

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, April 1, 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
Jennifer Osbeck	Supervisor
David Frechette	Supervisor

Also present were:

Marilee Giles	District Manager
Katie Buchanan	District Counsel
Jim Hahn	General Manager, Honours Golf
Joe Halifco	Food & Beverage
Scott Swenson	Facilities Manager
Jon Rowe	Golf Course Superintendent
Ernie Cruz	Golf Professional
Maribel Walther	Manager, Operations
Dan Zimmer	Troon

The following is a summary of the actions taken at the April 1, 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

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the March 4, 2025 Meeting

April 1, 2025

South Village CDD

On MOTION by Mr. Payton seconded by Mr. Warren with all in favor the minutes of the March 4, 2025 meeting were approved as presented.

FOURTH ORDER OF BUSINESS**Discussion Items****A. Suspension Actions**

Ms. Giles outlined the reason for the suspension after which the board heard from Mr. Houck and input from staff the board took the following action.

On MOTION by Mr. Brink seconded by Mr. Warren with four in favor and Mr. Frechette opposed a suspension of six months from date of incident for Mr. Houck was imposed.

B. Board Oversight and Roles and Responsibilities

Mr. Payton stated this is request for discussion and consideration regarding board oversight position that we have had since inception. I understand most districts don't have these positions. Board members have equal authority and responsibility across all areas of the district. We need to get better as a board at bringing things back to meetings for open board discussion so we can share as one voice to the management team so they are not hearing potentially five different voices. I propose that we do away with the oversight positions and act as a five-member board with equal access.

Mr. Warren stated I think there should be someone they can go to but policy decisions need to be made at the board level. Maybe we control how we do things.

After further discussion the following areas of oversight were determined: Mr. Payton landscape maintenance and parks, golf Supervisor Warran, food & beverage Supervisor Brink, aquatics Supervisor Osbeck, athletics Supervisor Frechette.

C. Board Committees

Mr. Payton stated we only have one committee as part of this district and that is the audit committee. The members of the audit committee are the board members, the purpose is to meet once a year and go through the audit selection process. That doesn't prevent the management team that we hired to have a rules committee independent of the board.

April 1, 2025

South Village CDD

Mr. Warren stated we tried to get a golf committee going last year and I would like to see a few members starting it up so you have a say in running your championship golf course. I believe we have staff willing to do that. I encourage the golfers in the room to try to get one going.

Mr. Frechette stated I brought up a couple times about the restaurant having a small group of people to advise, just like a golf committee where they can talk to management.

D. Notice of Performance Deficiencies

Ms. Giles stated we tabled this at the last meeting to give the board an opportunity to review it.

Mr. Payton stated it has been a month or so since we received a response to the deficiency letter. They did provide a response to each of the issues listed. This is an opportunity for the board to discuss together or speak about the response. We did not send a formal response, just acknowledged that it was received.

Mr. Warren stated the things that concerned me, we made a big leap on them yesterday.

Mr. Payton stated Dan I think you had a big hand in these responses and I look forward to seeing remedies play out. If there is anything you need from the board let us know.

E. Survey Results

1. Golf

2. Landing Bar

3. Recreation

Mr. Zimmer stated Jim had a meeting with all the department heads to review their respective areas of the survey and going into fine detail in all the areas, identifying where the responses indicate that we should look into. There were a lot of written comments back and staff is reviewing and determining what actions should be taken. That is something we would be prepared at next month's board meeting to follow-up with what actions items or recommendations that are either already implemented or some sort of board direction or vote on at that time.

F. Top Tracer

Mr. Payton stated there is a proposal in the agenda from Top Tracer as a result of inquiries received over the last year or so. It is not just existing golf courses that are upgrading their range

April 1, 2025

South Village CDD

facilities but every golf course being built has a similar system. They are willing to come onsite and help with planning and design. We would need to add a restaurant facility over there as well as a bar. There are cost considerations in the range of \$700,000 to \$900,000. If the board is in favor of this staff will give us some funding options.

It was the consensus of the board to bring back more specifics for further discussion.

G. Staff Policy

Mr. Zimmer stated the policy that we are proposing is to not allow employees to drink at the facility whether they are working or not working. This is a policy we have in place at the majority of the facilities we manage and have found that it is best practice and clearly separates and identifies the expectations of an employee and how you service members, guests and residents and clearly defining that line. We want our employees to be focused on delivering on the experience and creating that culture.

Mr. Warren stated we have two or three people who work for Troon that live in this neighborhood. The exception should be that you have to be a homeowner or resident of Eagle Landing to make it available. I will support whatever you decide.

Mr. Zimmer stated from an HR perspective depending on different policies for employees that can be problematic and challenging. There are exceptions in special circumstances that can be approved in advance by the appropriate manager.

On MOTION by Mr. Payton seconded by Mr. Brink with all in favor the management team was allowed to implement whatever policy they like for their employees.

FIFTH ORDER OF BUSINESS

Open Items

A. Laurel Valley Monument Signs

Mr. Payton stated this is embarrassing to our board and district that these two six-foot signs haven't been constructed yet. I have spoken with the engineer and the two contractors and there are excuses everywhere. The one sign they can go forward with and not wait on the other one. There is an issue with the paperwork for the Autumn Pines location. We can no longer hand deliver paper documents to the county; it is now an online system now.

April 1, 2025

South Village CDD

B. Slide Ladder

Mr. Hahn stated everything is done and are ready to open on Friday.

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

Mr. Zimmer stated I received an email from Huntington that they have finally applied the credit to our April invoice. I will send it out for documentation, but it will also be in the board package with the April invoices.

SIXTH ORDER OF BUSINESS**Consideration of Proposals****A. Donor Green**

Mr. Hahn stated John is working to get a bid together for the donor green. We looked at a couple locations and the best location is behind no. 2 green because the irrigation is right there, it is a flat piece of land in the middle of an open area so there will be good airflow and sunshine.

SEVENTH ORDER OF BUSINESS**Staff Reports****A. General Manager - Report**

A copy of the operations report was included as part of the agenda package and included the operations of the amenity center, athletic center, tennis facility, golf and clubhouse operations, common areas and retention ponds and landscaping.

B. District Counsel

Ms. Buchanan stated you are getting Capital Conversations, and we will continue to report those things and let you know how things come out of the session.

C. District Manager**1. Letter from Troon**

Mr. Payton stated it is another letter from the management team and if the board has any response, send those to Marilee. Some of the actions we took earlier this evening will help. I don't think we have anything to discuss on that.

2. General Manager Letter

April 1, 2025

South Village CDD

This item tabled.

Ms. Giles stated our next meeting is May 6th where staff will be looking for any guidance from the board as it pertains to the FY 26 budget. We don't approve the budget until the June 3rd meeting and adopt it August 5th.

D. District Engineer

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Additional comments: Potential of printed quarterly newsletters, golf maintenance day, opportunity to shut down a day, pros and cons for split tees on weekends, golf equipment maintenance, give the board a summary of things that need repair, treehouse, assign due dates to deliverables in contract, tech to audit and repair irrigation system, ready for pool opening, flooding issue on cart path between 4 and 5 greens, swings by pool look awesome, paint the rest of them, cabana bar and café are not open during swim meets, have someone come in early to clean pool before swimmers show up, need flags for backstroke, advertise for swim team, Eagle Landing web page needs updating, date for lights for center court, installation date for hooks for pickleball court, two patios outside the gym need chairs, solar light outside door of gym, continue checklist for actions items, island irrigation, East/West is still listed on some bills, past due Wells Fargo, past due on Direct TV, the range in the kitchen is giving off a lot of black soot on all the pans, closing a hole on the golf course for a week to get it healthy.

NINTH ORDER OF BUSINESS

Audience Comments

Additional comments: Alarm that goes off early in the morning at the gym has been fixed, some equipment has been down since February, do a better job of taking care of the amenities, opposed to David Frechette being on the board and he should step down, several incidents caused by Mr. Frechette were ignored and now he is retaliating, Mr. Frechette tried to get me suspended because I simply reported his wife, his past actions seem to be swept under the rug, is there an improvement plan from Troon that can be shared, concern about condition of the golf course, will there be a timeline of repairs, something must be done about the deterioration of the golf course, are we going to reach out to give a special deal for people to play our course while theirs is shut

April 1, 2025

South Village CDD

down, hole 14 by the green is really wet and truck came by to seed it and dug into the grass, smoking section of the restaurant determined by management team, would there be revenue growth if Top Tracer were to come here, the priority in the community needs to be the existing amenities.

TENTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet as of February 28, 2025 and Statement of Revenues and Expenses for the Period Ending February 28, 2025

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, May 6, 2025 at 6:30 p.m. at Eagle Landing Residents Club

Ms. Giles stated the next meeting is scheduled for Tuesday, May 6, 2025 at 6:30 p.m. in the same location.

On MOTION by Mr. Payton seconded by Mr. Brink with all in favor the meeting adjourned at 8:19 p.m.

Signed by:

Marilee Giles

A38000D0EDC14F4...

Secretary/Assistant Secretary

Signed by:

[Signature]

876F743F6313451...

Chairman/Vice Chairman