

SOUTH VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the South Village Community Development District was held Tuesday, January 8, 2019 at 6:30 p.m. at the Eagle Landing Residents Club, 3975 Eagle Landing Parkway, Orange Park, Florida

Present and constituting a quorum were:

Chris Payton	Chairman
Grant Krueger	Vice Chairman (by telephone)
Kelly Hermening	Supervisor
Randy Smith	Supervisor
Rick Smith	Supervisor

Also present were:

Jim Oliver	District Manager
Katie Buchanan	District Counsel
Jim Hahn	General Manager, Honours Golf
Keith Hadden	District Engineer
Matt Biagetti	Director of Operations, Honours Golf
Josh Heintzman	Golf Professional, Honours Golf
Michelle Rigoni	Hopping, Green & Sams
Rhonda Mossing	MBS Capital Markets, LLC (by telephone)
Cynthia Wilhelm	Nabors Giblin Nickerson (by telephone)

The following is a summary of the actions taken at the January 8, 2019 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

Affidavit of Publication

A copy of the affidavit of publication for the public hearing was included in the agenda package.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the December 4, 2018 Meeting

On MOTION by Mr. Payton seconded by Mr. Rick Smith with all in favor the minutes of the December 4, 2018 meeting were approved.

FIFTH ORDER OF BUSINESS

Public Hearing on Uniform Method of Collection (Westbank Parcel)

Consideration of Resolution 2019-05 Adopting Uniform Method of Collection for Westbank Parcel

This item deferred until the February meeting.

SIXTH ORDER OF BUSINESS

Public Hearing Regarding Assessments (Westbank Parcel)

Mr. Oliver stated the next item is a public hearing regarding assessments on the Westbank Parcel, which we will also call Phase 6 during these discussions. We will talk about the documents related to this, open the public hearing and take comment from the audience and then we will consider the resolution.

Ms. Buchanan stated since a couple of you are new to the board a very general overview of what we are doing tonight is to do levy master assessments on the Westbank Parcel. This is going to serve as an assessment cap so we can't levy an assessment amount more than the amount we are adopting tonight. In order for assessments to be valid the land subject to assessments has to benefit from improvements funded by the assessments and those assessments need to be fairly and equitably allocated by the CDD. I want to make sure that we all understand that our intent is to levy special assessments on the Westbank property that are substantially the same as those assessments that are currently in place on the Phase 5 property. First, we will go through the engineer's report.

Mr. Randy Smith asked from a financial responsibility standpoint what are the differences between Phases 1 – 4 homeowners versus 5 and Westbank?

Ms. Buchanan stated I don't have a report in front of me. I don't think they are significant. If you will recall Phases 1 – 4 when we did the restructuring process in 2016 their initial

assessments were refinanced but rather than reducing their assessments they left the assessments at the same level and took more money out of the bond, issue more bonds and that is what funded the amenity improvements and the golf course purchase. The golf purchase added a small amount of principal to the Phases 1 – 4 assessment of \$3,500 that was added to the end of the 30-year term. Phase 5 was different in that they wrapped all of their assessments into one and then added additional principal to fund the neighborhood improvements that benefitted Phase 5. The numbers aren't that far off especially when you take into account the pay downs that Dream Finders does on Phase 5, I think it is \$100 as to the two different phases and the plan would be the same for Phase 6, the maximum assessment is higher but there are paydowns that will happen at closing to bring it more in line with the whole community. What we are doing now is taking money to install the improvements similar to the other community and then adding additional funds to the rec component that we pay for already so that includes the golf course, the pools, the amenities and it will include the new amenities in Phase 6. Keith will go through his engineer's report and it essentially identifies the project that we intend to fund with our bond proceeds.

Mr. Hadden stated the report talks about the size of the development, 162 single-family lots, some of the facilities we are putting into the park area, volleyball, dog parks, a little pier, shade structures, bathroom, parking lot, landscaping, soccer fields and that kind of thing. That is listed and on the third page there is a cost breakdown that includes the \$500,000 for the lake park, there are also neighborhood parks, the dollar amount for roads, bonds, utilities and that type of thing. Page 4 lists who will own each of the facilities and who will maintain them. Some of the storm system is owned by Clay County some is owned by South Village CDD and maintained by such.

Mr. Randy Smith stated we have not yet determined what is going in the park, right.

Mr. Hadden responded no, Chris and I talked some and at a certain point probably one of you is going to sit down with me, maybe Mr. Arrowsmith. We have some rough costs put together by the land planner, Paul Basham, fencing both soccer fields, fencing the dog parks, you have nine acres and about seven acres of grass. We have \$500,000 allocated for this and we are looking for ways to save money. The first 72 lots we are starting construction on tomorrow with a preconstruction meeting with the county, which is Phase 1. Phase 2 is on the other side of Tynes and we would like to build the park at the end of Phase 1 so within the next nine months. We want to spend every one of those dollars and get as much as we can out of it. I can't sit down with all

of you at the same time, but I would like to have a list of the 12 things you would like to see there and get those priced and see what we can get for \$500,000.

Ms. Buchanan stated I think we have a conceptual plan that we can recirculate if it hasn't already been sent to you.

Mr. Randy Smith stated Roger had some ideas, but I think we should seek the community's input as to what they want back there. I know some people mentioned a softball area.

Mr. Hadden stated basically the plan that you saw had two soccer fields. If you wanted baseball/softball you would either do away with one of the soccer fields or just make one multi-purpose. There is not enough room for two soccer fields and a full size baseball/softball field.

Mr. Hermening asked is it the intent that the neighborhood parks would be built immediately as part of the development or will we be in a situation like we are with Eagle Landing where we are missing multiple parks?

Ms. Buchanan stated they are part of the \$4.3 million project so that means we should have bond proceeds to spend on it. The engineer's report identifies the project, what we intend to spend our bond proceeds on. Some of this work will already be under contract, specifically the utilities and stormwater system and road installation. That is what we previously bid and awarded to Vallencourt.

Ms. Buchanan stated I will ask the engineer two questions for the record. Do you believe that the cost estimates for the improvements identified in your report are reasonable for our economic conditions?

Mr. Hadden responded yes.

Ms. Buchanan asked do you believe that the improvements identified will benefit the land within Phase 6?

Mr. Hadden responded yes.

Ms. Buchanan stated next Jim can go over the assessment methodology, which is very similar to what you have previously seen when we set the public hearing dates.

Mr. Oliver stated you have a copy of the revised assessment methodology in front of you and you have seen this report before. This report is divided into two different sections: the narrative or executive summary, and a series of tables in the back of the report. The table of contents has the introduction to the report, the development program for Phase 6, which Keith alluded to, the engineering report Keith just presented, the capital improvement program, , the

financing program, and the assessment methodology. The main purpose of the assessment methodology is to allocate this debt among the acreage currently to be developed as 162 residential units. Table 1 is taken from the engineer's report shows the land use for the 67 acres that are in Phase 6. Those land uses are residential single-family, wetlands, open space, preservation area and right of way, stormwater ponds, amenity parks and roadways. Table 2 shows the development program is 162 residential single-family. Table 3 has the estimated costs that are going to be funded by the \$4.3 million in construction fund: engineering, construction inspection, environmental consulting fees \$432,000; the amenities \$500,000; neighborhood parks \$150,000; roadways, ponds, and stormwater \$1.769 million; utilities \$1.3 million; and contingency of \$131,000. Table 4 shows the financing estimates for the infrastructure and this is how the funds are going to be used when the bonds are issued. The top line is the construction and acquisition fund and for the series 2019 and 2019B bonds totals \$4.3 million. Next is the debt service reserve fund of \$163,785. The debt service reserve is the money we are required to put aside in case the District is not able to make a principal or interest payment. For the 2019A bonds, the debt service reserve requirement is an amount equal to 50% of the max annual debt payments. For the 2019B bonds, the reserve requirement is 50% of the maximum annual interest. Capitalized interest is \$209,000 is to make the interest payment on November 1, 2019 so the first interest payment won't be required from the landowners until May 1, 2020. The cost of issuance totals \$184,000 for the 2019A bonds and \$105,000 for the 2019B bonds. These are all the fees from the consultants, to include the underwriters fee of 2%, which is a competitive market rate. Table 5 shows the debt of \$19,506 on each of the 162 units. The net annual payment that is going to be collected from each unit is \$1,391. That amount is grossed up by 2% for collection fees paid to Clay County, as well as a 4% early payment discount. The grossed up payment will be \$1,470, which goes back to the question that Randy Smith had earlier about how does this compare to the other phases within South Village. It is in line with the debt service assessments collected for lots in Phase 1-4. The 2019B bonds has a smaller debt amount per unit of \$11,142. The annual debt service assessment will be \$649 per unit and that is actually paid by the homebuilder, with the debt paid off when the by the homebuilder. Table 6 is the legal description of the lands in Phase 6. This acreage is undeveloped right now and eventually will include 162 platted lots.

Ms. Buchanan asked do you think that the lands subject to the assessments receive benefit from the district's improvement plan?

Mr. Oliver responded yes.

Ms. Buchanan asked do you think they are reasonably apportioned among the land in Phase 6?

Mr. Oliver responded yes.

Ms. Buchanan asked do you believe that it is reasonable to assess the cost of the improvement plan in accordance with the methodology?

Mr. Oliver responded yes.

Ms. Buchanan asked do you think that the special benefit received will be equal to or in excess of the maximum special assessment?

Mr. Oliver responded yes.

On MOTION by Mr. Rick Smith seconded by Mr. Payton with all in favor the public hearing was opened.

A resident asked is there any way that the debt associated with Westbank would obligate Phases 1 – 5 to pay for that? No way, shape or form.

Mr. Oliver responded no, the debt is only levied on those lands within Phase 6.

On MOTION by Mr. Payton seconded by Mr. Rick Smith with all in favor the public hearing was closed.

Consideration of Resolution 2019-06 Levying Assessments on Westbank Parcel

Ms. Buchanan stated at this time the board has the ability to consider whether they want to amend the proposed assessment levels based on any comments or concerns that you have received.

Resolution 2019-06 is the assessment resolution. Section 1 identifies the board's authority to adopt the resolution and section 2 makes certain findings based on the steps taken to date as well as the evidence presented at today's hearing. Section 3 approves the project and section 4 approves the cost of the project and the costs to be paid by the special assessments. Section 5 equalizes, approves, confirms and levies the special assessments. Section 6 provides for the allocation and collection process. Section 7 provides for payment and prepayment of the special assessments and the method of collection and section 8 provides for true-up payments. Section 9 provides that certain property will be exempt from assessments such as property owned by

government entities or other property associations. Section 10 requires the recording of an assessment notice in the property records. Sections 11, 12 and 13 are self-explanatory and administrative by nature.

I will explain the other developer agreements that you will have for review at your next board meeting. We are locked into what we believe is going to be 162 units and if for some reason the developer were to only build 150 units we wouldn't have sufficient assessments to pay our debt service. In order to alleviate that we have a contractual obligation with the developer called a true-up where if he plats less than 162 units they are going to be required to pay us the difference and what we would have collected on assessments and that money would be used to pay down the bond debt. The other agreement that we use to secure this is called a completion agreement and if for some reason our improvement plan isn't completed by bond proceeds the developer generally has the obligation to step in and finish those. The last agreement that we will consider at your next meeting is called a collateral assignment. In other situations in other CDDs sometimes the developer has been unable to stay afloat and walked away from the project. The district can foreclose on the special assessments and take the property but that doesn't necessarily reserve to the district the right to develop the property. The bondholders require a collateral assignment to the development rights for Phase 6 meaning that if for some reason we have to foreclose on the property we have a collateral assignment of the development rights. It stays sort of silent and in waiting and it only becomes applicable if there is an event of default and they don't pay their assessments. Those are the other mechanisms that give us a backup protection for the ability to foreclose special assessments on property.

On MOTION by Mr. Payton seconded by Mr. Randy Smith with all in favor Resolution 2019-06 was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Items Related to Series 2019 Bonds (Westbank Parcel)

Consideration of Resolution 2019-07 Delegated Award Resolution, Series 2019

Ms. Buchanan stated the next resolution relates to the issuance of bonds and Cynthia Wilhelm, your bond counsel, is on the phone.

Ms. Wilhelm stated this resolution is what we call a delegated award resolution and it serves two basic purposes. First it delegates to the chairman of the board the authority to execute

and deliver a bond purchase agreement to the underwriter, which is MBS Capital Markets and for the underwriter to purchase the bonds so long as the offer contained in the bond purchase agreement is within the board approved parameters, which are set forth on Schedule I, which is attached to the resolution. The second purpose of the resolution is it authorizes the board to approve the forms of certain documents, which are necessary in order for the underwriters to market and sell the bonds. Those documents include the fourth supplemental trust indenture, the preliminary limited offering memorandum, the continuing disclosure agreement, and the bond purchase agreement. The resolution allows for these documents to be approved in substantial form with the understanding that there will be revisions to documents prior to execution and closing on the bonds. The parameters are on Schedule I to the resolution and the parameters within which the chairman may agree to accept any proposed bond purchase agreement are: the not to exceed principal amount is \$5,400,000 for all series and there are two series of bonds here so for both the Series A and the Series B the total will be not to exceed \$5,400,000. The not to exceed interest rate is the maximum statutory rate. The not to exceed maturity date is May 1, 2050 and the maximum underwriter's discount, which is their fee is 2% and redemption provisions are as set forth in the forms of the bonds, which is attached to the supplemental indenture with optional redemption no later than May 1, 2032 at par.

The documents that will be approved in substantial form are the fourth supplemental trust indenture, this supplements the master trust indenture that the board approved in 2005. The supplemental indenture contains the terms, conditions and details of this particular issue of bonds and it will contain the final pricing information when that information becomes available. Next is the preliminary limited offering memorandum and this is the securities law disclosure document relating to the bonds and is provided to potential bond investors prior to the sale of the bonds and sets forth a detailed description of the bond, the bond documents, the district, the developer, the development among other things. The resolution delegates to the chairman the authority to deem the preliminary limited offering memorandum final for purposes of federal securities law. The continuing disclosure agreement is also required by federal securities law and provides that the district and all obligated persons including the developer will provide certain information to EMMA computer system as detailed in the agreement. The bond purchase agreement which is in standard form and contains all the conditions that need to be satisfied in order to close the bond issue. When the underwriter executes and delivers the bond purchase agreement and the chairman

using the authority of this resolution executes and delivers it, it becomes a binding obligation on both parties and it imposes upon the underwriter the obligation to purchase and own the bonds on the date of closing as provided in the agreement. The resolution provides that the chairman is authorized and directed to execute and deliver together with the vice chairman and secretary and any assistant secretaries any and all other documents and instruments that are necessary in order to close the bond issue.

On MOTION by Mr. Randy Smith seconded by Mr. Payton with all in favor Resolution 2019-07 was approved.

Ms. Buchanan stated I want to give an overview of the next steps. We will finalize the offering statement and the underwriter will identify potential purchasers to review the documents and ultimately they will price the bonds. At that point we will know the interest rates and we will know the maximum amount of principal we can issue understanding that we can't issue more than our maximum assessment. We will bring back a report to you with real time interest rates and principal amounts prior to closing on the bonds.

Ms. Wilhelm and Ms. Mossing left the conference call at this time.

EIGHTH ORDER OF BUSINESS

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

Mr. Hermening stated Jim Hahn and I finally got together this afternoon and I think some of the other supervisors may have had conversations around their areas. Overall, back in November Jim had a list and included is a maintenance schedule of planning and required maintenance projects that through the course of transitioning showed were going to be needed and ongoing projects to help improve the community. The marketing schedule we talked about and the programing plan, planned programs and events that they wanted to schedule. Taking those in account along with the budget dollars some of the funds that we came up with obviously, an increase in revenue would be the number one thing we would look for. The question is what is the percentage, what metric do we want to put on that? My personal feeling is this year they stand to increase revenue probably greater than any other year moving forward by having improved processes and systems in place along with capitalizing on the first full year of the remodeled

clubhouse and come up with a percentage of that as performance measure. Does the board have any thoughts on a percentage you would look for?

Mr. Hahn stated we had a very candid discussion and the focus is to drive revenues. I think our total revenue number is around \$2.3 million and you can look at the gross number and anticipate and make some assumptions of what would be a reasonable improvement if it is 5% on \$100,000 in improvements, that is acceptable. We also talked about other metrics that would be useful in weighing our performance is growing the ADR, average daily rate, we know we do enough rounds, we play 50,000 rounds of golf. We don't want to play 65,000 rounds of golf we want to figure out a way to either maintain 50,000 and grow the average daily rate so we can generate more revenue. Focus on the average daily rate would be another metric that would make sense.

Mr. Hermening stated the question is what is the reduction in the loss that we want to see as a metric and I don't want to throw a number out there for the purpose of having a metric, it is not going to mean anything.

Ms. Buchanan stated let's remember too that we have some IRS issues that we can't just base your bonus on net profit, it needs to be things like quality of services, performance, productivity.

Mr. Hahn stated we not only have a financial component but a subjective component of trying to improve the product, keeping up the product, improving capital improvements and maintenance.

Ms. Buchanan stated bond counsel will ultimately have to sign off on it.

Mr. Payton asked did you discuss any goals in areas other than golf? We can build the revenue at the athletic center, which we started last year but the rest of the amenities don't make money.

Mr. Hahn stated during my report I will be passing out a quarterly update on maintenance and capital projects, what we have accomplished and what we are looking at going forward as well as an update on all the programs at the rec center and the golf course.

Mr. Randy Smith asked is our goal tonight to come away with a number and criteria?

Mr. Hermening stated I need to be close to putting that together.

Mr. Rick Smith asked is the ultimate goal at some point in time to break even?

Mr. Hahn stated any effort to break even is going to be a bit more challenging based on the business problem that you have, it is about making affordable amenities and affordable activities for your residents. We can have more revenue by raising rates but that is not the ultimate goal of this board it is about maintaining affordable activities and affordable programming for our residents. I have taken an approach not as much from a business standpoint but more from a resident standpoint, what can we do to drive revenue without impacting the residents. For examples when I look at raising golf fees, which is a key component to raising these funds because we don't charge for the amenity center, I want to change the rates for the public player and my goal is to have three components of rates; the resident rate, which will be the lowest rate and maintain the lowest possible rate and not raise it; a local rate that may fit maybe a 6 or 7 county area around the golf course that is considered our local rate and those folks paying more than the residents pay to play golf and then a public rate where we might have someone coming in from out of state to spend time here and play the golf course. They are paying the same amount as the guy who lives here and that makes no sense. Those rates will jump significantly and won't impact your play because they are willing to pay that. I want to grow the average daily rate, grow the revenue without impacting the residents because the message I received from this board is to maintain affordability for the residents. We can get closer to breaking even, but we have to maintain the value to the residents and that gets a little more challenging.

Mr. Payton stated my goal for the management company is to impact the residents the least, I don't want to manage this place to an expense so much that is raising assessments.

Ms. Buchanan asked do you have an incentive plan with a similar arrangement that you could share with us, not using their name? It might be worthwhile to see what someone else has done.

Mr. Hahn stated I will check with the corporate office.

NINTH ORDER OF BUSINESS

Update Regarding Reformatting of Fiscal Year 2019 Budget and Financial Statements

Mr. Oliver stated I did share with the chair and staff that I recently communicated with Gary Spivey, CFO of Honours Golf. A key member of his accounting team who hve been working on this project recently resigned, causing a lag on the golf and recreation financials. Today, Gary sent Jim Hahn draft financials for review and Jim has sent back suggested revisions. When final versions are ready for circlulation, we will email them to the board and staff.

Mr. Hahn stated you should get the November financials in the next day or two then they will be on a regular basis. They are in the new format and in line with the budgets that have been put together for the operations.

Mr. Payton stated I have a number of questions and I'm sure Grant does also. Do we think we need to have a budget workshop? It is a brand new budget we haven't seen, we haven't worked with. If you have as many questions as I do I thought it might be worth having a separate meeting to go over the budgets so we can ask line item questions and clarifications on numbers.

It was the consensus of the board to hold a budget workshop at 5:00 p.m. on February 5th, just before the regularly scheduled board meeting.

TENTH ORDER OF BUSINESS

Update Regarding Series 2016 Capital Projects

A. Cost to Complete Schedule

B. Consideration/Ratification of Requisitions and Invoices

Mr. Oliver stated there are two requisitions that were processed since the last meeting, #77 payable to Steve Andersen for project management in the amount of \$16,966.51 This amount was negotiated down through discussions between Steve and the chairman. The other is requisition #78 payable to Tree Amigos in the amount of \$18,933 for the landscaping around the tennis court improvements. With the execution of those two requisitions, we now have a balance of approximately \$48,000 in the Series 2016 construction fund for any outstanding contractual obligations at this point and any other projects that need to be completed with those funds.

Mr. Biagetti stated I think the first thing we are all aware of is final payment to the tennis court contractor and I think that amount is still to be determined. We have roughly \$30,000 of outstanding payment but since we let him go and the items not being complete we are working on figuring out a final payment amount that hopefully, won't be \$30,000.

Mr. Payton asked is that the only project outstanding?

Mr. Biagetti stated yes. I think something that fits in nicely with using these funds is the divider for the clubhouse, which was originally part of the improvements to the clubhouse. We have quotes in the \$20,000 range for a solid divider. There is a \$4,600 payment that will be coming up for the furniture.

Mr. Payton stated just to update the board I did talk to Steve Andersen after the last meeting. The board did enter into a contract to have him provide project management for the fence project. He included travel charges for times when he was still operations manager and we all thought he should have been onsite anyway and shouldn't pay him for travel and he agreed to that and we reduced it by that amount. The rest of the stuff, the contract language spelled out exactly what he charged us for. The final amount of \$16,966.51.

The Tree Amigos project we discussed and approved at the last board meeting. As far as the tennis project, Matt emailed me today, I agree with your list. What Matt and staff have done over the past couple of months is made a list of discrepancies at the new tennis facility and put a price to what it would cost to potentially fix those. We have about \$30,000 and the discrepancy list includes costs of about \$25,000, which gives us a final amount payable to him of about \$5,000. It closes out the issue and instead of paying him \$30,000 we pay him \$5,000. He asked for a balance of \$28,000. We don't think he has any standing for a dispute, he was clearly in breach of contract. I think the max amount to pay him was \$5,598.50 and we send him that and a lien release and if we don't hear back it is done. This will free up the funds that Matt talked about.

The only thing on my list is the golf cart that brushes the tennis courts is the original golf cart for the facility and is falling apart. I would like to replace that.

On MOTION by Mr. Payton seconded by Mr. Randy Smith with all in favor requisitions 77 and 78 were ratified.

Ms. Buchanan asked how do we want to address moving forward with this contractor? Do we want a motion to delegate authority to the chairman and staff to negotiate the settlement as presented?

On MOTION by Mr. Hermening seconded by Mr. Randy Smith with all in favor staff and the chair were authorized to negotiate a settlement agreement with the tennis court contractor as outlined earlier in the meeting.

Mr. Biagetti stated we had four different bids by two different companies for the divider wall.

Mr. Hahn stated the difference in the two bids in simple terms is one is just an expandable wall that will come together one side of the building and it will extend from the wall about three

feet. The other is an option to veer off to the side and be tucked behind the wall that is already there so we take up almost no floor space, it wouldn't break up the room and would probably be a better look than having the panels and that is the \$18,000.

Mr. Biagetti stated it is 12 to 14 weeks for delivery. There is some drywall and finish work that is not included, this is just getting it up and operational.

On MOTION by Mr. Randy Smith seconded by Mr. Payton with all in favor staff was authorized to order the wall divider in an amount not to exceed \$18,000.

ELEVENTH ORDER OF BUSINESS

Discussion of Variance Request

Mr. Biagetti stated we had a request of a homeowner to encroach two feet into an easement we have on a pond in order to build a swimming pool and screen enclosure. I think it is pretty standard, there is nothing that we see that would have a negative impact on anything. The information they provided was included in the agenda package.

Mr. Hadden stated there is an easement that is 25 feet to the water line for maintenance and they want to encroach two feet into the easement leaving 23 feet. It is probably fine. We haven't had the erosion problem here as there has been in some communities.

On MOTION by Mr. Payton seconded by Mr. Randy Smith with all in favor the request for a two-foot encroachment into the easement was approved.

TWELFTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

Mr. Oliver stated the general manager will cover anything for his staff and give assistance if he needs it. For these meetings moving forward, the engineer won't be listed under staff reports. Keith will continue to come to the meetings on an as needed basis, particularly during this upcoming heavy construction phase, so that he can present engineering updates and requisitions for approval toward the top of the meeting. If we need to address any other engineering issues at

that time we will also have him weigh in at that point so he can be excused from the meeting after that. Staff will continue to work with Keith between meetings on engineering matters.

A. General Manager

Mr. Hahn gave an overview of the projects he is working on as follows: getting quotes for a new motor for the competition pool, wax and redo the slide, getting a third quote to paint the resident center as well as the kids club, roofers will take a look at the roof of the amenity center. On the tennis facility, all the fence work has been done, all the landscape work has been done by Tree Amigos and we have done a lot of work to get the tennis courts completed.

Mr. Hahn gave an overview of the golf operations, and will get bids to paint the patio, will sod around golf cart path and they are working on improvements to the bunkers

B. District Counsel

There being none, the next item followed.

C. District Manager

There being none, the next item followed.

FOURTEENTH ORDER OF BUSINESS Supervisor's Requests and Audience Comments

Mr. Krueger asked what is the age limit for someone to get a prox card going into the gym?

Mr. Biagetti responded 18.

Mr. Krueger asked are we going to have a presentation next month on the POS system?

Mr. Hahn stated we started that process and we are going to try to do some visits with website providers as well as POS providers. We have one website provider coming in the latter part of January and once I get a firm date, I will let the board members know and we will set up separate meetings.

Mr. Rick Smith stated the golf course is looking really good and I have received a lot of positive comments. At the last meeting I said something to Matt about the signs that are deteriorating.

Mr. Biagetti stated I think we need to look at the speed limit signs.

Mr. Rick Smith stated the restrooms around #13 look nice but the grounds around it are all beaten up from the golf cart traffic.

Mr. Biagetti stated we will look for a permanent solution to that problem.

Mr. Randy Smith stated I was told when we did the driving range that you couldn't seed it that you had to sod it. We still have big patches of dirt and can we seed that?

Mr. Hahn stated the problem with seeding the driving range is you have to be on it every day and you can't get seeds to take. There are unsightly areas but grass is continuing to grow in those areas.

Mr. Randy Smith stated I passed a golf cart tonight that had no headlights. Can we put out an email blast just to remind people that it has to be a registered golf cart and it has to have headlights and tail lights to drive on the street.

For anyone who is interested I thought Friday between 10 and 11 would be a good time to meet and clean up the debris by the bridge by 5 and 6. There are just so many cans and bottles that have been thrown in there.

Mr. Rick Smith asked is it possible to get some sand buckets put on the par 3?

Mr. Hahn stated I can bring it to Alan.

Mr. Hermening asked did we get anywhere on the equipment sale?

Mr. Hahn responded I don't have an update, but I will find out.

Mr. Hermening asked to go along with the improvements on the course the maintenance of the bunkers on the weekends is highly appreciated. The right side of 14 always has sitting water. The road leaving the community has deteriorated and will be full of potholes soon.

Mr. Hadden stated they are county roads and in the past Steve and I have reached out to the county to have repairs done but we are way down the list to have roads repaired. We have had Duval Asphalt to do repairs that we pay for. I will look at it and we can always ask the county and that stance may change because we have a new county manager.

Mr. Payton stated in my ongoing effort to reduce meeting time I have a question for the board. If we were to ask the management company to include the ops report, the maintenance report, the engineer's report, tennis and golf reports on the agenda but not necessarily have Jim read them to us, is that acceptable? Can we read what is in the package and ask questions if you have any or do you like having the oral report?

A resident stated since we don't have access to all the information that you have I would like to hear a summary.

Mr. Payton stated we will leave it unchanged.

Ms. Buchanan stated the agenda is also posted on the website.

Mr. Payton stated I'm still working on the crosswalk project. Are there any objections from the board about putting in crosswalks? There were no objections.

I did speak with the webmaster last month regarding the updates, I talked to Jim and Matt about it and Rachel. My understanding is that her services are still needed so we can't just stop it. She was unwilling to come down in price, she thought her fee of \$1,200 was already discounted so we agreed on a month to month basis to move forward with her. As soon as possible we are going to transition to not needing her but as it stands now we need her to maintain the communications throughout the neighborhood.

I would like the board to consider two or three priority items for the year 2019 community-wide, something that we could put on paper. As a board next month, we will prioritize those and hand that to Jim Hahn so he knows if there is anything he has not thought of we will present it to him. Prior to the next meeting send two or three things to Jim Oliver and we will talk about the consolidated list at the next meeting.

Have we sent the letter to the residents who encroached on the golf course property on 6 and 14?

Ms. Buchanan stated we haven't yet. I spoke with Kelly about the content. My understanding was a little confused about what we wanted to tell them to do and we want to give them different directions. Those letters will go out tomorrow.

FIFTEENTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet as of November 30, 2018 and Statement of Revenues and Expenses for the Period Ending November 30, 2018

The balance sheet and general fund 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. Rick Smith with all in favor the check register was approved.

D. Golf Report

Golf and recreation financials are still in review and will be circulated by email.

SIXTEENTH ORDER OF BUSINESS

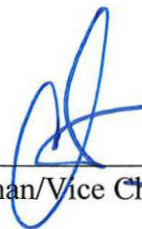
**Next Meeting Scheduled for Tuesday,
February 5, 2019 at 6:30 p.m. at Eagle
Landing Residents Club**

Mr. Oliver stated the next scheduled meeting is February 5, 2019 at 6:30 p.m. We will have a budget workshop at 5:00 p.m. Also, we will also have the bond pre-closing at 4:00 p.m., and will need the chairman to attend to execute the documents. The other Board members are not needed for the pre-closing.

On MOTION by Mr. Payton seconded by Mr. Rick Smith with all in favor the meeting adjourned at 8:43 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman