

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, September 6, 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
Alex Acree	District Engineer by telephone
Matt Biagetti	Director of Operations, Honours Golf
Jim Hahn	General Manager, Honours Golf
Several Residents	

The following is a summary of the actions taken at the September 6, 2022 meeting.

**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**

A resident stated my issue is the cleanliness of the fitness center and gym. I finally said something after going there a year and it didn't get cleaned. It is important that we add that to the budget to get a professional cleaning team, not the staff at the desk. They are not cleaners, they are kids, they vacuum and when they did the deep cleaning they didn't do proper dusting. They are not cleaning very well. We use wipes after we use the equipment, but it is not our job to clean the bottom, that is your job.

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A resident stated she echoed what I said last month. It has improved but more needs to be done and a professional cleaning company should be hired.

**THIRD ORDER OF BUSINESS**

**Affidavit of Publication**

A copy of the affidavit of publication of the public hearing notice was included in the agenda package.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the August 9, 2022 Meeting**

On MOTION by Mr. Payton seconded by Mr. Brink with all in favor the minutes of the August 9, 2022 meeting were approved as presented.

**FIFTH ORDER OF BUSINESS**

**Update Regarding Open Items**

**A. Update on Phase 5 Construction**

Mr. Biagetti stated the curb repair has been ongoing and sections completed as concrete is available. We were notified today that they will doing the paving September 13<sup>th</sup> through September 15<sup>th</sup>. They will have one lane open for the residents to go in and out. Street signs will follow the asphalt and striping. They are still working on the entry signs.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-06 Resetting the Public Hearing Date to Adopt the Fiscal Year 2023 Budget**

Ms. Giles stated Resolution 2022-06 resets the public hearing date from August 9<sup>th</sup> to September 6<sup>th</sup>.

On MOTION by Mr. Payton seconded by Mr. Brink with all in favor Resolution 2022-06 was approved.

**SEVENTH ORDER OF BUSINESS**

**Public Hearing Adopting the Budget for Fiscal Year 2023**

Ms. Buchanan stated since we got here we understand that there may have been an issue with the mailed notices that are required to conduct the meeting and hearing on the budget. The statute requires that we publish a notice, which we did as well as mail a notice to the homeowners

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within the community that has to be postmarked at least 20 days in advance. I understand that several of you didn't actually receive the notice from the board and initially when we asked the audience it didn't seem like there was anyone in the audience that had gotten any mailings from the district. We do have confirmation from the district manager's office that it was sent to the distribution company; GMS doesn't print 1,300 notices, they send it to a company who does a bulk mailing. At this point based on the information that we have it appears that it was technically correct under the statute, that being said it also seems like perhaps there was a problem with the mailing system and it didn't get delivered in time to the community. That being said, you have a couple options. You can conduct your hearing and close it or you can open it and continue it to a later date.

Ms. Giles stated I just got an email that the South Village Community Development District was mailed via first class mail on August 15<sup>th</sup>. In some of my other districts the letters went out and the residents got it the day before the meeting.

Mr. Payton stated we will open it and set it for three weeks from now.

Ms. Buchanan stated we will open it and continue it. Do you want to do another mailing or put it out on eblast?

Mr. Payton stated send an eblast.

On MOTION by Mr. Payton seconded by Mr. Brink with all in favor the public hearing was opened.

Mr. Randy Smith stated we can shift money in the budget after it has been adopted so we are not ignoring the comments on the cleaning. It is not a specific line item, but the board will investigate what we can do.

On MOTION by Mr. Payton seconded by Mr. Randy Smith with all in favor the public hearing was continued to September 27, 2022 at 6:30 p.m. in the same location.

**A. Consideration of Resolution 2022-07 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2023**

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**B. Consideration of Resolution 2022-08 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2023**

Items A and B continued to September 27, 2022.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. General Manager**

**1. Report**

A copy of the operations report was included as part of the agenda package.

**2. Wescoturf Proposal**

Mr. Hahn presented a proposal to purchase or lease a used 2018 Toro Sand Pro and after discussion staff was authorized to lease and/or purchase a used Toro Sand Pro in an amount not to exceed \$15,000.

**3. Lake Doctors Agreement**

Mr. Hahn presented the proposal from The Lake Doctors, Inc. in the amount of \$9,700 for an aeration system and there being no objection from the board, staff will move forward with this project.

**Walk-In Freezer**

Mr. Hahn stated the other item I'm looking for board approval on is we need a compressor for our walk-in freezer and that will be in next Tuesday. It is a big job and we will have a portable freezer to use for a day or two and we will do it September 13<sup>th</sup> when we are closed anyway. It is about \$12,000 to replace the compressor.

On MOTION by Mr. Payton seconded by Mr. Randy Smith with all in favor staff was authorized to have the walk-in freezer repaired in an amount not to exceed \$12,000.

Mr. Hahn stated we are bringing in a food truck when we shut down the restaurant and depending on how it goes we can expand on this and have food truck Tuesday.

Mr. Biagetti stated we had a brief conversation last month about residents who want to have food trucks or other events on district property. We can charge then \$250 per food truck and

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for anyone setting up a service or informational type table it would be \$50. A service could be someone who has hand-made soaps or an information tent or table for a business such as Orange Theory.

Ms. Buchanan asked do you want them to do this?

Mr. Payton stated last month some residents rented the green and our rental rates are low and they brought in food trucks so we are losing business to a food truck and not making any money at all. This is a proposed change to our rate structure.

Ms. Buchanan stated to undertake this process immediately classify it as a promotional rate with the understanding that if it is something we want to continue we will have to go through the rulemaking process.

On MOTION by Mr. Randy Smith seconded by Mr. Brink with all in favor a promotional rate for the next 90 days of \$250 per food truck and a service table at \$50 was approved.

Mr. Biagetti stated in the past we have shied away from political events, but we have been approached by a resident to have a campaign kick-off event on the green. I'm looking for a discussion and direction on my response to this request.

The board discussed the request, the staking signs prior to the event, possible protests to the event, and the preference was to not hold political events.

### **Viewpoint**

The board gave direction to Mr. Biagetti to bring back a proposal for increased security hours.

### **Fitness Vendors**

Mr. Biagetti stated I was requested to find out how much the fitness vendors pay us and also the term rolls over year after year unless we or they decide to halt that. The oldest agreement is TRX from 2017. We may get about \$2,000 a year from each of those vendors.

On MOTION by Mr. Randy Smith seconded by Mr. Brink with all in favor the fee for the fitness vendors will be one price of \$10.

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Mr. Randy Smith stated the next one pays \$150 and not only uses the green space but the fitness center and our equipment in the fitness center, our gym at times.

Mr. Biagetti stated same as TRX as a personal trainer and that is when we ran into people saying it wasn't a personal trainer more of a group trainer. The fitness center needs to be personal trainer, no more than two people. His equipment is in his truck, but he has stored some equipment there.

Mr. Randy Smith stated the TRX guy pays us \$2,000 a year and the guy who runs his own fitness classes on the green pays \$1,800. The wear and tear of the area in front of the stage noticeable.

Mr. Biagetti stated it is all about the same, with his bigger classes he pays \$10 per specialty. Last month it was \$210. I will bring something back to the board.

#### **B. District Counsel**

Ms. Buchanan stated in the next month or so we are looking at making sure our physical boundaries are clean, meaning that no one is using our space and we are accepting all the spaces we are supposed to be.

#### **C. District Manager**

There being none, the next item followed.

#### **D. District Engineer – Public Facility Report**

Mr. Acree stated I'm still working on the public facility report.

### **NINTH ORDER OF BUSINESS**

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

Other items discussed: security, timer for the lights is not working, petition going around to get the cabana bar opened year round by having oscillating fans in the summer and radiant heat in the winter, geese population, fountain between 8 and 9 and the lake, windows in the resident's club, shift funds in the budget to address cleanliness issues in the fitness and aquatic centers to bring in professionals, increase maintenance budget to address the growing list of items on Scott's

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list, breakout of payroll, new budget format, beverage cart issue, take the stakes off the homeowner’s property on 5, encroachment onto golf course property.

**TENTH ORDER OF BUSINESS                      Audience Comments**

Other items discussed: as you standardize fees look at non-residents rental rates, volunteer positions, algae treatment, edging sidewalks by 9 and 18, debris left by kids hanging out in the parking lot, community service hours to pick up trash, need of bartender rather than waitstaff making their own drinks. Prices are higher but drinks are not consistent, cart paths need maintenance, 13, 14 and 17 have eroding soil, operator of hole cutting equipment does not do a consistent job, and security.

**ELEVENTH ORDER OF BUSINESS                      Financial Reports**

**A. Balance Sheet as of July 31, 2022 and Statement of Revenues and Expenses for the Period Ending July 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. Rick Smith seconded by Mr. Payton with all in favor the check register was approved.


**TWELFTH ORDER OF BUSINESS                      Next Meeting Scheduled for Tuesday, October 4, 2022 at 6:30 p.m. at Eagle Landing Residents Club**

Ms. Giles stated our next scheduled meeting is October 4<sup>th</sup>, but we have the continued public hearing on September 27<sup>th</sup>.

On MOTION by Mr. Payton seconded by Mr. Randy Smith with all in favor the meeting was continued to September 27, 2022.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman