

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 5, 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 by telephone              |
| 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       | Food & Beverage, Honours Golf by telephone |
| Several Residents |  |

The following is a summary of the actions taken at the September 5, 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 August 8, 2023 Meeting**

|   |
|---|
| On MOTION by Mr. Payton seconded by Mr. Warren with all in favor the minutes of the August 8, 2023 meeting were approved. |
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**FOURTH ORDER OF BUSINESS**

**Discussion of Fiscal Year 2023 Bonus Policy**

Mr. Payton stated every year we do an evaluation that helps us determine the bonus awarded to Troon. We developed this process where each supervisor rates numerous items and we average the scores. If you have read through it and there aren't any changes to the proposed process, then we will move forward with it and target the next meeting to be done with it. Send the scores to Marilee within the next two weeks and she will put it together and close it out next month.

**FIFTH ORDER OF BUSINESS**

**Discussion of Suspension Letters**

Mr. Biagetti stated we had three kids from one household get into a scuffle with another individual kid. The three kids were the aggressors and I suggest a longer suspension for them and a lesser suspension for the individual kid. In the past we have done three months and six months.

On MOTION by Mr. Payton seconded by Mr. Frechette with all in favor staff's recommendation was accepted with a six-month suspension for the three kids who were the aggressors and a three-month suspension for the victim.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. General Manager - Report**

Mr. Hahn stated we worked with the auction company and Marilee for the legal notice and the auction will be in the next couple of weeks, aerification has started and the golf carts will probably be delivered in May 2024 and the golf course equipment will be here in the late summer or fall.

**B. District Counsel**

There being none, the next item followed.

**C. District Manager**

There being none, the next item followed.

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**D. District Engineer**

There being none, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Supervisor's Requests**

Additional comments: Update on encroachment issue at Royal Pines, buy out option for golf carts, replacement of pine trees, rotate ranger hours, get faster golf cart for security, cost of drinks on golf course, ABCD Tournament was successful, contract for holiday lights, waiting for parts for outdoor sharing library, builder signs along Oakleaf Parkway, possibly get DJ in addition to karaoke, maintenance of hole markers, ensure Jonas system is in use, drink cards on tables but drink not available.

**EIGHTH ORDER OF BUSINESS**

**Audience Comments**

Additional comments: Extend walking path with mile markers, consider walking path around dog park area, unauthorized cart use, consider cart sign out to increase accountability, keys left in golf carts when pro shop is closed, post layout of pickleball courts, timeline of pickleball courts, trivia night participation growth is forcing out restaurant customers, address smoke odors, happy hour, extended restaurant hour analysis, extend hours when sports games are on TV, roles, responsibilities and expectations for sports professionals, drainage at hole 1 and 2 seems to be clogged, received material for cart seat repair, publish restaurant deals, consider BOGOs or free cup of coffee, monitor patrons migrating from Cabana Bar to pool.

**NINTH ORDER OF BUSINESS**

**Financial Reports**

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

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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: October 3, 2023 at 6:30 p.m. at Eagle Landing Residents Club**

Ms. Giles stated the next meeting is scheduled for October 3, 2023 at 6:30 p.m. at the same location.

On MOTION by Mr. Payton seconded by Mr. Brink with all in favor the meeting adjourned at 7:20 p.m.

DocuSigned by:  
*Marilee Giles*  
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Secretary/Assistant Secretary

DocuSigned by:  
*CB*  
876F743F6313461...  
Chairman/Vice Chairman