

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, February 3, 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
Dana Reyes	Resident Services Supervisor, Troon
Several Residents	

The following is a summary of the actions taken at the February 3, 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 none, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the January 6, and
January 21, 2026 Meetings**

On MOTION by Mr. Payton seconded by Mr. Warren with all in favor the minutes of the January 6, and January 21, 2026 meetings were approved as presented.
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FOURTH ORDER OF BUSINESS

Consideration of Proposals for Security Services

- A. Fidelity Security Operations**
 - B. Giddens Security Corporation**
 - C. Security Development Group**
- This item tabled.

FIFTH ORDER OF BUSINESS

Appointment of Audit Committee

On MOTION by Mr. Warren seconded by Mr. Payton with all in favor the board members were appointed to serve as the audit committee.

SIXTH ORDER OF BUSINESS

Consideration of Suspension Letter

On MOTION by Mr. Payton seconded by Ms. Osbeck with all in favor the 90-day suspension that started November 17, 2025 was approved.

SEVENTH ORDER OF BUSINESS

Open Item – Laurel Monument Signs

Mr. Payton stated the engineer is seeking another contractor. I have also spoken to a resident who does construction work and he indicated to me that if I send him a scope of services he will have somebody finish it for us.

EIGHTH ORDER OF BUSINESS

Consideration of Administrative Changes to the Amenity Facility Policy and the Eagle Landing Golf Club and Restaurant Policy

Ms. Giles stated I sent this to the supervisors hoping it would help facilitate the discussion. Mostly the changes are about motorized personal mobility devices, and we updated the language for the athletic center and the rental policies.

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Ms. Williams stated we have hosted three jazz events that have been well attended and we follow the rules and regulations with regard to food trucks, etc. We would like to understand the changes so that we can plan our event.

Mr. Payton stated the new policy if adopted would just require that your event would need specific approval by the board to move forward. We have had some issues with rentals. The amenities are intended to be used by residents or their private functions. We have had issues with residents renting the facilities openly hosting large public for-profit events that go against what the board sees that amenity should be used for. We also had residents say they were going to do one thing and did something else. They were having a private event then hosting a public event. We discovered our policies were not strong enough to prevent those types of things from happening. Your event is a not for profit event, it has always been and I don't believe we have had any issues with your event in the years it has been here. I think that would be approved from me if you requested and filled out the form. I don't see a problem with that one. We are trying to prevent those who are abusing the system.

Ms. Burningham asked what would the process be?

Mr. Payton stated we haven't talked about it as a board but if this goes through I anticipate there would be an application with questions, what is your organization, what do you intend to do in the space, are you bringing vendors, things like that so the board has a complete picture of what is going to happen so we can say yes or no. If your event is the same event that it has been, that would meet the criteria for approval. That is my opinion on that.

Ms. Burningham asked what is the timeframe of the approval process? This is February and we would like to have the event in April and my understanding is decisions are not made until the board meets.

Mr. Payton stated the board does meet once a month and if the new process were to be put in place and requires board approval it would happen at the next meeting.

Ms. Burningham asked there would be no way for us to get the board to consider our application before your next meeting?

Mr. Payton stated the staff could request the board outside of a meeting to give an opinion I suppose. They can ask. I can't speak for the rest of the board. Have you made application?

Ms. Williams stated we have only checked the date.

Mr. Payton stated her application would predate this.

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Mr. Frechette stated just for the record, what we are discussing is the jazz festival.

Ms. Williams state yes, Jazz on the Green.

Ms. O'Brian stated this change will not affect the Juneteenth event?

Mr. Payton stated not if you run Juneteenth the same as you did last year. Unless something substantially changes with that event.

Ms. Bryant stated I have read it a few times and I'm happy with the wording you have to include e-bikes.

Mr. Payton stated there were three portions, the e-bike language, set a speed limit of 10 mph on district sidewalks, rental policy and staff requested some changes to the policy regarding ages into the basketball court.

Mr. Warren stated I think the board is fine with the changes and the rental policy would be effective date of May 1st.

On MOTION by Mr. Payton seconded by Mr. Brink with all in favor the changes to the amenity facility policy were approved and staff was authorized to prepare an application process for the rentals to be on the next agenda with a proposed start date of May 1st.

Ms. Giles stated the next one is very similar for motorized mobility devices.

Mr. Payton stated it is very similar the only changes to this policy are with regard to personal mobility devices also known as e-bikes and the like. It restricts them from use on the golf course, inside the clubhouse and require them to park in designated parking areas.

On MOTION by Mr. Payton seconded by Mr. Warren with all in favor the proposed changes to the Eagle Landing Golf Club and Restaurant policy were approved.

The next item taken out of order.

Security proposals.

Ms. Giles stated representatives of Security Development Group (S3) are here.

Two representatives of S3 Security gave an overview of their company and what sets them apart from other security companies and expressed an interest in contracting with South Village CDD for security services.

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NINTH ORDER OF BUSINESS

**Consideration of Resolution 2026-02
Confirming Use of the Clay County
Supervisor of Elections for the 2026 General
Election**

Ms. Giles stated we have three seats up for election this year, seat 1 Ms. Osbeck, seat 3 Mr. Frechette and seat 5, Mr. Brink.

On MOTION by Mr. Payton seconded by Mr. Warren with all in favor Resolution 2026-02 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 package and included the operations of the amenity center, athletic center, tennis facility, golf and clubhouse operations, common areas and retention ponds and landscaping.

B. Operations Manager – Report

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

Ms. Reyes updated the board on their efforts in access control to update the list of users to remove names of people who have moved to ensure that use of the amenity is by residents, all files on rentals have been updated.

Mr. Biggs stated a RITA tennis tournament is coming up at the end of the month and they would like to solicit sponsorships of the courts to residents. I don't have pricing information other than they would like to see if there is interest in residents sponsoring courts and the money would go to the RITA Foundation.

Mr. Brink stated I'm not a fan of asking residents for money for sponsoring.

Ms. Osbeck stated I have a conflict of interest so I can't speak to it.

Mr. Biggs stated I think they wanted permission to put it on the resident's Facebook page.

Ms. Osbeck stated they are trying to get the word out.

Mr. Warren stated I have no problem with it.

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Mr. Biggs stated it is the resident’s Facebook page we do not manage that but I can communicate to people if you are okay with it.

It was the consensus of the board that they had no objection.

C. District Counsel

There being none, the next item followed.

D. District Manager

There being none, the next item followed.

E. District Engineer

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS Supervisor’s Requests

Additional comments: Maintenance work orders need to be acknowledged, frequency of maintenance on fitness equipment, new TV system, move forward with waterslide for kids, improvements to Cabana Bar by adding seating area, update on TVs, is there an update on golf development program, PGA junior league, kids on golf course, no rangers after 5 p.m., take care of median on Oakleaf Plantation Parkway, landscape material blocking the view of the entrance into the state forest needs to be cleared, signage on district property needs to be removed, some flags on range are weathered.

TWELFTH ORDER OF BUSINESS Audience Comments

Additional comments: is security for amenities or in neighborhoods, RITA is also doing pickleball this year, status of HVAC in the gym, will be installed by mid-March, plans for Juneteenth event, enforcement of policies on motorized vehicles will be done through suspension of amenity privileges, 2016 bonds are callable, underwriter will evaluate the interest rates available at the time, restaurant review by Troon scheduled for February, responsibility of streetlights, brighter lights needed, install sauna in gym.

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THIRTEENTH ORDER OF BUSINESS Financial Reports

- A. Balance Sheet as of November 30, 2025 and Statement of Revenues and Expenses for the Period Ending November 30, 2025**
- B. Balance Sheet as of December 31, 2025 and Statement of Revenues and Expenses for the Period Ending December 31, 2025**

The balance sheet and income statement for November 30, 2025 were included as part of the agenda package. The financials for December 31st will be provided prior to the next meeting and included on the next agenda.

C. Assessment Receipt Schedule

The assessment receipt Schedule was included as part of the agenda package.

D. Approval of Check Register – November

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

E. Approval of Check Register - December

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


NINETEENTH ORDER OF BUSINESS Next Meeting Scheduled for Tuesday, March 3, 2026 at 6:30 p.m. at Eagle Landing Residents Club

Ms. Giles stated the next meeting is scheduled for March 3, 2026 at 6:30 p.m. in the same location.

On MOTION by Mr. Payton seconded by Mr. Warren with all in favor the meeting adjourned at 7:58 p.m.

Signed by:

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 Secretary/Assistant Secretary

Signed by:

876F743F6313451...
 Chairman/Vice Chairman