

SOUTH VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the South Village Community Development District was held Tuesday, February 1, 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 by telephone
Randy Smith	Vice Chairman
Rick Smith	Supervisor
Glenn Warren	Supervisor
Allan Brink	Supervisor

Also present were:

Marilee Giles	District Manager
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 February 1, 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**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the January 4,  
2022 Meeting**

On MOTION by Mr. Randy Smith seconded by Mr. Brink with all in favor the minutes of the January 4, 2022 meeting were approved as presented.
---

**FOURTH ORDER OF BUSINESS**

**On Notice Letter**

February 1, 2022

South Village CDD

Ms. Buchanan stated I will get the letter done tomorrow so we can get that transmitted.

## **FIFTH ORDER OF BUSINESS**

### **Update Regarding Open Items**

#### **A. Update on Phase 5 Construction**

Mr. Biagetti read the following statement from Dream Finders Homes, “We were looking to get a curb walk with Clay County in the next 30-days and should have the sign permits in February and start construction as soon as received, the street signs as well.”

#### **B. Crosswalk Project**

Mr. Biagetti stated we had M&J Striping out a couple weeks ago to paint the pedestrian crosswalks and thermoplastic all the cart crossings. They did thermoplastic all the cart crossings, but it was too cold for the paint to dry on the pedestrian crosswalks. They attempted it with the regular latex paint. We feel strongly that if we are going to do this and are relying on the county to come back in the next year or so to thermo it, I’m not confident that is going to happen. We are proposing to do all the pedestrian crosswalks in the thermoplastic. It is a \$2,183 difference than what we approved at a previous meeting for painting. With the amount of traffic on that road, I don’t feel that painting the crosswalks is going to last very long.

On MOTION by Mr. Brink seconded by Mr. Randy Smith will in favor staff was authorized to contract for thermoplastic on the pedestrian crosswalks for an additional \$2,183 over the cost of the previously approved amount for painting for a total cost of \$5,988.60.

#### **C. Golf Cart Parking**

Mr. Biagetti stated since the last meeting the striping has been completed and staff has done a great job installing the removeable bollards.

## **SIXTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. General Manager - Report**

Mr. Hahn gave an overview of the operations report, copy of which 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.

February 1, 2022

South Village CDD

Mr. Biagetti reviewed proposals for various areas of landscaping, entrance points along Tynes Boulevard with a bed of annuals and bushes on both sides of the road to enhance the drive into Eagle Landing. Our Eagle Landing signs have similar landscaping to our neighborhood signs. We plan to enlarge the beds, add annuals in front for color and have a nice hedge line behind. We will try to use solar lights on this project.

The athletic center and amenities, the sidewalk and curb where the carts pull in there is a small strip of Bermuda and to simplify this area let’s get rid of the grass and replace it with mulch.

In front of the athletic center, we are looking to add annuals around the oak tree where presently there are grasses. In this area we are going to add sunshine Ligustrums to add color.

Next is the road going up to the clubhouse on both ends that has big oaks and sod will not survive but we want to put in Asiatic jasmine ground cover. They have proposed adding shell ginger plants.

On MOTION by Mr. Warren seconded by Mr. Brink with all in favor proposals for the Phase 6 landscape projects in the total amount of \$7,558 was approved.

On MOTION by Mr. Randy Smith seconded by Mr. Warren with all in favor the amenities landscape improvements in the amount of \$10,609.50 was approved.

**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.

**SEVENTH ORDER OF BUSINESS**

**Supervisor’s Requests**

Other items brought up and discussed were: Dogs in restaurant and cabana bar area, replenish first aid kit, who teaches swimming, aqua aerobics and swim team, overall senior rounds,

February 1, 2022

South Village CDD

handicap flags, handicap play, audio issues in the club, golf rate comparison, prepare methodology for O&M assessment on sales office and associated property.

**EIGHTH ORDER OF BUSINESS**

**Audience Comments**

Other items brought up and discussed were: Staff will investigate a report of a homeowner who cut into and removed plant material between their house and the golf course, some bunkers need more sand, cleaning of metal drains, cleanliness of and access to dog park, increase security budget line item, membership initiation fees, goal of membership, need additional doggie stations, timeline of landscape improvements, areas under trees can be cleared of underbrush for fire prevention by the forest service.

**NINTH ORDER OF BUSINESS**

**Financial Reports**

**A. Balance Sheet as of December 31, 2021 and Statement of Revenues and Expenses for the Period Ending December 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. Brink seconded by Mr. Randy Smith with all in favor the check register was approved.

**TENTH ORDER OF BUSINESS**

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

Ms. Giles stated the next scheduled meeting will be March 1, 2022 at 6:30 p.m. in the same location.

On MOTION by Mr. Randy Smith seconded by Mr. Warren with all in favor the meeting adjourned at 8:00 p.m.

February 1, 2022

South Village CDD

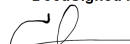
DocuSigned by:

*Marilee Giles*

3B3209E1043B434...

Secretary/Assistant Secretary

DocuSigned by:



5BFEE2CA6D34E2...

Chairman/Vice Chairman