

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, March 3, 2026 at 6:31 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
Sean Biggs	General Manager, Troon
Maribel Walther	Director of Recreation, Troon

The following is a summary of the actions taken at the March 3, 2026 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 6:31 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 February 3, 2026 Meeting

On MOTION by Mr. Payton seconded by Mr. Warren with all in favor the minutes of the February 3, 2026 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Consideration of Proposals for Security Services

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

Mr. Biggs stated I provided the supervisors with an analysis of annual costs as a forecast estimate. A big point of interest is their client success management and their regional monitor who comes onsite randomly to manage their onsite security staff. It is the recommendation of management that S3 would fit our needs. We have scheduled \$85,000 for this current fiscal year. S3 and Fidelity both hit that mark for the remaining months.

Ms. Giles stated we have to send a termination letter with a 30-day notice but staff can work that out with the new company and come up with a start date.

On MOTION by Mr. Payton seconded by Mr. Warren with all in favor the proposal from S3 was approved.

Ms. Giles stated we will need board direction to terminate the current security company, Viewpoint.

On MOTION by Mr. Payton seconded by Mr. Warren with all in favor staff was directed to send a termination letter to Viewpoint.

FIFTH ORDER OF BUSINESS

Consideration of Proposals

- A. Pool Staircase**

Mr. Biggs stated in preparation of the gel coating and resurfacing of the stairs, and collecting quotes, it wasn't until we had a company from Austin, Texas that was in Florida for a conference came onsite and gave us a full evaluation and found things that we didn't know were there, which caused us to discuss at two board meetings the need for a structural engineer evaluation. We paused our anticipated work for the slide hoping to get better news than we received. The staircase is not safe. The steel is corroded, the metal brackets connected to the large circular support beam are corroded. After we got the structural engineer's report we started contacting metal fabricators, the first fabricator said this is a month long job \$75,000 we need to take pieces back to the shop and rebuild them and bring them back. The second fabricator said this steel is not as bad, it is unsafe but we feel we can do all of welding and everything we need to

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do here onsite. Give us a week and we can do it. Although we do not have a clear picture of what the steel manufacturing is going to need to be done, they do have to sandblast it and paint it once the work is done.

Mr. Biggs reviewed the two proposals, copy of which was included in the agenda package and the board took the following action.

On MOTION by Mr. Payton seconded by Mr. Warren with all in favor the proposal for steps 1 and 3 from Slide Guys in an amount not to exceed \$35,000 for pre and post metal work for the stairway and support column was approved.

B. Resurface Pool Slide

Mr. Biggs stated something that can improve the operation is a structured approach to the maintenance of the waterslide itself. The proposal is for a full remediation of the interior of the slide not just waxing or small repairs. This gel coating should be done at least once every three years. This is a first step that will be included every other year for our capital improvements and go along with our pre-season waxing and three-quarters of the way through swim season a secondary waxing. That is going to be our structure of maintenance for the water slide in perpetuity. If we select Slide Guys for this, they will reduce the price on the sandblasting and painting, not the metal work.

Ms. Buchanan stated the board will make a choice and you will bring back more numbers to the next board meeting?

Mr. Biggs stated for the metal work, yes.

On MOTION by Mr. Payton seconded by Ms. Osbeck with all in favor the proposal from Slide Guys for pool slide resurfacing in the amount of \$30,000 was approved.

C. Toddler Pool Resurfacing

Mr. Biggs stated the slide that is there will be removed next week and this proposal is for resurfacing the pool itself. We are looking at standard marcite with minor pebble finish that matches the pools there already.

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On MOTION by Mr. Payton seconded by Ms. Osbeck with all in favor the proposal from All County Pool Services, Inc. in the amount of \$11,333 was approved.

SIXTH ORDER OF BUSINESS

Acceptance of Audit Committee's Recommendation of Audit Criteria and Authorization for Staff to Publish an RFP for Auditing Services

On MOTION by Mr. Payton seconded by Ms. Osbeck with all in favor the audit committee's recommendation of the evaluation criteria was accepted and staff authorized to publish an RFP for audit services.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-03 Redesignating Local Records Office

Ms. Giles stated currently the designated local records office is the sales center, the resolution in the package has the golf club but that will now be the Residents Club at 3975 Eagle Landing Parkway.

On MOTION by Mr. Payton seconded by Mr. Warren with all in favor Resolution 2026-03 was approved in substantial form.

EIGHTH ORDER OF BUSINESS

Open Item – Laurel Monument signs

Mr. Payton stated there are two companies, one a local resident trying to get an understanding of what is going on and that is ongoing. The firm our engineer found are doing the same thing. There are stakes that appear to warp the edges of the foundation of the sign. The stakes are still there. We may find the location selected by the developer for that sign is just not appropriate as far as setbacks and things like that.

My question for the board is do we really need a second sign for Laurel Valley, do we abandon the whole sign, both sides of the road are the same and goes into a wetland preserve and has the same issue we are facing now. As a reminder money for these signs came from money withheld from Dream Finders. I don't believe we spent the full amount yet, but it will definitely go over it now. Do we keep going or say one Laurel Valley sign is enough?

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It was the consensus of the board to no longer pursue the construction of the monument sign due to the proposed locations being unsuitable for the construction of the sign.

NINTH ORDER OF BUSINESS

Ratification of Addendum to Golf Ball Retrieval Services Agreement with PG Golf, LLC

On MOTION by Mr. Payton seconded by Ms. Osbeck with all in favor the golf ball retrieval services agreement with PG Golf, LLC was ratified.

TENTH ORDER OF BUSINESS

Staff Reports

A. General Manager - Report

Mr. Biggs gave an overview of the general manager’s report, copy of which was included in the agenda package then presented a proposal for wet jet injection for the putting green and stated we will put this in future budgets so that it becomes an annual practice.

On MOTION by Mr. Payton seconded by Mr. Frechette with all in favor a wet jet injection process in the amount of \$7,000 to be taken out of capital contingency was approved.

B. Operations Manager – Report

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

C. District Counsel

Ms. Buchanan stated there are a couple of things I want to point out in the legislative update. There is a recall process that looks like it is probably going to pass, which means that there is a petitioning process that will allow for a person elected on the ballot as a CDD board member to be recalled. It is peculiar and requires a fair amount of effort and cost by the individual pursuing it. There is also legislation that is trying to make it easier for the CDD to publish notice on its own website instead of using the paper. Right now it seems like it has a good chance of passing. There are still proposed changes to your sovereign immunity limits. If that happens then you might look at increased insurance costs.

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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: Thanks for the support at the RITA tournament last week , it was well run, security selection will be conveyed to the HOA, number of Troon team members, increase maintenance team to make up for deferred maintenance, too early for bond updates.

TWELFTH ORDER OF BUSINESS Audience Comments

Additional comments: Is Eagle Landing spending any money on the Troon Cup, none will be spent, it is an annual expense that will come from any potential revenue the club makes from membership dues, initiation and monthly fees as well as revenue from the golf course, request the county to paint the double yellow line coming into Eagle Landing, Juneteenth event to be handled outside of a board meeting, timer on light needs to be reset, explanation of aeration technique, hypnotist event suitable for all ages, if property taxes go away what happens to the CDD, health of the greens, reshaping to original design, irrigation pump filter.

THIRTEENTH ORDER OF BUSINESS Financial Reports

A. 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 were included as part of the agenda package.

B. Balance Sheet as of January 31, 2026 and Statement of Revenues and Expenses for the Period Ending January 31, 2026

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

C. Assessment Receipt Schedule

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

D. Approval of Check Register

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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, April 7, 2026 at 6:30 p.m. at Eagle Landing Residents Club

Ms. Giles stated the next meeting is scheduled for April 7, 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 7:23 p.m.

Signed by:
Marilee Giles
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Secretary/Assistant Secretary

Signed by:
[Signature]
876F743F6313461...
Chairman/Vice Chairman