

SOUTH VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the South Village Community Development District was held Tuesday, January 14, 2020 at 6:30 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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| Chris Payton | Chairman |
| Grant Krueger | Vice Chairman |
| Kelly Hermening | Supervisor (by telephone) |
| Randy Smith | Supervisor |
| Rick Smith | Supervisor |

Also present were:

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| Jim Oliver | District Manager |
| Wes Haber | District Counsel (by telephone) |
| Keith Hadden | District Engineer |
| Jim Hahn | General Manager, Honours Golf |
| Matt Biagetti | Director of Operations, Honours Golf |
| Josh Heintzman | Golf Professional, Honours Golf |
| Alan Slaughter | Golf Course Superintendent, Honours Golf |
| Joe Halifco | F&B Manager, Honours Golf |
| Dean Vincent | East West Partners |
| Roger Arrowsmith | East West Partners |
| Judy Barwig | East West Partners |

The following is a summary of the actions taken at the January 14, 2020 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 December 3,
2019 Meeting**

On MOTION by Mr. Payton seconded by Mr. Krueger with all in favor the minutes of the December 3, 2019 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2020-04
Resetting the Public Hearing Date to Adopt
the Revised Rules of Procedure**

Mr. Oliver stated this was originally going to be held in December. The resolution changes the public hearing date to March 3rd.

On MOTION by Mr. Payton seconded by Mr. Krueger with all in favor Resolution 2020-04 resetting the public hearing to March 3, 2020 was approved.

FIFTH ORDER OF BUSINESS

**Update Regarding Phase 6 Construction
Matters**

A. Discussion of Westbank Park

Mr. Vincent reviewed the final plans and budget for the Eagle Landing Phase 6 lake park and monument signs with an approximate cost of \$700,000 and stated they believe they will be able to release the park to us, which means all the underground work is in, parking lot is in, the sidewalks and walking paths are in by mid April, which is 60 days earlier than where they are on final completion of the lots. It will take from April to Labor Day to get the bathroom building done, all the hardscape done, meaning the dog park, fountain, underground electrical, shade structures, play equipment get everything done except seeding, planting and sod.

On MOTION by Mr. Payton seconded by Mr. Randy Smith with all in favor the lake park plans as presented were approved.

B. Consideration of Series 2019 Requisitions 44-52

Mr. Hadden outlined the requisitions.

On MOTION by Mr. Payton seconded by Mr. Krueger with all in favor requisitions 44-52 were approved.

SIXTH ORDER OF BUSINESS

Consideration of Seller’s Offer to CDD to Purchase Cottages Parcel

Mr. Oliver stated the board has discussed this item at several meetings. At the last meeting, the board discussed the seller’s offer of \$750,000 and proposed a counter offer of \$360,000. The board recessed and the chairman talked with the developer by telephone. The developer rejected the \$360,000 offer and made a counter offer of \$680,000. The two main components of that are the approximate remaining bond debt of \$360,000 on the land as well as the \$320,000 appraised value.

Mr. Arrowsmith joined the meeting during this item.

Mr. Arrowsmith stated the bonds don’t have to be paid off until the district takes title to the property and we could have an agreement to hold off on the transfer of title for one year and we are willing to work with the board on financing as long as we know that everything is moving forward.

The board discussed the following items; one-time assessment to residents, ways to finance purchase, property values, payment options, preserve the land, capital reserve study, purpose of capital reserves, purpose of acquisition, preservation and aesthetics,

On MOTION by Mr. Rick Smith seconded by Mr. Kreuger with three in favor and Mr. Payton and Mr. Hermening opposed the purchase of the cottages lots for the appraised amount of \$320,000 plus the CDD debt payoff was approved contingent upon an acceptable financing plan and due diligence and chairman was authorized to work with staff on funding options to be considered at the March meeting.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. General Manager – Report

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, common areas and retention ponds and landscaping.

Mr. Hahn asked for authorization to bid the golf cart fleet and get out of the current 42-month lease that expires at the end of November. There is a four-year warranty on the battery life or 25,000 amps. In December we had 61 carts that exceed the warranty, 13 under warranty. We have carts that are at 32,000 amps some at 24,000 and we will try to rotate the lower use

carts first and try not to use the old ones, we have carts at 30,0000 amps not making 36 holes, some not making 18 holes. We will spend a couple thousand to get six or eight carts up to speed to make sure they are usable. I recommend we go with the lithium battery in the cart fleet. Lithium batteries are a new product, a five-year warranty with unlimited amps.

On MOTION by Mr. Payton seconded by Mr. Rick Smith with all in favor staff was authorized to issue an RFP for golf carts.

Mr. Haber stated typically when you do an RFP you will approve certain evaluation criteria and other documents and if the board is comfortable doing so I recommend you authorize your chair to work with Katie in connection with the preparation and approval of those documents. The only other thing I wanted to raise with respect to the RFP was, I thought I heard it said that there was an existing lease. I don't know the terms of that lease or what it may take to get out of that lease if there are any penalties or things along those lines. To the extent that there are that is something you may want to delegate authority to the chair to determine how the termination of the existing lease may be addressed before you put an RFP on the street for another one.

Mr. Hahn stated that can be built in, if a competitor wants to buy out the lease.

Mr. Payton stated we have done this before so we have criteria and I assume we would use the same criteria.

Mr. Hahn stated just ask for lithium batteries.

On MOTION by Mr. Payton seconded by Mr. Krueger with all in favor the chair was authorized to work with staff to prepare the RFP package similar to what was used in the past to include specifications and evaluation criteria and ask for a quote for lithium batteries.

B. District Counsel

There being none, the next item followed.

C. District Manager

There being none, the next item followed.

D. District Engineer

Mr. Hadden stated in the West Bank Subdivision we are going to have street signs, stop signs, etc. When Eagle Landing was initially developed we had a very nice sign post. When we did Phase 5 and the first half of phase 6 the county manager was very strong on following DOT guidelines. We now have a new county manager and Mr. Arrowsmith and Mr. Vincent met with him and he understood the importance of not having DOT signs in a subdivision. We are going to be installing signs like the ones throughout Eagle Landing. There are a lot of empty signposts throughout the community and if you would like us to we will pull those out of the ground, powder coat them and put them in the development.

There were no objections to Mr. Hadden pulling up the unused posts.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Hermening stated I suggest we move forward with the financing to be done by 100% special assessments and return excess funds to the community that gave it to us.

Mr. Payton stated that will be an agenda item for the next meeting.

Mr. Rick Smith stated the park at Eagle Landing and Eagle Crossing, the concrete is really bad and needs to be addressed.

Mr. Hahn stated it will be addressed.

Mr. Randy Smith asked when do we start the bridges?

Mr. Hahn stated we are looking at heavy duty rubber material that can be laid over the grate structure. We are looking at that as well as flipping the boards. It will take a number of years for this project because we don't have the manpower to flip every board on every bridge.

Mr. Randy Smith asked have we seen any decline in play since we raised the rates in November?

Mr. Heintzman responded no.

Mr. Hahn stated the resident rates have stayed the same from the public play. We are going to try to maintain the resident rate and will continue to move the public rates up.

Mr. Randy Smith asked should we prioritize the capital improvement items?

Mr. Payton stated we can ask Jim to bring back what the management company suggests as priorities.

Mr. Hahn stated I will do that.

Mr. Hermening stated I would like to see what funds are available from the HOA to help.

Mr. Oliver stated staff will have those discussions with the HOA to see how they can help us fund some of these projects.

Mr. Payton stated the signs are aging and we need to look at that. I would like to see a signpost refurbishment on the list. We should go back to what the standard was for signs here and do that for the area with the plain signpost. The sand park needs refurbishment and should be on the list of projects. We need to balance golf course projects with neighborhood projects.

Mr. Biagetti stated I think our preference would be to take the sand out.

Mr. Payton stated I would like you to bring back whatever suggestion you have to refurbish that park.

NINTH ORDER OF BUSINESS

Audience Comments

A resident stated it might be a good idea to put a sign at the exit on Eagle Landing onto Oakleaf Plantation Parkway to indicate that the left lane is for left turns and the right lane is for right turns only.

Mr. Oliver stated I think the attorney may advise that you don't want to make improvements to Clay County roads without the county's permission.

A resident stated there is something wrong with the website because it says all the tennis courts are full for the next two weeks.

Mr. Biagetti stated that will be addressed tomorrow.

A resident stated it would be advantageous if pickleball courts could be reserved just like the tennis courts. It would help facilitate a grass roots network for pickleball.

A resident asked what are the next steps in purchasing the property?

Mr. Payton stated the board will have discussions at the next meeting to figure out different ways we can fund it. If those ways include moneys that don't need to be assessed then there won't be any additional hearings needed. If there is an assessment then we have to have a proposed assessment hearing so people can come and speak to assessments being raised and that happens before that assessment goes on the tax roll.

A resident asked the option of spreading that over a couple of assessments, how did that work?

Mr. Payton stated the developer said he would be willing to wait a number of years for collections. That was new to us this evening.

A resident stated when we first moved here there were stop signs at the golf course crossings. Is there any consideration of getting those signs back? It seems that more and more golf carts run into front of cars.

Mr. Hahn stated I haven't given any thought to that.

Mr. Payton stated the golfers I know, know they should yield to a 2,000 ton vehicle.

A resident asked are you considering having fewer meetings a year, 8 or 9 instead of 12? Do you really need 12? You have a management team and a board that is functioning. I don't know that you need 12 a year.

Mr. Payton stated I don't think it has been formally brought up amongst the board members to vote or not. As the chairman of the board it is my responsibility to set the meeting schedule and I have chosen to cancel as needed.

A resident stated I suggest you have prepared for each meeting consolidated financials, one page so you are all looking at the same set of numbers, consolidated for the various sources of revenues and departments.

Mr. Oliver stated they are different buckets of money and they are not interchangeable. We want to streamline it as much as possible, but GMS is providing accounting services for the general fund and debt service funds. Honours Golf is doing that for the golf fund, recreation fund and the combined capital reserve fund. We can work together to provide an executive summary of account balances

TENTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet as of September 30, 2019 and Statement of Revenues and Expenses for the Period Ending September 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. Krueger seconded by Mr. Rick Smith with all in favor the check register was approved.

ELEVENTH ORDER OF BUSINESS

Next Meeting Scheduled for Tuesday, March 3, 2020 at 6:30 p.m. at Eagle Landing Residents Club

Mr. Payton stated the next meeting will be March 3, 2020 at 6:30 p.m.

On MOTION by Mr. Payton seconded by Mr. Randy Smith with all in favor the meeting adjourned at 9:05 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman