

*South Village
Community Development District*

October 7, 2025

AGENDA

South Village Community Development District

475 West Town Place
Suite 114
St. Augustine, Florida 32092

District Website: www.SouthVillageCDD.com

September 30, 2025

Board of Supervisors
South Village Community Development District

Dear Board Members:

The South Village Community Development District Meeting is scheduled for **Tuesday, October 7, 2025 at 6:30 p.m. at the Eagle Landing Club House, 3989 Eagle Landing Parkway, Orange Park, Florida 32065.**

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Audience Comments *(regarding agenda items listed below)*
- III. Approval of Minutes of the September 2, 2025
- IV. Consideration of Proposals
 - A. IT Software/Hardware
 - B. Football City Soccer Program
 - C. Oakleaf Christmas Parade
- V. Discussion Items
 - A. Top Tracer
 - B. Honours Golf Fiscal Year 2025 Bonus Scorecard
- VI. Open Item - Laurel Monument Signs
- VII. Staff Reports
 - A. General Manager – Report
 - B. Operations Report - Report
 - C. District Counsel

D. District Manager – Review of Fiscal Year 2025 Goals & Objectives

E. District Engineer

VIII. Supervisor's Requests

IX. Audience Comments

X. Financial Reports (*will be sent under separate cover*)

A. Balance Sheet as of August 31, 2025 and Statement of Revenues and Expenses for the Period Ending August 31, 2025

B. Assessment Receipt Schedule

C. Approval of Check Register

XI. Next Scheduled Meeting: November 4, 2025 @ 6:30 p.m. @ Eagle Landing Residents Club

XII. Adjournment

Board Oversight

A. *Supervisor Payton* – Landscape Maintenance & Parks

B. *Supervisor Warren* – Golf

C. *Supervisor Brink* – Food & Beverage

D. *Supervisor Osbeck* – Aquatics Center

E. *Supervisor Frechette* - Athletics

THIRD ORDER OF BUSINESS

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.

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

A.



Logically Proposal – 1057543.3

Key Factors in IT Software and Hardware Updates

Hardware

- I. T340 Server
 - a. Located in the clubhouse (Golf Shop Server room) supports the Eagle Landing Network for operations.
 - b. T340 runs Microsoft 2012 Server software. It's support and security management ended in 2022.
 - c. T340 also utilizes 3 virtual serves running 2016 Microsoft server software and support and security ends 2026.
- II. T360 Server Tower, running Microsoft 2025 Server software is recommended.

Software

- I. Domain Support and Authentication
 - a. Currently all SVCDD systems utilize a Troon supported authentication process.
 - i. Troon, with the goal of having facilities run more independently is ending this service for clubs who are not utilizing the full support of TTS (Troon Technical Support). The deadline for this is October 2025.
 - ii. Eagle Landing does not have a contract directly with TTS. Logically has been the preferred provider of IT support.
 1. Cost of switching away from Logically to a full TTS supported network and operations has been estimated at a minimum of \$75,000. (Quote is available)
 - iii. It is the recommendation of our IT managers, and GM Sean Biggs that South Village CDD install an on-site supported Domain Authentication.

With the current Server at EOL it provides an opportunity to perform all of the necessary work together. Our current T340 Server does not have the RAM or general available memory to support an on-site self-authentication Domain. The scope of this work will be minimally invasive to daily operations, and any shutdown of systems will be scheduled off-hours, or Monday afternoons.

*Off hours IT labor will be subject to additional costs.

**Monthly IT PM contract will increase from \$940.59 to \$1403.00.



Logically Project Statement of Work

Troon - Site Update and Migrations

Quote # 1057543

Version 4

Prepared for:

South Village CDD (Eagle Landing)

Sean Biggs

sbiggs@troon.com

Prepared For:**South Village CDD (Eagle Landing)**

Sean Biggs
3989 Eagle Landing Parkway
Orange Park, FL 32065

Sales Contact:**Logically**

Ryan Thompson
Phone: (440) 853 - 5152
Email: ryan.thompson@logically.com

Proposal #

1057543.4

Date Issued:

09.19.2025

Expiration Date:

09.26.2025

Statement of Work

Logically is presenting this statement of work to Eagle Landing at Oakleaf Plantation to migrate from Troon Domain, supplying hardware

This is a time and materials project and is expected to take 89 hours. Unknowns, changes to assumptions, or scope changes may impact this estimate and will require approval by Client before making any modifications to this original time estimate.

Deliverables:**Discovery, Documentation and Meetings**

Discovery, Planning and Design
Client and kickoff meetings

Remote Host Staging

Remote Virtualization Host Staging
Update Documentation

VM Spin up

Base OS installation and configuration to Logically best practices

Onsite Installation

Server on-prem install
Documentation

Domain Controller Migration

Roles installation
Configure AD on new DC VM
Create Users and Groups
Create new GPOs
Migrate DHCP
Configure backups for new host and verify functionality
Testing and Post cutover remediation

File Server Migration

Logically File and Print Server Best Practices
Line of Business Migration - vendor assistance EZSuite/Golf365 Premier
Printer Migration
File Data Migration

RDS Server

Configure RDS Server

Migrate Workstations and Users

Migrate Subset 3 User Profiles and workstations, configure Outlook for Users
Migrate Remaining User Profiles and workstations - 19 Systems, configure Outlook for Users
Update printers. Copiers and other devices

Statement of Work

Post Implementation

Post migration support
NOC Tool Removal
Turn off each of the existing VMs for a couple of days
Update backups
Server Decoms
Updated Documentation

Project Specific Notes & Assumptions:

Client is aware that Logically's time spend with vendors may vary heavily depending on the vendor's specific needs
Client is aware that any 3rd party vendors may have their own separate statement of work, which is not reflected on this SOW
Client is aware that this is a time and materials estimate and can fluctuate if requirements are changed
Client is aware that any items not explicitly defined in this scope of work will be considered as a change order as a separate billable engagement

Project Prerequisites & Client Responsibilities

- Client will designate a single point of contact for all communications and to support coordination with all Client staff.
- Client is responsible for purchasing any equipment, software, or licenses not included as part of the project such as cables, anti-virus, etc.
- Client is responsible for providing any wiring or cabling services required to implement this project.
- Client is responsible for any carpentry requirements such as drilling holes for cables, mounting computers or monitor brackets, anchoring server racks, installing conduit, etc.
- Client is responsible for the procurement and scheduling of all utilities, including Internet Services

Standard Notes & Assumptions

Note: Any changes to the following assumptions may result in a change in scope to the project and resulting change order.

- Logically will be granted remote access with Admin privileges to modify and configure.
- Logically does not dispose of equipment, but can recommend companies to utilize their service.
- Vendors should request 48-hour notice to access server room (other than for emergencies).
- Vendors should coordinate and plan with Logically if they wish to change or add devices with IP addresses.
- Vendors should not plug in RJ45 or fiber to any network devices.
- During the project, both parties will communicate changes prior to implementation for impact review.
- Internet/Network connection is capable of typical broadband speeds.
- All software in Client's environment is up to current vendor-supported levels.
- Work will be remote unless otherwise noted; if necessary Logically will be granted on site access to any areas required to complete requested work.
- Travel is billed portal to portal at standard consulting rates.
- Work may necessitate down time for Client or its workers. Down time required within business hours will be agreed upon prior to any outage.
- All work will take place during normal business hours of M – F, 8 am – 5 pm, unless otherwise noted. Request for after-hours and weekend work may result in a change order.
- Projects involving hardware installation could take as long as 5 weeks to begin the implementation, from the time that the contract is signed and product prepayment has been received. Some products can take 2-3 weeks to be delivered, and product staging and testing can take 1-2 weeks to complete before installation can begin.
- Sufficient power and power protection for the new hardware is in place or will be purchased by Client.
- Sufficient space is available for any new equipment.
- Project delays on the part of Client will result in a new timeline, dependent on engineering availability.
- If the tasks outlined in this Statement of Work are on hold for more than 60 days by Client, a project reengagement fee

Statement of Work

may apply.

- All specifications and information provided to Logically by Client are correct and accurate to the best of Client's knowledge. Incorrect or inaccurate information from Client may result in a change request from Logically and additional hours.
- Client agrees to pay for actual hours worked.
- Continuous pre-approval of expected hours will take place throughout this project.

Hardware	Price	Qty	Ext. Price
Dell Server - PowerEdge T360 Server Trusted Platform Module 2.0 V6 3.5" Chassis with up to 8 Hot Plug Hard Drives and AIC PERC 11, hot-plug PSU Intel® Xeon® E-2488 3.2G, 8C/16T, 24M Cache, Turbo, HT (95W) DDR5 Performance Optimized 5600MT/s UDIMMs (2)16GB UDIMM, 5600MT/s ECC 8TB Hard Drive SAS ISE 12Gbps 7.2K 512e 3.5in Hot-Plug, AG Drive (3) 600GB Hard Drive SAS ISE 12Gbps 10k 512n 2.5in with 3.5in HYB CARR Hot-Plug BOSS-N1 controller card + with 2 SED M.2 480GB (RAID 1) iDRAC9, Enterprise 16G ProSupport and Next Business Day Onsite Service, 60 Month(s)	\$7,551.50	1	\$7,551.50
CAT6 UTP CABLE_ 7FT BLUE (Min 3 cables)	\$2.83	5	\$14.15

Subtotal: \$7,565.65

Software	Price	Qty	Ext. Price
ForensiT Migration Tool (minimum 50)	\$4.79	50	\$239.50
Windows Server 2025 Standard - 16 Core License Pack	\$1,176.00	1	\$1,176.00
Windows Server 2025 - 1 User CAL	\$50.00	22	\$1,100.00
Windows Server 2025 RDS - 1 User CAL	\$174.00	5	\$870.00
Office LTSC Professional Plus 2024	\$675.00	5	\$3,375.00

Subtotal: \$6,760.50

Project Labor	Price	Qty	Ext. Price
Time and Materials Estimate - Professional Services	\$150.00	89	\$13,350.00
Project Coordination Fee	\$2,670.00	1	\$2,670.00

Subtotal: \$16,020.00

Quote Summary

Description	Amount
Hardware	\$7,565.65
Software	\$6,760.50
Project Labor	\$16,020.00
Subtotal:	\$30,346.15
Shipping:	\$175.00
Total:	\$30,521.15

Terms and Conditions

Work Order - Terms and Conditions:

1. Pricing is valid for a period of thirty (30) calendar days from the date of submission. All pricing is shown in U.S. dollars and may not include applicable or accurate taxes, shipping, travel duty, or export.
2. If any approved quote is terminated early for any reason, other than by Logically for convenience, an early termination fee (ETF) will be due from Customer to Logically on the termination date. The termination charge is set forth in the applicable Terms. Customer waives any claims of a termination constituting a penalty.
3. Invoices paid by credit card will be assessed as a 3% convenience fee, except in states where prohibited. No additional fee will be charged for check, ACH, or wire payment.
4. Unless otherwise agreed in writing, payment for services is due within 15 days of the date of issuance of the invoice by Logically. Customer shall pay a late payment charge of one and one-half percent (1.5%) per month, or the maximum rate permitted by applicable law on unpaid amount for each calendar month or fraction thereof for payment to Logically in arrears.
5. Customer agrees to pay all court costs and reasonable attorney's fees incurred in the collection of any amount past due. Customer acknowledges Logically may participate in, and retain the benefit of, vendor incentive plans, rebate programs, or other programs with, among others, its travel providers wherein Logically may receive benefits, such as frequent flyer miles or other considerations.
6. All sales are final and returns or exchanges are not accepted unless the item is defective or damaged upon delivery. However, in certain pre-approved situations, such as errors in order fulfillment or other exceptional circumstances, a return may be permitted at our discretion. In cases where a return is approved, a restocking fee of 20% will be applied to cover processing, repackaging, and administrative costs. To qualify for a return, the item must be in its original, unused condition and reported within 14 days of receipt. Customers seeking a return due to a pre-approved situation must provide necessary documentation and obtain authorization prior to sending the item back.

Non-Recurring Services - Terms and Conditions:

1. Labor rates may be adjusted with ninety (90) days written notice to Customer.
2. Fees for projects outside of onboarding: 25% of the project and 100% of the project management will be billed upon acceptance and is due at contract signing.
3. Labor fees will be invoiced monthly as resources are consumed.

Payment Information:

4. If the billing information is different from the undersigned, please provide below:
 - a. First and Last Name
 - b. Title
 - c. Email Address
 - d. Phone Number
 - e. Mailing Address

Acceptance

South Village CDD (Eagle Landing)

Signature: _____

Name: Sean Biggs _____

Effective Date: _____

B.

Footballcity Soccer Program at Eagle Landing Community

"Developing One Player at a Time"



A close-up photograph of a soccer ball with black and white hexagonal panels hitting a goal net. The net is made of thick, light-colored rope and is attached to a metal frame. The background is a bright, slightly cloudy sky.

What are the 2 Goals for Soccer Goals at Eagle Landing ?



A COMMUNITY ENRICHMENT PROGRAM BY MEANS OF AN INTRAMURAL SOCCER LEAGUE



One Saturday a week practice and games same day with the ability to expand for additional days of training during the week and possible a day for Indoor Soccer



Footballcity Soccer Program at Eagle Landing Community



Proof of Concept :

- Player/ Parents Sign up through the Footballcity registration Link (https://system.gotsport.com/programs/60905432G?reg_role=player)
- Select Resident \$120 or Non- Resident \$150 *South Village CDD will receive 10% revenue share
- Program dates and Time: Saturdays 9-12pm until we reach 80 players
- Option to add Training Sessions during the week
- Future Fustal (Indoor) option - Half a court during a non peak hour.
- Ages 5-16yrs Old
- 1on1 /Small group training all ages (1 hr session) See Footballcity Page for Plans and Pricing
- Fully Insured See attachment



*1on1 Training or
Small Group Training*



*Footballcity Next
Program Sat Sessions*



Community Focused



Footballcity Soccer Program at Eagle Landing Community



Carlos Vila

FC Team Founder, Coach, Director of Player Development

Official coach accredited by the US Soccer Federation currently holding a C-License, Coerver Coaching level 1 and 2, Goalkeeping level 1 and 2 with the National Soccer Coaches Association, FIFA B License physical trainer coach. More than 20 Years of experience from recreational, club competitive and community outreach Soccer, having coached many players that have reached college level status. As a player I have played for various teams in Puerto Rico, the US and in Germany FC Ober Rosbach 1991-1994. Fully Bi-lingual Spanish and English. (Conversational German) Retired US Army 1SG 27yrs

OUR COACHES



Jonathan Castano



Caleb Vila



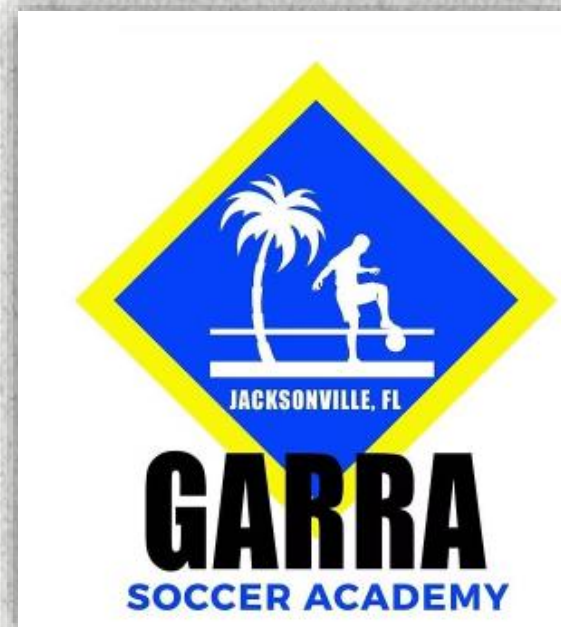
Emmanuel Perez



Mason Lambert
Goalkeeper Coach



Footballcity Soccer Program at Eagle Landing Community



www.footballcity.com

Office: 904-801-1141

Cel: 315-408-6705





Footballcity Soccer Program at Eagle Landing Community



FOOTBALLCITY PRESENTS

FREE SOCCER CLINICS

To Be Announced

10AM-12PM

YOUTH AGE 5-16 YEARS OLD

EAGLE LANDING- SOCCER FIELDS
938 Tynes Blvd, Oakleaf Plantation, FL 32068

MUST REGISTER TO PARTICIPATE -LINK BELOW

https://system.gotsport.com/programs/60905432G?reg_role=player

FIFTH ORDER OF BUSINESS

B.

Exhibit A - 2
FINAL SCORE SCORECARD

FISCAL YEAR 2025

Individual Supervisor	Individual Score
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Instructions: List the Individual Scores, then take the average of those scores to calculate the Final Score.

Supervisor <u>Chris Payton</u>	<u>3.48</u>
Supervisor <u>Glenn Warren</u>	<u>3.31</u>
Supervisor <u>Allan Brink</u>	<u>3.0</u>
Supervisor <u>Jennifer Osbeck</u>	<u>3.61</u>
Supervisor <u>David Frechette</u>	<u>2.37</u>

Final Score:	15.77 = 3.15
Final Bonus:	\$5,872

SOUTH VILLAGE COMMUNITY DEVELOPMENT DISTRICT

By: Chris Payton
Its: Chairman

SEVENTH ORDER OF BUSINESS

A.

South Village Community Development District

General Manager Report

Date: October 7th, 2025

To: SVCDD, BOARD OF SUPERVISORS

I. Community

- a. Landscaping
 - i. Tynes road trees have been raised.
 - ii. Flower bed soil amendment and flowers have been completed community wide.
 - iii. Baskets and bowls are bringing refreshed along Eagle Landing Pkwy
- b. Lakes
 - i. Lake Doctors completed treatment of Zones 1,2, and 3.
 - ii. Contract renewal has been submitted.
 - iii. Additional Carp to be added is recommended for November.
- c. Common Areas
 - i. The common area saturation in front of the bathroom between holes 2 and 3 was due to a broken valve that has been located and repaired.
 - ii. The drainage issue along the walkway on CDD property at the Lake Park and Eagle Rock rd. has been completed.
 - iii. Enhancements to the drainage at the small and large dog parks began September 26th.
 - iv. Ruppert monthly Ops Report attached as **Exhibit A**
- d. Halloween Report

II. General

- a. Kids Waterslide information.
 - i. Price proposals represented by **Exhibit B**
 - ii. Requesting more time to locate additional options for replacement
- b. Consideration for Parking Lot Use: Oak Leaf Plantation Christmas Parade
 - i. Details attached as **Exhibit C**
- c. Consideration for Independent Contract: Basketball, Coach Brad Clark.
 - i. Maribel to provide details
- d. SVCDD Insurance policy through EGIS Insurance and Risk Advisors has been completed for FY 25/26.
 - i. No increase in premium
- e. Membership and resident account management

- i. Reassigned these responsibilities to the Administration office
 - ii. Enhancing our procedure for monthly review
 - iii. Improvement in communications for accounts in default.
- f. Asphalt resurfacing – due to scheduling and weather, Duval Asphalt will be performing our parking lot resurfacing in the first week they permit sealant in the spring. Early April.
- g. Washout areas behind the clubhouse, behind holes 9 and 18 on the backside of the walkway: RFB from Ruppert.
 - i. This will help determine if we approach this remediation in house.
- h. MaintainX has been very helpful and provided us with better communications and turnaround times for repairs.
- i. Intake for waterfall has been cleaned by BallHawker.
 - i. We are in discussions with Lake Doctors to add a service to reduce the algae growth on these two lake beds; the filters are more frequently becoming clogged.
- j. Installation of 4 LED lights and new fixtures on the Pickleball courts have been completed. This has provided us with the necessary evaluation for this Phase 1 project.
 - i. The installation process is extensive and requires two electricians at 45minutes to 1 hour each to remove and replace.
- k. Maintenance tasks that have been completed or in process
 - i. Pergola paint and repair along the Lake
 - ii. Swings and benches paint and repair around Amenity Center
 - iii. Bridge repairs on golf course
 - iv. Repaired broken up-lighting around common areas and golf course
 - v. Replacement of light ballasts on patio to update with modern and available 120V lighting.
 - vi. Resident Club Roof wall and ceiling repairs/paint

Should you have any questions or comments regarding the above information, please feel free to contact Sean Biggs at sbiggs@troon.com 904-637-0648

EXHIBIT A

Ruppert Landscape - Grounds are being maintained per the contract. Maintenance services provided to Eagle Landing by Ruppert Landscape August 1 to August 31, 2025. Weekly scheduled meetings on Monday with Sean Biggs

- I. Ongoing maintenance per schedule for mowing and detail operations. As we move into the fall season, we are beginning our seasonal transition to focus on essential fall task such as leaf cleanup, pruning, and preparing your property for the colder months ahead. Starting the week of October 6th, we will begin biweekly mowing instead of our regular weekly schedule, This allows us to dedicate more time to important fall maintenance services that your Landscape stay healthy and well maintained through the season.
- II. Fertilization, preventative insecticide, and pre-emergent herbicide in the Bermuda turf was completed 8/12 and 8/13
- III. Irrigation inspection was completed Friday 8/29 for the month of August 2025
- IV. Irrigation clock on Eagle Crossing Dr. was replaced and Vale repaired on 9/19
- V. Tynes Road sidewalk drainage was completed on Friday 9/26 and Dog Park drainage was started on 9/26/and completed on Monday 9/29
- VI. We are currently working on a Drainage proposal for the Soccer Field and will have an update by weeks end
- VII. Enhancement of Sea Pines and Oakland Hills monument signs are scheduled for the week of Oct. 6th.
- VIII. Fall Soil amendment for all flower beds was completed on 9/16 and Fall flowers were installed 9/26
- IX. Hanging flower baskets and flowerpots change out was completed on Friday 9/26

EXHIBIT B

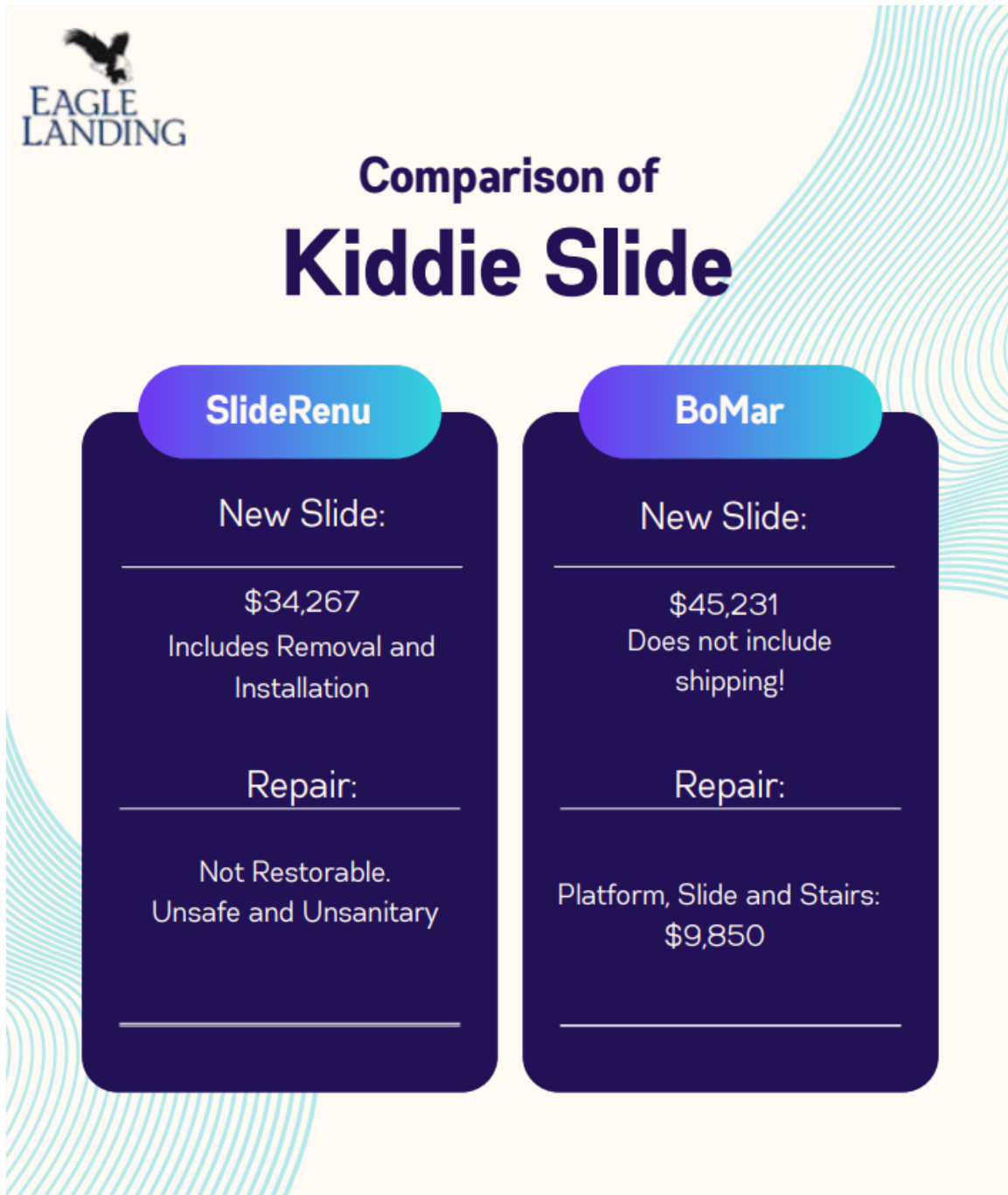


EXHIBIT C

Request for Use of Eagle Landing Parking Lot

Place: Eagle Landing Parking Lot behind Swimming Pools

Re: Oakleaf Holiday Parade

Date: December 13th, 2025

Time: 4:30 pm- 6:30pm

It would block the main entrance for anyone who would like to use it to leave for 30-40 minutes starting at 6:30pm.

Requester Initial Contact:

My name is Sarah Compere. I am a resident here in Eagle Landing. I am the organizer for the Annual Oakleaf Christmas Parade. I am reaching out to see if I can rent the parking lot to have that be the staging area for this year's parade. We are in need of an area big enough to have the floats before the parade starts. If this is something that's possible, please let me know.

Thank you,

Sarah Compere

Oakleaf Community Events LLC.

Relevant information:

December 13th is our Vendor Market scheduled from 10-3pm

B.

South Village Community Development District Operations Report

Date: October 7th, 2025

To: SVCDD, BOARD OF SUPERVISORS

From: Golf Operations, Golf Course Maintenance, F&B, Residents Club, Athletic Center, and Communications

Re: Monthly Operations Report – September 2025

I. Golf Operations

- a. September member/public rounds 4,046. KPI – YOY 2,796. +30%
- b. Driving Range Revenue \$4,705. KPI – YOY \$2,156. +54%
- c. Merchandise Revenue \$12,881. KPI – YOY \$10,656. +17%
- d. September Golf Leagues
 - i. Saturday Stableford (annual): Pro Shop runs
 - ii. Sunday Golf Society Tour (annual): Abner Davis runs
 - iii. Tuesday and Thursday: Guys and Gals (annual): Tony Hawkins runs
 - iv. Wednesday Game (annual): Glenn Warren runs
 - v. Wednesday Ladies Scramble 5:30 pm (April to October): Misty Burt runs
 - vi. Friday Game (annual): Mike Fountain runs
 - vii. Spark Golf (New Thursday pm league)
- e. Misc.
 - i. Member/Guest 2025 sign-ups started
 - ii. Updated Website with Bio's of Head Golf Pro and Assistant Golf Pro to enhance our public profile for Professional golf instruction.

II. Golf Course Maintenance

- a. Wall to wall pre-emergent applied to all 419 Bermuda.
 - i. Second application in preparation for winter weeds such as poa annua.
- b. Final bulk fertilizer spread scheduled for October 7th.
- c. We have added ropes to the member range to remove golf cart traffic to eliminate turf compaction in this area.
- d. Additional topdressing and fertility ongoing on greens 3,8,10,11,12.

- a. Additional resources from Troon including Regional Agronomist Jason Ellis, have been on site to assist in these problematic areas. Back on site again the first week of October to review progress and evaluate actions.
- e. Quarterly irrigation audit ongoing. No extreme abnormalities have been found thus far.
- f. Overseed dates marked down for mid-October, weather permitting.
- g. New Irrigation Tech Andrew has been progressing well in his new role.
- h. Training in “cup-cutting” has been completed for employees who have this responsibility.
- i. Currently reviewing applications to fill vacant positions in Maintenance.

III. Food and Beverage

- a. The Landings Bar & Grill
 - i. Food Revenue \$83,823. KPI – YOY \$77,655. +8%
 - ii. Beverage Revenue \$45,190. KPI – YOY 40,388. +10%
- b. Events and Banquets
 - i. NFL kick-off PARTY and Sunday Fun days for football
 - ii. Ladies Pickle-ball Luncheon and Soaring Eagle men’s breakfast
 - iii. Trivia Wednesdays, Taco Tuesdays, Fish Fry Friday, and Prime Rib night
 - 1. Prime Rib Night 56 reservations
 - 2. Fish Friday 58 specials sold
 - 3. Next Month Italian them night and Fish Fry
 - iv. Private Events, 3
- c. Cabana
 - i. 367 drinks sold. KPI – YOY 1124 drinks sold.
- d. Village Cafe and Store
 - i. Closed for off-season
- e. Misc.
 - i. The adjustments to the menus continue with positive feedback
 - ii. FALL MIXER planning is complete, and we are prepared for a great turnout.
 - iii. Florida minimum wage increase began September 30.
 - iv. Moving into the new fiscal year, we have implemented additional labor planning tools, to focus on controls.

IV. Recreation

- a. Resident Services
 - i. We welcomed 39 vendors for the Vendor’s Market.
 - 1. We are in the planning stages of the Holiday Vendor’s Market where we are aiming to have 60 vendors.
 - ii. Conducted five new resident orientations

- iii. Fall Mixer's planning has been completed, vendors are confirmed.
 - 1. A few attractions and activities include a Hayride, Pumpkin Patch, Obstacle Course, Inflatable Slide, Face Painter, and more.
 - iv. We had 13 paid rentals in the month of September
 - b. Waterpark and Resident Club
 - i. The Dive In Movie had an attendance of about 10 children.
 - ii. Renu Slide visited to inspect the slides and provide us with much needed information. Discussed in GM Report
 - iii. The Teen Pool Party went well with 20-25 participants.
 - c. Kids Club
 - i. The Etiquette Class had 6 attendees and was a success.
 - ii. We have begun planning improvements to the interior of the Kids Club for this offseason
 - d. Athletic Center
 - i. Looking to begin process of new Access Control System mid-November.
 - e. Tennis / Pickleball
 - i. Labor Day Pickleball Round Robin was a success with 36 players
 - ii. We now have 4 Pickleball Teams in the Clay County Pickleball Club League.
 - iii. Pickleball Clinics are growing
 - 1. Mondays' Clinics we are averaging 10-14 players
 - 2. Tuesdays and Thursdays' 6 pm Clinics are averaging 4-8 players
 - 3. Tuesdays and Thursdays' 7 pm Clinics are averaging 4-8 Players
 - 4. Wednesdays' 6 pm Clinics are averaging 3-6 players
 - 5. Wednesdays' 7 pm Clinics are averaging 4-6 players.
 - 6. Wednesday's JR. Pickleball Clinic are averaging 3-6 players.
 - iv. The Club Championships are coming October 18.
 - v. September Tennis restarted after school juniors and have had good numbers.
 - vi. We have cleaned many edges of tennis courts with chemicals
 - vii. US Open Tennis social had 28 players and multiple others spectating and hanging out
 - viii. Fall country club and USTA leagues started
 - f. For more information on recreation [Click Here](#)

V. Communications and Marketing

- a. Marketing
 - i. New Membership Packet went live 9/19. It is available in the Golf Pro Shop, Athletic Center, and online. It can be viewed [here](#)
 - ii. Large Calendar of activities for the restaurant and golf is now in the clubhouse.
 - iii. Facebook "boost" soliciting our Prime Rib dinner in a two-mile radius.
- b. Social Media

- i. Facebook
 - 1. 31 new followers and a total of 4,489 followers
 - a. 15 new posts in September.
 - 2. Page Views: 112,752 with 1,346 interactions, 1,069 reactions, 251 comments, and 26 shares.
- c. Website and App
 - i. Member ID's via barcode are now available on the App
 - 1. We are working toward the goal of having check in at the athletic center and Resident Club with an App based, digital ID.
 - ii. App Usage (Members) 1,002 logins with 14 new downloads
 - iii. Website Hits – Members 1,226 / Public 9,495
- d. Email and Text Communications
 - i. Email Database for Resident only communications total 2,644 with an average open rate of 43.28%
 - ii. 5 Resident specific email communications sent out in September
 - iii. Email Database, including public request addresses total 3,155 with an average open rate of 39.63%
 - iv. 5 Landing Bar & Grill email communications sent out in September
 - v. Text program database total 260 with 9 communications sent in September

D.

South Village Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least six regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☒ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☒ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☒ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field Manager and/or District Manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Manager and/or District Manager visits were successfully completed per management agreement as evidenced by Field Manager and/or District Manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☒ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☒ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual Audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual Audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent Annual Audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☒ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board accepted and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☒ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

South Village Community Development District

District Manager: _____

Date: _____

Print Name: _____

South Village Community Development District