

**SOUTH VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the South Village Community Development District was held Tuesday, April 7, 2020 at 6:30 p.m. via Zoom video teleconference.

Present and constituting a quorum were:

Chris Payton	Chairman
Grant Krueger	Vice Chairman
Kelly Hermening	Supervisor
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
Dean Vincent	East West Partners
Ernesto Torres	GMS, LLC

The following is a summary of the actions taken at the April 7, 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**

Mr. Oliver read into the record an email from a resident: Can I copy the board on his email to me and I did forward this to the board. Does the majority of the board still support at this time the plan to finance the purchase of the cottages parcel? If yes, why. What is the estimated surplus on September 30, 2020? If there is less than \$200,000 does that mean a higher special assessment? Would the majority if the board say yes, let's consider if the offer to sell was presented to us the first time on April 7, 2020? Has the HOA attorney agreed to make the \$200,000 HOA dollars available for selected CDD projects not conditioned upon the cottages purchase? He noted there

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was an error in one of the motion boxes that we approved a purchase of \$47,000 for the construction of the bathrooms at the Phase 6 Park not at the golf course. During discussion of the tenth order of business has the HOA attorney agreed to provide \$40,000 of HOA dollars for the purchase of cameras. The last comment was, does the CDD qualify to apply for funds under the CARES Act, continuity of staff and do our bond covenants permit it. That is something we are researching now.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the March 3, 2020 Meeting**

On MOTION by Mr. Payton seconded by Mr. Hermening with all in favor the minutes of the March 3, 2020 meeting were approved as amended.

**FOURTH ORDER OF BUSINESS**

**Update Regarding Phase 6 Construction Matters**

**A. Update Regarding West Bank Construction**

Mr. Hadden updated the board on the progress of construction of the West Bank property.

**B. Consideration of Series 2019 Requisitions**

On MOTION by Mr. Payton seconded by Mr. Krueger with all in favor the series 2019 requisitions were approved.

**FIFTH ORDER OF BUSINESS**

**Matters Related to Purchase of Cottages Parcel**

**A. Update Regarding Due Diligence Process**

Mr. Oliver stated at the last meeting the board voted 3 – 2 that they wanted to move forward with the cottages lot purchase assuming the board was able to reach acceptable financing and was satisfied with the results of the due diligence process. We are here to discuss where we are with the process and also factor in any new information or circumstances the board wants to consider.

Mr. Payton asked is there any consideration by the board to put this process on hold given the current situation? We have had a number of budget updates from Jim Hahn over the last few weeks. I'm of the opinion that we ask East West to let us pause this. We are still doing due

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diligence and some things are being done by staff, but I think we should stop short of committing funds until we know the extent of what is going on.

Mr. Hadden stated part of the texts I have received says, East West Partners expect the due diligence, letter of interest and contract to be on hold until we turn the corner on the Covid-19. We will be tabling as sellers of cottage lot parcel until we are back to public meetings.

Mr. Hahn stated I have financials that show that in April alone we are projected to miss our revenues by \$140,000. I can keep the board abreast of this to give you a sense of how we are trending.

Mr. Vincent joined the meeting at this time.

Mr. Vincent stated we are more than willing to work with you. We have hit the pause button on quite a few projects and recognize we are in this together. We expected this to be tabled until we all have a better handle of where things are 30 and 60 days from now.

On MOTION by Mr. Payton seconded by Mr. Randy Smith with all in favor this item was tabled until after the Covid-19 the amenities are open and the district is fully operational.

Mr. Vincent stated as to construction we are still on schedule to have the models going up in May on the east side and looking at paving June 24<sup>th</sup> and completion the first week of August on the 85 lots. The plat is on the county consent agenda for next week. Completion of the lake park is kind of a critical path, pulling the building permit on the restroom building.

#### **B. Discussion of Draft Agreement**

This item tabled.

#### **SIXTH ORDER OF BUSINESS**

#### **Ratification of Golf Cart Lease and Resolution**

Mr. Oliver stated the board authorized a lease at the last meeting for 74 EZ-Go golf carts with the upgraded lithium batteries. The carts will be delivered to us this month.

Mr. Hahn stated I have been on the phone with EZ-Go and within 10 days we will have the new carts.

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On MOTION by Mr. Payton seconded by Mr. Krueger with all in favor the golf cart lease and resolution were ratified.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Phase 5 Requisitions (Series 2016 A3 DFH Supplement Fund)**

On MOTION by Mr. Payton seconded by Mr. Krueger with all in favor the Phase 5 requisitions 33 – 37 were approved.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. General Manager**

**1. Report**

Mr. Hahn reviewed the operations report, copy of which was included in the agenda package.

**2. Proposal from Southern Recreation**

On MOTION by Mr. Randy Smith seconded by Mr. Payton with all in favor the proposal from Southern Recreation in the amount of \$17,015.00 was approved.

**B. District Counsel**

There being none, the next item followed.

**C. District Manager**

Mr. Oliver stated I had email conversations today with Katie Buchanan, Jim Hahn and Gary Spivey, CFO of Troon Golf and Honours Golf. We talked about how the CARES Act, as well as the Paycheck Protection Program (PPP) could assist Eagle Landing in dealing with financial impacts of COVID-19. At first read, neither the District or Honours Golf qualify for PPP. Honours Golf/Troon Troon Golf has well over the maximum limit of 500 employees to qualify for the program. The District are a governmental entity and PPP is administered through the SBA for privately owned small businesses. We'll continue to monitor opportunities to seek funding through grants and forgivable loans, but are unaware of any new funding sources.

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**D District Engineer**

Mr. Rick Smith asked what happened with the request for a fence?

Mr. Hadden stated I talked to the builder and Dean and Roger and the fence will be there, I'm not sure who is going to pay for it, but the homeowner has a valid concern. It will provide a visual barrier between them and the sidewalk.

Mr. Randy Smith asked do we know anything about the Laurel Valley sign?

Mr. Hadden stated the plans for the ones that East West has put in I gave to Dream Finders along with the contact numbers for the people who installed ours. I told them that is required and I will follow-up on that.

Mr. Payton stated if by our next board meeting we don't have a commitment from the builder to put those signs up will you work with Jim Oliver and draft a letter from the board that we are asking them to put those up and see if we can get an official response if they are not going to do it I would like them to tell us they are not going to do it.

Mr. Hadden stated I will reach out to them and if we don't get an affirmative from them, I will get with Jim Oliver and we will do that.

**NINTH ORDER OF BUSINESS**

**Supervisor's Requests**

Mr. Rick Smith stated green 11 is really looking bad.

Mr. Hahn stated we took out additional trees behind that green this past fall and winter that we hope will continue to help. We also look to purchase a spiker so that we can spike on a more regular basis. That green will recover, but if we don't see any progress as we go into next year, we can talk about redoing that green.

Mr. Payton asked does the green on hole 17 have similar issues as we have on 11?

Mr. Hahn responded no, that is a little different. There is one pocket in the very front; those greens just need a little bit different care and we have to do a better job of focusing on it. I think the spiker is going to be a big benefit for us. If we can spike it on a regular basis all winter, I think it will help those problem greens.

Mr. Payton stated Jim and Matt if you will pass along to your staff appreciation from the board. It is tough right now for everybody and we lost a lot of people and those that are here may be struggling but pass on our appreciation. The same thing for the rest of the staff, given the setup of our first virtual meeting I appreciate the effort.

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Mr. Hahn stated I will send that message to our staff. People are staying as positive as we can and we are trying to do what we can for them. Allowing us to use some of these people to do extra projects and keep a little more money coming in would mean a lot to them.

Mr. Krueger stated I know the kids are out of school and are looking for things to do. I'm seeing more kids on golf carts and bicycles and people walking on the golf course during play rounds and people driving golf carts wherever they want on the course. I don't know what we can do if anything.

Mr. Hahn stated we are trying to distance ourselves and don't have a starter talking to them because we didn't want the interaction. It is posted on every cart and we have player assistants out there and when we see it we try to control it but you are right there is a lot more residents finding their way onto the golf course and when we see it we politely tell them they can't be out there.

## **TENTH ORDER OF BUSINESS**

### **Audience Comments**

A resident stated if you are walking, I would reinforce that because people were dragging their golf bag behind them as they went to hole to hole.

Mr. Hahn stated we are taking the position that if one person walks in the group all people walk in the group so that we wouldn't have golf carts and walkers in the same group.

A resident asked have we considered asking the cart company to let us keep some of the carts that are still in good shape because we are doubling up?

Mr. Hahn responded because our cart fleet is getting old when we get our 74 carts in, we will be keeping those other 12 carts to give us 86 carts. We will then reduce our tee times to 10 minute intervals and by doing so we can accommodate more players, we will have a flow of people who can go out and play golf and in 4 ½ hours have them rotating through and finishing up so we can give them to other players.

Mr. Warner stated in the March minutes there was a conversation as to whether or not the HOA was going to provide \$40,000 towards the cameras. I want the facts of that.

Mr. Payton stated I don't think we have a status from the HOA attorney as to whether they will release funds and in what capacity.

Mr. Warner stated we are proceeding with the cameras anyway.

Mr. Payton responded we are.

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**ELEVENTH ORDER OF BUSINESS                      Financial Reports**

**A. Balance Sheet as of February 29, 2020 and Statement of Revenues and Expenses for the Period Ending February 29, 2020**

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.

**TWELFTH ORDER OF BUSINESS**

**Next Meeting Scheduled for Tuesday, May 5, 2020 at 6:30 p.m. at Eagle Landing Residents Club**

Mr. Oliver stated our next meeting is May 5, 2020 at 6:30 p.m. and we will likely be a virtual meeting again.

On MOTION by Mr. Payton seconded by Mr. Mr. Krueger with all in favor the meeting adjourned at 7:47 p.m.

Secretary/Assistant Secretary

DocuSigned by:  
*Christopher Payton*  
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Chairman/Vice Chairman