

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, August 8, 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
About 35 Residents	

The following is a summary of the actions taken at the August 8, 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**

Ten residents spoke in support of having dedicated pickleball courts two residents indicated that there was not much use by tennis players of the hard courts.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the July 11, 2023 Meeting**

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On MOTION by Mr. Warren seconded by Mr. Payton with all in favor the minutes of the July 11, 2023 meeting were approved.

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

Ms. Buchanan stated at your last board meeting you declared the Phase 5 project complete and our proposed offer to Dream Finders was \$50,000 they initially offered plus an additional \$32,000 of interest that had accrued. After conversations between Dream Finders and the chair it was agreed to meet in the middle so the district will ultimately walk away with \$66,000, which is earmarked to install the monument signs in that neighborhood to make it complete. At this point that is the only thing left on the list of outstanding items that Dream Finders was supposed to do.

**B. Discussion of Pickle Ball Courts**

Mr. Biagetti Presented three options with associated costs: (1) an option to convert the far tennis court to four permanent pickleball courts and four temporary courts on the nearest to the athletic center building for a cost of \$38,650. (2) Convert both tennis courts into four permanent pickleball courts on each of the tennis courts for eight permanent pickleball courts at a cost of \$58,000. (3) Blow out the far fence closest to the cart path and build two new pickleball courts for \$80,000 and does not include resurfacing of existing tennis courts.

Ms. Osbeck stated we have three proposals. Is there a board member who would like to see another proposal for another location?

Mr. Brink stated I would like to see a more exact number on the extra courts to be put in.

Ms. Osbeck stated we definitely need permanent pickleball courts. There are valid points for keeping one of the two tennis courts as a hard court. Originally, we thought we could only do six, which is four permanent and two temporary, now we know we can do eight, which is four permanent and four temporary. From a tennis perspective there is currently a pro giving lessons on the hard courts.

Mr. Brink stated I reserve the hard courts in the mornings Sunday, Tuesday and Thursday; those courts are utilized for people who play competitive tennis to qualify for nationals, to qualify for sections, we have other leagues that only play on hard courts so they have to practice on those courts. I see us utilizing the pickleball courts as far as using both courts for pickleball, I'm not in favor. I'm in favor of turning one court and I'm also in favor of paying \$80,000 for extra courts.

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Ms. Osbeck stated the \$80,000 didn't include extending the lighting, irrigation and could potentially go up.

If the board is willing we can vote to move forward with an option to work with Matt to start putting the project together with a not to exceed amount of \$45,000.

Mr. Payton asked is this immediate or are we going to put it on the capital projects list?

Ms. Osbeck stated I know it would come out of capital, but I'm new to the board and don't know how that is done.

Mr. Payton stated we are budgeted for capital improvements for next year. This is a non-budgeted item.

Mr. Hahn stated the original capital budget had \$25,000 for pickleball.

Mr. Warren stated I think we need a way to move it up and find a way to do it now.

On MOTION by Ms. Osbeck seconded by Mr. Brink with all in favor Ms. Osbeck was authorized to work with Mr. Biagetti on option 1, four permanent courts and four temporary courts in an amount not to exceed \$45,000 to be taken from the capital reserve fund.

**FIFTH ORDER OF BUSINESS**

**Fiscal Year 2024 Budget Matters**

**A. Overview of Budget**

Ms. Buchanan stated there are two resolutions. The appropriations resolution adopts the budget in its final form so if we were to make any changes based on the proposed budget that will be incorporated. The assessment resolution just levies the annual operations and maintenance assessment to fund your general fund budget as well as certifies for collection on the tax bill all the assessments collected by the district.

Ms. Giles gave an overview of the general fund, debt service fund, golf fund, rec fund and the capital reserve fund and stated the proposed budget increases the homeowners' total gross assessment by \$60, the FY 24 assessment if adopted as noticed is \$1,751.76.

**B. Public Hearing**

On MOTION by Mr. Payton seconded by Mr. Warren with all in favor the public hearings were opened.

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A resident commented on the state of the slide, the plants, the ice cream case, potholes in the entry.

A resident stated there is a line item called resident relations and one called resident appreciation. Is there a difference between the two?

Mr. Hahn stated it is the same, it is trivia night and all the things we do, most of it is budgeted in the rec area with some of it being in the golf fund.

Mr. Randy Smith stated in the golf fund I'm surprised at the projected excess revenues from last month's proposed budget to the current proposed budget went up \$75,000. Do we expect to have that much of an increase in loss?

Mr. Hahn stated yes, it is reflective of year to date, plus some anticipation of the summer.

Mr. Randy Smith stated I challenge the board to look at how you are going to make such a dramatic decrease in that negative number. The proposed budget for next year is \$62,000 in the same area. Are you comfortable that steps will be taken to have that much of improvement in next year's excess/loss revenue?

On MOTION by Mr. Payton seconded by Ms. Osbeck with all in favor the public hearings were closed.

Ms. Giles stated based on the comments and input received tonight, is there any guidance or comments from the board to staff as it pertains to the FY 24 budget?

Mr. Payton asked does anyone want to talk about the expectations to cover the shortfall?

Mr. Hahn stated at the last board meeting we discussed a number of topics regarding the budget having to do with the cart fleet, GPS, the equipment fleet, and we talked about moving certain expenses from golf back into rec that pertained to resident appreciation, knowing that here all the resident activities are paid for. The budget changes included moving \$30,000 from resident appreciation from golf into rec. Also, another \$5,000 for meal program that goes into rec that is being paid for out of golf. Adjustments in the lease for the cart fleet, the GPS and the decrease in the equipment lease that was approved but will not be paid for until about July or August of next year and that was budgeted for the entire fiscal year and that was a savings of almost \$100,000. That along with a few minor expense changes and adjustments and some revenue increases in greens fees is how we are able to move it from about \$195,000 which was the original budget down to about \$62,000 for this coming fiscal year. Those adjustments are clean, consistent,

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nothing that needs to be done to generate that difference, it is coming from a reduction of a lot of expenses, minor increases in revenue but primarily moving the expenses and reduction in expenses.

Mr. Payton asked does our budget for the next fiscal year include the anticipated rate increases for golf?

Mr. Hahn responded yes, that is where some of the increased revenues came from. Greens fees will be increased but not dues or trail fees.

Mr. Warren stated we do need to talk about increasing membership. That is not reflected in these numbers?

Mr. Hahn stated what is reflected in this budget was the directive we have been given to pass a 5% increase on greens fees. There is discretion if that should be more that would be up to the board.

Mr. Warren stated resident appreciation still shows \$28,000. It came out of golf and putting it into the neighborhood. That is not a true picture, standing on its own we have assessments that people pay for the resident appreciation and the point is the comments we received is, we have to make golf and the restaurant profitable.

Mr. Payton stated I think he said the \$28,000 includes trivia and that comes under food & beverage.

Mr. Hahn stated we generate food & beverage revenues because of that.

Mr. Warren stated we need to keep working. I know we will be able to get by next year because of the equipment lease, but this is going to keep compounding, so we have to keep working and if we have to have the hard talk about members having to pay more that is just part of the reality of what is going on in this world. We have to find ways to generate more revenue in the restaurant, on the other side; there is opportunity there. This is not a big number to close with the kind of stuff that we have.

Mr. Hahn stated we have the impact of the minimum wage increase and the impact of inflationary costs. The increases are significant to both operations and we have to absorb all those costs with rate increases as well. The greens fees have been significantly increased and our players are still coming. Even though we have a higher public rate on the weekends we don't get to sell a lot of those because we don't have a lot of inventory. We have changed our tee sheet increments

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to 9 minutes instead of 10 minutes Monday through Friday. We are running special promotions in the afternoons.

Mr. Frechette stated we definitely have to turn a lot more profit in the restaurant, we don't pay a lease, we don't pay for electric and water and there is no reason we can't turn a big profit there. I think a big problem is that everybody on the other side of the road doesn't know they can come over here. We also had a bad reputation in the restaurant because of certain things and a lot of our neighbors don't come here. We need to promote the restaurant by having specials and events.

Ms. Osbeck stated tournaments bring people.

Mr. Warren stated you were going to track down some numbers on Toptracer?

Mr. Hahn stated they are going to do a full blown program at one of our courses and it is about a \$400,000 investment all in, but we also know properties that have the tracers and they are generating \$40,000 to \$50,000 a month in revenue. It is a trend that a lot of golf courses are going with. Knowing this property and community I think it should be very successful here. I will get full numbers and a sense of the cost and bring that back to you.

**C. Consideration of Resolution 2023-09 Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2024**

On MOTION by Mr. Payton seconded by Mr. Warren with all in favor Resolution 2023-09 was approved.
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**D. Consideration of Resolution 2023-10 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2024**

On MOTION by Mr. Brink seconded by Mr. Payton with all in favor Resolution 2023-10 was approved.
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**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. General Manager - Report**

Mr. Hahn gave an overview of the operations report that 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.

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**B. District Counsel**

There being none, the next item followed.

**C. District Manager**

There being none, the next item followed.

**D. District Engineer**

There being none, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Supervisor's Requests**

Additional comments: Need more specials and events to draw people to the restaurant, food and service have both improved, expand book boxes to share books, numerous complaints about the swim team, have a dedicated swim team coach, Mr. Brink to work with Matt on swim team coach, TVs in back room, golf course looks great, recognition of club champions, install club champion plaque, lunch provided on Saturday was tremendous.

**EIGHTH ORDER OF BUSINESS**

**Audience Comments**

Additional comments: The new flooring shows dirt and needs to be cleaned, granddaughter fell off the high dive and suffered many fractures and is doing pretty good and Alex with no hesitation got to her right away and there was no water in her lungs, everything worked as advertised from the support team here, the medics and the hospital, Dave closes the fitness center really early and has no idea what goes on after and Johnny does an amazing job, the noise from the cabana bar is obnoxious even after 11:00 p.m., fireworks noise, excellent well-kept course, restaurant could have breakfast and coffee for golfers, good pickleball players, change the batteries in both clocks, more social on the front courts than the back courts, be able to buy food from restaurant at various activities, possibly have food delivery, dog park, food is good, prices are great at the restaurant, service is good but can anything be done about the squirrels that come to the outdoor tables, thank you for the vote on the pickleball courts, waiting for after-hours cards to access the gym, access cards are now available, talk to the pros about having tournaments, market restaurant with a BOGO, revenue generation with tee sheets.

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**NINTH ORDER OF BUSINESS**

**Financial Reports**

**A. Balance Sheet as of June 30, 2023 and Statement of Revenues and Expenses for the Period Ending June 30, 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. Brink with all in favor the check register was approved.

**TENTH ORDER OF BUSINESS**

**Next Meeting Scheduled for Tuesday, September 5, 2023 at 6:30 p.m. at Eagle Landing Residents Club**

Ms. Giles stated the next meeting will be held September 5, 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 8:02 p.m.

DocuSigned by:  
*Marilee Giles*  
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Secretary/Assistant Secretary

DocuSigned by:  
*[Signature]*  
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Chairman/Vice Chairman