

SOUTH VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the South Village Community Development District was held Tuesday, September 17, 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
Kelly Hermening	Supervisor (by telephone)
Randy Smith	Supervisor
Rick Smith	Supervisor

Also present were:

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

The following is a summary of the actions taken at the September 17, 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

Approval of the Minutes of the August 6, 2019 Meeting

On MOTION by Mr. Payton seconded by Mr. Rick Smith with all in favor the minutes of the August 6, 2019 meeting were approved as presented.

FOURTH ORDER OF BUSINESS**Update Regarding Phase 6 construction Matters****A. Consideration of Construction Proposals**

Mr. Oliver stated the district issued an RFP for construction and as part of that process approved evaluation criteria. There were two proposals submitted and the engineer can provide details regarding his recommended scoring.

Mr. Hadden stated Dean and I went through the bids based on the evaluation criteria and ranked Baker no. 1 and Vallencourt no. 2. Baker was about \$100,000 less on the base bid and the lake site work \$10,000 less and the pocket parks were about \$2,000 less. All in all it turned out to be about a little over \$100,000 difference. Baker has a very good reputation. My recommendation is to award the bid for the second phase of Eagle Landing 6 to Baker Construction.

On MOTION by Mr. Randy Smith seconded by Mr. Payton with all in favor Baker Construction was ranked no. 1 and was awarded the contract for Eagle Landing Phase 6.

B. Consideration/Ratification of Services 2019 Requisitions (31-35)

Mr. Hadden outlined requisitions 31 – 35 dealing with construction costs from the first phase of the Westbank Project.

Mr. Randy Smith asked has Clay County accepted Tynes Boulevard? Wasn't that the issue last time?

Mr. Vincent stated they have not accepted it. In the contract with Tynes Boulevard and as a reminder no CDD dollars went towards the construction of Tynes Boulevard it is all county. The stub connects to 5A, which is a road that is part of Eagle Landing 6 section 1B but that has nothing to do with Tynes Boulevard other than subdivision improvements.

Mr. Randy Smith asked is the Eagle Rock part of these invoices for Vallencourt?

Mr. Vincent stated Oakland Hills is the west side, Eagle Rock is the east side. We are doing a walk through on the subdivision on Thursday and I road through there today and pretty much all the work is done; there is going to be a slight punch list with some cleaning up. The

conundrum is even though the subdivision is complete the county hasn't accepted Tynes Boulevard yet because the county has some issues with paving, which everything was resolved as of yesterday. The concern is in the contract with Tynes Boulevard you have a substantial and final completion. Substantial completion is defined, can you use the project for its significantly intended purposes and the intended purpose is to be able to drive on it. That is not the way the county views it. The county views it that they want all the punch lists completed, which includes the landscaping, trees, sod and irrigation even though you can drive down the road without that. We are meeting tomorrow to try to get them to concur to open it to traffic once the punch list items as it relates to pavement, sidewalks and striping and signage are all good. That is the purpose of that meeting.

Mr. Randy Smith stated that is Tynes. The stub?

Mr. Vincent stated the stub is part of the 77 lots, which is Eagle Landing 6 section 1. There is going to be a very small punch list on that one but opening that doesn't matter because Tynes Boulevard is not open. I don't know the county's reaction of whether they are going to allow us to resolve the punch list on Tynes Boulevard because striping and pavement and allow the landscaping to lag behind.

Mr. Randy Smith asked are we approving moneys for our portion of that construction from 5A and 5B in this Vallencourt invoice? We paid through the bond for that piece of road.

Mr. Vincent stated that is in the requisitions.

Mr. Randy Smith stated you are asking us to approve something we can't drive on yet.

Ms. Buchanan stated these requisitions are for the 2019 bonds, which is Phase 6 project but I think that stub is part of the Dream Finders project.

Mr. Vincent stated no, the requisitions you have been presented are not the final payment requisitions. You get submitted on a monthly basis progress payments. We hold 10% retainage even if they are 100% complete until the punch list is done. We are still holding about 20% every month.

Mr. Payton stated we have one entrance and one exit and this is our second we were promised Labor Day.

On MOTION by Mr. Payton seconded by Mr. Krueger with all in favor requisitions 31-35 were ratified.

FIFTH ORDER OF BUSINESS

Ratification of Series 2016 A3 Requisitions

There being no requisitions to consider the next item followed.

SIXTH ORDER OF BUSINESS

Acceptance of Fiscal Year 2018 Audit Report

Mr. Oliver stated the audit report was included in your agenda packet and has been provided to the auditor general, it is a clean audit.

On MOTION by Mr. Payton seconded by Mr. Rick Smith with all in favor the fiscal year 2018 audit was accepted as revised.

SEVENTH ORDER OF BUSINESS

Discussion of Rate Hearing (October 1, 2019)

Mr. Oliver stated next is discussion of the rate hearing scheduled for October 1, 2019.

Ms. Buchanan stated there are two points of discussion, one, is whether anyone has any comments on the rates and if you do reach out to Jim between now and the rate hearing. We noticed the maximum so we have the ability to reduce them, but we can't go higher. The second question we will probably address at the end of the meeting is the rate hearing is scheduled for October 1st, which is two weeks so if you were inclined to cancel that meeting we would need to re-notice it for your November meeting. I don't know that you want to cancel your October 1st meeting I'm just pointing out that they are very close together. We can decide now or at the end of the meeting.

It was the consensus of the board to cancel the October 1st meeting.

Mr. Hadden stated if you cancel the meeting would the board give the chairman the authority to sign contracts that I bring from Baker.

On MOTION by Mr. Randy Smith seconded by Mr. Rick Smith with all in favor the chairman was authorized execute the contract with Baker construction.

EIGHTH ORDER OF BUSINESS

Consideration of EL Westbank Phase 2

This item taken earlier in the meeting.

NINTH ORDER OF BUSINESS

**Ratification of Agreement with MacCurrach
for Renovations to Golf Course Bunkers**

Mr. Hahn stated MacCurrach is working, the contract has been signed, MacCurrach has signed it. Katie had a number of points she wanted changed on the original contract. She redlined it, sent it to MacCurrach they approved everything and signed it.

On MOTION by Mr. Payton seconded by Mr. Randy Smith with all in favor the agreement with MacCurrach for renovation of bunkers was ratified.

TENTH ORDER OF BUSINESS

Consideration of The Lake Doctors, Inc. Proposal

Mr. Oliver stated this slight increase was passed on to all the districts, the monthly invoice will go from \$2,166 to \$2,210.

Mr. Randy Smith asked do we anticipate having a need before the contract renews again to add more ponds?

Ms. Buchanan stated maybe.

Mr. Payton asked how long has it been since we bid the lake contract?

Mr. Oliver stated I don't remember the last time we solicited bids for lake maintenace services for this district.

Mr. Payton stated I wonder if it is time because there have been concerns about whether our lakes are being taken care of.

Mr. Hahn stated Matt and I have been paying close attention to the lakes and we went to Lake Doctors and asked for additional treatments. We identified six problematic lakes with a heavy buildup of algae. We changed the treatment to those six lakes and it curbed the algae problem. The lake by the cabana bar is much better than it has been, even no. 9 we have seen good results. They have stepped up and increased the treatments on the lakes and addressed some of those issues.

Mr. Payton asked have those increased treatments cost us extra money?

Mr. Hahn responded no.

Mr. Oliver stated the contract starts October 1 and it has a 30-day termination clause. There is nothing that prevents you from getting proposals. Unlike the RFP process, it is an informal process which does not require public notice .

Mr. Kreuger stated let's go with this for this year and keep an eye on what is going on and if need be next year we can put it out to bid.

On MOTION by Mr. Krueger seconded by Mr. Randy Smith with all in favor the proposal from Lake Doctors was approved.

ELEVENTH ORDER OF BUSINESS**Staff Reports****A. General Manager**

A copy of the operations report was included as part of the agenda package and included the operations of the amenity center, athletic center, tennis facility, golf and clubhouse operations, food and beverage, common areas and retention ponds, landscaping Members First and the Jonas system.

B. District Counsel

Ms. Buchanan stated I have two items tonight, the first relates to finalizing the golf course bonus. We previously discussed this at a workshop and Jim circulated a form of survey his company has used in the past. We propose to convert the survey questions to numbers so they would be numeric 1 – 5, take the average of your scores or the highest score you unanimously agree on as a board and based on that scoring system award the bonus on a prorata basis.

Mr. Payton stated I would say go with the average.

On MOTION by Mr. Krueger seconded by Mr. Randy Smith with all in favor the framework of the evaluation of the bonus for Honours Golf was approved.

Ms. Buchanan stated the second item is a request from Armstrong CDD, which is adjacent (Greyhawk). There is a pond that is designed and it borders and overlaps on both districts. What Armstrong has requested is that the two districts enter into a cost sharing agreement for the maintenance of the pond. Essentially, each district will be responsible for maintaining their portion of the land on their property and share the cost associated with the actual pond maintenance agreement.

Mr. Randy Smith stated we do a similar thing with the median and that is under one contract and we pay a prorata share.

Ms. Buchanan stated that is right. This is still in progress and I expect if you are comfortable with the concept we can approve it in substantial form and continue to tweak it.

On MOTION by Mr. Randy Smith seconded by Mr. Payton with all in favor the cost sharing agreement for the pond bordering South Village and Greyhawk was approved in substantial form.

C. District Manager

There being none, the next item followed.

D. District Engineer

Mr. Hadden stated since you approved the contractor for Phase 6 Section 2 Clay County requires that the developer, the CDD pay for inspection services. Clay County has approved two companies to provide CEI services, Eisman and Russo and England Thims & Miller and we reached out to both for costs and ETM was \$40,042.11 and Eisman & Russo was \$52,371. We have used ETM for Tynes and Greyhawk and we would like to start the process of getting them under contract so when they start the work out there these guys can be on board.

Mr. Payton asked is this a direct cost to us?

Ms. Buchanan stated it is in the bond cost.

On MOTION by Mr. Payton seconded by Mr. Krueger with all in favor staff was authorized to enter into a contract with England Thims & Miller for CEI services for Phase 6 Section 2.

TWELFTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Items discussed by the board and staff were, bunker renovations, additional sand for practice bunker, pickleball lines, fence between the lake and clubhouse being fabricated and should be installed within the next 30 days, Florida Wildlife recommendations on relocating the geese from the golf course in the spring, signage to be constructed by Dream Finders, social event to welcome members, stagnant air problem on portion of the golf course, costs of security, preparation of the pool for winter season, pond cost share, in addition to neighborhood signs Dream Finders is not using Eagle Landing standard sign posts and should replace them, in addition to

lowering the berms on the bunkers, does that change the slope the golf course, bunker 1 and 9 seem to hold water when it rains, the county is responsible for the sidewalk along Tynes Boulevard over to the Westbank property and every one of the corners on the Eagle Landing side is cracked and chipped, which will be pointed out to the county during the walk through, delay in opening that road, traffic safety concerns on Oakleaf Plantation Parkway and would like to have a light at the front entrance, residents should talk to the county commission about items related to roadways, update on credit card charge issue, no swimming signs on order.

THIRTEENTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet as of July 31, 2019 and Statement of Revenues and Expenses for the Period Ending July 31, 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.

FOURTEENTH ORDER OF BUSINESS Next Meeting Scheduled for Tuesday, October 1, 2019 at 6:30 p.m. at Eagle Landing Residents Club

Mr. Oliver stated the next meeting is November 5, 2019 at 6:30 p.m. and we will also have a rate hearing that night.

On MOTION by Mr. Payton seconded by Mr. Krueger with all in favor the meeting adjourned at 7:57 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman