

SOUTH VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the South Village Community Development District was held Tuesday, November 13, 2018 at 6:33 p.m. at the Eagle Landing Residents Club, 3975 Eagle Landing Parkway, Orange Park, Florida.

Present and constituting a quorum were:

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| Gary Cross | Chairman |
| Grant Krueger | Vice Chairman |
| Kelly Hermening | Supervisor |
| Chris Payton | Supervisor |

Also present were:

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| Jim Oliver | District Manager |
| Katie Buchanan | District Counsel |
| Keith Hadden | District Engineer |
| Matt Biagetti | Honours Golf |
| Jim Hahn | General Manager, Honours Golf |
| Josh Heintzman | Golf Professional, Honours Golf |
| Alan Slaughter | Honours Golf |
| Rick Smith | Supervisor Elect |
| Randy Smith | Supervisor Elect |

The following is a summary of the actions taken at the November 13, 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 6:33 p.m.

SECOND ORDER OF BUSINESS

**Recognition of Eagle Scout Candidate
Nathaniel Archibeque and BSA Troop 653**

Mr. Biagetti gave special recognition to Nathaniel Archibeque and BSA Troop 653 for their community service work on the playground and Mr. Kreuger presented a plaque on behalf of the board.

THIRD ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

FOURTH ORDER OF BUSINESS

Affidavit of Publication

A copy of the affidavit of publication of the board meeting and the audit committee meeting were included in the agenda package.

FIFTH ORDER OF BUSINESS

Approval of the Minutes of the October 2, 2018 Meeting

On MOTION by Mr. Payton seconded by Mr. Krueger with all in favor the minutes of the October 2, 2018 meeting were approved.

SIXTH ORDER OF BUSINESS

Update on Honours Golf Transition Process

Mr. Hahn gave an overview of the status of the transition, staffing, development of revised financial reporting, maintenance and assessment report, schedule of suggested capital and maintenance projects along with proposed costs, that need to be done throughout the facility and golf course, preventative maintenance checklists, marketing program, events,

SEVENTH ORDER OF BUSINESS

Discussion of Honours Golf Goal Setting and Performance Measures for Fiscal Year 2019

This item tabled.

EIGHTH ORDER OF BUSINESS

Update Regarding Reformatting Fiscal Year 2019 Budget and Financial Statements

Mr. Hahn stated the CDD budget has been put in the Honours format, which breaks down each department, month to month and detailed expense line items. I will get with Grant for his review, go over the budget each month with each department head and will share it with the full board by the end of the month.

NINTH ORDER OF BUSINESS

Update Regarding Series 2016 Capital Projects

A. Ratification of Requisition

Mr. Oliver presented two requisitions to reimburse the capital reserve fund for payments made for the fence installed at the tennis courts as well as the tennis furniture.

Mr. Biagetti stated we haven't paid the full amount, there has been a 33% payment made.

Mr. Oliver stated the reason we did it that way was the vendor is being paid in three payments, down payment, progress payment then the final payment. Rather than run three checks through the trustee it was easier to write three checks from the capital reserve fund and then one check from the trustee to reimburse the capital reserve fund. Matt is releasing those funds once the work is done and inspected.

Mr. Payton stated I would like to know when he says he is done before we pay him.

Mr. Biagetti stated they are shooting for Thursday for most of these items.

On MOTION by Mr. Cross seconded by Mr. Payton with all in favor requisitions 75 in the amount of \$11,600 and requisition 76 in the amount of \$6,837 were ratified.

TENTH ORDER OF BUSINESS

Review of Fiscal Year 2019 Maintenance Project List (Off Season)

Mr. Biagetti stated I think a lot of it is being incorporated into the project list here and the big things, strapping the chairs, the pump and motor need to be replaced in the competition pool and we are looking to have a backup pump. We are looking at trim work and painting that needs to happen on this building,

Mr. Oliver stated I want to circle back to Jim the allocation of \$199,000 for maintenance, staff managed projects.

Mr. Hahn stated how the budget was created was all the maintenance costs went into the general fund and most of the maintenance will take place out of the general fund, maintenance for tennis, pool, golf course so all those salaries are staying within the general fund. We thought it made sense to take money out of the general fund to put in the golf course for janitor, two people were approved to be added at the golf course and the CDD budget doesn't have that in the budget you put together. We tried to allocate dollars out of the general fund into the right departments where it clearly is involving that department, leaving a balance in the general fund that would be available for other projects.

ELEVENTH ORDER OF BUSINESS

Discussion of Waterfall Entry Feature

Mr. Hahn stated over the last 30 days we have focused on the waterfall. Four contractors came out, one didn't give a bid, one would only give a bid for time and materials, which could be

a nightmare in that situation then we did get a bid from one contractor who submitted bids for two different processes. We got a bid to reinforce the existing vault at a cost of almost \$52,000 and a bid to move the vault to an area between the roadway and the existing vault on higher ground and the relocation of the vault would be about \$147,000. I also talked to their engineers when they were out here, they feel both projects are viable and we talked about how it has been compromised and the risks of doing nothing right now and managing and watching the vault. We measured this vault left to right, front to back and up and down and our goal is to measure it every 15 days and see if we see any movement in the vault. I think we know the costs associated with either project and we know the importance of the waterfall but if it has been this way for two or three years why not just continue to manage it and watch it and we will report back to the board every month and wait to see what happens instead of spending this kind of money.

It was the consensus of the board to take measurements and watch it closely.

TWELFTH ORDER OF BUSINESS

Board Approval of Audit Committee Ranking of Audit Proposals

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| <p>On MOTION by Mr. Cross seconded by Mr. Krueger with all in favor the recommendation of the audit committee of Berger Toombs as no. 1 Grau & Associates no. 2 was approved and staff was authorized to obtain an engagement letter for the FY18 audit from Berger Toombs.</p> |
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THIRTEENTH ORDER OF BUSINESS

Discussion of Eagle Landing Websites

Mr. Oliver stated we have spoken before about bringing the district’s website into ADA compliance, so it is accessible to the vision impaired. This other website discussion is not so much about that aspect of the website but the different websites we have at Eagle Landing. We have come up with a plan to consolidate websites. Right now you have Eagle Landing, the golf website and a Facebook page. The thought is at some point you want to at least combine golf and your marketing website, which currently has been run by East West in particular Judy Barwig has been providing those services to the district and East West has been picking up the tab all these years because they had the operations contract with the district. They are no longer willing to provide those services at no cost. While the board and general manager comes up with what they want to do for websites in the future there is a proposal from Judy Barwig to continue to provide webmaster

services if that is what the district wants to do. You could use that as an interim bridge until you come up with what you want to do long term.

Mr. Cross asked what is the cost?

Mr. Oliver responded the cost she quoted is \$1,200 a month and obviously it is negotiable.

Mr. Payton was authorized to negotiate with Ms. Barwig to maintain some level of website services on an interim basis until a plan has been put together and the board gets a website developed.

FOURTEENTH ORDER OF BUSINESS Financing matters Regarding Issue of Series 2019 Bonds (Westbank)

A. Project Overview

Ms. Buchanan stated we went through a boundary amendment process approved by the county and Phase 6 that we refer to as Westbank that is part of the district now. As part of our agreement for the boundary amendment we did obligate the district to move forward with issuing a bond and the first step in that process is to put a master assessment lien on Westbank. We will walk through the engineer's report that identifies the improvements then pick up the assessment process and I want to emphasize a couple things upfront. One, this only affects Phase 6, they will not affect the assessments of anyone else in the district. Two, it is my understanding that they are trying to make it equivalent to other lots within the district, so the assessment levels should be roughly the same going forward. What we are doing now is the master lien and we will drop them down once we actually get to the bond issuance although in this case I think it is lined up pretty tight.

B. Presentation of Supplemental Engineer's Report

Mr. Hadden stated my report covers the overall acreage, the 162 lots, two phases. There will be neighborhood parks and the large recreation area we talked about in the back. A plan for the park will come before you for approval before it is built.

Ms. Buchanan stated the cost of the improvements is \$4.3 million and this is intended to be an extension of the district's improvements. This is a preliminary draft that will be used to send to the landowner and we will come back and have a final version at the public hearing in January.

Once the improvements have been established then we look to Jim's office to allocate the assessments based on the type of benefit each unit receives. This is a draft that sets up preliminary numbers that will establish the maximum assessment amount on the lots that we have.

C. Presentation of Supplemental Assessment Methodology

Mr. Oliver stated this allocates the debt to all the land within Westbank and in 2016 when you issued bonds you issued three different bonds, the A-1, A-2 and A-3 and the A-3s were for Phase 5. It is a lot simpler this time it just allocates this debt over the 162 planned units for Phase 6. In the front of the report is an executive summary, the capital improvement is covered in the engineer's report, the financing program, this will be the bonds that are issued and they will be allocated to the 162 lots and finally the assessment methodology, how that is done. The appendix is a series of tables, Table 1 is to be completed and is the land use of the Westbank area, there are 67 total acres and the land use category will be residential single-family, wetlands, open space, preservation area and right of way, stormwater ponds, amenity parks and roadways. Table 2 is the development plan. Oftentimes you will see many different product types; in this case there is one product type, residential single-family 162. Table 3 has the estimated costs and this will be the \$4.3 million that are generated in construction costs. The first area is engineering, construction inspection, environmental consultant \$432,000. Amenity related park \$500,000. Neighborhood parks \$150,000. The two most expensive areas roadways, ponds and stormwater \$1,769,000. Utilities, water, sewer, reuse and electric \$1.3 million and contingency \$131,000. The next page has the bond sizing, which covers the \$4.9 million in total that are generated by the Series A and Series B Bonds. The construction fund is \$4.3 million, the others are the debt service reserve fund, this is the money set in reserve in case there is a default that reserve fund can be tapped to make that payment, capitalized interest is to cover the first interest payment, cost of issuance is the fees charged for this transaction including a 2% discount by the underwriter. The table below is the estimated interest rate will be 5.75% and like the other bonds the issue for the A Bonds will be 30 years. Table 5 shows what the debt service would be and the estimated par debt. There are 162 single-family lots and for the A Bonds the debt allocated to each unit will be \$19,506 and the gross annual assessment \$1,470, which is what the Series 2006 Bond was before those were refinanced. Table 6 is the assessment roll and right now there is one owner and that shows as Armstrong

Ventures LLC. You will see this report again when we have the public hearing and you will see an updated report at the end when we have the closing and the final documents.

D. Consideration of Resolution 2019-01 Determining Special Assessments

Ms. Buchanan stated we have two resolutions, one to declare our intent to levy the special assessments and direct staff to move forward with noticing the landowner and the second one is to set the hearing date.

Resolution 2019-01 is the declaring resolution that is required by statute and goes through most of the information we have already covered. I want to make two changes on the record. The first is in subsection 3 it notes the capital improvement plan as \$4.5 million and it is actually \$4.3 million to match the engineer's report. In section 4 the assessments will defray \$4.965 million rather than \$5.185 million. The resolution notes that we will have 30 annual installments and incorporates the preliminary assessment roll and preliminary methodology and requires that we adopt a new resolution to fix a date and time for the hearing.

On MOTION by Mr. Cross seconded by Mr. Krueger with all in favor Resolution 2019-01 was approved.

E. Consideration of Resolution 2019-02 Setting Public Hearing

Ms. Buchanan stated Resolution 2019-02 is a resolution setting the hearing date and time. Our suggestion is because you have to have 30 days notice between the declaring resolution and the hearing we can have a special meeting in December or we can hold it during your regular board meeting on January 8, 2019. I assumed you would prefer to have it at your regular meeting and that is how the resolution is drafted.

On MOTION by Mr. Cross seconded by Mr. Payton with all in favor Resolution 2019-02 was approved.

F. Consideration of Resolution 2019-03 Setting Public Hearing Regarding Uniform Method

Ms. Buchanan stated Resolution 2019-03 is related to the assessments in that we have to adopt a resolution evidencing our intent to use the uniform method. We will have this public hearing at the same time we have the public hearing on assessments.

On MOTION by Mr. Cross seconded by Mr. Krueger with all in favor Resolution 2019-03 was approved.

FIFTEENTH ORDER OF BUSINESS Consideration of Proposals for Site Construction Services for Phase 6 (Westbank)

Mr. Hadden stated the first phase of Westbank is 77 lots and we advertised for bids and called people and asked them to give us bids and I received one bid from Vallencourt. I have to do a ranking so they were low and high. The good news is their price was lower than my estimate and that is good news. Because they are working next door on Tynes and they are probably going to be working next door on Eagle Landing Five they bid on this. It is 77 lots and most people I talked to wanted to do 200 lots or more. We have been very pleased with the work they have provided for us to date on Tynes. There is temporary striping on Tynes right now and we are going to do the final course of asphalt on Tynes in the first 10 days in December. If you allow me to go forward I will bring back to you next month the final contract based on their proposal. The traffic lights should be operational this Friday.

Ms. Buchanan stated we don't have bonds yet so we would only authorize the approval of the contract concurrent with the execution of the funding agreement with the developer.

On MOTION by Mr. Cross seconded by Mr. Krueger with three in favor and Mr. Hermening opposed the engineer was authorized to move forward with Vallencourt to prepare and bring back a contract for execution at the next meeting.

SIXTEENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

SEVENTEENTH ORDER OF BUSINESS Staff Reports

A. General Manager

Mr. Hahn stated there are a lot of little projects to be done and the team is working well together.

B. Director of Operations - Report

Mr. Biagetti stated I have a request by a resident who is here tonight, Mr. Sweat. We have somewhat of a unique situation with how his lot lays against ours and how our common area runs into is lot. There was some confusion early on in the development and the build out of their house. This is a landscape buffer with a sign easement. Regarding the sign easement this was for Prairie Dunes but we also have a sign easement as well as the actual Prairie Dunes sign by the Dream Finders model. I don't see the need to have two Prairie Dunes signs. The request is to purchase the property or have the property conveyed, whatever it may be and to continue this landscape buffer line all the way to Club Lake.

Mr. Cross asked how much land is it?

Mr. Hadden stated maybe a fifth of an acre.

Mr. Sweat stated whatever it takes to acquire that so we can sod it and fence it because right now Dream Finders has created an eyesore and a headache for you. We would like to acquire the land. We are not asking for it to be given we will buy the land so we can fence it and do what probably should have been done and have grass there.

Ms. Buchanan stated you will have to pay for a survey, pay an appraiser to get the value and I think we could convey a portion of that tract.

Mr. Hermening stated we talked a couple months ago about someone clearing CDD land on the golf course and planting palm trees. Who is going to maintain them?

Mr. Payton asked what is the process if a homeowner puts things there and we say yes or no.

Ms. Buchanan stated they shouldn't modify district property.

Mr. Krueger stated I think you have to look at it to see if it makes sense. In this case we have no use for this property and it is an eyesore and it makes sense.

Mr. Cross stated I don't have a problem with the request.

Mr. Payton stated I have no problem selling the land as long as there is no cost to the district.

Ms. Buchanan stated it makes sense for you to authorize staff to move forward with this, but your final approval needs to come back with an appraisal, a deed and survey. He can hire a surveyor and appraiser and pay for it or he can work with our office to find someone he likes and either option is fine.

It was the consensus of the board to have the resident move forward with the surveyor and appraiser and legal counsel to acquire the land.

Mr. Biagetti gave an overview of the operations report, which was included in the agenda package.

Mr. Cross asked is the tennis contractor finished?

Ms. Buchanan stated Chris has taken the lead in working with the tennis contractor and as everyone would agree it wasn't working out so we did send a letter to say terminate all work we are not going to release our final payment until we know what is left to do and then we will come back. I haven't heard from him since we did our cease and desist. We have withheld that final payment and Matt's staff have undertaken a lot of the repairs whether doing it inhouse or working with a fence contractor.

Mr. Cross asked are you keeping track of the hours?

Mr. Biagetti stated we are keeping track of all labor and material, whatever we have spent to this point to complete the project.

Mr. Payton stated October 22nd we in essence fired the contractor and since then the courts are done, fences went up yesterday. There is still some work to be done on the irrigation boxes on the outside and landscaping.

Mr. Cross stated I think we should do a good punch list since he is going to be paying for it.

Mr. Payton stated we have a good punch list. The day after we let him go Steve and Matt did a walk through and took pictures of everything that wasn't done or was done in a substandard way just to document how it was when he left.

Ms. Buchanan stated I think it would be appropriate to ratify our decision in sending the termination letter.

On MOTION by Mr. Cross seconded by Mr. Krueger with all in favor the termination letter sent to the tennis court contractor was ratified.

C. District Counsel

Ms. Buchanan stated at the last meeting we talked about pets and I looked at the rules and the resolution that says no pets anywhere on district property, but our policies are written to allow pets in certain parts but not the Village Green. Our research indicates that dogs in restaurants are

off the table. We can look harder but there is a Clay County ordinance that would have to be adopted to specifically authorize that and we didn't find that.

Mr. Cross stated I think the board needs more input from staff on pets and where they think they are appropriate and where they are not and we will figure out what we want to do from there.

Ms. Buchanan stated as you have it now your resolution says no pets anywhere. If we need to reel that back and make designated pet areas then let me know and we will come back and relax the document.

D. District Manager

There being none, the next item followed.

E. District Engineer

Mr. Hadden stated it is an issue that comes up periodically. A resident, Keith Jones, had a hole on his property and is it a CDD problem and that kind of thing. Matt and I looked at it, there is a 24 or 36 inch pipe under about six feet of dirt that runs down his property line. From what I see I would think the joint over the past 12 years has separated a little bit and is letting dirt down in there. The cheapest way is to bring in a couple wheelbarrows full of dirt and have Alan and his guys put some sand and dirt in there and put a couple pieces of sod on top of it. I doubt that there was damage done to the pipe when he put in the fence on the property line but if we go in and do a proper repair, we are going to dig about a 12-foot trench that will be six feet deep to get to the pipe and grout it or whatever. I talked to Jim about this and he was able to share with me a cost breakdown that they had at another CDD on a very similar situation that we could use as a point of reference. The low bid on this repair was \$7,500 and they had a couple that were \$12,700. In the construction field \$7,500 is not very much and I am asking for direction. We have these kinds of things come up at times. This is a CDD problem, it is our pipe under the man's property, within our easement that has settled for whatever reason over time. If money were not an issue I would say let's spend \$7,500 and fix it once, fix it right and be done with it. I hate to do a band-aid approach, which is what the owner has been doing putting dirt in there and sod and that is washing into the pond over time.

Mr. Cross stated get some quotes.

Mr. Payton stated it is our property, let's fix it.

EIGHTEENTH ORDER OF BUSINESS Supervisor's Requests and Audience Comments

Mr. Cross stated this will be my last meeting. I have been here almost nine years and there have been challenging times but overall I wanted to make a difference and hopefully I have made a difference. I have not accomplished everything I wanted to accomplish but I accomplished a few things. I believe a new vision can come in and accomplish some things. I was the first resident on the board and it was run by the developer for the first few years and we didn't have any money. He was trying to maintain the community and was not selling any lots and doing the best he could and there were a few communities he had to let go back to the bank but we were lucky and it didn't go back to the bank. We managed with what we had and the board has come a long way since then. It takes probably two years to get your footing and realize what you are doing and what you are working with. It has been fun and interesting and I have loved being involved in the community. I believe in term limits and I'm on four or five boards and I'm stretching myself too thin. Being involved in the community and giving back to the community is very important. It makes us better people and a better community and makes us more involved and you benefit from it also. I want to thank you for giving me the chance to represent you for the last nine years.

Mr. Krueger stated I was going to do this at the end of the meeting. I want to present you with this plaque, thank you for your service.

I have two items. Food, currently the process is when people want to rent this facility after hours that the café is closed they are allowed to bring their own food. I want to propose, since we have control of both facilities, I want them to have to use our staff here. I don't want them to say we are coming in and providing our own food, if they want to use the facilities they have to get the food from the clubhouse.

Mr. Hahn stated now that it is one group we can accommodate any need they have in the food and beverage area.

Mr. Biagetti stated from an operational standpoint absolutely, let's not allow outside food. We have a lot of people book after 5:00 p.m. for that specific purpose to be able to bring in crockpots of food from Far East, have pizzas delivered and we can do pizza up there too. It is customary for a lot of residents who rent on a regular basis to be able to do that. I see both sides.

Mr. Cross stated we will table it for the moment.

Mr. Krueger stated the next item is the POS system. We talked about this and put it off and I think we need to get moving on this again.

Mr. Hahn stated it will be sent out to Troon Corporate to start looking at it. We are very familiar with Jonah, it is a system we use on a lot of our private clubs.

Mr. Hermening stated if there is a better recommendation we will look at that.

Mr. Payton stated one day we will get these meetings down to a reasonable timeframe. As a follow-up from last month Matt was going to develop some sort of plan for swim at our own risk.

Mr. Biagetti stated we did have someone from Nocatee who is well known in the industry come to give his professional recommendation of what we need to do facility-wise. He had a different viewpoint. One, from a waterpark operator absolutely it is an insane idea to allow before and after hours swim. Two, from an amenity standpoint from residents, let's do it. With the modifications we were talking about it comes down to limiting our liability and how to restrict the access. I'm hoping to have pricing on the tennis gate and over here.

Mr. Payton stated put something on paper for next month.

Mr. Cross asked don't we already have swim at your own risk?

Mr. Biagetti stated we do and it is during staffed hours, you approved that last year in the off season. He recommended we have staff here or upgrade our chemical feeder system so we can view chemical levels remotely.

Mr. Payton asked do they have off hours swim at Nocatee?

Mr. Biagetti stated they do have one facility that is separated.

Ms. Buchanan stated there is the main facility, the street then the competition pool with a separate bathroom structure.

Mr. Payton stated we talked last month about putting in a divider in the clubhouse.

Mr. Hahn stated we have a company coming out this week on the divider.

Mr. Payton stated there were a couple issues from residents, one was the missing sidewalk on Longleaf Pines. Has anyone addressed that, is there a cost to put that sidewalk in?

Mr. Biagetti stated that hasn't been finalized.

Mr. Payton stated let's get a proposal so we can move forward and close that out.

Mr. Biagetti stated we are not fixing that. That is a homebuilder responsibility.

Mr. Payton stated there were two issues, Laurel Valley and Club Lake Drive, where we need some landscape work, one was on a sidewalk put in a long time ago.

Mr. Biagetti stated I was supposed to have a proposal tonight for the one on Club Lake. They are well aware of it and they provided that quote a year ago. I will follow-up again.

Mr. Payton stated we need to move forward on that, the landscaping needs to be done. I did some work on adding crosswalks in the neighborhood. I talked to Matt in his HOA hat area and we think we can get the crosswalks fully funded by the HOA. The reason I brought it up at our meeting is I have been talking to the county and we need Keith to send a letter certifying that it meets the standard for roadways. We identified 12 new crosswalk locations, pretty much anywhere a sidewalk crosses Eagle Landing Parkway, Club Lake Drive and one at Eagle Crossing Drive at the end by the park. There are 12 of those and repainting the existing golf cart crossings. Also Jim and I talked, three of the sites have a sidewalk on one side of the road and when it crosses the other side of the road the sidewalk piece to meet the existing sidewalk was never put in when the house was built. That is an HOA issue to put in that piece of sidewalk. Total cost of that is about \$2,500 and I expect the HOA to pick that cost up completely.

Mr. Biagetti stated they will.

Mr. Payton stated behind the tennis courts the area known as volleyball now formerly known as bocce ball, we are going to landscape that with grass along the court.

Gary, thank you. You have been on the board a long time and I want to say you have done a great service to the community and I appreciate it. Bobby is not here but he was also on the board a long time.

Did the surveys get completed? Did we email that?

Mr. Biagetti stated we still have some time, until the 18th. We have had a little over 100 responses so far and every time we send out an email blast we see an uptick of 20 to 30 responses.

Mr. Hermening stated I want to go back to the palm trees on golf course property and the clearing of lots. What do we have to do as a board to address this?

Ms. Buchanan asked how do you want to address it? Do you want to say, you improperly installed palm trees on CDD property you have to pay the district to maintain it or you have to take them off or we just leave them?

Mr. Hermening stated they look real nice but it affects Alan's ability to mow around there.

Mr. Slaughter stated they took out three pine trees that we were able to mow around, I can mow them by hand now but not with a mower.

Mr. Cross asked what do you see as the fix?

Mr. Slaughter stated he didn't ask to do it, if he asked I'm sure you would have worked with him.

Mr. Cross asked do you want to live with them the way they are and make sure this doesn't happen again? Do you want to take them out, send him a letter and tell him to take them off our property? I propose we send him a letter and request that he remove his palm trees from our property and restore it to its original condition, minus the pine trees.

Ms. Buchanan stated a letter says you installed these on our property it wasn't allowed and the instant you stop maintaining them be aware that we are going to remove them and we are going to bill you.

Mr. Hermening stated I agree with that.

Mr. Krueger asked what do we do about 14?

Mr. Hermening stated they need a letter sent that it has to be cleaned up. They cut down multiple trees.

Mr. Cross asked what did he say when we confronted him?

Mr. Heintzman stated he threatened my staff with a chainsaw.

Mr. Cross asked it needs to be cleaned up and cease and desist from destroying our property again?

Mr. Hermening stated yes.

Mr. Heintzman stated he has already done it twice. Last year he cut down two pines.

Mr. Cross stated we just had the survey done.

Mr. Hadden stated I think Matt and I can go out and I can find the property corners and pull up the plat and we can get close.

Ms. Buchanan stated before I start sending a letter I want to make sure it was our property.

Mr. Cross stated in the future we need to know when this happens so we can address it quickly.

Ms. Buchanan stated at this point you have a pattern and you probably need a reminder in an e-blast that these are the rules relating to properties on the golf course, don't violate these rules.

Mr. Hermening stated the next few things deal with the golf course. Jim, we talked the other day, we have a starter sit out there every day from morning until 2:00 p.m. to get golfers started. I would like to see him use the starter shack. I think we can build that inhouse if we have the time.

Mr. Hahn stated we have such a lack of storage if we build something we can store cups and stuff for our coolers in that building along with a place to give some protection.

Mr. Hermening stated to potentially defray the cost of that Alan received a quote for the sale of the remaining equipment for the buyback. We did put it out for public notice in the spring so we are good with that.

Mr. Hahn stated we are going to move forward and get that taken care of and that will be put in the capital reserve fund.

Mr. Cross asked how much was that?

Mr. Hermening stated \$11,000. Maybe that money wouldn't go to capital reserves and build a starter shack.

On MOTION by Mr. Hermening seconded by Mr. Cross with all in favor Mr. Hahn and his team were authorized to explore the construction of a starter shack with a cost not to exceed \$15,000.

A resident stated there has been massive improvement in maintenance on the buffers and the cart path grinding worked out well. What has happened to the pond on 9? It is lower and grasses are growing where there used to be water.

Mr. Biagetti stated I will check into it.

A resident stated I want to thank Jim for putting together these two documents. It made me feel better about the board's decision to spend the money we spent going with a better offering. Can we publish this information? I think it tells a great story about our future.

Mr. Hahn stated I can put together an executive summary.

A resident stated I was in the bar the other day and a gentleman came in who had made a hole in one and there is no place to acknowledge that. It is a real achievement and there should be a place for a wall of fame.

A. Balance Sheet as of September 30, 2018 and Statement of Revenues and Expenses for the Period Ending September 30, 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. Cross seconded by Mr. Krueger with all in favor the check register was approved.

TWENTIETH ORDER OF BUSINESS

Next Meeting Scheduled for Tuesday, December 4, 2018 at 6:30 p.m. at Eagle Landing Residents Club

Mr. Oliver stated the next meeting is December 4th and we will seat the new board members at that meeting and have election of officers.

On MOTION by Mr. Cross seconded by Mr. Krueger with all in favor the meeting adjourned at 9:33 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman