

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, May 2, 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
Allan Brink	Supervisor
David Frechette	Supervisor
Jennifer Osbeck	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 May 2, 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 April 4, 2023 Meeting

On MOTION by Mr. Brink seconded by Mr. Payton with all in favor the minutes of the April 4, 2023 meeting were approved as presented.

May 2, 2023

South Village CDD

FOURTH ORDER OF BUSINESS**Update Regarding Open Items****A. Update on Phase 5 Construction**

Ms. Buchanan stated Dream Finders was the developer/homebuilder for Phase 5. They issued bonds on that portion of the development in connection with the restructuring that we did in 2015. At the same time, we financed the purchase of the golf course. Part of the transaction is that in addition to issuing bonds and levying special assessments on the property, they agreed to collect \$10,000 that they had to pay to the district every time they had a closing to ensure that we had funding for the Phase 5 improvements. What ultimately that meant was that they have \$1 million in bond proceeds to use towards infrastructure for Phase 5, but the estimated cost was closer to \$2.5 million and the extra \$10,000 they collected on those lots and paid to the district was going to be used to ensure that the balance that wasn't funded by bonds would essentially be covered. We would have funding for it and we wouldn't have to look for another mechanism or try to enforce that against Dream Finders. The problem with this scenario is that we had \$1 million in funding and then that constructed Phase 1. They sold the lots in Phase 1, which were roughly 100, we collected the second million dollars and that means when you have the second Phase 5B over there we would be collecting a million dollars costs that we didn't have to pay anymore; it was a timing issue because Dream Finders essentially finished construction on that \$2 ½ million contract out of pocket. They paid for the construction contract and we continue to collect assessments from them so we over collected. We advised them that we had collected enough money a couple years ago, but some money has continued to trickle in and they have asked us to do a true-up and reimburse them the money that we over collected. Conceptually, that is my advice, it is the right thing to do, practically speaking I know there are some things that are outstanding, but the board was always interested in working with Dream Finders as a partner to resolve. One of those being the monument signs, another was ensuring that the second lift went down appropriately, the street signs were another issue and some cleanup on their stormwater control prevention system.

Matt has been in contact with Dream Finders a lot to try to get those pieces moving and what I have asked Dream Finders to do is give us an update on how are they doing on their end and I will tell you how we are doing on ours. We told them today that we weren't going to present their request for funding tonight because I need to make sure that I have all my accounting lined up because we did have inflow from several sources, the assessments, capital assessments, the

May 2, 2023

South Village CDD

bonds and I have to make sure that we return the right amount of money to them. Some of you have not heard about this before so I wanted to talk through it and give you the background on it.

I reiterated our request to remove the drain plugs and asked for confirmation that all the improvements in Phase 5 have been fully accepted by the county and were complete and try to better understand where they are with the monument signs. Their proposal is that they take their money and just leave \$50,000 for use on the monument signs. I don't know how much they cost so I don't know yet whether that is a good resolution or not.

Ms. Osbeck asked are there other things outstanding besides the monuments.

Mr. Biagetti stated the second lift has been completed, a little clean-up on the silt fence, the street signs have been completed. Last time we checked the cost of the monument sign is around \$20,000 per sign. We have two signs going into Laurel Valley or Phase 5. That does not include the landscaping cost around the sign. This pricing is from 2019. It's going to be close it could be tight.

Ms. Buchanan stated this is part of what I need to do.

B. Draft Fiscal Year 2024 Budget

Ms. Giles stated on page 15 is the general fund, adjustments have not been made to that column yet, we are going to add \$10,000 to the security line and we are still working on consolidating the landscape line. The golf fund starts on page 32, all funds have actuals as of March 31st so the numbers are good. Jim & Matt are still tweaking the proposed budget on the golf and rec fund, but this is the format we are going to have for FY24. Moving into budget season if there are any changes you would like to see just let us know before we get to budget adoption. We will approve the proposed budget next month and if there is any guidance on those line items let us know tonight or during the week so we can make those changes.

C. Outdoor Fitness Stations

Ms. Giles stated we left this item on the agenda to see if any of the supervisors had a particular piece of equipment they would like to get pricing on.

Mr. Payton stated we can continue this to next month or ask Matt to get pricing on specific pieces of equipment.

Mr. Biagetti stated we do have the prices for the packages and that includes installation.

May 2, 2023

South Village CDD

D. Amenity Center Policy – Soccer Field Update

Ms. Giles stated the revised amenity center policy is on page 80 and includes the suspension and termination rules and the rental fees we approved in December. I included it under the soccer field update because there was some discussion that we were going to have tonight about the soccer field and updates to the amenity center policy.

Mr. Payton stated we put in the updates we discussed over the last few months, we talked about other amenity centers where you are allowed 6 guests per household if you are an adult, 2 guests per household if you are a child. I defer to the management team as to how that will be enforced. Do you want to add that to the policy?

Mr. Brink stated I like that. That way we don't have one resident and 20 non-resident guests.

Mr. Payton stated make those changes and bring it back next month for a vote.

E. Discussion of Swim Team Use of Amenity Pool

Ms. Giles stated this is a discussion with Middleburg High School and Bishop Snyder Swim Team.

Mr. Payton stated we included that on the agenda tonight in case there was a proposal from a board member.

Ms. Osbeck stated my understanding is that we can't share the pool.

Mr. Biagetti stated in my professional opinion it hasn't worked out for scheduling for one and as a community it wouldn't be wise to have a school here all day from 2:30 then at 5 the next time comes in until we close. That is the full afternoon when all the kids are out of school. I would not recommend that.

Ms. Osbeck stated last time we talked about it, we said they could share, we vote on which school can use it or we say no school can use the facility. Those were the three options we talked about. I think we owe it to the schools to give them feedback as soon as possible.

Mr. Brink stated I have a hard time abandoning a 16-year thing we had with Middleburg for a private school that has one family with on swimmer in Eagle Landing. I think we should stick with Middleburg.

After discussion the board took the following action.

May 2, 2023

South Village CDD

On MOTION by Ms. Osbeck seconded by Mr. Warren with four in favor and Mr. Brink opposed Bishop Snyder was allowed to use the facilities for their swim team.

Ms. Buchanan stated I will prepare an agreement with the same terms and conditions as Middleburg. There are insurance requirements.

Mr. Biagetti stated some conversation brought to me Bishop Snyder feels they could pay us additionally more than Middleburg if we wanted to look at that. Middleburg has paid \$500 per season for use of our facility.

Mr. Payton stated put some caveats in there. Obviously, that vote pending they provide us with the insurance and provide the schedule.

FIFTH ORDER OF BUSINESS

Consideration of Agreement with Special Olympics, Florida for the Use of the Amenity Center Complex Facilities

Mr. Biagetti stated the Special Olympics has utilized our facilities for a couple years. They use it for practices only. We just discussed that we can't have two teams here, I don't recommend that. Their schedule does not conflict, even with opening hours. We have an individual on our staff who is involved as well, to open it up, check the chemicals and make sure everything is good. This year they are proposing Saturday mornings from 8 to 9:30 and we open at 10 a.m. It has no impact on our facility other than our home swim meets here for our summer swim team, which we will work around and we won't have practice on those weeks.

On MOTION by Mr. Payton seconded by Ms. Osbeck with all in favor the agreement with Special Olympics Florida was approved.

SIXTH 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.

May 2, 2023

South Village CDD

B. District Counsel

There being none, the next item followed.

C. District Manager – Report on the Number of Registered Voters (3,423)

A copy of the letter from the supervisor of elections indicating there are 3,423 registered voters residing within the district was included in the agenda package.

D. District Engineer

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS Supervisor’s Requests

Additional comments: Cost of aerification of greens, lights on tennis court, changes in walking area on 11, coquina/pine straw, drop-off by some cart path areas, minor repair to sheds, pressure wash tee markers, gate and locks for dog park, chipping green sod, build new greens nursery, put fence behind the tee box on hole 11, more regular trash pickup by 18, GPS for carts, condition of irrigation line on island, estimate for pickleball court, chip shortage caused issues with access to gym, mission statement/objectives/goals for each area of responsibility, issues with credit card transactions, late fees on invoices, mosquito control.

EIGHTH ORDER OF BUSINESS Audience Comments

Additional comments: Recognize Troon for quality and playability of the golf course, driving golf cart on the greens, security, picnicking on golf course, fishing in golf course ponds, address trespassing on golf course, process for emergencies, if you hear gunfire call the sheriff, more tree trimming needs to be done on golf course property adjacent to residential properties and leaves need to be picked up, swim team to start end of July early August for summer training, more notice to Middleburg swim team of non-renewal, double yellow line coming into Eagle landing needs to be freshened up, does staff know location of and how to use defibrillators, purchase folding chairs, add line item for cost of Halloween in the budget.

NINTH ORDER OF BUSINESS Financial Reports

May 2, 2023

South Village CDD

A. Balance Sheet as of March 31, 2023 and Statement of Revenues and Expenses for the Period Ending March 31, 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.

C. Approval of Check Register

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

TENTH ORDER OF BUSINESS

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

Ms. Giles stated the next meeting will be held June 6, 2023 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 8:01 p.m.

DocuSigned by:
Marilee Giles
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Secretary/Assistant Secretary

DocuSigned by:
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Chairman/Vice Chairman