

MINUTES OF MEETING
SOUTH VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the South Village Community Development District was held Tuesday, March 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
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
Alex Acree	District Engineer by telephone
Matt Biagetti	Director of Operations, Honours Golf
Jim Hahn	General Manager, Honours Golf
Joe Halifco	Operations, Honours Golf

The following is a summary of the actions taken at the March 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 February 1, 2022 Meeting

On MOTION by Mr. Payton seconded by Mr. Randy Smith with all in favor the minutes of the February 1, 2022 meeting were approved as presented.

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FOURTH ORDER OF BUSINESS

Update Regarding Open Items

A. Update on Phase 5 Construction

Mr. Biagetti stated they are getting closer to the walk through with the county to be able to do the asphalt lift. They were following up on the permit application for the monument signs.

B. Crosswalk Project

Mr. Biagetti stated M&J Striping completed the thermo application for the pedestrian crosswalks and we installed the signs the county provided on the county issued posts. We have the decorative posts on order and once received we will have staff swap them out onto the decorative posts.

Mr. Randy Smith asked do we risk any liability by not having all the crosswalks painted?

Ms. Buchanan stated I think this is something required under the transportation standards and I will ask the engineer to speak to that. We would certainly have liability if we don't comply with those regulations.

Mr. Acree stated having an actual painted crosswalk is not an ADA requirement. I don't think you would have any type of liability for that.

FIFTH ORDER OF BUSINESS

Discussion of Sales Office

This item tabled.

SIXTH ORDER OF BUSINESS

Discussion Regarding Policy Updates

Mr. Randy Smith stated I got some feedback and thought about the one-time medical exemption. When you get to be my age the opportunity to have surgery that would take you out of golf for 6-months more than one time seems to be more of a possibility.

Mr. Warren stated I agree with what you are saying but on the flip side part of what the membership does is creates continuity of income for the club. If we are giving people the freedom to go back and forth, that makes it harder for staff to budget.

Mr. Hahn stated the intent was to have some control over this, in the past you have had none. You can decide something differently in the future but I think this is the right step and shows

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some effort to be relaxed on that issue. I'm aware of clubs with a medical exemption and people abuse that.

Mr. Payton stated if you or whoever is doing membership says, this is an abuse of the policy we are going to suspend you, that would be appropriate to me. I don't know that we need the line in here that says you get one. That sentence can come out because you have the ability to monitor that situation.

Mr. Warren stated it puts him against the member and if the member doesn't agree they are back in front of us again.

Mr. Hahn stated I will give you a quick example. Last month and we all agreed to grandfather two individuals in. I'm already getting feedback from one of those individuals, he doesn't want to rejoin yet because he is not quite ready. We told him he has to reinstate and start his membership and now he is saying he doesn't want to yet; he is going to wait longer. That is the slippery slope you start facing. My intent was, you are going to join right away, you are going to start paying dues and you are going to start playing golf. They can't be here to make that point and I don't necessarily agree but I respect the process. Now we are back and forth and they want to have a meeting to discuss when they want to reinstate their membership. I don't get that.

Mr. Payton asked has it been more than six months since they suspended their membership? The policy says you have 6 months.

Mr. Hahn stated it has been two years.

On MOTION by Mr. Payton seconded by Mr. Brink with all in favor the Eagle Landing Golf Club policy updates were approved as presented.

SEVENTH ORDER OF BUSINESS

Consideration of Proposal with Matthews Design Group for Stormwater Management Needs Analysis and Public Facilities Report

Mr. Acree stated the stormwater needs analysis is a new requirement and we are doing this for multiple CDDs right now. It is a report that outlines the current and projected needs for both stormwater and wastewater for the development and five-year increments. The public facilities report is ongoing, I think it is every seven years it needs to be updated. It is a report that outlines the public facilities owned by the district and any proposed expansion program in the next five years. We have a draft report for South Village that was done by Hadden & Land that was done

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in 2007 and we can use that as a basis to get it updated and we will coordinate with the district regarding any expansion programs. There may have been another report after 2007, but that is the one I was provided.

Mr. Payton asked would you say you quoted the stormwater management needs analysis high, since you are doing this for the first time?

Mr. Acree stated that is correct. We have four on the schedule to do.

Mr. Payton asked would you say you quoted this high or it is going to come in about the same area not knowing exactly what the work is?

Mr. Acree it is a little heavy, but we haven't done this before but as we gather some more information, it is heavy and more of a not to exceed budget. We will do our best to keep that low.

Mr. Brink asked is there a chance we are going to have a change order and what is the change order going to cost us?

Mr. Acree stated the only reason we would need a change order is if the level of effort needed to put together these reports is below what we estimated, the public facilities report is self-explanatory and I don't see any reason we would exceed that estimate.

Mr. Payton asked what if we let other districts go first? Not so much for the public facilities report but the needs analysis is a new statute, what if we asked for an extension and let other districts figure it out and they can see what the prices look like.

Mr. Brink stated we have a June 30th deadline.

Mr. Payton stated it is my understanding that some districts have asked for an extension. I can work with Katie and GMS to see if there is a process.

Ms. Buchanan stated I don't think anyone in our firm has successfully navigated that process. I will ask Marilee if she has more information than I do.

Ms. Giles stated I see all the meeting notes at GMS and several districts have pushed this off. I don't know what the consequences are if we don't meet the June 30 deadline. Several districts are saying they didn't budget for this and they just can't do it this year by June 30th.

Ms. Buchanan stated potentially what could happen is the CDD would submit it to Clay County, Clay County has to compile a report and submit it to the Department of Environmental Protection as well as the Office of Economics and Demographic Research and then they publish an analysis. It would be noted and reading the statute, there is not a monetary fine.

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Mr. Biagetti stated this cost estimate seems comparable to another districts based on the facility and size with a different engineering firm.

Mr. Hahn asked how does the board want to look at the funding of this? We have the general fund and we have the reserve fund. Where would you like it to come from? If it is the reserve fund, maybe I can build it in and reduce some things, just let us know.

Mr. Payton stated we can move from the reserve to the general fund.

Mr. Hahn stated maybe I will take out a few smaller projects or things we are looking to do and do them a year from now.

On MOTION by Mr. Payton seconded by Mr. Randy Smith with all in favor the proposal from Matthews Design Group for stormwater management needs analysis in an amount not to exceed \$11,500 and the proposal for the preparation of the public facilities report in the amount of \$7,500 were approved.

EIGHTH ORDER OF BUSINESS

Consideration of Fee Agreement with Kutak Rock LLP

Ms. Buchanan stated you have seen this before when you authorized the transition between Hopping Green & Sams and Kutak Rock. There are no changes in your rate structure, it is still terminable at will.

On MOTION by Mr. Payton seconded by Mr. Randy Smith with all in favor the fee agreement with Kutak Rock LLP was approved.

NINTH ORDER OF BUSINESS

Consideration of Agreement with Pool Sure

Mr. Biagetti stated this may be a little overdue. As we have seen over the past year or two prices for a lot of things have increased. We have seen those prices increase and billed already. Pool Sure is the company that provides the chemicals for the pools and we lease their equipment, we don't pay for the lease, it is built into the water management program. This reflects the change in pricing from the previous agreement, which was \$1,192 and is now \$2,231 and is a 12% increase on the chemical costs.

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On MOTION by Mr. Payton seconded by Mr. Randy Smith with all in favor the agreement with Pool Sure in the monthly amount of \$2,231 was approved in substantial form.

TENTH ORDER OF BUSINESS

Consideration of Racket/Paddle Sports Outside Membership

Mr. Payton stated there has been some interest presented to me from some non-residents to purchase a limited membership to just use the tennis courts. The ask wasn't for pickleball but if we include that is that okay? Matt and I discussed this and decided the cost for a single person would be \$750 a year and a family \$1,000 a year. If those people were to buy into that they would have the ability to just pay no fee for lessons or clinics and today those cost \$4 to \$10. No access to the gym, no access to the basketball court, the pool or fitness center.

Mr. Randy Smith asked don't we have a pool membership?

Mr. Biagetti responded we have an annual passholder membership for \$4,000 or \$4,500 and that includes everything.

On MOTION by Mr. Warren seconded by Mr. Randy Smith with all in favor outside membership for the racket/paddle sports was approved as outlined.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. General Manager - Report

Mr. Hahn stated fans for the patio, turf for the range, amps for the music are all on order and hope to have them done over the next 30-60 days. Menu prices will be increasing due to the impact of the minimum wage increase and inflation being far greater than we anticipated last June along with paper product prices. We are taking up dues and trail fees by 5%. We have been refurbishing all the bathrooms as part of our capital plan and the bathrooms on the golf course will be renovated in the spring.

B. District Counsel

Ms. Buchanan stated I want to follow-up on the letter we talked about at the last meeting, that did go out. On further research it seems that the minors that were pointed to in connection with the golf course, may not actually be children of the resident/property owner/renters. It seems

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there are multiple families living in one house so to that end I'm still sort of obliged to send the same general letter and add the provision that says, don't forget that you need to properly register any member of your household and if you cannot register them as members of your household then comply with the guest policies and you may be responsible for any damages or injuries caused by your guests. What I am not proposing but wanted to make sure you agree is send a letter to the homeowner that says your privileges are suspended because of the actions of your guests. That would be more aggressive than what we sent last time but I can do whatever you would like me to do.

Mr. Randy Smith stated I'm in favor of being as aggressive as we possibly can.

Mr. Warren stated also you might say if they are on the golf course again we will report them as trespassing to the county sheriff. I think you need to send something saying, they have to stay off the golf course. I don't know how to word that.

Mr. Payton stated my understanding is that in the letter it talks about, you must follow the policies.

C. District Manager

There being none, the next item followed.

D. District Engineer

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS Supervisor's Requests

The following items were brought up and discussed: unauthorized use on holes 4, 9 and 18 with kids cussing at golfers, multiple kids driving carts up to the fairway at hole 7, residents hitting balls at holes 14 and 15, a need for rangers later in the day and security on the course, cement between holes 7 and 8 needs to be cleaned up and smoothed out, signs to rake traps are on order, columns at the front of the neighborhood need to be pressure washed, residents can file in person with the supervisor of elections for seats on the board.

THIRTEENTH ORDER OF BUSINESS Audience Comments

A resident recommended adding HOA information and documents to the CDD website.

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Mr. Payton stated there are existing documents there already. Let me know what you want up there and we will put it up.

A resident asked can we expand the turns where we put in the new concrete between 9 and 18?

Mr. Hahn stated we can do that.

A resident stated there is a new app that you can put on your phone and when you see something on the golf course and video it, that will stream to the sheriff's dispatch center.

A resident stated I live on 9 and I can validate Glenn's story with those young kids.

FOURTEENTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet as of January 31, 2022 and Statement of Revenues and Expenses for the Period Ending January 31, 2022

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. Brink with all in favor the check register was approved.

FIFTEENTH ORDER OF BUSINESS

Next Meeting Scheduled for Tuesday, April 5, 2022 at 6:30 p.m. at Eagle Landing Residents Club

Ms. Giles stated the next meeting is scheduled for Tuesday, April 5, 2022 at 6:30 p.m. in the same location.

On MOTION by Mr. Payton seconded by Mr. Randy Smith with all in favor the meeting adjourned at 7:48 p.m.

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DocuSigned by:

Marilee Giles

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Secretary/Assistant Secretary

DocuSigned by:

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Chairman/Vice Chairman