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, August 5, 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 by telephone

Also present were:

Marilee Giles	District Manager
Katie Buchanan	District Counsel by telephone
Sean Biggs	General Manager, Troon
Joe Halifco	Food & Beverage, Troon
Maribel Walther	Director of Recreation, Troon
Dan Zimmer	Vice President of Operations, Troon

The following is a summary of the actions taken at the August 5, 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 June 3, 2025 and July 16, 2025 Meetings**

On MOTION by Mr. Payton seconded by Mr. Warren with all in favor the minutes of the June 3, 2025 and July 16, 2025 meetings were approved as presented.

FOURTH ORDER OF BUSINESS Fiscal Year 2026 Budget Matters

A. Overview of Budget

Ms. Giles gave a brief overview of the fiscal year 2026 budget and stated this budget does have a $120.32 per unit increase.

Resolution 2025-06

Ms. Buchanan stated there are two resolutions in the agenda packet the first is what we refer to as the appropriations resolution, by which you formally adopt the budget at the end of the public hearing. It authorizes district staff to include the budget in the public record and provides for budget amendments, understanding the district manager can move money between line items but if you were to change a line item allocation more than 50% or $15,000 that will come back to the board at the end of the fiscal year for a budget amendment.

Resolution 2025-07

Ms. Buchanan stated Resolution 2025-07 is the method by which the district adopts and levies the annual operation and maintenance special assessment. In section 2 are findings that the district's budget provides a benefit to the district in connection with the services, facilities and operations that it funds. It also imposes the operation and maintenance assessment lien and identifies this rate as the maximum rate going forward unless and until you have a new public hearing. Section 3 certifies for collection the previously levied debt service assessments. Section 4 confirms all the assessments are going to be collected on the property owner's property tax bill. They are collected through the tax collector; the district does not invoice separately. The resolution authorizes the district manager to adopt and update the assessment roll.

B. Public Hearing

On MOTION by Mr. Payton seconded by Mr. Warren with all in favor the public hearings were opened.

Ms. Giles stated it is open to the public at this time for any comments or questions about the budget that was on the agenda for the past three months.

There being none.

On MOTION by Mr. Payton seconded by Mr. Warren with all in favor the public hearings were closed.

C. Consideration of Resolution 2025-06 Relating to the annual Appropriations and Adopting the Budget for Fiscal Year 2026

On MOTION by Mr. Payton seconded by Mr. Warren with all in favor Resolution 2025-06 was approved.

D. Consideration of Resolution 2025-07 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2026

On MOTION by Mr. Payton seconded by Mr. Warren with all in favor Resolution 2025-07 was approved.

FIFTH ORDER OF BUSINESS Discussion Item

A. Top Tracer

This item tabled.

SIXTH ORDER OF BUSINESS Open Item – Laurel Monument Signs

Mr. Biggs stated we have completed the irrigation installation both on the CDD property and around the monument sign as well as the landscaping. The permit that was pulled recently has been completed.

Mr. Payton stated on monument no. 2 we are waiting on the engineer to gather quotes to prepare the site.

SEVENTH ORDER OF BUSINESS Consideration of Proposals

A. Clubhouse Patio Furniture

This item removed from agenda.

B. Treadmill

Mr. Biggs stated there are two quotes for the treadmill and the price difference is very significant. Our current preventative maintenance contract vendor does not work with Life

Fitness; we are very happy with our current vendor. Matrix is their preferred item and we recommend Matrix.

On MOTION by Mr. Brink seconded by Ms. Osbeck with all in favor the proposal for the Matrix Endurance Touch XL treadmill in the amount of $10,785.87 was approved.

C. Bee Mitigation

Mr. Biggs stated last month we were concerned about the amount of work that would go into a full construction project. We have consulted with someone and found a new path and we did some work internally and no animals were harmed and we are confident that the bees are gone. We will continue to do the work internally with the hope they will stay away.

D. Land Clearing at Monument Sign

This item discussed earlier in the meeting.

E. Otis Elevator

Troon will execute this agreement.

EIGHTH ORDER OF BUSINESS Ratification of Proposal from W.W. Gay

Mr. Biggs stated there were active refrigerant leaks, and I was present with the HVAC contact when they disassembled the side panel of the air handler and watched it cave on itself due to rust and erosion. I approached Chairman Payton to review this item and this is part of your current year capital plan.

On MOTION by Mr. Payton seconded by Mr. Warren with all in favor the proposal from W.W. Gay in the amount of $16,997.00 was ratified.

NINTH ORDER OF BUSINESS Consideration to Waive the Social Initiation Fee

Ms. Giles stated a gentleman has reached out with his realtor to request a waiver of the golf social membership fee for his upcoming purchase on Autumn Pines Drive. His realtor has provided the HUD statements for the two previous homes that he has bought in South Village CDD. He is asking for a waiver on this third home.

Mr. Payton stated this board has typically done that for homeowners who have purchased multiple times. He has paid the initiation fee twice.

On MOTION by Mr. Payton seconded by Mr. Warren with all in favor the request to waive the social initial fee was approved.

TENTH ORDER OF BUSINESS Staff Reports

A. General Manager - Report

Mr. Biggs reviewed the operations report, copy of which was included as part of the agenda.

B. District Counsel

There being none, the next item followed.

C. District Manager – Discussion of Fiscal Year 2026 Meeting Schedule

On MOTION by Mr. Payton seconded by Mr. Warren with all in favor the fiscal year 2026 meeting schedule was approved.

D. District Engineer

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS Supervisor's Requests

Additional comments: Halloween preparation, executive summary for the meetings, tree adjacent to tennis court needs to be trimmed, swings by pool and cabana need to be repaired, retaining wall, cabana bar opened late, in order to repair the area behind the bar floor needs to be addressed, employee of the quarter will now be employee of the month, concrete going into the parking lot by 9th green will be repaired, smooth summer, great transition, golf course looks great, food is better, Christmas lighting, thanks to staff for club championship.

TWELFTH ORDER OF BUSINESS Audience Comments

Additional comments: Keep checking waterfall pump, food was excellent at club championship, golf course personnel doing a good job, dog park access, gate is busted, call Clay County Sheriff with noise or safety concern, gas powered motor bikes, a lot of trash at the light, landscape staff picks up trash once a week.

THIRTEENTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet as of June 30, 2025 and Statement of Revenues and Expenses for the Period Ending June 30, 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. Brink with all in favor the check register was approved.

FOURTEENTH ORDER OF BUSINESS Next Meeting Scheduled for Tuesday, September 2, 2025 at 6:30 p.m. at Eagle Landing Residents Club

Ms. Giles stated the next meeting will be held September 2, 2025 at 6:30 p.m. in the same location.

On MOTION by Mr. Warren seconded by Mr. Payton with all in favor the meeting adjourned at 7:24 p.m.

Signed by:
Marilee Giles
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Secretary/Assistant Secretary

Signed by:
876F743F6313451...
Chairman/Vice Chairman