

MINUTES OF MEETING
SOUTH VILLAGE
COMMUNITY DEVELOPMENT DISTRICT

The June 4, 2024 meeting of the Board of Supervisors of the South Village Community Development District was continued and reconvened Tuesday, June 18, 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
Matt Biagetti	Director of Operations, Honours Golf
Jim Hahn	General Manager, Honours Golf
Dan Zimmer	Vice President Operations, Honours Golf
Several Residents	

The following is a summary of the actions taken at the June 18, 2024 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the continued meeting to order at 6:30 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

A resident stated I would like to compliment the changes made at the pool. I know you have put a lot of policies in place. I see security walking around, the behavior of the teenagers that were unruly has ceased.

A resident stated I have seen a lot of improvement since the last meeting. Staff is doing a good job.

THIRD ORDER OF BUSINESS

Discussion of Fiscal Year 2025 Approved Budget

June 18, 2024

South Village CDD

Ms. Giles stated at your last meeting you approved the FY25 budget, assessments will not increase during our discussion today, but we can move funds around from line to line.

Mr. Payton stated we need to ask staff for all of our budgets that we find savings where we can in an effort not to raise assessments.

The board discussed the following:

Better descriptions of location of water meters.

Golf fund, projected numbers, ways to mitigate minimum wage impact, resident appreciation, member relations, explore credit card fees, better return on cost of goods, sell advertising for own products, overall golf revenue, players card price, profit margins, marketing costs for different departments, IT support, POS system, website, reduce employee meal discount, reduce fulltime employees, reduce staffing levels, staff training, evaluation of prices and service, adjust hours of operation.

Rec fund, merchandise costs, combine tennis and golf merchandise areas, tennis payroll, evaluate staffing positions salaried/hourly, rec supplies amount and description, food beverage café.

Capital reserves.

Budget summary page, set goal of saving 20%.

FOURTH ORDER OF BUSINESS

Discussion of South Village Amenity Policies

Mr. Payton stated we included all the policies we could find, many have existed since Eagle Landing started, especially the amenities policies, the format, words. I asked Marilee to provide policies from other CDDs. Most of the policies are around the pool, we changed our pool policies and they have made an impact. In many districts there are other options. I'm okay with kids using the slide. We have some kids on our swim team that are under 48" that can't go down the slide now.

Mr. Warren stated we should follow the guidelines from the manufacturer and that needs to be the policy.

Mr. Payton stated let's take an opportunity to review the policies and we will look at them again. We allow smoking on our adult pool deck and no one else allows that. There are many no smoking no vaping policies on pool decks.

June 18, 2024

South Village CDD

FIFTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Warren stated the family of the young man who damaged the golf course is taking care of the situation but rather than a suspension, maybe do a ride along with John and maybe pull weeds for a couple hours.

Mr. Hahn stated I don't like the idea of pulling weeds because that could be a liability, but John can spend an hour with the kid and explain how it impacts the course.

It was the consensus of the board to handle the situation as discussed with no further suspension.

Mr. Payton asked are the incident reports being developed to send to the board?

Mr. Biagetti stated I have to send them to the board. I can do that tomorrow for June 1st to today.

Mr. Payton stated when we are doing the slide measuring there are two measuring sticks.

Mr. Biagetti stated we have three options.

Mr. Payton stated measure them one time. Get the height resolved quickly. Since the last meeting we put two panels of fencing up where the kids were jumping the fence.

Mr. Brink stated I would like to see the golf clinic start again. People show up but they don't have it.

SIXTH ORDER OF BUSINESS

Audience Comments

Additional comments: The focus should be what you put into the capital reserve fund, not on the \$150,000 projected loss. You didn't expand on the tennis, we are spending \$350,000 on tennis and are the residents getting something for that money. We are spending more for that than the pool that has a much bigger usage from the general population.

Mr. Payton stated it is labeled tennis, but it should be athletic center because it includes tennis, pickleball and basketball.

A resident stated you need to use government sales organizations. Restaurant is an amenity not just golf.

SEVENTH ORDER OF BUSINESS

Next Meeting Scheduled for Tuesday, July 2, 2024 at 6:30 p.m. at Eagle Landing Residents Club

June 18, 2024

South Village CDD

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

Mr. Hahn stated tomorrow is Juneteenth and we have an event scheduled on the lawn. That group has been promoting that event around the area and I don't know how many people are going to show up, but we have brought in an extra security guard and Clay County Sheriff is going to send a couple units to manage traffic.

On MOTION by Mr. Payton seconded by Mr. Brink with all in favor the meeting adjourned at 8:36 p.m.

DocuSigned by:
Marlee Giles
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Secretary/Assistant Secretary

DocuSigned by:
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Chairman/Vice Chairman