

SOUTH VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the South Village Community Development District was held Tuesday, December 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
Marilee Giles	GMS
Katie Buchanan	District Counsel by telephone
Matt Biagetti	Director of Operations, Honours Golf
Jim Hahn	General Manager, Honours Golf

The following is a summary of the actions taken at the December 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 November 2,  
2021 Meeting**

On MOTION by Mr. Payton seconded by Mr. Randy Smith with all in favor the minutes of the November 2, 2021 meeting were approved as presented.
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**FOURTH ORDER OF BUSINESS**

**Update Regarding Open Items**

**A. Phase 5 Construction**

Mr. Biagetti stated Dream Finders is still working on the entry monument permit submittal; last time they were working on the site plans to submit that for permitting. It looks like they jumped ship from Signarama it seems they had some issues to swap out the stop sign posts and street signs to match what we currently have. They are saying it should be around the first of the year. They are nearing the second lift of asphalt and they reached out to Clay County to schedule a walk and once they get approval they can get the second lift, which they believe will be done in the first quarter of 2022.

There was a question at the last meeting about the sidewalk on Royal Pines going over the hump and that was completed with the home build.

**B. Crosswalk Project**

Mr. Payton stated there are not any crosswalks throughout the neighborhood other than golf cart crossings. We have been working with the county for a couple of years trying to get them to fund the project. We finally got them to agree to meet us in the middle and they gave us some signs and posts.

Mr. Payton reviewed the proposals received for painting the golf cart crossings and pedestrian crosswalks and the board took the following action.

On MOTION by Mr. Payton seconded by Mr. Randy Smith with all in favor the quote from M&J for standard paint for pedestrian crosswalks and thermal painting for the golf cart crossings in the amount of \$3,805.60 was approved.
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**C. Playground Equipment**

Mr. Biagetti stated we ordered additional benches, a picnic table, waste receptacles for this playground site and that has been delivered to us. We have the product and we need to assemble and install it and we will do that in-house. The tube slide should be shipped by the end of this week. Southern Recreation is hoping to have it installed by Christmas.

**D. Golf Cart Parking**

Mr. Biagetti stated we are scheduled for this weekend to have the striping laid out and the directional signage then we will look at the locations for the removable bollards, which we will do in-house as well.

**FIFTH ORDER OF BUSINESS**

**Ratification of Agreement with MacCurrach for Concrete Pad, Curbing and Driving Range Work Including Sod**

On MOTION by Mr. Payton seconded by Mr. Randy Smith with all in favor the agreement with MacCurrach was ratified.

**SIXTH ORDER OF BUSINESS**

**Ratification of Agreement with Turf Hound Proposal for Artificial Turf**

Mr. Oliver stated this Proposal has been approved by the board, the agreement is not yet ready for execution and we will have that at the next meeting.

**SEVENTH ORDER OF BUSINESS**

**Ratification of Second Addendum with Viewpoint Security**

On MOTION by Mr. Payton seconded by Mr. Randy Smith with all in favor the second addendum with Viewpoint Security was ratified.

**EIGHTH ORDER OF BUSINESS**

**Ratification of Change Orders to Installation of Awning**

Mr. Biagetti stated there was much more damage to the balconies than expected and it went over the amount in the original quote to make the repair. We are in a much better position moving forward to prevent future sagging and issues with the stucco. There is a change order for each balcony.

On MOTION by Mr. Payton seconded by Mr. Randy Smith with all in favor both change orders with FCC in the amount of \$5,300 and \$6,800 were ratified.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. General Manager**

**1. Report**

Mr. Hahn gave an overview of the operations report, copy of which was included as part of the agenda package and reviewed the updated capital budget from Honours.

**2. Consideration of Water Management Agreement with The Lake Doctors for Triploid Grass Carp Stocking**

On MOTION by Mr. Payton seconded by Mr. Randy Smith with all in favor the agreement with The Lake Doctors, Inc. in the amount of \$3,295 was approved.

**B. District Counsel**

**1. Publication of Legal Notices**

Ms. Buchanan stated legislation passed that allows for online publications, but the reality is that before you can do the online noticing you have to publish notice in the paper and that potentially removes any cost savings.

**2. Needs Analysis that Districts Providing Wastewater or Stormwater Management Services Must Complete by June 30, 2022**

Ms. Buchanan stated this is a requirement that was put in place by the legislature and adopted by the governor at the end of the summer. The state issued guidelines on having a needs analysis prepared in September and October. The district engineer is probably going to need to put together a work authorization to perform a review of your stormwater management system and address the bullets that are included on page 2 of 2 that describes what the needs analysis is supposed to include. This is required to be completed by June 30<sup>th</sup> and I suggest that we ask Alex to bring back a proposal in January.

**3. Prompt Payment Requirements**

Ms. Buchanan stated next is a prompt payment policy, which you have previously adopted and is redlined to indicate our proposed changes to the policy. Essentially the statute requires that there be an additional procedure and it incorporates a 2% interest rate as compared to the 1% interest rate that was previously approved. We can authorize these changes today and bring back a clean version of your prompt payment policy for you to approve at your next board meeting.

On MOTION by Mr. Payton seconded by Mr. Brink with all in favor the proposed changes were approved and staff will bring back to the next meeting a clean version to be approved by the board.

**4. Public Records Exemptions for Addresses and Other Information Associates with Certain Officers, Judges, etc.**

Ms. Buchanan stated unless there are questions, I will let you review this one on your own.

**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**

The following items were brought up and discussed with staff: How the contractor is working on the awning and expected completion date, signs and posts received from the county, small percentage of emails from staff being opened by residents, issues with locks on gates by the tennis courts and dog park, features of and replace cost of credit card machines, delivery of doors and hinges, replacement of windows, contacted the sheriff’s office about a resident using a BB gun, attorney to draft a letter to the homeowner notifying them that the household has been suspended from the amenities and from being on the golf course for one year, request for reports be copied to the supervisors when incidents happen.

**ELEVENTH ORDER OF BUSINESS                      Audience Comments**

Items brought up and discussed with the board and staff: Carp in new pond but two ponds by #5 probably need carp, Orange Park County Club may reopen in the next year to two years and take that into consideration in your long-term planning, need new amps and boxes in surround sound system, bunker maintenance.

**TWELFTH ORDER OF BUSINESS                      Financial Reports**

**A. Balance Sheet as of October 31, 2021 and Statement of Revenues and Expenses for the Period Ending October 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,  
January 4, 2022 at 6:30 p.m. at Eagle Landing  
Residents Club**

Mr. Oliver stated the next meeting is scheduled for January 4, 2022 at 6:30 p.m.

On MOTION by Mr. Payton seconded by Mr. Warren with all in favor the meeting adjourned at 7:17 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman