

MINUTES OF MEETING  
SOUTH VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT

The January 6, 2026 meeting of the Board of Supervisors of the South Village Community Development District was continued to Wednesday, January 21, 2026 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
Sean Biggs	General Manager, Troon
Maribel Walther	Director of Recreation, Troon
Several Residents	

*The following is a summary of the actions taken at the January 21, 2026 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 no comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Financial Reports**

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

The balance sheet and income statement were included as part of the agenda package.

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**B. Approval of Check Register**

On MOTION by Mr. Payton seconded by Mr. Warren with all in favor the check register was approved.

**FOURTH ORDER OF BUSINESS****Supervisor's Requests**

Mr. Biggs stated October was interesting for us, we had a lot of true-up from the previous fiscal year so October expenses were higher but there is a lot of leveling out. As an example, golf merchandise cost of goods sold was very high and it gives an opportunity in our procedures and some invoices that we thought were due to fix that in November's cost of goods sold leveled down. We are going to 9% in November, which offsets October. We are going to see a lot of that as we continue to move forward. Revenue for the golf shop, food and beverage are lower but we have a strong focus on percentage controls relative to revenue, which is a new mindset for the club.

Mr. Payton stated at the last board meeting we mentioned modifying some amenity policies regarding e-bikes and things like that. Those changes have been submitted, the board will get a copy of those in the next week to review prior to the next board meeting, which will be on the agenda for a vote. If you have any questions or concerns, give those to Marilee.

Mr. Biggs stated we have promoted internally a new assistant superintendent for the golf course and we have hired a second assistant superintendent. We currently have a contract in place for diving the lakes. We are currently exploring Troon vendors that have a discount, a higher price per ball, a more reliable company and that is something we would like to consider unless anybody has an objection to exploring a different vendor for that service.

**FIFTH ORDER OF BUSINESS****Audience Comments**

A resident stated we had a vagrant walk into my garage bumming cigarettes and we said we don't smoke and sent him on his way and my friend said where did he come from. He had to have come through the children's park by Jennings State Forest. I talked to the state forest people there, they thought we had it fenced in and I told them it is not. She said they are having problems because there is a service road behind the park and a lot of people have broken the locks on these entrances on the service road. We also heard gunshots in there and she said as long as it is a hunting season you can target practice in there as long as you pick up the casings and set up your own targets. It sounds like a shooting range at times and it is close to that park. There is an

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entrance to the park and she said we or the HOA were the ones that said we wanted that. There is no fence and I suggest that we have a dedicated fenced in section that is how you get to the park and fence the park in and maybe clear some of that vegetation. She talked to the police about a man hanging out on top of the equipment for several days.

Mr. Payton stated I will talk to Sean about it and we will look at that. That entrance to Jennings that they put in there was done by the developer and it was supposed to be a good thing.

## **SIXTH ORDER OF BUSINESS**

**Next Meeting Scheduled for Tuesday,  
February 3, 2026 at 6:30 p.m. at Eagle  
Landing Residents Club**

Ms. Giles stated the next meeting is scheduled to be held Tuesday, February 3, 2026 at 6:30 p.m. in the same location.

## **SEVENTH ORDER OF BUSINESS**

### **Adjournment**

On MOTION by Mr. Warren seconded by Mr. Payton with all in favor the meeting adjourned at 6:46 p.m.

Signed by:

*Marilee Giles*

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Secretary/Assistant Secretary

Signed by:

*[Signature]*

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Chairman/Vice Chairman