

SOUTH VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the South Village Community Development District was held Tuesday, August 6, 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
Randy Smith	Supervisor
Rick Smith	Supervisor

Also present were:

Jim Oliver	District Manager
Katie Buchanan	District Counsel
Keith Hadden	District Engineer
Matt Biagetti	Director of Operations, Honours Golf
Jim Hahn	General Manager, Honours Golf
Josh Heintzman	Golf Professional, Honours Golf
Alan Slaughter	Golf Course Superintendent, Honours Golf
Dean Vincent	East West Partners

The following is a summary of the actions taken at the August 6, 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

A resident stated we counted on the 9th fairway nearly 100 geese in one place so maybe when Jim Hahn gets to his report he can talk about what if anything is being done and what may be done in the future.

THIRD ORDER OF BUSINESS

Affidavits of Publication

A copy of the affidavits of publication of notices of the two public hearings were included in the agenda package.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the July 2, 2019 Meeting

On MOTION by Mr. Payton seconded by Mr. Krueger with all in favor the minutes of the July 2, 2019 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Update Regarding Phase 6 Construction Matters

A. Update Regarding Westbank Park

Mr. Hadden stated they are scheduled to be paving Phase 6 starting Thursday of this week depending on the rain. All the utilities are in, the ponds are dressed out and lots are finished. There are four model homes under construction.

We received bids last week for the park in Phase 2 Eagle Landing 6, there were some discrepancies in the fill quantities and we will meet with both contractors and bring the bids to the next meeting.

Mr. Vincent stated the bids on the sitework appear to be \$75,000 to \$100,000 less than the budget, which will give us more towards other improvements.

B. Consideration/Ratification of Series 2019 Requisitions 26-30

On MOTION by Mr. Randy Smith seconded by Mr. Payton with all in favor requisitions 26-30 from the series 2019 bonds were approved.

SIXTH ORDER OF BUSINESS

Ratification of Series 2016 A3 Requisition 029

Mr. Oliver stated requisition 29 from the series 2016 A3 bonds would be paid from the Dream Finders supplemental construction fund, the balance in the fund is about \$637,000 and this invoice is from Hopping Green & Sams in the amount of \$122.50.

On MOTION by Mr. Payton seconded by Mr. Randy Smith with all in favor requisition 029 from the series 2016 A3 bonds was ratified.

SEVENTH ORDER OF BUSINESS

Acceptance of Fiscal Year 2018 Audit Report

This item tabled.

EIGHTH ORDER OF BUSINESS

Public Hearing Adopting the Budget for Fiscal Year 2020

A. Overview of Fiscal Year 2020 Budget

Mr. Oliver gave an overview of the budget process, budget preparation, any changes made during the process, assessments for the different funds, an overview of the funds and the budget amendment process resulting in the same per unit assessment.

Mr. Hahn gave an overview of the golf fund budget.

B. Board Discussion of Budget

The board discussed usage of the recreation facilities and amenity center, number of guest passes, capacity of the pool and revenue from café and cabana.

C. Public Hearings – Public Comment Regarding Budget and Assessments

On MOTION by Mr. Randy Smith seconded by Mr. Krueger with all in favor the public hearings were opened.

There was no comment or testimony from the public.

On MOTION by Mr. Payton seconded by Mr. Krueger with all in favor the public hearings were closed.

D. Consideration of Resolution 2019-14 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2020

Ms. Buchanan stated the first resolution is the appropriations resolution and it is through this resolution you would adopt the actual budget. The copy if the agenda package is blank pending any changes made at the meeting but Jim will go back and fill in the blanks in accordance with the discussions today.

On MOTION by Mr. Payton seconded by Mr. Krueger with all in favor Resolution 2019-14 was approved.

E. Consideration of Resolution 2019-15 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2020

Ms. Buchanan stated the second resolution is the assessment resolution and it levies and certifies for collection the operation and maintenance assessment and the previously levied debt service assessment. Both of those components will be on most homeowners' tax bill listed as one item. There are two types of properties, one is the tax roll property, which is any lot with a home on it or undeveloped but platted the second type would be a direct collect property that is Phase 6 and it has a payment schedule outlined in the resolution. It certifies the assessment roll, which identifies all the property subject to the district's assessments and authorizes us to make minor amendments.

On MOTION by Mr. Payton seconded by Mr. Krueger with all in favor Resolution 2019-15 was approved.

F. Consideration of Agreement with WS WB Holdings, LLC Regarding the Direct Collection of Special Assessments for Fiscal Year 2019-2020

G. Consideration of Agreement with ES WB Holdings, LLC Regarding the Direct Collection of Special Assessments for Fiscal Year 2019-2020

Ms. Buchanan stated the next two items are consideration of direct collection agreements. I ask that we do this in substantial form with the understanding that they would execute it and return it to us; it is the same version that was authorized last year but it has not been provided to WS WB Holdings and ES WB Holdings.

On MOTION by Mr. Payton seconded by Mr. Randy Smith with all in favor the agreement with WS WB Holdings, LLC and ES WB Holdings, LLC regarding direct collection of Special Assessments for Fiscal Year 2019-2020 were approved in substantial form.

NINTH ORDER OF BUSINESS

**Public Hearing Adopting Rates for the Eagle
Landing Golf Club and Recreational
Facilities**

A. Overview of Proposed Rate Changes

Mr. Hahn gave an overview of the rate increases.

Ms. Buchanan stated in a hearing like this we have a couple questions that I will ask you for confirmation based on your expertise. It sounds like you think the rates are an equitable amount that we are charging compared to our market conditions and surrounding golf courses and services that we provide.

Mr. Hahn stated definitely, we looked at all the competitors around us and there are some that are a little bit more than us and some that are less than us. With the quality of our golf course and what we offer we are well within the range of our competitors and should be looked at one of the higher tier levels.

Ms. Buchanan asked would you agree that ultimately our budget is based on assessments but by providing for the rate structure that you set forward it allows for users that pay assessments to pay their proportionate share of the burden on our facilities.

Mr. Hahn stated yes, the goal was to create the best possible rate for our residents and have other people pay more.

Mr. Randy Smith asked there is a cap of \$65, do you see that as a target for out of town players?

Mr. Heintzman stated we are already at \$56 for out of towners and \$65 is not too far off.

Mr. Kreuger stated we have rates for tennis lessons and so forth, yet I don't see it for golf. Is that something we need or not?

Mr. Hahn stated golf is a little bit different because you get a little more of the general public whereas with tennis you are dealing primarily with residents.

Ms. Buchanan stated if we are charging a fee for golf lessons it would be ideal to adopt a rate. We should move ahead and adopt these and by motion you can authorize the notice of rulemaking and notice of rule development to be brought back at a future meeting. We will deal with it separately.

On MOTION by Mr. Randy Smith seconded by Mr. Payton with all in favor staff was authorized to issue a notice of rulemaking and notice of rule development for golf lessons.

B. Public Hearing – Public Comment Regarding Rates

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

A resident asked where are these rates available for viewing?

Ms. Buchanan stated the proposed increases were published two weeks in a row and the actual rates were included in the Clay Today Newspaper and they were also included in this month's agenda package, which is on the website.

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

C. Consideration of Resolution 2019-16 Adopting Rates for the Eagle Landing Golf Club and Recreational Facilities

Ms. Buchanan stated Resolution 2019-16 makes certain findings relating to the introduction of the rates as well as the board's determination that it is its best interest to move forward with adoption. The resolution also finds that these rates are based on the amount of service furnished and the other factor is related to usage.

On MOTION by Mr. Payton seconded by Mr. Krueger with all in favor Resolution 2019-16 was approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. General Manager - Report

Mr. Hahn reviewed the operations report that included operations of the amenity center, athletic center, tennis facility, golf and clubhouse operations, common areas, special treatment of six of the retention ponds and landscaping.

B. District Counsel

Ms. Buchanan stated earlier in the month we had a comment about someone not maintaining the palm trees that are installed on CDD property. Do we want to ask the board for direction?

Mr. Hahn stated right after that email came out the work was done.

C. District Manager – Discussion of Fiscal Year 2020 Meeting Dates

On MOTION by Mr. Payton seconded by Mr. Rick Smith with all in favor the notice indicating monthly meetings on the first Tuesday of the month was approved.

ELEVENTH ORDER OF BUSINESS Supervisor's Requests and Audience Comments

The following items were brought up and discussed: the senior tennis program across the street seems more open and welcoming to our residents; no swimming signs by ponds.

On MOTION by Mr. Randy Smith seconded by Mr. Rick Smith with all in favor staff was authorized to amend the policies to include language about no swimming in district ponds.

Additional comments dealt with the following: Get bids on fence in front of the clubhouse and possibly match the back patio fence, staff will continue to research it, revised amount for bunker repair, pond by cabana bar has debris that needs to be cleaned out, concern about late play on the golf course, golf cart replacement timeframe, café open Saturday and Sunday only starting this week, cabana bar open until the first weekend in December, removal options of geese on golf course being a nuisance and health hazard, possibly have lines for pickleball outside, cost to be brought to the next meeting, need for security by the dirt mound because kids are going in there, kids are jumping off the bridge into the pond on 15 and 16 and signage is needed and someone needs to watch that bridge, put in a fence between 9 and 10 to replace the rope fence.

TWELFTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet as of June 30, 2019 and Statement of Revenues and Expenses for the Period Ending June 30, 2019

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. Krueger with all in favor the check register was approved.

THIRTEENTH ORDER OF BUSINESS

**Next Meeting Scheduled for Tuesday,
September 3, 2019 at 6:30 p.m. at Eagle
Landing Residents Club**

Mr. Oliver stated the next scheduled meeting will be Tuesday, September 3, 2019.

On MOTION by Mr. Payton seconded by Mr. Krueger with all in favor the meeting adjourned at 8:20 p.m.



Secretary/Assistant Secretary

Chairman/Vice Chairman