

SOUTH VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the South Village Community Development District was held Tuesday, July 6, 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
Randy Smith	Vice Chairman
Rick Smith	Supervisor
Glenn Warren	Supervisor
Allan Brink	Supervisor

Also present were:

Jim Oliver	District Manager
Katie Buchanan	District Counsel (by telephone)
Jim Hahn	General Manager, Honours Golf
Alex Acree	District Engineer (by telephone)
Marilee Giles	Governmental Management Services

The following is a summary of the actions taken at the July 6, 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

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the June 1, 2021 Meeting

On MOTION by Mr. Payton seconded by Mr. Randy Smith with all in favor the minutes of the June 1, 2021 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

**Acceptance of the Minutes of the June 1, 2021
Audit Committee Meeting**

On MOTION by Mr. Payton seconded by Mr. Brink with all in favor the minutes of the June 1, 2021 audit committee meeting were accepted.

FIFTH ORDER OF BUSINESS

Update Regarding Open Items

A. Weir Repairs

Mr. Acree stated we went out there last week and everything looked well and was working. We have a punch list item and there is an area that needs to be seeded and stabilized.

Mr. Hahn stated I did get approval to have the check cut for the final payment and we can have it sent to the club and hold it until the punch list items are taken care of.

B. Phase 5 Construction

Mr. Payton stated Matt and I met with Dream Finders onsite three weeks ago and went over the list of items and Matt sent an email to the board with an update from them. They are waiting on the irrigation meter in order to install the landscaping. We want to get the cement pads in front of the mailboxes, irrigation and they don't want to do any other cement work until they get the second lift of asphalt.

C. Street Signs Replacements

Mr. Hahn stated Matt has completed the first phase and is working on the second phase.

D. Crosswalk Project

Mr. Payton stated Alex has developed the plans and he sent it to Clay Country for review and approval. He will follow-up this week.

E. Golf Cart Parking

Mr. Payton stated we don't have a CADD file from the old engineering firm and Alex is working off an aerial and manually design that.

F. Playground Equipment

Mr. Hahn stated they can't get certain things fabricated and put together and we are waiting for it to get completed.

SIXTH ORDER OF BUSINESS

Update Regarding Honours Golf Contract Renewal

Mr. Oliver stated after the three-year mark there is an automatic renewal to the existing terms, if agreed to by both parties. That is the case in this situation, as discussed at the last meeting and the automatic renewal will take place. Katie will prepare appropriate renewal documentation to the existing contract so we will have an audit trail.

SEVENTH ORDER OF BUSINESS

Consideration of Fiscal Year 2021 Audit Engagement Letter

This item tabled.

EIGHTH ORDER OF BUSINESS

Discussion of Fiscal Year 2022 Budget

Mr. Oliver stated the board approved the budget at the June meeting and set the public hearing to be held August 3rd. The key changes we will see in the budget is what we discussed on the record to make sure that we earmarked the funds being reserved for the final payment for the Cottages Parcel purchase. On page 1 you will see carry forward surplus in the amount of \$145,000 and this represents the remaining balance of \$138,000 plus \$8,000 for interest. At the bottom of the page under expenditures you will see the Cottages Lot line item of \$145,000.

NINTH ORDER OF BUSINESS

Staff Reports

A. General Manager

1. Report

Mr. Hahn gave an overview of the general manager's report.

2. Tennis Court Bids

Mr. Hahn stated I obtained bids from two contractors for 3-tons of additional clay for the tennis courts, one from Court Surfaces for \$38,900 and one from BAB Tennis Courts \$32,500.

We have worked with both and if you want to move on them to get the courts resurfaced this summer we can do so.

Mr. Payton asked is there a recommendation?

Mr. Hahn stated we have worked more with BAB than Court Surfaces. They are both reputable companies.

Mr. Payton asked do our two new clay courts need resurfacing?

Mr. Hahn responded the two new ones, would require less than 3-tons but the focus was on the others.

On MOTION by Mr. Payton seconded by Mr. Randy Smith with all in favor the proposal from BAB Tennis Courts in the amount of \$32,500 was approved.

3. Performance Painting Proposal

Mr. Hahn stated I would like to get the clubhouse painted this fiscal year and have submitted that to get done by Performance Painting to paint the entire clubhouse and tie it into our capital budget.

Mr. Payton stated the athletic center was painted in the past five years but has substantial damages to be repaired.

Mr. Hahn stated Alex is now involved with the stucco issue and he sent a contractor to review it. The firm he sent it to was comfortable with the work that was being rejected to be done. It is \$236,000 to tear it all out and put in proper drainage throughout and re-stucco the entire building, versus the patching that has been done in the past. Five years ago they patched the stucco and repainted it.

Mr. Randy Smith asked do we have any other quotes on the painting?

Mr. Hahn stated no, we have used Performance Painting in the past, they are a preferred vendor of ours, we know we get a good job when they do it and they stand behind it. We can work on obtaining another quote if you would like.

We have been facing a shortage of staff and recommend making modest changes to the hours of operation that would have the least possible effect. Per the board's request I gave you a 6-year capital plan that incorporates everything from the study done to the CDD prior to purchasing the golf course.

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.

TENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Brink stated I want to propose a change to our existing amenity policies. Our existing policy basically says if you bring a grandson or granddaughter in 23 years of age and under, they have to be accompanied by an adult. I want to change that to 14 years of age and up don't need to be accompanied or need to be checked in with a passholder or resident. Those 13 and under must be checked in and accompanied.

Mr. Payton stated I think it is called out in the houseguest policy and maybe we can modify this and make sure it doesn't conflict with another policy.

On MOTION by Mr. Payton seconded by Mr. Warren with all in favor a change in amenity policies to allow grandchildren 14 or over who live outside a 40-mile radius and are visiting grandparents to use the recreation facilities without being accompanied by an adult patron was approved in substantial form and the chair was authorized to work with Matt and district counsel to finalize language to amend the policies to be consistent with existing age policy for resident minors.

Mr. Warren stated weeds grow really fast when it rains and weeds are popping up in sand traps and it was really bad in the waste bunker on 17. The shades need to go back up. The beverage cart hasn't been out there for a week.

Mr. Oliver stated we emailed Rick's comments to the board and Mr. Hahn will read them aloud for the record.

Mr. Hahn stated one of the questions was, where do we stand on security and are there any issues. There are no issues on security, they are following the schedule we put together, still no word on the car. The limit on our capital reserve.

Mr. Payton stated that is up to the board if we want to set a lower limit on any part of the budget, we can do that and the management company has to follow that. Last month we briefly discussed it, we did not decide on an amount. The board can set a minimum amount. I would like us to decide on a number that says this is as low as our capital reserve can go and if anyone needs to spend it below that amount has to come before the board so that the board is comfortable that we have funds in there.

On MOTION by Mr. Rick Smith seconded by Mr. Warren with all in favor a capital reserve minimum of \$700,000 was approved.

Mr. Randy Smith stated there are windows in the dining room that fog over, we periodically replace those. We paid Tree Amigos to clean the palmettos from the front of the Club Lake Park and it looks good but we need to put in some posts to restrict vehicular access. I'm not comfortable that the grass in the new park has come in and we should allocate money to sod or seed. Did we get quotes on the doors?

Mr. Hahn stated we had two quotes, to replace all the doors is about \$26,000, to do a modification of some new doors and completely different hardware was about \$16,000 to \$17,000.

Mr. Randy Smith stated I would like to prioritize that going forward, I don't know about the rest of the board.

Mr. Payton stated I think we can generate the note to staff.

Mr. Hahn stated all the doors don't need to be replaced, but it would be a combination of replace some and new hardware for others.

Mr. Payton stated that is something the board would like to see you move forward with that.

There was good, positive feedback on the luau, please convey that to the staff. The course is looking great. The pews on 17 is not working, from the original design they don't look good and I would like to see you replace that soon. The tree house has caution tape on it. The cottage lots need to be addressed and if we don't want to pay Tree Amigos to move out the stuff, just level the dirt and use some of it on the range. Also move it up on the priority list. I'm going to speak

to Alex between now and the next meeting about putting in golf cart parking by the cabana bar and we could use some fill dirt there. Ask the cart guys to do a weekly pickup of the athletic center area.

ELEVENTH ORDER OF BUSINESS Audience Comments

A resident stated we talked a couple months ago about a youth golf tournament. Is that still on?

Mr. Hahn responded yes, it is in November, and we would like to have cart shuttles that can move people from no. 2 to no. 3 and we will try to use resident volunteers.

A resident stated I think the board needs to consider improving the amount of money we can get for meals in the dining room, which means improving the quality.

A resident stated I have seen people going to the pool and nobody checked anyone's name. It doesn't do any good to raise the price of the amenities if you are not going to check anybody at the door.

TWELFTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet as of May 31, 2021 and Statement of Revenues and Expenses for the Period Ending May 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. Randy Smith with all in favor the check register was approved.

THIRTEENTH ORDER OF BUSINESS Next Meeting Scheduled for Tuesday, August 3, 2021 at 6:30 p.m. at Eagle Landing Residents Club

Mr. Oliver stated the next scheduled meeting is August 3, 2021 at 6:30 p.m.

On MOTION by Mr. Payton seconded by Mr. Warren with all in favor the meeting adjourned at 7:53 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman