

SOUTH VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the South Village Community Development District was held Tuesday, January 5, 2021 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
Randy Smith	Supervisor
Rick Smith	Supervisor
Glenn Warren	Supervisor

Also present were:

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

The following is a summary of the actions taken at the January 5, 2021 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 20, 2020 Meeting**

On MOTION by Mr. Payton seconded by Mr. Randy Smith with all in favor the minutes of the December 20, 2020 meeting were approved as presented.
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**FOURTH ORDER OF BUSINESS**

**Update Regarding Open Items**

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

Mr. Biagetti stated it has been postponed until January 13<sup>th</sup> and if we get that word next week, we will move forward as discussed.

**B. Weir Repairs**

Mr. Acree stated we believe the failure to be the wetland backing up and staging behind the weir saturating the soil and seeping through and washing away the soils underneath it. It appears to have been partially repaired and the cold joints from that repair allowed the same thing to happen. We propose a standard drop structure, the concrete will be removed and backfilled with soil. We recommend a geo fabric in the bank to prevent more of the lateral flow to continue to wash away the soils in that area.

Mr. Payton stated the water management district approval process will take about 45 days.

Mr. Acree stated you can bid it at the same time.

Mr. Oliver stated Katie would like to have the bid out for 21 days, which puts it a week until the next meeting.

**C. Playground Equipment Proposals**

Mr. Biagetti outlined the proposal for the cottage themed playground equipment for ages 2 – 12 as requested by the board.

On MOTION by Mr. Payton seconded by Mr. Randy Smith with all in favor the proposal from Southern Recreation for the cottage themed playground equipment in the amount of \$117,549.00 was approved and Mr. Krueger was authorized to work with staff on this project.

**D. Update on Purchase of Cottages Parcel**

Ms. Buchanan stated the seller doesn't have any significant comments to the purchase and sales agreement, however, they have not yet signed off on it. They are waiting for confirmation that the HOA has in fact approved the arrangement and the HOA has not yet had an opportunity

to execute the side agreement, which authorizes the HOA to give the CDD \$200,000 for the purchase.

Mr. Warren stated I talked with Kirk and he believes that everything will be completed on the HOA side by February 1<sup>st</sup>.

**E. Lake Park Security Cameras**

On MOTION by Mr. Payton seconded by Mr. Randy Smith with all in favor the proposal from Web WatchDogs in the amount of \$5,825 was approved.

**F. Compensation for UPS Storage on CDD Property**

Mr. Biagetti stated I received confirmation from UPS yesterday that they will compensate us \$500 for use of the corner of the lot. We will start this earlier next year for what is customary for other districts in the area and have it in writing prior to the season.

**FIFTH ORDER OF BUSINESS**

**Update Regarding Phase 6 Construction Matters**

**A. Update Regarding West Bank Construction**

Mr. Vincent stated section 2 will go before the Clay County Commission on January 26<sup>th</sup>. The little cul-de-sac that we had a design issue with has been fixed and paving is scheduled for next week. I believe all 85 lots will go to the board of county commissioners on January 26<sup>th</sup>.

We did a final walk through on all four parks, the lake park and three pocket parks. We came up with a list that I distributed to Randy and Matt because they joined the walk-through and there are 23 items, but they are very minor and everything will be done by the end of the month.

My accounting department is working with GMS on reconciling all the remaining costs on the bonds. Our goal is to leave a balance of \$18,900, which is the contract amount for re-seeding that will be done in late March and \$2,000 allowance for the signs and Matt is working on the language.

District counsel will work with developer's counsel on conveyance of the park and the improvements and property and liability insurance coverage for the parks will be activated by the CDD to coincide with the conveyance.

**B. Consideration of Series 2019 Requisitions (84)**

On MOTION by Mr. Payton seconded by Mr. Krueger with all in favor requisition 84 payable to Hadden Engineering in the amount of \$250 was approved.

**C. Consideration of Change Orders**

There being none, the next item followed.

**SIXTH ORDER OF BUSINESS**

**Update Regarding Phase 5 Construction Matters**

**A. Consideration of Pay Application**

There being none, the next item followed.

**B. Review of Open Items**

Ms. Buchanan stated I have done a preliminary calculation as to the amount of money that Dream Finders is likely going to be reimbursed because of the combination of their contribution to the construction contract as well as the amount of capital assessments they have collected, it is ultimately higher than the cost of the project. There will be some moneys going back to Dream Finders and that will be certified by the engineer and the methodology consultant. I wanted to discuss a concept with the board to hold back some of those funds with Dream Finders permission to complete open items such as neighborhood entry signs.

Mr. Payton asked has Dream Finders agreed that they have a responsibility to these items at all?

Ms. Buchanan stated not necessarily.

Mr. Randy Smith stated it would be great to get it done.

Mr. Payton stated it looks like there is no opposition from the board.

Ms. Buchanan stated they haven't committed to doing anything yet, but I think there is a high possibility if we make it easy for them.

Mr. Payton asked which engineers would have to provide certification?

Ms. Buchanan stated my inclination is to have Hadden do it. Dream Finders has used their own internal engineer to identify costs as were appropriate under the engineer's report so they are also trying to do what they can to make it easy.

Mr. Payton stated we are fine with Hadden.

**SEVENTH ORDER OF BUSINESS**

**Discussion of Fishing in CDD Lakes**

This item tabled.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. General Manager - Report**

Mr. Hahn announced that Troon has purchased Billy Casper Golf, he then gave an overview of the operations report that included the operations of the amenity center, athletic center, tennis facility, golf and clubhouse operations, common areas and retention ponds and landscaping.

**B. District Counsel**

There being none, the next item followed.

**C. District Manager**

There being none, the next item followed.

**D. District Engineer**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS**

**Supervisor's Requests**

Mr. Randy Smith asked did you get a quote for the security cart?

Mr. Biagetti responded it is in my office and we should have it on the cart quickly.

Mr. Rick Smith asked what is the update on the automobile for security?

Mr. Biagetti responded I was out of town last week, apparently it was onsite, but it wasn't held onsite. He is bringing it out this week and hopefully, it is going to stay here all the time.

Mr. Rick Smith asked what is the feedback on the new rates, positive or negative?

Mr. Hahn responded there haven't been any. A little negative feedback, everybody got the information and some comments but nothing concerning.

Mr. Rick Smith asked should we consider additional curbing while they are here? They are doing 1,500 feet. We need more and is it cheaper to do it now than have them come back?

Mr. Hahn stated they have come back with a price for us at \$25 per lineal foot for curbing. I had gotten quotes from another company for \$51. The areas we are focusing on are areas where people refuse to use the cart path and cut between our stakes. It is probably another 1,500 lineal feet to get it all done.

Mr. Payton asked are there any critical areas that will not be covered by the 1,500 lineal feet?

Mr. Hahn responded no, the 1,500 will cover the most critical areas.

Mr. Krueger asked what are your thoughts about putting shrubbery along the cart path at the entry and exit points?

Mr. Hahn stated I don't think there is a lot of wear and tear going on. If you plant shrubs, you have to irrigate it and maintain it. I haven't given it much thought. I have seen it in other places and generally the shrubs don't hold up.

Mr. Payton stated there is some other equipment for the lake park, soccer stuff. Are you going to get some things on order?

Mr. Biagetti responded are we doing goals at this point or start to line the field?

Mr. Payton stated whoever wants to use the fields I think I can convince them to buy them themselves.

We talked about the stuff that has been dumped in the cottage lots. Are we cleaning that up yet?

Mr. Hahn stated that will all be cleaned up over the next two weeks.

Mr. Payton stated I noticed the out of bounds stakes were taken away from that area.

Mr. Hahn stated we will try to get them back up.

Mr. Payton stated I did a walk-through of the tennis center and there is a windscreen back that needs to be replaced or put some hedges there. The other side of the tennis facility on the other side of the cart shed we have bushes that lie on the golf course side, we don't own them. There are a couple fans on the patio of the hardcourt side I turned one off.

## **TENTH ORDER OF BUSINESS**

### **Audience Comments**

A resident asked with the new security have you learned anything from them? Do we think we are preventing things?

Mr. Biagetti responded there is really good feedback on activity that happens while our facilities are closed. We are provided a written report after every shift from every officer. The big thing is checking in with staff if there are any issues with any individuals, having a second level of defense as a support level for our staff.

A resident stated I believe you said the driving range was going to be closed while doing repairs on it. I suggest that people get a tag to wear around their neck that allows you 10 minutes before your tee time you can hit some balls.

Mr. Hahn stated that will be the last project we do and he will prep all the areas in one or two days and probably won't do anything with it for a while then come back on one day and sod it so it may only be three days.

A resident stated I know from past experience on no. 5 just before the lakes from the left there is a green box.

Mr. Hahn stated it is one of our irrigation boxes.

**ELEVENTH ORDER OF BUSINESS      Financial Reports**

**A. Balance Sheet as of November 30, 2020 and Statement of Revenues and Expenses for the Period Ending November 30, 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.
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**TWELFTH ORDER OF BUSINESS**

**Next Meeting Scheduled for 02/02/21 at 6:30 p.m. at Eagle Landing Residents Club**

Mr. Oliver stated our next meeting is February 2, 2021 at 6:30 p.m.

On MOTION by Mr. Payton seconded by Mr. Kreuger with all in favor the meeting adjourned at 8:00 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman