

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, October 4, 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
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 October 4, 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

Ms. Brown stated this past event was the first one I attended that guests were required to pay. I am a single person and I have to pay for anyone who comes with me. Most people have a plus one at a wedding; I pay the same fee that everyone else pays who may have a dozen people in their household. I'm asking that those residents who are single like myself be given that courtesy.

Mr. Henson stated I don't have children and don't use the parks and I would like to see an outdoor work out facility.

October 4, 2022

South Village CDD

THIRD ORDER OF BUSINESS

Approval of the Minutes of the September 6, 2022 Meeting and the September 13, 2022 Continued Meeting

On MOTION by Mr. Payton seconded by Mr. Randy Smith with all in favor the minutes of the September 6, 2022 meeting and the September 13, 2022 continued meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Update Regarding Open Items

A. Update on Phase 5 Construction

Mr. Biagetti stated they have done the second lift of asphalt and curb work, it appears they just need to paint stop marks. The decorative signs are scheduled for installation the middle of October. They are still working on getting the entry signs permitted.

B. Agreement with View Point Security

Mr. Biagetti presented the proposal from View Point Security and after discussion the board directed staff to bring back an agreement for this service.

C. Rental Rates

Mr. Biagetti stated at the last meeting we brought to the board a change in the rental policy for residents hosting events that are open to the public and if they bring in food trucks. We came up with the rate of \$250 per food truck that we would charge our resident host for that type of event and \$50 for vendor information booths. We initiated a promotional rate at the last meeting and took this opportunity to review our current rate structure.

Staff will notice a public hearing on the rate increases for the December meeting.

FIFTH ORDER OF BUSINESS

Introduction of Candidates

Mr. Frechette who ran unopposed for seat 3 and Ms. Osbeck a candidate for seat 1 introduced themselves and expressed their interest in serving on the board.

SIXTH ORDER OF BUSINESS

Consideration of Agreements with The Lake Doctors

A. Water Management Agreement

October 4, 2022

South Village CDD

On MOTION by Mr. Payton seconded by Mr. Brink with all in favor the proposal from The Lake Doctors in the monthly amount of \$3,005 was approved, district counsel was authorized to prepare an agreement for these services and staff was authorized to obtain other bids for these services.

B. Triploid Grass Carp

On MOTION by Mr. Warren seconded by Mr. Brink with all in favor the agreement with The Lake Doctors for 500 triploid grass carp in the amount of \$8 each was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. General Manager - Report

Mr. Hahn gave an overview of the operations report and outlined proposed improvements to the cabana bar to make it usable year-round.

Mr. Brink moved to authorize staff to move forward with improvements to the cabana bar to make it usable year-round, Mr. Warren seconded the motion and on voice vote with two in favor and Mr. Payton, Mr. Rick Smith and Mr. Randy Smith opposed the motion failed.

Mr. Payton stated we will get bids for this work and present them at the next meeting.

B. District Counsel

There being none, the next item followed.

C. District Manager

There being none, the next item followed.

D. District Engineer – Public Facility Report

Ms. Giles stated Alex did tell me the public facilities report was delayed and he will present that at the next meeting.

October 4, 2022

South Village CDD

EIGHTH ORDER OF BUSINESS

Supervisor’s Requests

Mr. Warren stated I want to make sure that Monday and Tuesday hours increase in the restaurant when the time changes.

Mr. Halifco stated we are moving in that direction depending on staffing.

NINTH ORDER OF BUSINESS

Audience Comments

Other items discussed: Rudeness, need of a dedicated bartender rather than wait staff mixing drinks inconsistently, increased prices with no increase in quality of food or service, landscapers blowing everything into the ponds, request staff to have Spanish moss removed from trees, offered use of home electric for fountains for a credit on assessment.

TENTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet as of August 31, 2022 and Statement of Revenues and Expenses for the Period Ending August 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. Randy Smith with all in favor the check register was approved.

ELEVENTH ORDER OF BUSINESS

Next Meeting Scheduled for Tuesday, October 25, 2022 at 6:30 p.m. at Eagle Landing Residents Club

Ms. Giles stated the next meeting is scheduled for October 25, 2022 at 6:30 p.m. in the same location.

On MOTION by Mr. Payton seconded by Mr. Warren with all in favor the meeting adjourned at 7:43 p.m.

October 4, 2022

South Village CDD

DocuSigned by:

Marilee Giles

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Secretary/Assistant Secretary

DocuSigned by:



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Chairman/Vice Chairman