

SOUTH VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the South Village Community Development District was held Tuesday, May 4, 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
Alex Acree	District Engineer (by telephone)
Matt Biagetti	Director of Operations, Honours Golf
Jim Hahn	General Manager, Honours Golf
Joe Halifco	Operations, Honours Golf
Marilee Giles	GMS, LLC

The following is a summary of the actions taken at the May 4, 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 based on the potential election for Grant's seat make sure that the candidates are basically in good standing with accounts based on the fact that a number of us are not in good standing.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the April 6, 2021 Meeting**

On MOTION by Mr. Payton seconded by Mr. Krueger with all in favor the minutes of the April 6, 2021 meeting were approved as presented.

**FOURTH ORDER OF BUSINESS**

**Acceptance of the Minutes of the April 6, 2021  
Audit Committee Meeting**

On MOTION by Mr. Payton seconded by Mr. Krueger with all in favor the minutes of the April 6, 2021 audit committee meeting were accepted.

**FIFTH ORDER OF BUSINESS**

**Update Regarding Open Items**

**A. Update Regarding Weir Repairs**

Mr. Acree stated the structure is in production and scheduled to be shipped the week of May 12<sup>th</sup> and will probably be onsite the week of May 17<sup>th</sup> to prepare for construction. Since January of this year DEP has taken over all permitting from the Army Corps of Engineers regarding the wetlands and they are severely understaffed and don't have the qualifications to deal with everything it has to do. Every project that gets submitted to the district you get the exact response from DEP saying they have jurisdiction over the wetlands. The water management district wants a permit modification application fee and a little more detail on the plans for erosion control and we are working on that right now to get it back to them this week.

Mr. Oliver stated one sticking point is still the access point.

Mr. Biagetti stated we came up with an agreement the board has seen and Mrs. Burns who lives at the end of the cu-de-sac has been working with us through this process and today there is just a slight change that we don't feel is going to hold anything up, that we will have a signed agreement tomorrow morning. With this additional request it is still the best option for everybody involved.

Ms. Buchanan stated someone put if we damage his driveway we are being asked to replace the entire driveway.

Mr. Hahn stated his position is if you repair one section and not the entire driveway it won't match.

Ms. Buchanan stated asking for this compared to eminent domain power, we are a little over the barrel. I think based on conversations with the contractor that is the preferable route but not the only option.

Mr. Hahn stated it is an additional \$4,000 to replace the driveway.

Mr. Randy Smith stated there should be a statute of limitations once the work is complete that the homeowner can come back and say we caused the damage to the driveway, that it wasn't visibly damaged.

Ms. Buchanan asked if a crack shows up 11 months later? I don't know with the nature of concrete if that is possible. To the extent we want to tie off that loop we certainly can.

Mr. Randy Smith asked do you think damage would appear immediately to the concrete?

Mr. Acree responded you see it sooner in the process than later.

Mr. Randy Smith stated we need something reasonable to protect them as well as us.

Ms. Buchanan stated I will get with Alex and see what a reasonable period is. I think we will be in a situation where it cracks very quickly.

#### **B. Phase 5 Construction Update**

Mr. Biagetti stated we are still working through some things. It has been delayed. I saw a gentleman measuring for the neighborhood sign. Hopefully, they are getting through permitting and getting ready to start on that. We should start seeing these improvements and changes happen.

#### **C. Street Sign Replacements**

Mr. Biagetti stated the chairman at the last meeting requested us to do a street sign inventory throughout the community and we have done that. We have signs from the county, we are now waiting for the new brackets. As we have been doing throughout the community for the past few years, we put it on hold for a little bit, but we are replacing any old, original signs with the county issued replacement signs and the simple wing brackets.

### **SIXTH ORDER OF BUSINESS**

#### **Discussion of Honours Golf Contract Renewal Process**

Mr. Oliver stated the end of the three-year term will be September 30, 2021. The original contract started on August 18, 2018. The sooner we get started the sooner we can plug that number

into the budget that you will be adopting later this summer. We can ask them now to provide a proposal.

Mr. Hahn stated okay, I will contact Honours and get that.

**SEVENTH ORDER OF BUSINESS                      Board Guidance Regarding Preparation of Fiscal Year 2022 Proposed Budget**

Mr. Oliver stated as we look at the budget projections throughout this fiscal year it looks like we will have a modest surplus in golf and recreation, which is surprising given the up and down that we have. It looks like the FY22 assessment will be exactly where they were despite the increase in insurance. Is there any guidance the board wants to establish?

Mr. Randy Smith stated Jim and I have had discussions regarding the pending increases in wages. I want to be sure that we don't lose good people because we were late to trigger increase in pay and meet the requirements we will be facing the first of October. I think you have factored that into your budget. I need to be sure the way things are going if that is going to be enough of an increase or do we need to budget more?

Mr. Hahn stated I factored that in the fiscal year 2022 budget already. A lot of our key people are over that \$10 barrier but there are going to be a lot of things going on in the work environment everywhere and it is going to be very competitive.

**EIGHTH ORDER OF BUSINESS                      Staff Reports**

**A.    General Manager - Report**

A copy of the operations report was included as part of the agenda package and included the operations of the amenity center, athletic center, tennis facility, golf and clubhouse operations, common areas and retention ponds and landscaping.

Mr. Hahn stated we have taken the time to get some professional groups out here to evaluate our courts and get a sense of how our courts are and what kind of work if we wanted to do renovations to them, if they need work in the eyes of professionals. We had two firms that came out and have a couple different bids. One feeling a lot more play is needed, one feeling not as much play is needed. We are working on getting some bids that we may bring to the board down the road if we want to take the steps to give the tennis courts a little facelift. We have been maintaining them ourselves on an annual basis, putting in clay and doing that part of it and that is in our operating budget, but this is above and beyond that. The bids are anywhere from \$28,000

to \$50,000 and I wanted you to be aware we are looking at that. I have never heard complaints about the courts that they are not in good playing condition I have heard that they are in good playing condition. This is the professional people telling me what they think we need and we will look at that down the road.

I have had three meetings with the folks from Golfweek. Golfweek has an international junior event, some of the best junior players in the world based on world rankings. They host this event at courses like Grand Cypress, Reunion, ChampionsGate, Disney courses, Hammock Beach. It is a high-profile event, and they want to bring something to Jacksonville, and they met with the folks at Florida First Coast of Golf, and they recommended Eagle Landing. I had business with these folks out on the golf course. They are very pleased and excited about what they see on the golf course and are willing to bring their tournament to us. We have plenty of time to focus on it. The reason I'm bringing it up to the board is they are asking for a Saturday and Sunday. They will inundate our golf course both Saturday morning and Sunday morning. We will have both afternoons available. We will be hosting 80 – 85 of the best male junior players here and I will negotiate a price with them because I know how prestigious this event is. This isn't something you lowball. I have \$75 per player already guaranteed from Golfweek for them to play. That will give us a full greens fee for each player and they don't take carts and we are going to get about \$60 for every kid that walks out on the golf course and plays and we will get all the rental carts from the adults and parents that are showing up to watch these kids play. Kids from all over the world are coming here with their families. It becomes a winner for us from a financial standpoint based on our revenues we generate right now. The downfall is we are taking one weekend in November from the membership and I would like to get direction from the board if you would like to do that. They are asking that I get back with them soon because they have to get a course that is committed.

It was the consensus of the board to approve having this tournament.

Mr. Hahn stated I'm getting quotes to replace the hardware for all the doors and replace all the doors and he then updated the board on the screen installation, dog park grand opening

#### **B. District Counsel**

There being none, the next item followed.

**C. District Manager – Report on the Number of Registered voters (3,047)**

A copy of the letter from the supervisor of elections indicating there are 3,047 registered voters residing within the district was included in the agenda package.

**D. District Engineer**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS Supervisor’s Requests**

Other items discussed: handicap fee reimbursement to residents in May or June, the new beverage cart will be here the end of May, residents playing golf on the course after hours, new playground equipment on schedule, cost proposal for artificial turf at driving range

**TENTH ORDER OF BUSINESS Audience Comments**

A resident asked is Phase 6 still paying the \$4,000 per lot?

Mr. Oliver stated there are only two lots that have not paid and that money goes into the capital reserves.

**ELEVENTH ORDER OF BUSINESS Financial Reports**

**A. Balance Sheet as of March 31, 2021 and Statement of Revenues and Expenses for the Period Ending March 31, 2021**

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. Warren with all in favor the check register was approved.

**TWELFTH ORDER OF BUSINESS Organizational Matters**

**A. Acceptance of Resignation of Vice Chairman Krueger**

On MOTION by Mr. Payton seconded by Mr. Randy Smith with all in favor Mr. Krueger's resignation was accepted.

**B. Recognition of Vice Chairman Kreuger's Service to the Community**

Mr. Payton stated we do have a plaque for Grant in appreciation of all the years he has been on the board and we will have a photo op after the meeting.

Mr. Krueger stated I want to thank everybody for letting me sit in this seat for as long as I have. I feel we have accomplished a lot in that time.

**C. Consideration of Candidates for Appointment to Seat 5**

Mr. Payton stated we have four applicants and the resumes were included in the agenda package.

Mr. Randy Smith stated this is to fill one seat but there is an election a year from November for three seats and I encourage all of you to consider running in that election.

On MOTION by Mr. Payton seconded by Mr. Rick Smith with all in favor Allan Brink was appointed to fill seat 5.

**D. Oath of Office for Newly Appointed Supervisor**

Mr. Oliver being a notary public of the State of Florida administered the oath of office to Mr. Brink.

Ms. Buchanan stated you are now a public official and you are subject to the ethics law, Sunshine law and along with that you have to keep your CDD records available to the extent you want to keep them. They are subject to the public records law and I suggest you put them somewhere separate from your personal or business records in the event there is a public records request. Call me with any questions.

Mr. Payton stated you are going to have to fill out some forms after the meeting.

**E. Election of Officers, 2021-03**

Mr. Oliver stated this is simply naming Allen an assistant secretary.

On MOTION by Mr. Payton seconded by Mr. Rick Smith with all in favor Resolution 2021-03 was approved.

Mr. Payton stated we do need to have a vice chair.

On MOTION by Mr. Rick Smith seconded by Mr. Payton with all in favor Randy Smith was appointed vice chairman.

**F. General Information Regarding Supervisor Duties and Responsibilities**

**THIRTEENTH ORDER OF BUSINESS**      **Next Meeting Scheduled for Tuesday, June 1, 2021 at 6:30 p.m. at Eagle Landing Residents Club**

Mr. Oliver stated our next meeting will be June 1, 2021 at 6:30 p.m.

On MOTION by Mr. Payton seconded by Mr. Randy Smith with all in favor the meeting adjourned at 7:34 p.m.

  
Secretary/Assistant Secretary

  
~~Chairman/Vice Chairman~~  
Assistant Secretary