

# EAGLE LANDING

## INFO SHEET

### PUBLIC ENTITY

#### COMMUNITY DEVELOPMENT DISTRICT

Created under Chapter 190, Florida Statutes  
Governed by a Board of Supervisors

**Responsibilities** include the financing & maintenance of the community infrastructure:

- \* Amenity Center, Golf Course, and Recreation Facilities
- \* Common Grounds and Landscaping
- \* Aquatic Maintenance for Ponds (But Not Pond Banks)
- \* Decorative and Landscape Lighting

#### How are assessments paid?

Owners are assessed through their annual property tax bill in the form of a non-ad valorem assessment. This has two parts: Annual Debt Service Fee & Annual Operations & Maintenance Fee

Please visit the District's website and look under the "Public Records" tab for the most current budget and related information: <https://southvillagecdd.com/>

#### Who to contact?

##### For financial and administrative issues:

Governmental Management Services, LLC  
**Marilee Giles, District Manager**  
[mgiles@gmsnf.com](mailto:mgiles@gmsnf.com)  
or Phone (904) 940-5850, Fax (904) 940-5899

##### For golf course and recreation inquiries and general operations issues:

Troon Golf / Eagle Landing Golf Club  
**Sean Biggs, General Manager**  
[sbiggs@troon.com](mailto:sbiggs@troon.com)  
or Phone (904) 637-0648

##### For CDD information:

<https://southvillagecdd.com/>

### PRIVATE ENTITY

#### HOMEOWNERS' ASSOCIATION

Not-for-profit Corporation created under Chapters 617 and 720, Florida Statutes, and Governed by a Board of Directors

**Responsibilities** include the implementation of the association's governing documents; specifically, individual lot related issues.

- \* Deed Restriction Enforcement
- \* Architectural Control

#### How are fees paid?

Please contact the appropriate management team below to confirm your billing and payment methods as well as the current amount.

#### Who to contact?

##### For general, Homeowners' Association inquiries and issues:

Eagle Landing at Oakleaf Plantation Homeowners' Association, Inc.  
**Kathy Melton, Community Association Manager**  
[eaglelanding@agentlink.net](mailto:eaglelanding@agentlink.net)  
(904) 278-2338

##### To report violations:

[violations@thecamteam.com](mailto:violations@thecamteam.com)

(please reference Kathy Melton and Eagle Landing)

##### For general community information:

<https://www.eaglelandingfl.com/>

# EAGLE LANDING INFO SHEET

## Frequently Asked Questions

### ❖ **Who are the Board Members for the District?**

The Board Members are all residents of Eagle Landing. They filed with the Clay County Supervisor of Elections and ran for office. Their names appeared on the ballots you received when you went to the polls (unless they ran unopposed). They meet monthly in a public setting that is open to everyone. As elected officials, they are governed by Florida laws, including the Sunshine Laws that prohibit them from discussing CDD issues with each other except during regularly scheduled sessions. They are paid \$200 per meeting. They serve staggered four-year terms.

### ❖ **Who assists the Board Members?**

The Board has hired two third parties to manage the facilities and guide the Board, Troon Golf LLC and Governmental Management Services, LLC (GMS). The staff that you see in the clubhouse, the pool, etc., are Troon employees. In some cases, Troon hires third parties to maintain the property or make repairs. Troon representatives attend the Board meetings to provide updates and address issues. GMS representatives attend each Board Meeting. They coordinate the activities and run the meetings (with the assistance of an attorney). The Board also has an engineer on staff. None of the District's Staff are Eagle Landing residents.

### ❖ **Who maintains the stormwater ponds?**

The CDD maintains the stormwater ponds within the District. Please notify the District Office of concerns you have regarding the condition of the pond itself such as algae growth or aquatic vegetation within the pond.

### ❖ **Who maintains the pond banks?**

Lot Owners are required to maintain such grass, plantings or other lateral support to prevent erosion of stormwater pond banks (pursuant to the HOA Declarations).

### ❖ **Where can I get the agendas for Board of Supervisors' meetings?**

Please visit the District's website at <https://southvillagecdd.com/>, under "Public Records," subheading "Agendas." Agendas are posted prior to each meeting date.

### ❖ **Who maintains the common areas?**

The common areas - for example, maintenance of stormwater ponds, the golf course and the clubhouse, the amenity center, including the parking lot, pools and bath houses, meeting area, training room, covered lanai, tot lot, and tennis and basketball courts, are the responsibility of the CDD.

### ❖ **Who is the HOA?**

The HOA is made of 9 representatives. All of these are residents.

### ❖ **What does the HOA do?**

The HOA is responsible for the appearance of the privately-owned residences. Questions regarding the failure of homeowners to maintain their property in accordance with approved standards are handled by the HOA. The CDD has no authority over the HOA.

### ❖ **Who should I ask for approval of my home improvement?**

The Architectural Review Committee of the HOA. The CDD has no authority over private property.

### ❖ **To which entity should I report a water or sewage or roadway related problems?**

Water and sewer facilities and attendant services are the sole and exclusive responsibility of the Clay County Utility Authority ("CCUA"). Please contact CCUA customer service at (904) 272-5999 or (877) 476-CCUA (2282). They are open Monday – Friday, 8 a.m. to 5 p.m.

Roadways/street signs are the sole and exclusive responsibility of Clay County. To request service or report a problem, please call (904) 269-6335 or visit their website at:

<https://www.claycountygov.com/government/public-works/streets-drainage>

### ❖ **Does the CDD or the HOA provide mosquito control?**

Neither the CDD nor the HOA provides mosquito control. Clay County Mosquito Control Division provides these services.