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, September 2, 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 by telephone
Hunter Hurley	Kutak Rock by telephone
Sean Biggs	General Manager, Troon
Dana Reyes	Resident Services Supervisor, Troon

The following is a summary of the actions taken at the September 2, 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 August 5, 2025 Meeting**

> On MOTION by Mr. Payton seconded by Mr. Frechette with all in favor the minutes of the August 5, 2025 meeting were approved as presented.

FOURTH ORDER OF BUSINESS **Consideration of Proposals**

A. Asphalt Resurfacing at the Amenity Center

Mr. Biggs stated we received two proposals and they include the sales center parking lot and an updated pricing would be needed if that property is to be omitted. We are waiting to hear back from their representative.

On MOTION by Mr. Payton seconded by Ms. Osbeck with all in favor staff was authorized to move forward with a contract with Duval Asphalt for asphalt repairs and sealcoating at the amenity center and sales center in an amount not to exceed $37,000.

B. Lake Doctors

Mr. Biggs stated we are up for renewal of the Lake Doctors contract. They recommended an additional service for carp. I would like to approve the carp for this month.

On MOTION by Mr. Warren seconded by Ms. Osbeck with all in favor the proposal to stock the triploid grass carp out of this year's budget in the amount of $3,200 was approved.

On MOTION by Mr. Warren seconded by Ms. Osbeck with all in favor the renewal of the Lake Doctors contract for fiscal year 2026 in the amount of $2,862 was approved.

FIFTH ORDER OF BUSINESS Discussion Items

A. Top Tracer

Mr. Payton stated I had a meeting with them and they wanted to send over another proposal for pricing. The original proposal was for a cost share, but it is not that, instead of us paying monthly a set amount we can do a percentage of revenue. There is no action required it is just information.

B. Honours Golf Fiscal Year 2025 Bonus Policy

Remove items 11 & 12 and circulate to the board with a suspense date of September 20, 2025 to complete the scorecard.

C. Suspension Letters

Mr. Biggs outlined the reason for the suspension.

> On MOTION by Mr. Warren seconded by Mr. Brink with all in favor Mr. Harris was suspended for three months from the recreation amenities from the date of the incident.

Mr. Biggs outlined the reason for the suspension.

> On MOTION by Mr. Payton seconded by Mr. Warren with four in favor and Mr. Frechette did not vote Mr. Torreuella was suspended for 2 years from all amenities from date of the incident.

SIXTH ORDER OF BUSINESS Open Item – Laurel Monument Signs

Ms. Giles stated we received an email from the district engineer that said he is working with the contractor to bring a little more fill into that area to soften the slope a little better.

Mr. Payton stated the second monument sign location is starting to be prepped.

SEVENTH ORDER OF BUSINESS Staff Reports

A. General Manager - Report

Mr. Biggs reviewed the operations report, which was included as part of the agenda package that included the operations of the amenity center, athletic center, tennis facility, golf and clubhouse operations, common areas and retention ponds and landscaping.

B. Operations Report

Mr. Biggs gave an overview of the operations report, copy of which was included in the agenda package.

Mr. Villa of Football City gave a short presentation of a recreational soccer program and was requested to provide a written proposal for the next meeting.

C. District Counsel

There being none, the next item followed.

D. District Manager – Goals and Objectives for Fiscal Year 2026

> On MOTION by Mr. Payton seconded by Mr. Frechette with all in favor the fiscal year 2026 goals and objectives were approved.

E. District Engineer

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS Supervisor's Requests

Additional comments: intake for the fountain, request audit for all late fees incurred for the last three years, Jonas iPads were purchased but seldom used and could we get a refund, Halloween planning and security, pickleball social was very successful, update on bee mitigation, tennis court lights, update on floor repair behind bar, is cabana bar closing early, no alcohol is sold after last call, cabana bar closes at midnight, staff to inquire about the Clay County Connect program, upgrade area in front of the chipping green, waterfall flow is weak, pickleball lights.

NINTH ORDER OF BUSINESS Audience Comments

Additional comments: Remote for TV in dining room is often missing, clarification of smoking policy for patio and improve signage, weeds on chipping green getting on golf course, cart paths washed out, possible path between 8th hole and 17th for airflow, request no solicitation sign be placed at back entrance.

TENTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet as of July 31, 2025 and Statement of Revenues and Expenses for the Period Ending July 31, 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, October 7, 2025 at 6:30 p.m. at Eagle Landing Residents Club**

Ms. Giles stated our next meeting is October 7, 2025 at the same location at 6:30 p.m.

On MOTION by Mr. Payton seconded by Ms. Osbeck with all in favor the meeting adjourned at 7:47 p.m.

Signed by:
Marilee Giles
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Secretary/Assistant Secretary

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