

SOUTH VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the South Village Community Development District was held Tuesday, September 1, 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:

Chris Payton	Chairman
Grant Krueger	Vice Chairman (by telephone)
Kelly Hermening	Supervisor
Randy Smith	Supervisor
Rick Smith	Supervisor

Also present were:

Jim Oliver	District Manager
Katie Buchanan	District Counsel (by telephone)
Keith Hadden	District Engineer
Matt Biagetti	Director of Operations, Honours Golf
Jim Hahn	General Manager, Honours Golf
Dean Vincent	East West Partners

The following is a summary of the actions taken at the September 1, 2020 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Perry 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 4, 2020 Meeting**

On MOTION by Mr. Payton seconded by Mr. Rick Smith with all in favor the minutes of the August 4, 2020 meeting were approved as presented.
--

**FOURTH ORDER OF BUSINESS**

**Update Regarding Open Items**

**A. State Attorney Investigation Regarding Fire Destruction of Trailer with Stored Pine Straw**

Mr. Hahn stated one young man, a non-resident has been arrested and is now home with an ankle bracelet. I understand they expect to have another arrest and that will be a resident of Eagle Landing and when they make the final arrest they will release all the names of the other kids involved and at that point we will be ready to take action against the residents who were involved with this case. The truck and trailer are gone.

Mr. Randy Smith asked do we have to wait 30 days to find out or is there a way that we can take action as soon as we know the names?

Mr. Biagetti stated from a staff level they are immediately banned from any use of the facilities.

Mr. Hahn stated once we get the names, we will ask Katie to draft a letter of suspension until the next board meeting.

**B. Sidewalk Repairs/Completion**

Mr. Biagetti stated Comcast and AT&T have moved their communication boxes. We have one quote and we submitted that to the HOA board to look at. There is man with East West and apparently there is a neighbor close by who could give him some work as well so we may have some cost savings there. We discussed that it may not be our responsibility to pay for that. There is also an option to have it done at no cost. We want to get that sidewalk section poured and if it is going to cost somebody a little money, I think it is money well spent.

**C. Additional Streetlights**

Mr. Payton stated earlier today Matt circulated the same quote for those three streetlights along the curve. We are still waiting for another quote. Since this wouldn't be funded until October anyway, we can talk about this at the next meeting.

**D. Consideration of Proposals to Construct Replacement Weir**

The board reviewed and discussed the two proposals, requested that the engineer obtain an additional proposal and the chairman offered to meet with an engineering firm for a second opinion and what options may be available to the board. If the results of the meeting with the engineering

firm and the additional proposal are received within the next two weeks they will be reviewed at the continued meeting and if they are not received timely then the continued meeting will be canceled.

**FIFTH ORDER OF BUSINESS**

**Update Regarding Phase 6 Construction Matters**

**A. Update Regarding West Bank Construction**

Mr. Vincent stated they should have all the utilities done tomorrow, they should be done by the end of the week and paving is scheduled for next week. In September that work will be done and next month we will be doing punch list items. In terms of the parks, Matt and I have met with every sub out there and every one will be out next week, Tree Amigos will start next week on the irrigation, I signed all the agreements with CCUA and paid the fees and meters are being set in the pocket parks and the lake park. We adjusted the dog park fencing and we are getting the fountain in. The irrigation and sod will be on the ballfields in the next 30 days. I'm meeting with the sign person one last time then they will switch out the signpost and signs.

**B. Consideration of Series 2019 Requisitions 74, 75, 76**

Mr. Oliver stated requisitions 74 and 76 are for England Thims & Miller and #75 is to Baker Constructors.

Mr. Hadden stated I have reviewed them and Dean has reviewed them and they are appropriate and I have signed off on them.

On MOTION by Mr. Payton seconded by Mr. Hermening with all in favor requisitions 74, 75 and 76 were approved.

**C. Consideration of Change Orders**

There being none, the next item followed.

**SIXTH ORDER OF BUSINESS**

**Update Regarding Purchase of Cottages Parcel**

Mr. Payton stated at the last meeting we finalized the purchase and sales contract for the Cottage lots and it has been fully executed, Katie met with the HOA lawyer, the HOA would prefer to give the \$200,000 directly to the CDD to go towards the purchase of that property with a couple

requests. The first one is that the district would not improve or otherwise build on the land in a manner inconsistent with Florida Statutes and if the district were to sell the property for a profit that we would split the profit in some amount determined with the HOA. There will be a contract amendment because we have already signed the contract.

**SEVENTH ORDER OF BUSINESS**

**Ratification of Agreement for Security Patrol Services**

On MOTION by Mr. Payton seconded by Mr. Randy Smith with all in favor the agreement with Viewpoint Security for security patrol services was ratified.

**EIGHTH ORDER OF BUSINESS**

**Acceptance of Fiscal Year 2019 Audit Report**

Mr. Oliver stated it is a clean audit and the comment at the end of the audit is that it was submitted after the June 30<sup>th</sup> deadline. There is no additional action to be taken by the state, it has been filed. In the auditor’s report on internal controls, the auditor writes during our audit we did not identify any deficiencies in internal controls that we consider to be material weaknesses. In the management letter, there were no prior year audit findings or recommendations and finding 19-01 says the district did not submit the completed annual report by June 30, 2020. Management’s response was that we are working with two different management companies on that and we have worked that out so it will be a lot cleaner process for next year.

On MOTION by Mr. Payton seconded by Mr. Hermening with all in favor the fiscal year 2019 audit was accepted.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. General Manager - Report**

Mr. Hahn reviewed the operations report, that was included as part of the agenda package that covered the operations of the amenity center, athletic center, tennis facility, golf and clubhouse operations, common areas, retention ponds and landscaping.

**B. District Counsel**

Mr. Randy Smith asked can we get the pond maintenance issue in Phase 5, 6 and Greyhawk wrapped up for the next meeting?

Ms. Buchanan stated yes.

Mr. Biagetti stated we did get with the Lake Doctors again and looked at that specific pond. The bulk of the new one, the fingers that go into Greyhawk is going to be more substantial. I will get with Katie once he brings back his final numbers.

**C. District Manager**

There being none, the next item followed.

**D. District Engineer**

Mr. Hadden stated I want to remind you that now that school has opened we have one new connection to Tynes Boulevard and the one into Royal Pines is blocked right now and should be opened in the next 30 days. Be mindful to the changes in traffic patterns that we see at the main entrance. If we want the county to do a traffic study, they only do it when school is in session.

**TENTH ORDER OF BUSINESS**

**Supervisor's Requests**

The following issues were brought up and discussed during the meeting: increase of cost of wood to repair bridges, golf operations and financial update, golf cart policy regarding single user, security patrol of golf course, stop signs at golf course, real estate sales signs at entry road and village green, signage regarding parking on grass at Oakmont and golf operations and financial update, grinding of sidewalks, guest access to facilities during COVID restrictions, pressure washing of sidewalks, roof overhang, naming of large park.

**ELEVENTH ORDER OF BUSINESS**

**Audience Comments**

A resident asked item 4B on the agenda, is that the sidewalk on Autumn Pines or is it all sidewalks that have utilities on them?

Mr. Payton stated we were talking about the one space on Autumn Pines that is missing an 8-foot section of sidewalk.

A resident asked why isn't the builder, who is paying for those sidewalks?

Mr. Payton stated I asked the same question because the house is there and my assumption was if a sidewalk is not completed by the builder, isn't there a checklist that someone has to sign off on that and apparently it doesn't exist. That is a good question, but the builder is not responsible for fixing that spot they didn't do and they didn't pour it because there were pedestals in the way.

Mr. Hadden stated on new construction the county now has a process but when that was done the county didn't look at anything outside the house.

A resident stated there was a discussion a couple meetings ago about signage saying this is a golf cart community. Where did that go?

Mr. Payton stated I spoke to the HOA about it and there are a couple steps that have to be taken and there are two new phases and the request would be made to include the rest of the new parts of the neighborhood. I will work with the HOA on that.

A resident stated the sign at 18 is really dirty and it needs to be power washed.

Mr. Hahn stated we cleaned them last year and we will do them again.

A resident stated Tuesday after the last CDD meeting there were five groups on no. 5, some were playing from the back tees. I talked to the marshal about it and he said there is nothing he can do.

Mr. Hahn stated I can't dictate where someone plays on the golf course. We don't have tee levels set up to reflect a handicap level. For example, to play that hole you have to be a one to five handicap. We will ask them to speed up.

**TWELFTH ORDER OF BUSINESS**

**Financial Reports**

**A. Balance Sheet as of July 31, 2020 and Statement of Revenues and Expenses for the Period Ending July 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. Randy Smith with all in favor the check register was approved.

**THIRTEENTH ORDER OF BUSINESS**

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

On MOTION by Mr. Payton seconded by Mr. Rick Smith with all in favor the meeting was continued to September 15, 2020 at 6:30 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman