

SOUTH VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the South Village Community Development District was held Tuesday, August 3, 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:

Randy Smith	Vice Chairman
Rick Smith	Supervisor
Glenn Warren	Supervisor
Allan Brink	Supervisor

Also present were:

Jim Oliver	District Manager
Katie Buchanan	District Counsel
Alex Acree	District Engineer (by telephone)
Jim Hahn	General Manager, Honours Golf
Matt Biagetti	Director of Operations, Honours
Joe Halifco	Food & Beverage Manager, Eagle Landing Golf
Marilee Giles	Governmental Management Services

The following is a summary of the actions taken at the August 3, 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 we spend a lot of time at the clubhouse and you have a smoking section, but people are standing at the front door smoking. Since guys sit on the back patio smoking cigars, we don't spend much time on the back patio. With the new swings, it would be nice to sit out there. At the non-member driving range, I would like to practice on bunkers. Is it possible to get a small playground at the clubhouse for the kids as we eat dinner? It's been a while since we changed the menu; just changing one item a month would be a good idea. Pool service for food and beverages would be nice. Please send out a reminder about a week before each CDD meeting.

**THIRD ORDER OF BUSINESS**

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

On MOTION by Mr. Brink seconded by Mr. Randy Smith with all in favor the minutes of the July 6, 2021 meeting were approved as presented.

**FOURTH ORDER OF BUSINESS**

**Update Regarding Open Items**

**A. Weir Repairs**

Mr. Acree stated the work is complete, due to constant rain there is still an erosion issue on the backside of the bank at the mitered end section and the recommendation is to put some 57 stone in those areas to fill the void and once we get past the rainy season, we will fill it with flowable fill to prevent further erosion.

Mr. Hahn stated the water coming out of the weir appears to be working perfectly, it comes out of the four tubes without any interruption and when the water level gets high enough it comes over the sides. It is working perfectly and there is no erosion on the front side. The erosion on the backside isn't from the water but from the rain. That is why the solution to fix it temporarily makes sense then come in and pack it in well when things dry out.

Mr. Randy Smith asked how can we facilitate getting this done but we don't want to give him a blank check?

Mr. Oliver stated there are two issues, one is a temporary measure and one is the final solution.

Mr. Warren asked if we pay to get this temporary fix is there any recourse against Armstrong? Should this have been caught sooner and is now costing us money?

Mr. Acree stated this is not due to the amount of water coming through the pipes, but is from non-stop rain. His contract says that he is not allowed to go forward with any kind of work without a design change order. If we ask him to send us a price for putting the 57 stone in, he is immediately going to go to a change order.

Ms. Buchanan stated I heard Alex say that Armstrong constructed it to spec.

On MOTION by Mr. Randy Smith seconded by Mr. Brink with all in favor the general manager was authorized to expend an amount not to exceed \$10,000 of capital reserve funds for installation of the 57 stone to repair the erosion.

Mr. Randy Smith stated tell him to do it, we expect him to pay for it and work with Jim Hahn if there are costs involved.

Mr. Acree stated yes, for sure.

**B. Phase 5 Construction**

Mr. Biagetti stated included in the agenda package is the email received from Dream Finders on their progress that is similar to last month. They are waiting on the reclaim meters to be installed before they do any of the earthwork, landscaping, curb and concrete. The monument signs are in the permitting stage with the county. They have contracted to have all the street signs changed out from corrugated to the decorative black.

**C. Street Signs Replacement**

Mr. Biagetti stated we received all the signs needed and we have finished Harbour Town and Oakmont except for one sign in Oakmont we need to swap out. As time allows, we will continue to update the rest of the neighborhood.

**D. Crosswalk Project**

Mr. Acree stated the county has approved the plan and we have asked the county to also fund the project and we have not gotten feedback from them yet on whether they agree to that or not. Chris is also working on getting updated cost estimates from the contractor for the striping and signage.

**E. Golf Cart Parking**

Mr. Oliver stated earlier today I emailed Board members a conceptual rendering prepared by Alex of the proposed golf cart parking plan.

Mt. Acree explained the two-lane service road that runs next to the pool and amenity center would be modified with removeable bollards in front of it and make it one-way only for one lane and golf cart only parking along the other lane.

**F. Playground Equipment**

Mr. Biagetti stated we anticipated having the new playground at the beginning of summer, there has been a delay on one of the pieces, we have been working with the manufacturer and installer to get out everything they can so we can show progress excluding one piece, which is the mold for one of the tube slides. They are going to finish everything else, clear out what we have, build it and block the exit to the tube slide. We hope that by September we will have the rest of the pieces excluding the tube slide.

**FIFTH ORDER OF BUSINESS**

**Consideration of Proposal for Repair of Athletic Center Balcony**

Mr. Biagetti stated the proposal for this work is from Florida Certified Contractors for the repair of water damage of the stucco on the outside and underneath the balconies on the athletic center.

On MOTION by Mr. Randy Smith seconded by Mr. Warren with all in favor the proposal from FCC to repair athletic center balcony in the amount of \$36,905.00 was approved and district counsel was authorized to prepare an agreement for this work to include the ability to hold back final payment until the project is completed.

**SIXTH ORDER OF BUSINESS**

**Public Hearing Adopting the Budget for Fiscal Year 2022**

Mr. Oliver stated this is a no increase budget, with the assessments staying the same as in FY21. This includes the general fund budget, community appearance budget, debt service budgets for the Series 2016 bonds and Series 2019 bonds, golf budget and recreation budget. We included use carry forward surplus of \$145,000 to fund the final payment for the cottages parcel purchase in the same amount. We have money set aside to make that payment due March 2022, but we have adequate funds to make that payment now to save some interest costs. If you want to do that, we can make that happen and revise this budget. We will also change vendor names for line item

descriptions for security from CCSO to Viewpoint, and revenues for tennis/swim lessons and change East West to Honours Golf.

Mr. Hahn gave an overview of the golf and recreational budget

On MOTION by Mr. Randy Smith seconded by Mr. Warren with all in favor the public hearing was opened.

There being no comments or questions from the public, the board took the following action.

On MOTION by Mr. Brink seconded by Mr. Randy Smith with all in favor the public hearing was closed.

**A. Consideration of Resolution 2021-05 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2022**

Ms. Buchanan stated Resolution 2021-05 adopts the proposed budget and we will attach the proposed budget as an exhibit and after the meeting Jim will complete section 2 appropriations to match the budget you just adopted including any changes we made on the record today. We have modified the language in section 3 for budget amendments to increase the amount of transfer of funds that the district manager and board are able to do without triggering a mandatory budget amendment at the end of next year.

On MOTION by Mr. Randy Smith seconded by Mr. Brink with all in favor Resolution 2021-05 was approved.

**B. Consideration of Resolution 2021-06 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2022**

Ms. Buchanan stated Resolution 2021-06 is the resolution that levies the special assessments that is necessary to fund the operations and maintenance budget. The one thing that is different this year from the resolutions you have seen in the past is all of our district assessments are going to be via the tax roll. We will no longer have any direct collection because we no longer have any un-platted land subject to special assessments. We will take the tax roll from the county, add the district's assessments to it and certify that back to the tax collector. The resolution adopts the assessment roll, which Jim will attach at the end of the meeting and it authorizes him to make any amendments to the assessment roll for any updates or amounts as necessary.

On MOTION by Mr. Randy Smith seconded by Mr. Brink with all in favor Resolution 2021-06 was approved.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. General Manager - Report**

Mr. Hahn stated at the request of the board I got another bid on painting the clubhouse and I have one from Performance Painting for \$35,000 and the other was \$44,500 from Professional Painting & More, Inc. We have worked with Performance Painting here and I have worked with them in the past and they stand behind their work.

On MOTION by Mr. Randy Smith seconded by Mr. Brink with all in favor the proposal from Performance Painting to paint the clubhouse in the amount of \$35,000 was approved.

Mr. Biagetti presented a request for a lake maintenance easement for a homeowner putting in a pool and screen and stated what is drawn on the survey was the original plan and they are asking for an additional foot to expand their pool to 10-feet. It is going to be right at the top of bank level and I don't see an issue allowing this. There is no issue with maintenance access.

Ms. Buchanan stated you need to be sure there is no piping in that area. There is 21-feet from the property line to the water's edge. They want to eat into this 21-feet by how much?

Mr. Biagetti stated 20-feet total, the same with the screen enclosure would be 19-feet to the property line. Sometimes the Lake Doctors rather than putting a boat in the pond they will drive an ATV around the pond and spray and this would allow space for that.

Mr. Acree stated I did not see any issues with the request. I wanted to verify that there are no storm pipes under the ground.

Ms. Buchanan asked how much space do you normally have between the pond and lot line.

Mr. Acree stated this time we only have 8-10 feet for lake bank easement for maintenance access.

On MOTION by Mr. Brink seconded by Mr. Warren with all in favor the easement agreement with the owners of 1712 Wild Dunes Circle for pool and screen was approved.

**B. District Counsel**

There being none, the next item followed.

**C. District Manager – Discussion of Fiscal Year 2022 Meeting Schedule**

On MOTION by Mr. Brink seconded by Mr. Warren with all in favor the fiscal year 2022 meeting schedule reflecting meetings on the first Tuesday of the month was approved with the exception of the August 9, 2022 meeting.

**D. District Engineer**

There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisor’s Requests**

Other items covered: weeds on the soccer field, Spanish moss needs to be removed from the crape myrtles in the median, no beverage cart last Saturday due to staffing issues, new beverage cart will be here in September, ask Troon to reconsider decision on incident that occurred with personnel, general manager discussed improvement to trim the oak tree and shave the hill around the green #12 for a more gradual slope, replace hanging lantern at entrance to patio with a fan, treehouse repairs look good, proposed changes to clubhouse menu.

**NINTH ORDER OF BUSINESS**

**Audience Comments**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS**

**Financial Reports**

**A. Balance Sheet as of June 30, 2021 and Statement of Revenues and Expenses for the Period Ending June 30, 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. Randy Smith seconded by Mr. Warren with all in favor the check register was approved.

**ELEVENTH ORDER OF BUSINESS**

**Next Meeting Scheduled for Tuesday,  
September 7, 2021 at 6:30 p.m. at Eagle  
Landing Residents Club**

Mr. Oliver stated the next meeting is scheduled for September 7, 2021 at 6:30 p.m.

The meeting adjourned at 7:51 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman