

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, April 5, 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
Matt Biagetti	Director of Operations, Honours Golf
Jim Hahn	General Manager, Honours Golf

The following is a summary of the actions taken at the April 5, 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 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 March 1, 2022 Meeting**

On MOTION by Mr. Payton seconded by Mr. Randy Smith with all in favor the minutes of the March 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 Dream Finders is still working to schedule a curb walk with the county for the second lift of asphalt. There has been no movement on the entry features or anything else.

**FIFTH ORDER OF BUSINESS**

**Discussion of Sales Office**

Mr. Biagetti stated at the last meeting I was asked what we relied on in the sales center for CDD operations and the big item is the conduits for our fiber cables that connect us to the golf club. Everything feeds from the golf club to all the other outlets with our server along with some smaller items. We will need to run conduit from the club to this building and from the club to the athletic center connecting the athletic center as well. We had tried years ago to fishline through the existing conduit and there are obstructions where we couldn't get through. We talked about having a cloud-based service at some point and that may be something we could skirt around and we are going to check with Jonas as to where they are with that. I know there are cellular options with them, but it is not ideal for what we need.

Mr. Randy Smith stated I expected to have costs to relocate the data service tonight.

Mr. Biagetti stated I did go back and we never had a written quote for it but it was over \$100,000 to run new conduit and fiber between the buildings.

Mr. Randy Smith stated we need competitive quotes to do that.

Mr. Biagetti stated we have worked with Network Cabling Services, a local group, and they wouldn't run the conduit or fiber but working with T&M Electric who came out after Network Cabling Services, it is something they would do.

Mr. Payton asked at the next meeting can we get quotes from a couple companies and talk to Jonas to see what other options they offer and the cost. We also need to know what steps we need to take to assess that area.

Ms. Giles stated I can start talking at the office about developing an assessment methodology and I will check the zoning.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-03  
Designating Kutak Rock as Registered Agent  
and Registered Office**

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On MOTION by Mr. Payton seconded by Mr. Warren with all in favor Resolution 2022-03 was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-04  
Instructing Clay County Supervisor of  
Elections to Conduct the General Election**

Ms. Giles stated the terms are four-year terms of office, seats 1 Rick Smith, seat 3 Randy Smith and seat 5 is Alan Brink.

On MOTION by Mr. Payton seconded by Mr. Warren with all in favor Resolution 2022-04 was approved.

**EIGHTH ORDER OF BUSINESS**

**Discussion to Clarify/Update Clubhouse/Bar  
Age Restriction**

Mr. Payton stated there was some discussion in emails and this document we are referring to needs to be updated further. This is the same document that has the updates we made to the membership policies. Outside of that there are five mentions of our previous management company, we will make that a little more vague so it just says, management company and I also think the documents speaks of a club as more private in nature than our club is. I will work on updating this document and bring a fresh document outside this discussion tonight to the next meeting.

Mr. Randy Smith stated there are kids in the bar that I don't believe belong there. The restaurant management group said they take up a lot of space and don't provide any revenue for the club or waitstaff and it is an environment that teenagers shouldn't be hanging around in.

Mr. Hahn stated Katie outlined where she thinks legally what we can do and what we should do. When we shut down the kitchen and are primarily the bar, they will not let kids come in there. We control it that way. When we are serving food in the restaurant we haven't enforced any restrictions for them to come in. It is nothing more than we have been dealing with and I think clarification in the policy would help everyone and we will enforce whatever the policy tells us to enforce.

Mr. Payton stated general club rules section item no. 6, parents are responsible for and must control their children with due regard to the wishes and comfort of other members. Children shall not be permitted to run unattended about the facilities of the club and there shall be no excessive lounging or loitering in the golf shop or other facilities of the club by children under 16

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years of age. This would cover if you have a group of kids just hanging out. You are running a restaurant and I think you can ask people to leave. There is another section that is titled, children, children under 16 years of age are permitted in the club facilities only if accompanied by or supervised by an adult unless they are attending a specific junior event at the club. Children under the lawful drinking age are not permitted in any bar area unless accompanied by an adult. For the purposes of the document, we consider bar area to be that entire side of our restaurant that has the bar in it. We are not talking about sitting at the bar, but the bar area.

**NINTH ORDER OF BUSINESS****Staff Reports****A. General Manager - Report**

Mr. Hahn reviewed the operations report that included the operations of the amenity center, athletic center, tennis facility, golf and clubhouse operations, common areas and retention ponds and landscaping and discussed proposed increases in contracts in the coming year.

**B. District Counsel**

Ms. Buchanan stated the suspension letter did not go out, I apologize it fell off my radar and Marilee just reminded me and I circulated a draft that should go out this week.

Mr. Biagetti stated I just saw that the house in question was for sale and it is now pending to close. I'm not sure if we will still go through the process. We will keep an eye on it and monitor the membership to see any change.

Ms. Giles stated you have Katie's letter if you want to review it.

Mr. Payton stated I think we will just hold off.

**C. District Manager**

Ms. Giles stated over the next couple of months we will be looking for the board's guidance to prepare the budget for 2023. In our June 7<sup>th</sup> meeting we will approve the budget and at our August 9<sup>th</sup> meeting we will adopt the budget. After we approve the budget on June 7<sup>th</sup> we can still make changes as long as the changes decrease and not increase. We can't go higher than the approved budget.

**D. District Engineer**

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Ms. Giles stated Alex is not here, but we are within the 90-day window of June 30<sup>th</sup> for the stormwater needs analysis and I will follow-up with Alex on that to see what it is he needs from staff and district manager for that report.

#### **TENTH ORDER OF BUSINESS**

#### **Supervisor's Requests**

The following items were brought up: booking too many golf tournaments on Fridays and on Saturday mornings, trainers giving lessons on the tennis court and leaving weights behind, drainage issue behind homes on 2, 3 and 6, kids on the golf course, instead of cutting restaurant hours look into things that will increase revenues on a Friday night with special menus, music, etc., kids were pretty bad during spring break and will be worse in summer, make sure we are enforcing policies when we can to try to curb behavior in our facilities.

#### **ELEVENTH ORDER OF BUSINESS**

#### **Audience Comments**

Additional items were brought up: the sheriff is willing to enforce trespassing on the golf course and we should publicize to the residents that they can download an app, take a picture of trespassers and it goes to the sheriff's office, multiple parks not being used is it possible to sell them, certain green space must be set aside, calendar listing major golf events, potential increase in taxes and assessments and overgrown shrubs behind houses on Tynes Boulevard.

#### **TWELFTH ORDER OF BUSINESS**

#### **Financial Reports**

##### **A. Balance Sheet as of February 28, 2022 and Statement of Revenues and Expenses for the Period Ending February 20, 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. Warren with all in favor the check register was approved.

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**THIRTEENTH ORDER OF BUSINESS**

**Next Meeting Scheduled for Tuesday, May 3, 2022 at 6:30 p.m. at Eagle Landing Residents Club**

Ms. Giles stated the next scheduled meeting will be May 3, 2022 at 6:30 p.m. in the same location.

On MOTION by Mr. Randy Smith seconded by Mr. Payton with all in favor the meeting adjourned at 7:58 p.m.

DocuSigned by:  
*Marilee Giles*  
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Secretary/Assistant Secretary

DocuSigned by:  
*[Signature]*  
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Chairman/Vice Chairman