

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, June 7, 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 by telephone
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
Matt Biagetti	Director of Operations, Honours Golf
Jim Hahn	General Manager, Honours Golf
Josh Heintzman	Golf Professional, Honours Golf
Joe Halifco	Operations, Honours Golf

The following is a summary of the actions taken at the June 7, 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 May 3, 2022 Meeting

On MOTION by Mr. Brink seconded by Mr. Warren with all in favor the minutes of the May 3, 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 we did hear from Dream Finders they are supposed to have their curbing inspected and once that passes they will move forward with their second lift of asphalt. There is no further information on their entry or street signs.

Mr. Payton stated Dream Finders has some curbing to fix before the inspection can be scheduled. It will be a month and a half to two months before the second lift goes in.

B. Sales Office Assessment Methodology

Ms. Giles stated GMS completed the assessment methodology for the sales center and that has been added to the proposed budget. The sales center equated to 6 ERUs and an approximate assessment amount of \$2,990. I think you will be pleased with GMS' invoice for that, the board had approved \$7,500 and GMS was able to do that for a lot less since we just did it on the general fund and community appearance side of the budget and I expect to have that invoice tomorrow.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2022-05
Approving the Proposed Budget for Fiscal
Year 2023 and Setting a Public Hearing Date
to Adopt (August 9, 2022)**

Ms. Giles stated Resolution 2022-05 approves the proposed fiscal year 2023 budget and sets the public hearing for August 9, 2022 at 6:30 p.m. in this same location. The overall increase in the general fund budget is about \$33,000 that includes a small increase in the administrative expenses, due mostly from an increase in insurance cost and the community appearance increased by \$29,000. PDF page 21 shows the changes from FY 2022 to FY 2023. It does show the board's guidance of a \$60 increase in assessments per lot and under platted lots you will see the sales center.

Mr. Biagetti stated we took everything out of Phase 5 and 6 maintenance and included it in the landscape line item. We did see a 4% increase overall for landscape in the next fiscal year.

Mr. Payton stated there is an overall increase and I expected a decrease.

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Ms. Giles stated the big difference in community appearance is the Phase 5 and 6 maintenance line went from \$60,000 to \$26,000 and at the same time landscape went up from \$171,000 to \$223,000.

Mr. Hahn gave an overview of the golf, recreation, and capital reserve budgets.

On MOTION by Mr. Payton seconded by Mr. Brink with all in favor Resolution 2022-05 approving the proposed budget and setting the public hearing for August 9, 2022 was approved.
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SIXTH ORDER OF BUSINESS

Discussion of Suspension Letters

Ms. Buchanan stated the chairman and I discussed that if there is someone in the audience who received a letter and wants to provide input to the board, raise your hand when I'm done speaking. If someone is not here and has not provided any information then the board will go with the staff recommendation and move forward with their decision. If someone is here, we will go to staff first then the participant in the audience to provide input. I want to note for the board that it is my recommendation that if the offense involves a minor then I would not refer to that minor by name to protect their privacy.

Mr. Hahn stated the first incident regarding a fight, we made a recommendation for one resident a one-month suspension and the other individual a three-month suspension. We recommend the one-month suspension be lifted because it has been about a month since the letter went out and the individual who provoked the fight get an additional two-month suspension equaling a three-month suspension.

Next deals with theft, we feel we have done a very thorough job looking into this matter, supplying you with testimony eyewitnesses, and the fact that we found the merchandise taken from the business center on the two people involved. We stand by our recommendation of a six-month suspension for those two individuals with five months to be served allowing for the one month that has been served so there will be an additional five-months.

The other one, the flipping of a cart happened on the golf course. They could have caused serious damage to themselves from flipping a cart over. Making light of it requires a suspension. A resident was involved and a public player and all the public players have been red flagged we are not letting them back on the golf course and we may make that as long as a year. We don't need people like that on the golf course causing what could have been a very serious situation for

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no reason other than horseplay. The resident was not involved in flipping the golf cart, he was part of the group and we have not had any problems with this resident in the past and we recommend that suspension be lifted for him. He served a one-month suspension and we ask that be lifted but we will keep a red flag in place for the public players. We received a letter from the family.

The last one has to do with treatment and abusive action towards staff. The police were involved in this situation, Mr. Payton was involved and we have a lot of information that showed not only poor behavior but threatening and concerning behavior of a resident. Things that should never be done to staff. We had staff who locked themselves in an office because they were afraid to confront this person. We are concerned about this incident and the treatment of our staff. Our recommendation is a six-month suspension for that individual and we are asking you to move forward and approve.

On MOTION by Mr. Payton seconded by Mr. Brink with all in favor the recommendations of the management for all cases was accepted.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. General Manager - Report

A copy of the operations report 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.

Mr. Biagetti stated there is a small amount of funds left in the Phase 5 and 6 bonds and I think a good idea came from Supervisor Randy Smith of adding some seeded areas. We have some areas that didn't germinate as well as we hoped and I'm not sure what the total cost will be, but we are looking to add some seed to fill in some bare areas around the dog park, park site, soccer fields. We can allocate \$400 from the fund to cover a portion of the reseed.

Looking at the early access swim that was requested by a resident, one option would be to provide a key fob type access to the gates that is a little pricey or we could staff it and eliminate a lot of concerns we have. If we opened three days a week in peak season at 5 a.m. or 6 a.m. and for eight months that would be an extra \$7,500 in labor. Modifying and adding to our key fob system would probably be \$20,000 to \$30,000 to modify a gate to give access to the pool area without staff here.

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Mr. Payton asked when do you think you can get started with that?

Mr. Biagetti stated a lot would depend on finding staff to be here at 5 or 6 a.m., who we have on staff to make sure the chemicals are good and get everything opened. If that is the board direction we will get working on that tomorrow and see who we can get in that early.

Mr. Payton stated let's try it.

Mr. Biagetti stated we can start out slow with Tuesday and Thursday.

B. District Counsel

There being none, the next item followed.

C. District Manager

There being none, the next item followed.

D. District Engineer

1. Stormwater Needs Analysis

Mr. Acree presented the stormwater needs analysis, copy of which was included in the agenda package and will be sent to Clay County.

2. Public Facility Report

Mr. Acree we are still working on the public facility report and will have that for the next meeting.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Other items discussed: capital improvement program, institute cart path only on a given day, clean walkways, appropriate swim wear policy, family appropriate swim wear, no thong style bathing suits, additional seating at dog park, non-resident use of tennis courts.

NINTH ORDER OF BUSINESS

Audience Comments

Other items discussed: guests with sports bras and athletic shorts, situation at the clubhouse with teens, cleanliness of some of the common areas, restrooms, gym and sometimes the pool, hire a professional service to clean rather than young employees, perhaps form a committee or group

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to look at the details when things need attention, condition/treatment/appearance of ponds, care of bushes along Tynes, trimming of shrubs around monument sign.

TENTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet as of April 30, 2022 and Statement of Revenues and Expenses for the Period Ending April 30, 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. Brink seconded by Mr. Payton with all in favor the check register was approved.

ELEVENTH ORDER OF BUSINESS

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

Ms. Giles stated the next meeting will be held July 5, 2022 at 6:30 p.m. in the same location.

On MOTION by Mr. Payton seconded by Mr. Brink with all in favor the meeting adjourned at 8:05 p.m.

DocuSigned by:
Marilee Giles

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Secretary/Assistant Secretary

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Chairman/Vice Chairman