being none, the next item followed.

D. Golf Course General Manager

Mr. Steiner stated I have a quote for the golf cart member parking area, \$7,800 includes 6" of mulch as well as to demo the bushes and this is for Tree Amigos to complete everything.

The railroad ties you see are to keep the mulch in that area. There is also a quote for 4" and 6" of stone.

It was the consensus of the board to wait until Troon comes in and make a recommendation.

Mr. Heintzman gave an update on the membership drive that started in February for a grand total of membership at 76, 11 players club members were added since the last meeting and since the first of the year players club memberships is up to 230 total members.

E. Director of Aquatics & Recreation

A copy of the report was included in the agenda package.

F. Operations Manager - Report

A copy of the report was included in the agenda package.

THIRTEENTH ORDER OF BUSINESS Supervisor's Requests and Audience Comments

Mr. Krueger asked can you clarify our policy on outsiders coming in and drinking and employees drinking behind the cabana bar?

Mr. Biagetti stated I think no. 2 should be self-explanatory. Outsiders as long as they are a guest of a resident can come in. We don't want to prohibit anyone from bringing in a guest.

Mr. Krueger stated I have heard stories of people just driving up and coming up here and they get served because they give good tips.

Mr. Biagetti stated I will have that conversation.

Mr. Payton stated a resident asked if the board would send a notice to the community whether it is an email blast or on the facebook page regarding fireworks on district property, just reminding everybody they are not allowed to use fireworks on the golf course. I also had a number of complaints about fireworks in general.

Mr. Cross stated the equipment in the gym there are no time limits for its use. Generally, the time limits would be 30 to 40 minutes. Do we have a policy on that?

Mr. Biagetti stated I don't think we have a specific time. We have had an issue with sharing, there have been complaints and arguments. I don't know if that is something we want to

look at if we wanted to impose certain time limits then who is going to enforce it. Should we have staff enforce it? That is a tough one. What are your thoughts?

Mr. Cross stated my thought was to monitor it at this point, don't set any policies and I don't think one complaint should change an entire policy of the community but monitor it and see where it goes.

Mr. Poole stated a lot of places have signs posted, as a courtesy to all users please limit your time on certain pieces of equipment to X minutes.

Mr. Biagetti stated we can do that as you are coming up the stairs.

Mr. Krueger stated I received an email from a resident saying how impressed they were with the turnaround in the restaurant at the clubhouse. Service and quality of the food was bad. What is the feasibility of putting signs "cart path only" on the par 3s when there is a cart path only?

Mr. Steiner stated a sign is easy but getting them to do it is something else.

Mr. Heintzman stated we have signs all over that say "don't trespass".

Mr. Steiner stated you could install a GPS system on the carts and know where they are at all times.

A resident stated as part of the new contract you are developing I think there should be a way that customers of the amenities and golf course can regularly put comments into a system that management can look at something that needs to be fixed or that is good news and the board at the end of the month sees that there were 27 comments, 26 were good and one was bad. A place you can comment other than on Facebook, a mechanism that is more structured.

Mr. Poole stated some of the people who had proposals for the amenities talked about having the capability of the residents having input. That should be doable.

Mr. Krueger stated I will talk with Troon about that and see if they have something that can easily be implemented.

Mr. Biagetti stated we do have an area on the website and some people utilize it.

Mr. Steiner stated I have been doing food and beverage for a couple weeks and I probably have 100 comment cards and I can put them together and scan them and send them to the board.

A resident asked is there any consideration given to putting the pumps for the waterfall aboveground and doing away with the vault or is that not a viable option?

Mr. Hadden stated pumps make noise and having them in a vault helps. If you design that system to be above the water you need different pumps.

Mr. Andersen stated we did look at that but discarded the idea due to the cost.

A resident asked is there a plan to revamp the bunkers because a lot of them are little more than mud.

Mr. Heintzman stated the bunkers were repaired from hurricane damage, they were not corrected from the way the water runs off the green.

A resident stated we really have to do something on the weekend for the bunkers they are terrible.

Mr. Poole asked why don't we get a recommendation at the next meeting as to how to handle that situation?

A resident asked is there a plan to repair the back of 11 green?

Mr. Heintzman stated from what I understand that has a lot to do with air moving through there. At one time there was talk about removing some of those trees.

A resident stated a project to keep in mind for the future is you have a huge area behind the second green that would make a wonderful area in which to grow sod. It just needs to be maintained and you would have sod for life.

A resident stated we need to do a single contract and not piecemeal it together, not do the amenity separate. As far as wear and tear items we have fallen short on having things well defined contractually with East West and Arnold Palmer as to maintenance and I think that has to be spelled out in an exhibit to the contract.

Ms. Buchanan stated our incentive based compensation has to go through bond counsel, there are particular IRS regulations on that. We will work with them to make sure we get where we need to be with that.

A resident stated back in April there was communications about getting other homeowners interested in cutting the underbrush and there was supposed to be a process for doing that. Steve contacted the forest service.

Mr. Andersen stated the forest service was contacted and they said if I can get any homeowners interested but they are not doing anything until the spring. I think it is a good idea if we went to homeowners and see if they have any interest in this but there are specifics and I can send it out in an email blast to see if there is any interest.

A resident stated there has been conversation off and on about using some of the HOA dollars for the pump, waterfall, etc. Where does that conversation stand?

Mr. Payton stated my understanding is that the HOA lawyer said they would not be spending any HOA money on the waterfall feature because it is not considered to be for community use. Parks are something the community can use, the waterfall although it is in the community is not something that is used physically by the community.

A resident stated the breezeway ceiling and walls at the clubhouse still looks grungy. There is an accumulation of water around the two sinks in the mens room.

Mr. Krueger asked was it put in level?

Mr. Andersen stated yes. I don't know what the solution is.

A resident stated they put in a sidewalk in Gray Hawk and the grass is torn up and it has been like that since they put it in.

Mr. Andersen stated if you want to get it done I have a quote for \$5,100, to haul in dirt and re-sod and irrigate it. We are trying to work out a deal to see if we can get it done.

FOURTEENTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet as of May 31, 2018 and Statement of Revenues and Expenses for the Period Ending May 31, 2018

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. Payton seconded by Mr. Poole with all in favor the check register was approved.
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D. Golf Report

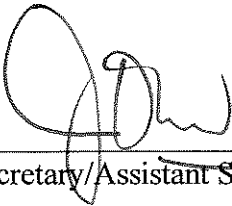
A copy of the golf financials were included in the agenda package.

FIFTEENTH ORDER OF BUSINESS

**Next Meeting Scheduled for Tuesday, August
7, 2018 at 6:30 p.m. at Eagle Landing
Residents Club**

Mr. Oliver stated this meeting is continued to July 24, 2018 at 6:30 p.m.

On MOTION by Mr. Krueger seconded by Mr. Poole with all in
favor the meeting continued to Tuesday, July 24, 2018 at 6:30 p.m.
in the same location.



Secretary/Assistant Secretary



Chairman/Vice Chairman