

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 4, 2023 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
Glenn Warren	Vice Chairman by telephone
Allan Brink	Supervisor
David Frechette	Supervisor
Jennifer Osbeck	Supervisor

Also present were:

Marilee Giles	District Manager
Katie Buchanan	District Counsel by telephone
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 April 4, 2023 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

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the March 7, 2023 Meeting

On MOTION by Mr. Payton seconded by Mr. Frechette with all in favor the minutes of the March 7, 2023 meeting were approved as presented.
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FOURTH ORDER OF BUSINESS

Update Regarding Open Items

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A. Update on Phase 5 Construction

Mr. Payton stated Dream Finders is still working on permitting for the two monument signs.

Mr. Warren joined the meeting at this time.

B. Honours Golf Performance Fiscal Year 2023 Evaluation Criteria

On MOTION by Mr. Payton seconded by Mr. Brink with all in favor the Honours Golf Performance evaluation criteria was approved as amended by Mr. Brink.

C. Draft Fiscal Year 2024 Budget Format

Ms. Giles stated Jim was able to send out the narratives and that was the last piece that we need to tie it all together for the FY24 budget.

Mr. Payton stated let’s put the narrative in there and next month we should have a complete document.

D. Outdoor Fitness Stations

This item tabled.

FIFTH ORDER OF BUSINESS

Public Hearing Regarding Suspension and Termination Rules, Resolution 2023-05

Ms. Buchanan stated this clarifies some of the termination and suspension processes.

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

Ms. Giles stated when we have a public hearing, it is noticed in the paper, so the public has an opportunity to come to the meeting and speak on the items and this resolution proposes new suspension and termination rules. We close public comments and the board has a discussion, they consider the comments made by the public and then decide whether or not to adopt the resolution.

Mr. Payton stated the district has always had suspension and termination policies, we are just tightening them up a little bit and adding more teeth to the language, clarifying who owns

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what, and termination rights, just a more formal document as to our ability to suspend and terminate amenities access.

Ms. Buchanan stated the most significant thing is if someone damages property the district now has the ability to continue the suspension until that damage is paid for.

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

On MOTION by Mr. Warren seconded by Mr. Payton with all in favor Resolution 2023-05 was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. General Manager - Report

Mr. Hahn stated Matt was working on the cost of pickleball courts and to expand the courts and get at least 6 permanent pickleball courts is between \$250,000 and \$300,000 and we will continue looking into that.

We have a True Value lease on some of the golf course maintenance equipment that will continue for the next six months and at that time we could purchase the equipment at the fair market value. At this time we owe \$17,100 and that is paid out of operations maintenance budget to the bank. We can buy that equipment right now for \$17,000 and I spoke to the supervisors with the idea of using capital reserve money and continue to make payments out of operations back into the capital reserves. It is a win/win, it doesn't deplete capital reserves, we continue to make the monthly payments and then we will own that equipment. The savings will be whatever the fair market value is at the end of the lease and if we continue to pay the bank and at the end of the lease the fair market value would be about \$8,000, which we would no longer have to pay, it saves us about \$8,000. We would like approval to move forward with that.

On MOTION by Mr. Payton seconded by Mr. Brink with all in favor staff was authorized to purchase the golf course maintenance equipment out of capital reserves and repay that amount from operations.

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Mr. Hahn stated we have been working with Jennifer on our options at the fitness center and we are moving forward with the flooring upstairs and are finalizing the carpeting for downstairs as well as bringing in new pieces of equipment.

We would like to put out an RFP for our cart fleet and equipment fleet for the golf course. Our fleet doesn't expire until March 2024 but there may be a long lead time for the carts and turf equipment.

Ms. Buchanan stated I would request that the board authorize two different alternative options, the first is what we have done in the past, which is moving forward with an RFP but Jim and I have been discussing how to piggyback on the state contract for some of this equipment, which means we may be able to take advantage of special state pricing. I recommend that we go ahead with both concurrently with the understanding that we are going to bring back what we think could be the best pricing proposal. It could be with the golf carts we would be better off with the traditional RFP because we can identify the specifications that we want, whereas with the equipment we just know we want certain models that can be easily matched to the state list.

On MOTION by Mr. Payton seconded by Mr. Brink with all in favor staff was authorized to move forward with the RFP for the cart fleet and pursue the possibility of state pricing for the turf equipment.

B. District Counsel

There being none, the next item followed.

C. District Manager

Ms. Giles stated just as a reminder we will approve the FY24 budget at our June 6th meeting and adopt it at our August 8th meeting. Matt has started looking at some of the agreements that expire this year or ends in 2024 and we will provide an update on those agreements next month.

D. District Engineer

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

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Additional comments: Soil report from Tree Amigos, look at irrigation on island, request use of pool for swim practice and meets by Bishop Snyder high school, cabana fans, prompt response from Matt, commemorative plaque, consider more parking by soccer field for cars and golf carts, restrict golf carts from driving on playground and soccer field, contract with golf instructor.

On MOTION by Mr. Payton seconded by Mr. Frechette with all in favor staff was authorized to prepare a vendor agreement with Mr. Ford for golf lessons.

Additional comments: Cost of and types of GPS in golf carts, 419 encroachment on all the holes, solution for locks at gym and dog park, \$5,000 each, lake park parking options, use of soccer facilities, draft policy on number of guests on soccer fields, add soccer field to reservation system, agenda contains check register that now includes golf, specify items paid from capital reserve, late fees on some bills, limit general funds going into golf course, put goals in place for golf course and restaurant, take down the welcome sign.

EIGHTH ORDER OF BUSINESS

Audience Comments

Additional comments: Damage done to golf course by golf carts, are there return customers, most is repeat business, look at increasing fees for non-residents, golf carts on course but not playing golf, is there a demand for pickleball, possible expansion of gym, valentine dinner was better than ever, live oak by cart path by the third tee, two trees by 12th hole drop a lot of leaves that need to be cleaned up, branches need to be trimmed back, low hanging branches will be trimmed and weeds will be taken care of, request that Bishop Snyder be allowed to use the pool.

NINTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet as of February 28, 2023 and Statement of Revenues and Expenses for the Period Ending February 28, 2023

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.

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C. Approval of Check Register

On MOTION by Mr. Payton seconded by Mr. Frechette with all in favor the check register was approved.

TENTH ORDER OF BUSINESS

Next Meeting Scheduled for Tuesday, May 2, 2023 at 6:30 p.m. at Eagle Landing Residents Club

Ms. Giles stated the next meeting is May 2, 2023 at 6:30 p.m. in the same location.

On MOTION by Mr. Payton seconded by Mr. Frechette with all in favor the meeting adjourned at 8:18 p.m.

DocuSigned by:
Marlee Giles
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Secretary/Assistant Secretary

DocuSigned by:
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Chairman/Vice Chairman