

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 4, 2025 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
Alex Acree	District Engineer by telephone
Jim Hahn	General Manager, Honours Golf
Mitch Sayers	Assistant Superintendent of Golf
Joe Halifco	Food & Beverage
Scott Swenson	Facilities Manager
Jon Rowe	Golf Course Superintendent
Ernie Cruz	Golf Professional
Elana Barron	Membership Services
Dan Zimmer	Troon
Matt Hurley	Troon

The following is a summary of the actions taken at the February 4, 2025 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

A resident stated I represent the neighborhood for the Oakland Hills fountain project. We were able to get 12 of the 18 homes in support of the fountain, but we are going to withdraw the

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request at this time due to financial reasons. We might revisit this in the future. I want to thank the board for consideration of this project.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the January 7, 2025 Meeting

On MOTION by Mr. Payton seconded by Mr. Waren with all in favor the minutes of the January 7, 2025 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Discussion Items

A. Oakland Hills Fountain

This request has been withdrawn.

FIFTH ORDER OF BUSINESS

Open Items

A. Laurel Valley Monument Signs

Mr. Hahn stated all the information has been submitted to Clay County.

B. Slide Ladder

Mr. Hahn stated we are working with Allan on this, and the entire slide stairs will be treated and painted. We also have a company coming in to check the seams of the slide and make sure it is in good working order and putting on a coat of fiberglass as well as repairing a leak on the main base at the top of the slide. Both projects will be done before spring break.

C. Gym Equipment Repairs

Mr. Hahn stated I'm working with Jennifer on the gym equipment. A new Stairmaster was purchased and is up and running. We check the equipment weekly, and we have a preventive maintenance plan with a company that checks it quarterly. I'm getting a quote to have it done bi-monthly.

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

Mr. Zimmer stated we continue to work with Huntington Bank and they have said they are going to credit it. Huntington went through a system conversion and their billing system platform

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changed in October. This late fee is from August, and they are having difficulty getting the late fee credit into the new system.

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

Mr. Zimmer stated Ernie spent a lot of time with Jonas on pulling the historical use billings going back to 2019. From what we see in the dues billing versus what shows on the P&L, everything has been billed correctly. The fees that we need to verify is the trail fees. The information we are working with Jonas on is to be able to pull a specific period of time how many trail fee members did we have so we can then reference that and say we had 37 trail fee members; trail fees were \$1,000 and trail fee revenue was \$37,000 to verify everything was billed correctly.

Mr. Warren asked how are we going to account for people who went from the players card to a full membership but didn't get charged for two years? Nothing has changed since you were here two months ago. I know for a fact that a member who played every club championship, for over two years was still being charged as a players club. Your system sounds like it matches up because you had 37 carts and 37 matching, but we had 45 people that were riding around with stickers. We are never going to know how much money that Troon has lost us.

Mr. Zimmer stated the example you gave with someone was billed a players card but moved to a full member and for whatever period of time was not charged to use, we would not be able to pull that information out of the system because it wouldn't have been changed in the system from players card to a member. We couldn't go back and audit that specific situation.

Mr. Warren stated what I need Troon to admit is, I'm sorry I lost your money. You cannot correct this. I know another instance; I got kicked out of the club as a social member before I moved into the neighborhood. Nobody told me and for two more years I was coming up here they gave me social club access. Some of that started before Troon was here but it finished under Troon. This could be a ten year problem before Troon got here but the same person in charge in making sure we were being charged properly was the same person and Troon sounds like they audited to make sure we were charging membership right.

Mr. Zimmer stated to a certain level you are reliant on the person responsible for billing. I'm not sure what that audit would look like, that somebody playing golf had not been changed within the system. We can tell about the trail fee because those people have to come in and get a new cart sticker. That is not an automatic bill. We would be able to tell if there are 45 trail fee

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members in the system but only 43 people came in and paid. If you have the specific information, please share with us who those are so we can look into that.

Mr. Warren stated I only know of a few but there are probably more based on being \$16,000 wrong last year that had to be corrected. Someone being charged as a single rather than the family rate over time adds up over time. It sounds like you can't correct that or track that to be able to tell us how much money Troon has lost us by not making sure.

Mr. Zimmer stated we can audit and make sure that within the Jonas point of sale system that the memberships are set up appropriately and when a member joins they are assigned the correct membership categories so when we run the dues at the end of every month those people are billed correctly.

Mr. Warren stated in five years you have never done an audit and you owe Ernie an apology because he has been screamed at because he has had to go to these people to collect and say we didn't charge you right this whole year, you owe us \$1,500, you didn't pay the cart fee and owe us \$1,200. He has done that to the tune of \$16,000. We had members quit because of the disputes. You are not going to figure out what you have lost.

F. Gym Roof Repair

Mr. Hahn stated the gym roof repairs have been completed.

G. Repair to the Greens

Mr. Warren stated Jon and I rode the course last Wednesday. He has assured me that he is being a little more liberal this time, instead of patching it, doing it right. I asked for quotes and got them and both purveyors said we should wait until the first week of April. The cost is around \$10,000. I don't think they need board approval to do that, but I think as a board we should say we want this done.

H. Pickleball Gate

Mr. Hahn stated the pickleball gate has been moved to a better location.

SIXTH ORDER OF BUSINESS

Consideration of Proposals

A. Landscape and Irrigation Enhancements on the Island

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Mr. Hahn stated I sent to the board a quote from our landscape company to do the island. We took another soil sample and there is still a lot of ammonia in it and the soil needs to be treated. There is a three-step process to get the island back to where we would like to get it with landscaping. The first step is to treat the island. They want to pull all the wood chips off the island, till the soil, add Sulphur to the soil to neutralize the ammonia. That is \$3,100 to treat the island. Next step is redo the irrigation, the irrigation has not been functional in quite some time and that is about \$3,500. Then the island would be acceptable for planting and the cost of the planting is about \$9,600.

It does not have to be approved tonight because they wouldn't do the work until March, April or May when the weather is nicer.

Mr. Payton stated we can do the first two steps then we can discuss what's going in. You don't need board approval for the first two steps. Just get it going.

B. Proposal for Light Pole

Mr. Hahn stated the other proposal I sent to the board is the proposal for the light pole that was damaged. The pole is a standalone unit and the proposal is to replace the entire pole and is about \$16,000.

Mr. Payton stated given the cost of the pole we need to get more quotes.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. General Manager - Report

Mr. Hahn gave an overview of operations report that covered operations of the amenity center, athletic center, tennis facility, golf and clubhouse operations, common areas, retention ponds, landscaping and outlined two proposals to update the lighting on the tennis courts in the total amount of \$12,000 and will place this item on the next agenda for board action.

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.

EIGHTH ORDER OF BUSINESS**Supervisor's Requests**

Additional comments: Surveys in various locations of the club, updates will be sent every two weeks, sound system at cabana bar, inspection of the roof, send reminders for survey, order for pro shop of merchandise and accessories, list of items on walk through of facility, rot/cracks in boards on court 1 and 2, rail on stairwell going up to the gym needs attention, paint closet floor, ball machine, put toiletries in bathroom, put hook on back of bathroom door, brick path by amphitheater to restaurant is in bad shape, competition pool and kids pool need to be cleaned better, cover adult pool at night, rags in weight room, TV in cabana bar not working, continually update Eagle Landing webpage, use of irrigation expenses under capital, filtration system bypassed on reuse water for golf course, junior tees ignored for over a year, sandboxes are better but need to be mowed next to tee markers, various drainage issues on certain holes, bunker on 17, thin pine trees on golf course, tee boxes on 13, 14, 17 & 8, surveys should be private, don't close kitchen early on game nights, have specials on game nights, benefit of pigment on golf course, recreation survey, send restaurant survey to residents, share event list with membership, water fixtures and sinks in on course restrooms have build-up on them, pavers are lifting in places, have contractor deal with root intrusion and reset entire walkway, letter of deficiency went to Troon, long term plan for greens replacement, update on the bird situation, restaurant's identity, club within a club, try to use portion of banquet room for dinners.

NINTH ORDER OF BUSINESS**Audience Comments**

Additional comments: Start work on the course after April 14th golfers from other golf courses will be looking at our club, concerned about the significant amount of underbrush in the forest areas behind homes that pose a fire hazard, several concerns voiced about unacceptable behavior of a member and it not being addressed, the party involved has been suspended while investigation is going on and that will be addressed at the next meeting, process of having a person trespassed by an employee, motorcycles and electric bikes on walking paths, mulch disappearing from playground on Royal Pines due to drainage issue.

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TENTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet as of December 31, 2024 and Statement of Revenues and Expenses for the Period Ending December 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, March 4, 2025 at 6:30 p.m. at Eagle Landing Residents Club

Ms. Giles stated the next meeting is scheduled for March 4, 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 8:24 p.m.

Signed by:
Marilee Giles
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Secretary/Assistant Secretary

Signed by:
[Signature]
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Chairman/Vice Chairman