

SOUTH VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the South Village Community Development District was held Tuesday, September 7, 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
Alex Acree	District Engineer by telephone
Jim Hahn	General Manager, Honours Golf
Matt Biagetti	Director of Operations, Honours Golf
Marilee Giles	GMS, LLC

The following is a summary of the actions taken at the September 7, 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 August 3, 2021 Meeting

On MOTION by Mr. Payton seconded by Mr. Warren with all in favor the minutes of the August 3, 2021 meeting were approved as presented.
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FOURTH ORDER OF BUSINESS

Update Regarding Open Items

A. Weir Repairs

Mr. Acree stated the contractor has been to the site and dumped several bags of 57 stone beneath the mitered end sections to fill in the eroded areas to prevent any further erosion. It seems to have helped and has been holding up nicely. At this point there is no further action needed.

Mr. Randy Smith stated I thought there was another more permanent product that would be added to that.

Mr. Acree stated that was part of the discussion, we were going to see how the 57 stone would hold up and after the rainy season reassess the area and the potential to put in fill if it were deemed necessary. Based on our call last week the 57 stone is doing that job without any further erosion. At this time, we don't feel like there are any additional repairs needed.

B. Phase 5 Construction

Mr. Biagetti stated Dream Finders did install the reclaimed meters and hopefully, this starts the path of doing the concrete work and irrigation with the sod around the open park site and along the intersection at Royal Pines and Laurel Valley. Still outstanding is the monument signs, which is in permitting and swapping out the street signs from the county issued to the decorative black posts.

C. Street Sign Replacement

Mr. Biagetti stated the street sign replacements are going well and I hope to knock out another neighborhood. We still need one sign in Oakmont, Emerald Dunes is done, and Southern Hills will be the next neighborhood we focus on and work out way up to Club Lake.

D. Crosswalk Project

Mr. Payton stated the county canceled on us this morning.

E. Playground Equipment

Mr. Biagetti stated two weeks ago they demolished the old playground and started building the new one and it was done on Friday last week, minus the tube slide. We are about 10-weeks out on that. We are also looking to enhance it with adding two park benches, a new picnic table

in the little gazebo and a new trashcan. In a few months we will look at other items that don't require a lot of space.

F. Golf Cart Parking

Mr. Payton stated we are working on getting bids and hopefully we will have bids next month.

FIFTH ORDER OF BUSINESS

Acceptance of Fiscal Year 2020 Audit

Mr. Oliver stated we are going to table this item. The audit was due by June 30th according to Florida Statutes, and we have missed that deadline. I have since had a conference call with the CFO of Honours Golf and the independent auditors regarding outstanding items necessary for audit completion. Previous conversations with Honours Golf regarding the audit deadline were held prior to the statutory deadline for submittal. The District now has a hard deadline to submit the completed financial audit to the Department of Economic Development no later than October 4th. We will meet that deadline.

SIXTH ORDER OF BUSINESS

Consideration of Fiscal Year 2021 Audit Engagement Letter

Mr. Oliver stated the audit engagement letter is with Berger Toombs, the firm the Board selected through the RFP process, which is required by Chapter 218, Florida Statutes. The engagement fee is \$7,000 as was included in the proposal. You budgeted \$7,250. Berger Toombs is the current auditor. Based on discussions I had with Berger Toombs and Honours Golf, I concluded it isn't the audit firm's fault that the audit is late. They have not received all financial schedules necessary to complete the audit and render an opinion. They did offer to provide an audit with no opinion, but it is important the District receive we want a clean opinion with our audit and maintain a strong credit rating. Better to be late with a good opinion, than on time with no opinion. I recommend approval of the audit engagement letter.

On MOTION by Mr. Payton seconded by Mr. Randy Smith with all in favor the engagement letter with Berger Toombs to perform the fiscal year 2021 audit in the amount of \$7,000 was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Approval of Fence Construction in Phase 6 Along Tynes Boulevard

Mr. Biagetti stated during development of Phase 6, Dean Vincent and West Bank Development Company did write up a fence easement for a private landowner on the east side of Tynes. It allows them to install a fence in that easement along their pond. It is not our pond, but we do maintain along Tynes Boulevard. It has no effect on what we need to do and from an appearance standpoint I don't see any issue.

On MOTION by Mr. Payton seconded by Mr. Randy Smith with all in favor the fence construction in Phase 6 along Tynes Boulevard was approved.

EIGHTH ORDER OF BUSINESS

Consideration of lake Doctors Agreement for Fiscal Year 2022

Mr. Biagetti stated their price did not increase and they included our irrigation pond on 10 where we have the aeration system. They have begun to treat that pond. They are very responsive to our requests. We do have troubled ponds from time to time but see no reason why we wouldn't sign this agreement.

On MOTION by Mr. Payton seconded by Mr. Randy Smith with all in favor the agreement with Lake Doctors for Fiscal Year 2022 was approved.

NINTH 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. Biagetti outlined the increase in the cost of the stucco repair.

On MOTION by Mr. Payton seconded by Mr. Randy Smith with all in favor the additional \$5,600 for the stucco repair was approved.

B. District Counsel

There being none, the next item followed.

C. District Manager

Mr. Oliver as directed by the Board provided at the last meeting, the District paid off in full the outstanding note related to the CDD’s purchase of cottages lots parcel. That payment was made by wire on September 1st.

D. District Engineer

There being none, the next item followed.

TENTH ORDER OF BUSINESS Supervisor’s Requests

Other items discussed: Point of sale system not working properly, grass needs to be cut shorter in small dog park, clean up animal waste quickly after petting zoo, send email to board members before residents prior to closing any of the facilities, timing of rolling of the greens, residents are volunteering to be on golf committee if reinstated, trim bushes around no soliciting sign at entrance, notify residents who live in proximity of ponds 11A and 11B of future treatment, analysis of budget to cover increase in payroll over five year period along with areas of possible savings, increases coming from vendors, send eblast reminder on the Sunday prior to the board meeting, research cost to add an ATM machine in the clubhouse, fix the lights and add lights and signage to the crosswalk and the loop, make improvements to the café water front deck to make it more appealing and to create a possible rental area, add a park to Eagle Crossing by the bathroom and fix drainage on cart path, resurfacing of tennis courts to commence September 16th, roll the soccer field.

ELEVENTH ORDER OF BUSINESS Audience Comments

Items of concern brought up by residents: cleanliness of the fitness center and bathroom not as good as it should be, concerns with waste management pickups, Clay County Commissioner Wayne Bolla hosting a budget town hall meeting September 13th at the Oakleaf Community Center at 6:00 p.m., electrical issue with waterfall, weathervane may be damaged, amount paid to county to collect assessments, getting rid of the all-inclusive is costing the members more and general public should be charged more, radio in bar area does not work properly, systemic approach to lift

cart path, maintenance crews driving on cart path, bunkers cannot drain when lake levels are up, cutting in and changes to groups during club championship not desirable, club dues not tracked by staff properly, practice greens not prepared properly and improve quality of food, improvements to evaluation form.

TWELFTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet as of July 31, 2021 and Statement of Revenues and Expenses for the Period Ending July 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. The CDD is fully collected for Fiscal Year 2020-2021.


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, October 5, 2021 at 6:30 p.m. at Eagle Landing Residents Club

Mr. Oliver stated the next meeting is scheduled for October 5, 2021 at 6:30 p.m.

On MOTION by Mr. Payton seconded by Mr. Randy Smith with all in favor the meeting adjourned at 8:14 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman