

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, December 3, 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
Jennifer Osbeck	Supervisor

Also present were:

Marilee Giles	District Manager
Katie Buchanan	District Counsel by telephone
Elana Barron	Honours Golf
Dan Zimmer	Honours Golf
Joe Halifco	Operations, Honours Golf
Ernie Cruz	Honours Golf
Several Residents	

The following is a summary of the actions taken at the December 3, 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

Organizational Matters

A. Oath of Office for Newly Elected Supervisors

Ms. Giles being a notary public of the State of Florida administered the oath of office to Mr. Payton and Mr. Warren.

Ms. Giles gave an overview of the sunshine law and public records law.

B. Election of Officers, Resolution 2025-04

On MOTION by Mr. Brink seconded by Ms. Osbeck with all in favor Resolution 2025-04 was approved reflecting the same slate of officers.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the November 5, 2024 and November 12, 2024 Meetings

On MOTION by Mr. Warren seconded by Mr. Payton with all in favor the minutes of the November 5, 2024 and November 12, 2024 meetings were approved as presented.

FIFTH ORDER OF BUSINESS

Discussion Items

A. Oakland Hills Fountain

Mr. Payton stated last month there was a proposal from a group of residents who wanted to put a fountain in the lake by their house and they were going to cover the cost of the fountain and asked us to cover the cost of running the power to the fountain and the monthly power charge. We asked the management team to give us an idea of those costs.

Mr. Halifco stated it is \$6,000 for the electrical and about \$1,500 annually for electrical service.

Mr. Payton stated we can approve it, we can say no or we make some conditions.

Mr. Brink stated I think we are opening pandora’s box. If we do it for Oakland Hills we have to do it for everyone else. I have talked to other people and they would like to have a fountain too.

Mr. Warren asked do we have any information on offsetting of the cost for Lake Doctors?

Mr. Payton stated they still treat the lakes that we have bubblers in now. There wouldn’t be any savings and they are more effective on the bottom. The district in the past has decided to not put fountains in all of these; it is an expense we can’t cover. The difference here is they are funding the fountain. There are things to consider such as if the fountain breaks I don’t think the district should be responsible for putting in a new fountain. If there are lights on it, they should be white. I’m fine with some conditions as long as it is not a long-term major expense for the district.

A resident stated we can go back to our residents and ask for additional money to fund the installation of the electrical in addition to the cost of the fountain.

On MOTION by Mr. Payton seconded by Mr. Warren with all in favor the request for a fountain in the Oakland Hills pond was approved subject to the fountain and installation of the electrical being paid by Oakland Hills residents and Mr. Payton was authorized to work with the residents on this project.

B. First Addendum to Management Service Agreement

This item tabled.

C. Restaurant Operations

This item tabled.

SIXTH ORDER OF BUSINESS

Open Items

A. Laurel Valley Monument Signs

Mr. Payton stated apparently every time our engineer sends drawings over the company building the signs finds some issue with the drawings and sends it back. They did the final adjustments and sent them over today and soon we will be able to build the Laurel Valley monument signs.

B. Government Contract Pricing for all District Services

Mr. Halifco stated we have worked through the majority of what is available to us. We were waiting on two more, Cintas and the insurance. We will save on the waste management contract, U.S Foods and Sysco due to Troon. Our estimated total vendor savings is around \$84,000, it would be about \$32,000 with the government discount.

C. Slide Ladder

This item tabled.

D. Gym Equipment Repairs

Mr. Halifco stated the new Stairmaster should be in a couple weeks.

E. Reimbursement to the District for Late Fees from Huntington Bank

Mr. Zimmer stated I made contact with our national rep with Huntington and they are going through some operational changes, they were just acquired and they are changing out all their systems and they are waiving all of the late fees that have been incurred because of some of their operational issues. It is just a matter of getting that finalized but we are very confident that will get revenue back.

F. Reimbursement to the District for Lost Revenue of Golf Member Dues and Trail Fees

Mr. Cruz stated we will recoup the \$16,000. The one member resigned.

Mr. Warren stated I'm more concerned about previous years. This is the first year we have done an audit. If it was \$16,000 for five years that is close to \$80,000 that we could be under collected. I want those past years audited. I want to know how much we have lost by us not having our books done correctly. I would like to know why our books were never checked. What is our protocol going forward to make sure this never happens again?

Mr. Cruz stated come January we start memberships again. We will make sure that every member redoes a whole new membership package, so we have current status. Also, with our point of sale system we have identified a way to make line items be better. In the past if you were a member with a trail fee, they put one fee in there, combined the two rates and charged you monthly. We are now able to add a line item where the membership will be tracked on one line, the trail fee will be tracked on another line and we can link that to the individual doing that. We have made it so that no person can just give out stickers for carts, they have to go through me and if I'm not here it will be Rob.

Mr. Warren stated someone needs to go back through the past memberships and find out who was billed incorrectly.

Mr. Payton asked is it possible to go back?

Mr. Zimmer stated we need to take a look at that.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. General Manager - Report

The operations report was not in the agenda package. It will be forwarded to the Supervisors.

B. District Counsel

There being none, the next item followed.

C. District Manager

Ms. Giles stated as a reminder if you have not completed your ethics training, you have just a couple weeks left.

D. District Engineer

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor’s Requests

Additional comments: Next month we will have the long-term plan for the courts, New Year’s event will be a charged event, plans for unused money from last social, issues with having fireworks, no quotes received on the gym, cover page for summary budget to begin in January and will be done quarterly, draft report on marketing and advertising will be done by the end of the week, marketing plan for restaurant but not for cabana bar, request to bring back glow golf, invoice for third party to spray the golf course, per diem paid for Troon staff visit, revisit the holiday lighting contract for accuracy and look at alternatives, replace landscaping under palms, decorate island, hire someone to replace Matt’s position.

NINTH ORDER OF BUSINESS

Audience Comments

Additional comments: What happens if homeowners change on the lake with the fountain, setting a precedent with fountain, go to HOA to see if they will participate in funding holiday lighting, holes in floor on either side of the weight bench, electric bill for fountain, late fees are for the cart lease will be credited back to the district, irrigation needs to be adjusted to irrigate the turf not the trees, grates in bunkers are splintering.

TENTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet as of October 31, 2024 and Statement of Revenues and Expenses for the Period Ending October 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. Warren with all in favor the check register was approved.

ELEVENTH ORDER OF BUSINESS

Next Meeting Scheduled for Tuesday, January 7, 2025 at 6:30 p.m. at Eagle Landing Residents Club

Ms. Giles stated the next meeting is scheduled for January 7, 2025 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 7:30 p.m.

Signed by:
Marilee Giles
A38999D0E0C14F4
Secretary/Assistant Secretary

Signed by:
Christopher Payton
876F743F6313451
Chairman/Vice Chairman