

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, March 5, 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 by telephone
Alex Acree	District Engineer by telephone
Matt Biagetti	Director of Operations, Honours Golf
Joe Halifco	Operations, Honours Golf
Ernie Cruz	Golf Professional

The following is a summary of the actions taken at the March 5, 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 February 6, 2024 Meeting

On MOTION by Mr. Brink seconded by Mr. Payton with all in favor the minutes of the February 6, 2024 meeting were approved as presented.

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FOURTH ORDER OF BUSINESS

Consideration of RFP for Landscape & Irrigation Maintenance Services

Ms. Giles stated I have the project manual for the RFP and the first two-thirds of the document is administrative. There is the notice that will go in the paper, the instructions to the proposers, and timeline. There is evaluation criteria that needs to be approved, an agreement that can be changed, the term of contract would be one year with pricing for the second and third year.

After discussion the board took the following action.

On MOTION by Mr. Payton seconded by Mr. Brink with all in favor staff was authorized to move forward with the RFP package for landscape and irrigation maintenance services as amended to add maintenance of future monument signs and direct the contractor to not put organic material in the ponds or storm drains.

FIFTH ORDER OF BUSINESS

Discussion of Towing Policy and Designation of Public Hearing Date, Resolution 2024-01

On MOTION by Mr. Payton seconded by Mr. Warren with all in favor Resolution 2024-01 was approved as amended to include no parking on any of the sports fields and all unpaved areas.

SIXTH ORDER OF BUSINESS

Staff Reports

A. General Manager

1. Report

Mr. Biagetti stated we would like to welcome Ernie Cruz, our new head golf professional.

We are getting ready for spring break for the swim park and both pumps that were down are up and running properly. The board asked us to provide a scope for a proposal to have backup pumps for those units. I spoke with Supervisor Brink and our contractor is working on that. We would like to work on a not to exceed \$25,000 for a new pump and motor for the large pump for the slide.

2. Consideration of USDA Beaver Mitigation Proposal

Mr. Biagetti stated we are working with USDA and hopefully, we will have a final resolution soon.

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3. Consideration of Top Tracer

This item pulled from the agenda.

B. District Counsel

Ms. Buchanan stated I have had an inquiry from a board member about a situation a lot of you have tracked at Magnolia Point. I want to clarify that is not the CDD and they essentially have a conflict between the community and the club on the amount of money it is costing for Magnolia Point to use the golf course. It is different than the district in the sense that the district owns the golf course, and you pay for it generally when you get the revenues from the course or special assessments collected by the district.

C. District Manager – Discussion of 2024 General Election

Ms. Giles stated as a reminder the general election is coming up, the qualifying period is the second week in June and two seats will be up for election, seat 2 and seat 4.

We will start budget discussions at your April meeting, and we are going to approve the budget at the June 4th meeting and adopt it at the August 6th meeting.

D. District Engineer

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisor’s Requests

Additional comments: thanks to staff for the tournament, checklist for athletic center before the end of shift, staff did not know how to take money for the team and put it into the computer, uniform shirts, need staff at the top of the hour to take lesson money, broken handle on gate, pothole in restaurant parking lot, trees on 12 will be planted in the spring, grind stumps on 7, clean up areas with tree debris, put up signage, good buffet on Saturday, large root at 14 cart path needs to be taken care of, put pickleball rules on bulletin board.

EIGHTH ORDER OF BUSINESS

Audience Comments

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Additional comments: noise from blowers on golf course, blower noise before 7 a.m., purchase of sales center, availability of long-term plan for assets, how to access free golf for residents.

NINTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet as of January 31, 2024 and Statement of Revenues and Expenses for the Period Ending January 31, 2024

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, April 2, 2024 at 6:30 p.m. at Eagle Landing Residents Club

Ms. Giles stated the next meeting is scheduled for April 2, 2024 at 6:30 p.m. in the same location.

On MOTION by Mr. Warren seconded by Mr. Payton with all in favor the meeting adjourned at 7:36 p.m.

DocuSigned by:
Marilee Giles
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Secretary/Assistant Secretary

DocuSigned by:
[Signature]
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Chairman/Vice Chairman