

SOUTH VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the South Village Community Development District was held Tuesday, May 5, 2020 at 6:30 p.m. via Zoom.

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
Jim Hahn	General Manager, Honours Golf
Matt Biagetti	Director of Operations, Honours Golf
Josh Heintzman	Golf Professional, Honours Golf
Emma Gregory	Hopping Green & Sams
Dean Vincent	East West Partners
Chad Sigmon	Dream Finders Homes

The following is a summary of the actions taken at the May 5, 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 April 7, 2020 Meeting**

On MOTION by Mr. Payton seconded by Mr. Krueger with all in favor the minutes of the April 7, 2020 meeting were approved as presented.

**FOURTH ORDER OF BUSINESS                      Update Regarding Phase 6 Construction Matters**

**A.    Update Regarding West Bank Construction**

Mr. Hadden stated West Bank Phase 2 is on schedule, are putting lime rock in one of the cul-de-sacs and should be starting to pave that in the next couple of weeks.

**B.    Consideration of Series 2019 Requisitions**

On MOTION by Mr. Payton seconded by Mr. Krueger with all in favor the Series 2019 requisitions 61 – 64 were approved.

**FIFTH ORDER OF BUSINESS                      Consideration of Plan for Phase 1 Reopening of District Facilities**

Mr. Hahn reviewed the reopening plan of the district facilities that included the plan to open the restaurant facility, with the criteria of 25% occupancy inside, social distancing outside, to ensure that guests and residents are comfortable and safe along with guidelines for opening all the amenities prepared by district counsel.

Mr. Hahn stated our staff will sanitize areas when residents leave, so they are clean when other residents come in, enforce social distancing and number of residents on the pool deck and in the pool.

On MOTION by Mr. Payton seconded by Mr. Hermening with all in favor the plan for Phase 1 reopening of district facilities was approved.

**SIXTH ORDER OF BUSINESS                      Discussion of Phase 5B Park**

Mr. Randy Smith stated the developer has cleared out a large area back to the tree-line and the area is backed by houses. We are creating a secluded place for teenagers to congregate. Maybe we should consider chaining off and replanting trees and not allow access to this area.

The board agreed that it was not a great area for a park.

Mr. Hadden stated the county made us put that park in there and at the time we didn't have the big park in West Bank. I prefer we not chain it off until after the county does their final acceptance of 5B. All we have to do is clear it and it has been cleared, it is ready to be owned by the CDD and whatever park improvements the CDD wants to implement they can do that. Once the county signs off and gives final acceptance of the subdivision then we can put up a fence or barrier, or trees.

Mr. Payton stated I know the county required it, but it meets the guidelines. I suggest they stop working on that piece of property and leave it as is until we decide what is going to happen there.

Mr. Oliver stated I will contact the developer to request that they stop work on the park.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Clay Electric Request for Easement Phase 5**

Ms. Buchanan stated this is not very far from the tract we were discussing. At the intersection of Laurel Valley Drive and Royal Pines Drive there is a buffer tract on the southeast quadrant, called Tract E and Clay Electric would like to install a utility box and they requested a 25 square foot easement area. The box wouldn't be that big. I did get assurances from Clay Electric that it wouldn't interfere with the sidewalk, but that is language we can insert in the form of easement to ensure we have a commitment in writing that is recorded that the sidewalk won't be impeded in any way.

Mr. Hadden stated the boxes are typically 5 X 5. The reason they want the 25 square feet is when they have to open the cabinet they have a 10 foot pole they reach in and pull the breakers with.

On MOTION by Mr. Rick Smith seconded by Mr. Payton with all in favor the request from Clay Electric for easements in Phase 5 was approved to include the language suggested by district counsel.

**EIGHTH ORDER OF BUSINESS**

**Board Guidance for Preparation of Proposed Fiscal Year 2021 Budget**

Mr. Oliver stated our starting point for the FY21 proposed budget will be the FY20 adopted budget, as amended to transfer funding from the general fund to the golf operational fund and recreation fund. We will present the proposed budget in for approval in June, refine the

budget at the July 7<sup>th</sup> meeting and have a public hearing in August. Although no assessment increase is forecast, if the Board seeks ot increase assessments, the District would be required to send mailed notice to all propeprty owners announcing a proposed increase in assessments to be considered at the August budget hearing prior to budget adoption.

After discussion, Mr. Oliver was directed to bring back to the June meeting a continuation budget with proposed increases for a portion of the purchase of the Cottages Parcel and inflationary increases.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. General Manager - Report**

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

**B. District Counsel**

There being none, the next item followed.

**C. District Manager**

**1. Report on the Numbers of Registered Voters (2,697)**

A copy of the letter from the Clay County Supervisor of Elections indicates there are 2,697 registered voters residing within the District is included in the agenda package.

**2. General Election**

Mr. Oliver stated the qualifying period for general election this year is from noon on June 8 through noon June 12. For more information on qualifying to run for the Board of Supervisors you can contact the Supervisor of Eections office in Clay County or visit clayelections.com. The two seats that are up for election are seats 2 and 4, currently held by Chris Payton and Kelly Hermening.

**D. District Engineer**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS Supervisor's Requests**

Mr. Rick Smith asked did you know there is a gator on 10 by the cabana bar?

Mr. Hahn stated it is about 2 feet long.

Mr. Rick Smith asked do we remove those or not worry about them?

Mr. Hahn stated I have not removed any, but if we get to a point where they are causing issues we will.

Mr. Rick Smith stated they are working very hard on the park between 12 and 13.

Mr. Hahn stated the work on the park is underway. The contractor is getting it cleared out and they have done a lot of work. I expect that will be finished by next week.

Mr. Randy Smith stated I'm going to ask Jim Oliver so that the residents can have an understanding of the capital reserve report, can you walk the audience through that?

Mr. Oliver stated the Capital Reserve Statement of Activity is prepared monthly by Honours Golf. As you review the revenue section at the top of the report it howe the three mahor revenue sources: Capital Reserve assessmetns levied on all platted lots, Phase 6 impact fees of \$4,000 per lot upon sale from developer to homebuilder, and the \$500 initiation fee collected upon sale or re-sale of homes with Eagle Landing. The report show by month the collections for each of those revenues sources. The next section shows year to date capital expenditures funded by this account.

Mr. Randy Smith stated the annexation fees in Phase 6 we received \$112,000 this year and initiation fees \$43,000. Are we going to have an in-person meeting in June?

Mr. Payton stated if possible.

Mr. Hermening stated I had a couple former members who want to be members again and are asking about initiation fees that have been paid previously. Are we charging initiation fees again to previous members?

Mr. Hahn responded yes; we haven't changed that. That is the purpose of an initiation fee. If someone wants to come back and rejoin, we are charging the \$1,000 initiation fee unless I'm told differently.

Mr. Hermening asked are you considering running another period of not charging that membership?

Mr. Hahn stated I'm sure we will come up with a summer program that will cut the initiation fee down a little bit.

Mr. Payton stated items for follow-up for next month are, the park in 5B, the trailer issue with regard to the fire, update on trucks coming through, sidewalk issue and private security versus police coverage.

Mr. Oliver asked for clarification on the 5B park, do you want me to ask Dream Finders to not develop that, to stop work.

Mr. Payton responded yes. In addition to stopping any development on that park, we would like to know if they were supposed to build anything there or just clear the land.

Mr. Hadden stated correct, just clear it.

Mr. Biagetti stated Dream Finders did contact a playground supplier and builder and they were ready to build this playground then Dream Finders learned that it was the district's responsibility. They contacted me and I said we are not interested in anything at this point.

Mr. Payton stated there is probably not a lot of future development to be done in Eagle Landing, but I think future boards need to take a better look at development plans. We have had some issues with the Dream Finders development, and I think most of the items are probably five board members who are not developers or in the construction area who are relied on to look over development plans to make sure everything was included. This park is an issue that we didn't notice until it was physically there. We have talked about signs for months that should have been part of a plan, but for whatever reason they weren't and none of us caught it.

**ELEVENTH ORDER OF BUSINESS**

**Audience Comments**

Mr. Girard asked can you ask the guys to take care of the pond bank? Have we sorted out the legal easement for those guys to come across my lot to get the landlocked piece of land?

Mr. Biagetti stated they should have been maintaining it. Legal easements; they are still going on your side lot to get to that pond bank.

Mr. Girard Bovaird stated I agreed to that, just make it formal.

Mr. Biagetti asked what would we need to add an easement to that area? I believe I checked into this last year and did not see a pond maintenance easement in the back area.

Mr. Bovaird stated I don't think there is; we just need to create one.

Ms. Buchanan stated we have form easement agreements. I think the question would be identifying the description but we can say 10 feet from the outer limit of your lot, something that

doesn't require a sketch and legal description, but it also doesn't open up your entire lot, just limits the access area to what the district needs.

Mr. Bovaird stated whatever it is I will agree to that. I want to make sure when I sell the house someone else doesn't have the problem in the future.

**TWELFTH ORDER OF BUSINESS                      Financial Reports**

**A. Balance Sheet as of March 31, 2020 and Statement of Revenues and Expenses for the Period Ending March 31, 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.

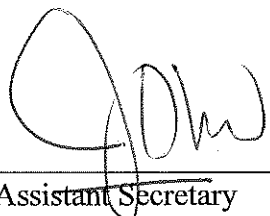
**C. Approval of Check Register**

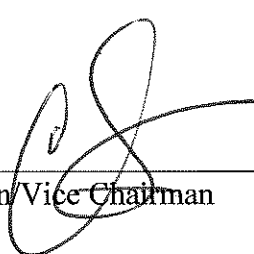
On MOTION by Mr. Payton seconded by Mr. Krueger with all in favor the check register was approved.

**THIRTEENTH ORDER OF BUSINESS                      Next Meeting Scheduled for Tuesday, June 2, 2020 at 6:30 p.m. at Eagle Landing Residents Club**

Mr. Oliver stated our next meeting is June 2<sup>nd</sup>, we will bring a proposed budget and we will also handle those to do items we discussed earlier and notice that meeting to be in person, but we will keep an option open for a Zoom meeting.

On MOTION by Mr. Payton seconded by Mr. Krueger with all in favor the meeting adjourned at 8:15 p.m.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman