

SOUTH VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT

The February 2, 2021 meeting of the Board of Supervisors of the South Village Community Development District was continued and reconvened Tuesday, February 16, 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 (by telephone)
Jim Hahn	General Manager, Honours Golf

The following is a summary of the actions taken at the February 16, 2021 meeting. An audio 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**

A resident stated on the playground equipment, I saw two blue slides and to me that is too much blue. It is a very petty issue, but Randy jokingly said next time purple; if it were a purple slide instead of a blue one it would look better.

**THIRD ORDER OF BUSINESS**

**Weir Repairs – Review of Proposals**

Mr. Oliver stated the district engineer received three bids that were provided to the board and he also provided a comparative sheet of the three bids.

Mr. Acree stated we received three bids and one you can throw out as being 2 ½ times the price of the others, the other two bids are very close in total. I have a lot more experience working with Dennis Armstrong than I do with John Rogers at A Team Site Works. I recommend going with D. Armstrong; they do have an allowance in there for some golf course grassing repairs and cart path repairs. Their original option contemplates coming off of Greyhawk Street which is the shortest distance to get to the weir from the road. I don't think that would be an option; I think they will have to come down the cart path off of Club Lake Drive for their main access. If you take out the \$9,500 and add it to the \$22,500 their total comes to right at \$98,000. They are a little higher than A Team Site Works, but I don't have a lot of experience with them.

Ms. Buchanan stated Armstrong is doing a similar stormwater repair in another CDD right now as well.

Mr. Payton stated we wouldn't necessarily spend \$25,000 on the golf course and sidewalk repair; we have in-house teams for that.

Mr. Acree stated he put in an allowance and if he had to repair the cart path the whole 1,850 feet it might come in that much but that is probably a worse case allowance.

Mr. Krueger asked why do you think going through Greyhawk is not a good option?

Mr. Acree stated looking at Google Earth street view there is a curb inlet and communications pole and it could be an option.

The board and staff discussed two possible access points, allowance for repairs and the warranty language to be in the agreement.

On MOTION by Mr. Payton seconded by Mr. Randy Smith with all in favor the proposal from D. Armstrong Contracting, LLC for the base bid of \$85,000 was approved, district counsel was authorized to prepare an agreement for this work and the chairman was authorized to execute the agreement that will be ratified at the next meeting.

**FOURTH ORDER OF BUSINESS**

**Playground Equipment – Review of Update Proposal**

Mr. Payton stated we have already approved this plan in concept and authorized Grant to work with them directly for whatever.

Mr. Hahn stated there will be no clock, but a logo will be in that place.

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

Mr. Randy Smith stated I talked to Jim about having an item on the next agenda dealing with dues paying golf, we still have a problem collecting all the dues from January golf. Ours were delayed and we worked with Jim and Josh and they pared that down, but there is at least one golf member who has still not seen a deduction of their January dues. It seems that we should have a better audit process in place.

Mr. Hahn stated I have spoken with Honours to find a better solution. We have a schedule set up and it requires us to go in and pull all the data and double check it for any errors we can find, send it to the corporate office, the corporate office will look at all the numbers make sure they look right and submit it to the bank for payment. A big part of what took place in January was the team here was putting the trail fee collection into everyone's account so they could view that they paid the trail fee and there were six or eight people that paid their trail fee before they paid their dues and I think it was an error on our team and they put in the trail fee number it somehow wiped out their dues. That we get back and there may be one that we billed twice. They will double check everything but there was just one.

Mr. Randy Smith stated we should be able to expect that on or about whatever the date is every month that money comes out of our accounts.

Mr. Hahn stated the procedure laid out last year through Honours is we get the information to them by the 5<sup>th</sup> of every month, they take it from the 5<sup>th</sup> to about the 11<sup>th</sup> or 12<sup>th</sup> to verify everything then submit it to banks. Some banks draw it out right away and other banks draws it out six days later. The window they give us is up to the 20<sup>th</sup> of every month it should be drawn out. Give them the 13<sup>th</sup> through the 20<sup>th</sup> for the banks to process it because some banks are faster than other banks.

Mr. Payton stated prior to your company during the transitions there were some issues with incorrect debits or not enough debits was the bigger issue then it just built up until people were being hit with big bills. Is there an organization within Honours that we can use to audit our member accounts so we can have some sort of confidence? The timing of the ACH withdrawal is an issue. I also have a lot of questions about just the confidence in whether or not we are billing them correctly or was it right before. There are a lot of folks who don't use the accounts because they don't have any confidence in it. Is there someone who could do an audit or could we bring in a third party and hire them?

Mr. Hahn asked how do we do an audit of the charges that we take?

Mr. Payton stated I assume they would look at what charges are there and are those the actual charges?

Mr. Hahn stated that is what Honours does, they look at all the charges and make sure they are verified. The bill is sent to the member, then they can question or dispute any of the charges and we get a few questions every month.

Mr. Randy Smith asked the bills are being sent through what process? You are suggesting I should see a bill.

Mr. Payton stated we don't see a bill. The last time I asked Josh about this he told me that by the 4<sup>th</sup> or 5<sup>th</sup> it is posted to the account if I log in. There is no proactive notice of what is going to be posted.

Mr. Hahn stated I will check to see what else we can do because we can't keep having questions coming back on the billing.

Ms. Buchanan gave an update on the conveyance of the park in Phase 6 and stated the resolution you adopted authorized the conveyance contingent upon receipt of the engineer's certificate. We do have the certificate from Hadden Engineering and I did have an update from Dean that it was complete. I am waiting on the return of signed documents from East West and my intent is to record those upon receipt.

Mr. Payton stated my only concern with that park site deals with play fields. No one has set foot on them because they have been so wet. It is hard to tell if the drainage is sufficient. Everyone tells me they should drain properly.

Ms. Buchanan stated as an update on the Cottage Lots, Jason has gotten everything signed and he is moving forward preparing documents for closing in March. I think everything is on track. We anticipate closing by the end of February.

**SIXTH ORDER OF BUSINESS**

**Audience Comments**

A resident asked will the course be closed while the weir work is being done?

Mr. Hahn responded no, we wouldn't shut down we would just work around it.

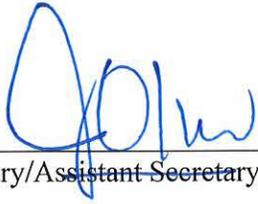
A resident stated there may be unintended consequences of putting locks on the restroom doors. We may find there are more workers, delivery people who have to use the restroom facilities.

**SEVENTH ORDER OF BUSINESS**

**Next Scheduled Meeting: 03/02/21 at 6:30 p.m.  
at Eagle Landing Residents Club**

Mr. Oliver stated the next scheduled meeting is March 2, 2021 at 6:30 p.m.

On MOTION by Mr. Payton seconded by Mr. Krueger with all in favor the meeting adjourned at 7:08 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman