

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, February 6, 2024 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
Matt Biagetti	Director of Operations, Honours Golf
Jim Hahn	General Manager, Honours Golf
Joe Halifco	Operations, Honours Golf
Several Residents	

The following is a summary of the actions taken at the February 6, 2024 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 January 9, 2024 Meeting

<p>On MOTION by Mr. Warren seconded by Mr. Brink with all in favor the minutes of the January 9, 2024 meeting were approved as presented.</p>

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The next three items taken out of order.

SEVENTH ORDER OF BUSINESS**Discussion of District Purchasing the Sales Center**

Mr. Payton stated since the last meeting I did sign a letter of intent with the developer to purchase the sales center. We were going to have an appraisal done, an inspection and Marilee did get those prices; they are not cheap. As you aware there is a public records request submitted as well. I'm suggesting the board stop any action towards purchasing the sales center at this time. The developer would like a price immediately from us and we are not able to provide that. If we spend district money to get the appraisal and inspection done, we would need to turn that over in response to a public records request. We shouldn't be spending district money if we know that a private party is going to use that information to outbid us. I told the developer that I would talk to the board tonight about just stopping and let them go through their process with the private buyer. If and when that completes or stops then we will pick up again.

Mr. Warren stated if the resident did buy he was looking at trying to change some things. Can he take the parking lot away from us? Can he cut off the access behind the house with a wall? Would there be a legal battle for us to lose those grounds? Where do you feel that we stand as a community if a private owner bought that property. What limitations can they put on us with the easements that are in place?

Ms. Buchanan stated in my opinion I think it would be difficult to remove the easement over the parking lot. It has been recorded it is in existence. It is an odd easement because if you recall it doesn't promise parking everyday all the time. I think it would continue to be effective, but you get into this analysis of how much is it worth to fight about it.

EIGHTH ORDER OF BUSINESS**Consideration of TV Replacements**

Mr. Frechette stated a lot of neighbors here requested that we redo the TV situation. There have been some problems over time, sound issues, football games were unavailable to us. Joe fixed most of the problems, but we need to have that ability and not depend on our neighbors to cast the football game for us. I obtained two estimates: a very large TV over the fireplace, two in each corner facing toward the middle of the room.

Mr. Payton asked didn't we just replace those two?

Mr. Halifco stated we replace them as needed and the majority of the TVs currently hanging are less than two-years old.

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Mr. Frechette stated we can repurpose those TVs.

Mr. Payton stated I would like to discuss some options of moving some to the different venues around.

Mr. Warren stated I have seen TVs that size at Costco for \$1,500.

Mr. Halifco stated you would have to run additional Direct TV outlets. Part of the TV issue isn't a streaming issue it is a broadband issue.

After further discussion the board took the following action.

On MOTION by Mr. Payton seconded by Mr. Warren with all in favor staff was authorized to purchase a 98" TV in an amount not to exceed \$5,000.

FIFTH ORDER OF BUSINESS

Consideration of Proposals

A. Monument Neighborhood Sign Proposal

Mr. Biagetti stated these are for the two Laurel Valley signs that Dream Finders was supposed to construct. We withheld the funds from Dream Finders for us to construct them ourselves. M&E recently constructed the Eagle Rock monuments signs and all the other recent signs throughout the district. Their charge for the two sign bases is \$48,141; that is just the brickwork. River City Advertising provides the lettering and that is \$3,297.96. This does not include any landscape around the monument signs. There would be an additional cost fitting within the amount we have from Dream Finders to complete the project.

On MOTION by Mr. Payton seconded by Ms. Osbeck with all in favor the proposal from M&E Masonry & Sons, Inc. in the amount of \$48,141 to construct the two Laurel Valley sign bases and the \$3,297.96 proposal from River City Advertising for the lettering were approved.

B. Shade Awnings in Pool Area

Mr. Biagetti stated the seams have torn on four out of our five main awnings on the deck. We replaced these awnings in 2015 or 2016. In this new proposal they heat weld the seams so the stitching shouldn't deteriorate and split. If it does with this new heat weld they are able to make repairs. It has a 10-year warranty. I'm currently working on two other quotes to come in and

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would like a not to exceed amount of \$25,000. The only other question is the color; we currently have beige.

Mr. Payton stated we have awnings at the tennis facility that are blue.

On MOTION by Mr. Payton seconded by Mr. Brink with all in favor staff was authorized to replace five awnings on the deck, an awning in the baby pool area and two small awnings on the kids club in an amount not to exceed \$25,000 and to work with Mr. Brink on this item.

FOURTH ORDER OF BUSINESS

**Update from Clay County Sheriff’s Office
Community Affairs Department on Holiday
Events**

Officer Lane stated community affairs is what I do and this doesn’t fall under that umbrella, this is a secondary employment issue. As you know last year you hired off-duty deputies to work. I was not here last year and don’t understand what occurred, I would like to sit down with somebody to talk about exactly what happened. I talked to the undersheriff in Putnam County and they have the same problem in the neighborhood and they have found a way to solve it. It involves enclosing the entire neighborhood and only allowing those people in that are on foot. If we make a decision to close any roadway or impact traffic on any roadway in the county we have to do a full event permitting process through the county. It is going to be a heavy lift and it will take 8 or 10 deputies out here. I can meet with a board member and staff and discuss how we can make Halloween a better event this year.

Mr. Payton stated I don’t know that last year was any worse than it has been. I don’t know about shutting down the whole neighborhood. A lot of neighbors set things up and look forward to that night. We may have to have a neighborhood forum. I also have concerns about the cost and none of this is district property. The board can reach out to some neighbors and get some feedback.

Mr. Payton left the meeting at this time and called in to participate by telephone. 7:40 p.m.

FIFTH ORDER OF BUSINESS

Consideration of Proposals

C. Monument Neighborhood Sign Proposal

D. Shade Awnings in Pool Area

This item taken earlier in the meeting.

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SIXTH ORDER OF BUSINESS

Consideration of Capital Reserve Study Proposals

Ms. Giles stated we received three proposals for the capital reserve study that were provided to you in the agenda package.

Mr. Payton joined the meeting by telephone during this item.

On MOTION by Mr. Warren seconded by Mr. Brink with all in favor the proposal from Community Advisors in the amount of \$4,800 to prepare an update to the capital reserve study was approved.

SEVENTH ORDER OF BUSINESS

Discussion of District Purchasing the Sales Center

This item taken earlier in the meeting.

EIGHTH ORDER OF BUSINESS

Consideration of TV Replacements

This item taken earlier in the meeting.

NINTH ORDER OF BUSINESS

Staff Reports

A. General Manager

1. Report

Mr. Hahn stated we looked into the water level issues and discovered a large dam that was built by beavers and we brought the USDA out to look at it and they will get us a quote on what it will take to remove the beavers from the area as well as to tear down the dams. We took the dam down and saw an immediate reduction in water all the way to the bridge at 5 and in two days the beavers built the dam back up.

Mr. Warren worked hand and hand with me and we hired a new head pro. We feel he is a very solid fit and we expect him to be here March 1. Once he is on board we will do a meet and greet with the membership. Our assistant is leaving and we will replace the assistant as well.

When we approved the equipment purchase we didn't expect any equipment to be available until late summer. At the same time as you will recall I told the board there may be some pieces that would come available and if we decided to get a couple pieces early we could make that decision. There are a few pieces available; carryalls are the carts they use to do all their basic

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work; it is transportation for the guys on the golf course. Those two units are available right now and I'm asking the board to approve the purchase of those early. The total cost of those two units is \$21,000, the lease payments would start at about \$450 a month and we don't have anything budgeted for that lease payment but in five months we do have the entire thing budgeted. It is an extra cost of about \$2,500 to bring those two pieces in early.

After discussion, the board took the following action.

On MOTION by Mr. Warren seconded by Mr. Brink with all in favor staff was authorized to purchase the two pieces of equipment, funds to come out of the capital reserve, the savings on the lease to be paid back into the capital reserve.
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Mr. Biagetti stated there was a request at the last meeting to try to get additional tennis tournaments here and we were able to secure the RITA Tournament and we will put out information to the community as we get a little closer.

2. Consideration of Top Tracer

This item tabled.

B. District Counsel

Ms. Buchanan stated if you aren't receiving the Capital Conversations let me know and I will add your name to the list. Our firm tracks legislation that will impact local governments, special districts and one of the big things that I want to put on your radar is that the legislature is looking at adjusting the limits for sovereign immunity. When someone has an injury and they file a claim against the district the recovery is capped at \$200,000 per person for \$300,000 per incident. That is one of the reasons the district has better interest rates than a private party although you have seen the interest rates rise over the last several years. The legislature is contemplating moving those up to \$400,000 and \$600,000 so that is going to essentially double liability and if it goes through it will not impact your insurance premiums.

C. District Manager

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Ms. Giles stated as we get closer to the budget season I want to remind the board that the landscape and irrigation maintenance contract has to go out for bid this year. Staff is working to get the RFP, the scope of services together and we will present that at our next meeting. Once you approve the scope of services I will work with district counsel and get the RFP out to all the known vendors by way of email and in the paper. Hopefully, by April we will have some proposals for the board to consider and we can tie that into your budget for 2025.

We will approve the budget at your June meeting and adopt it at the August meeting. Even if we approve the proposed budget a little higher in June we can lower it in August, but we can't adopt a higher amount than what we approve in June.

If there are proposals that you want staff to bring back for you to consider going into 2025 we can do that and have those ready so when the budget is being prepared we have that in the budget; you can always take it out when you adopt it.

D. District Engineer

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Supervisor's Requests

Additional comments: The late fees are getting better, verify the Domain Listing charge of \$288, staff will verify that, surplus equipment, advertising issue for valentine's day event, scope of service for landscape bid, status of pumps at slide and competition pool, cars can only be towed from district property, start process to adopt towing policy, builder signs, mixer was awesome, beverage cart, pine trees, stump grinding, encourage attendance for meet and greet for the new pro, give incentive to non-member to attend meet & greet.

ELEVENTH ORDER OF BUSINESS

Audience Comments

Additional comments: Amount of interest earnings, Wi-Fi with a server is about \$300 for the TVs rather than \$3,800 for wiring, leaf blowers being used on golf course at 5 a.m. which is against the noise ordinance which is 7 a.m., proposed purchaser of sales center would like to have a discussion about the proposed use, monitor decision to raise the member rates if it was a good or bad decision, social sub-committee of the HOA would like to find out what residents would like to see, mixer was a success, resident volunteered to fix cart path did not happen because it is not a

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real cart path, probable assessment fee if sales center is sold to private individual or resident, maintenance of golf course.

TWELFTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet as of December 31, 2023 and Statement of Revenues and Expenses for the Period Ending December 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. Warren seconded by Mr. Brink with all in favor the check register was approved.

THIRTEENTH ORDER OF BUSINESS Next Meeting Scheduled for Tuesday, March 5, 2024 at 6:30 p.m. at Eagle Landing Residents Club

Ms. Giles stated the next meeting is scheduled for March 5, 2024 at 6:30 p.m. in the same location.

On MOTION by Mr. Warren seconded by Ms. Osbeck with all in favor the meeting adjourned at 8:15 p.m.

DocuSigned by:
Manlee Giles
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Secretary/Assistant Secretary

DocuSigned by:
[Signature]
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Chairman/Vice Chairman