

MINUTES OF MEETINGS
SOUTH VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the South Village Community Development District was held Tuesday, January 4, 2022 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:

Marilee Giles	District Manager
Katie Buchanan	District Counsel
Alex Acree	District Engineer (by telephone)
Jim Oliver	GMS, LLC
Matt Biagetti	Director of Operations, Honours Golf
Jim Hahn	General Manager, Honours Golf

The following is a summary of the actions taken at the January 4, 2022 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 6:30 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Painter stated I understand there will be a discussion tonight on a trail fee for member golf carts. I think members who own, operate and maintain and pay for their own carts provide service to the club and we are charged with providing that service. Now I understand there is a movement to charge us more to provide that service. If there were no member carts you would have to lease more carts, maintain them and have them sit idle during off peak season. I'm not in favor of an increase in the trail fee.

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THIRD ORDER OF BUSINESS

Approval of the Minutes of the December 7, 2021 Meeting

On MOTION by Mr. Payton seconded by Mr. Randy Smith with all in favor the minutes of the December 7, 2021 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Suspension Letter

Ms. Buchanan stated at the last board meeting you were advised of an incident that occurred with the golf course, a police report was circulated to you as well as the amenity suspension letter that went out. Your recommendation was to suspend the entire family for one year based on the understanding of the facts that we had at the time. After receiving that letter Ms. Griner has appeared tonight and she is here to give a little more background or observations on her behalf. My recommendation is that you open the floor to Ms. Griner then you can decide to revisit your prior decision or move forward with the previous decision.

Ms. Griner stated regarding the incident report and suspension letter there is verbiage detail that does not align with the incident as it happened. My son was not in possession of the BB gun at that time. We have had prior incidents with the neighbors next door, and we have a trespass warrant being issued this week on two children next door. That BB gun was accidentally left for about three minutes on our back patio and the two neighbors came onto our property and took the BB, my son went outside to retrieve it and they were already terrorizing those two gentlemen. He tried to retrieve the BB gun. I have a video of these kids destroying my property and trying to enter my property, pushing my son around on the back patio and taking advantage of him.

Mr. Payton stated we need to take some time and consider your comments.

Mr. Randy Smith stated this is different than what we understood a month ago and I recommend we suspend our action based on this information and if we need to go in another direction; we need to figure out what that direction needs to be.

On MOTION by Mr. Randy Smith seconded by Mr. Payton with all in favor the suspension of privileges was suspended pending further investigation.

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FIFTH ORDER OF BUSINESS

Update Regarding Open Items

A. Update on Phase 5 Construction

Mr. Biagetti stated there is no update to provide to the board; they are going to refocus in January on the remaining items.

B. Crosswalk Project

Mr. Biagetti stated at the last meeting the board approved repainting the golf cart crossings and add pedestrian crossings. We are scheduled to start the first phase January 18th. By the end of the month the crosswalks and golf crossings should be painted.

C. Playground Equipment

Mr. Biagetti stated last week the tube slide was delivered and installed by Southern Recreation, which completes our playground project. We did receive the picnic tables, benches, waste receptacles and will be working on putting those together and installing them in-house over the next couple of weeks.

D. Golf Cart Parking

Mr. Biagetti stated Bloodworth Asphalt did a great job, they painted the lines and installed the signage for the golf cart parking on the side road of the pool area. We do have the removeable bollards here that we will install ourselves blocking vehicular traffic and just allow carts through the bollards.

E. Construction of the Fitness Center

Mr. Biagetti stated everything is going well, they opened the east side balcony and the patio below and the last part was to do the waterproofing on the upper deck; they are now working on the west side. Over the next two weeks the scaffolding should be removed then we have a completed project.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2022-02
Adopting Amended Prompt Payment Policies**

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On MOTION by Mr. Payton seconded by Mr. Randy Smith with all in favor Resolution 2022-02 was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. General Manager - Report

Mr. Hahn gave an overview of the operations report and stated I submitted a request to the board to increase the trail fee. When we did the budget review last year we talked about the minimum wage increase that greatly affected our operation as well as the anticipated expense increases that were going to be caused by the minimum wage. At that time I told you there were over \$200,000 additional expenses that we were going to absorb by doing exactly the same thing as we did last year through the minimum wage increase and expense increase. I budgeted a 5% expense increase, there is an 8-10% increase by our vendors and they are extending that cost to us. Food and beverage is out of control with 15-18% increases in all items. We tried to prepare a budget for that and at the same time I felt that we could absorb that expense through rate increases. We are looking for an increase in the membership whether it is trail fees or dues to help absorb some of those costs.

The board discussed comparison of trail fees with other courses, amount of increase, across the board increase rather than trail fees only, increase fee for non-resident play, look at membership as a whole and directed staff to move forward with 5% increase in trail fees and come back with an organized approach to increase other golf related fees to cover the increase in costs.

B. District Counsel

Ms. Buchanan asked is it your direction and request that we send a letter to the other associated family involved in the incident or do you want to have staff do research and reconsider it at your next board meeting what action you want to take.? That being said, I can anticipate a very different version of events coming back to you. One thought is maybe we send a letter that doesn't necessarily take any action but certainly says you are on notice and if we have another event anticipate that this will happen.

On MOTION by Mr. Payton seconded by Mr. Randy Warren with all in favor district counsel was authorized to send a letter to the resident

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and put them on notice that in the event of another incident staff has been authorized to suspend your household from all amenities.

C. District Manager

Ms. Giles stated I want to thank the board for letting me serve this community and the board and hope I can live up to Mr. Oliver’s standards.

D. District Engineer

Mr. Acree stated we are working on the required report for the 20-year analysis.

EIGHTH ORDER OF BUSINESS Supervisor’s Requests

Other items discussed were: cameras on the golf course to identify vandals and unauthorized use of the golf course, when a member has to leave do they have to pay another initiation fee, some corners of the cart path need repair, fence along Jennings Forest, Facebook post about entrances to Eagle Landing Phase 6, dinner specials, increase security of golf course and amenity center after hours, include a reminder in the newsletter that the golf course and amenities being off limits after hours and refresh landscaping in amenity area.

NINTH ORDER OF BUSINESS Audience Comments

Challenges in Phase 6 dealing with monument signs, spruce up landscaping around the signs, possibly add solar lighting to signs, the sound system and cameras on golf carts.

TENTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet as of November 30, 2021 and Statement of Revenues and Expenses for the Period Ending November 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

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On MOTION by Mr. Payton seconded by Mr. Randy Smith with all in favor the check register was approved.

ELEVENTH ORDER OF BUSINESS

Next Meeting Scheduled for Tuesday, February 1, 2022 at 6:30 p.m. at Eagle Landing Residents Club

Ms. Giles stated the next meeting is scheduled for Tuesday, February 1, 2022 at 6:30 p.m. at the same location.

On MOTION by Mr. Payton seconded by Mr. Randy Smith with all in favor the meeting adjourned at 8:06 p.m.

DocuSigned by:

Marilee Giles

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Secretary/Assistant Secretary

DocuSigned by:

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Chairman/Vice Chairman