

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 Wednesday, April 15, 2026 at 6:36 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
Ross Miller	District Engineer by telephone
Sean Biggs	General Manager, Troon
Maribel Walther	Director of Recreation, Troon
Chris Cesaro	Branch Manager, Ruppert Landscape
Justin Miletello	Irrigation Manager, Ruppert Landscape

The following is a summary of the actions taken at the April 15, 2026 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Giles called the meeting to order at 6:36 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

There being no comments, the next item followed.

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THIRD ORDER OF BUSINESS

Approval of the Minutes of the March 3, 2026 Meeting

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

FOURTH ORDER OF BUSINESS

Acceptance of Minutes of the March 3, 2026 Audit Committee Meeting

On MOTION by Mr. Warren seconded by Mr. Payton with all in favor the minutes of the March 3, 2026 Audit Committee meeting were accepted.

The next item taken out of order.

Landscape Report

Mr. Biggs stated with us tonight are representatives from Ruppert Landscape for any questions.

Mr. Payton stated thanks for attending tonight. Are you our onsite representatives?

Mr. Cesaro stated we are not. Matthew has been out on some personal time, he was the onsite area manager for this site and is no longer with us. I was asked to come tonight to see what I could do to get us back on track and hear what you have to say.

Mr. Payton asked when do we expect to have a new onsite manager?

Mr. Cesaro stated as early as Monday morning. In the interim I am your guy.

Mr. Payton stated thank you for that update. You work more closely with the general manager, but I have landscape oversight and according to the number of complaints I have received it is probably the highest level of complaints about landscaping. We didn't contract with your company, we contracted with Tree Amigos and you acquired Tree Amigos. I was hoping to have a discussion about whether or not you understand scope of services and have had a chance to review that and it has been a number of months so hopefully, you have. I wanted to call your attention to one specific part in the scope of services. On page 26 where it talks about weed control, it is the only place in this entire document where it specifically calls out that this is an important topic for our neighborhood. I would like you to highlight that area or whoever you bring on. Weed control is a big thing for you. I brought it up with Sean last month and it seemed like we just

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mowed them down, they weren't removed. At some point in my opinion, once they get so big even spraying them doesn't do any good, they have to be pulled. I saw some treatment signs last week and again they just put signs out because 7 or 8 days later those weeds were still growing. In my yard they at least turn brown. Mulch has been another issue, it seems like the last round of mulching, we mulched some areas and didn't put fresh mulch on others. There is a map on the back of the scope of services, make sure we have all those locations because there is park in particular in Oakland Hills, I don't think you have been in that park. It seems like you never touch that park with a mower until the neighbor next to it sends me pictures of it. Another problem is in many of our areas with regular grass not Bahia, the weeds have taken over. We have the same situation in many of our parks where if I can see the weeds in the mulch beds from my car it is out of control.

Mr. Warren stated I have had multiple neighbors reach out to me with issues. Some common areas seem to go two to three months between cuts.

Mr. Payton stated also the landscaping by the monument signs, number of areas where grass is either thin or non-existent. Talk to your staff and let them know our expectations.

Mr. Cesaro stated I know we have had a rough run here. We have lived through Tree Amigos coming up multiple times, to give you peace of mind, we are Ruppert Landscaping but probably 5% is still Tree Amigos staff. We still have Jim Proctor calling our phones all day long and he is very upset about how this property looks. I know you have seen multiple faces you have met multiple people, but I take this one personally, I sat in this room three years ago bidding against Tree Amigos on this contract with another company I was with. I also own a home in Double Branch for 20-years. I take this community personally. I appreciate the pictures I appreciate what everyone said but I can see what you are dealing with before I get across the bridge at the front entrance. I see it 100% and it is a lot of neglect that hasn't been taken care of over the winter months. We have a lot of areas not being maintained, I think the crew has not been properly shown the property and what I can commit to you is that as we roll the new area manager in here, which again just for peace of mind, my plan is for next Monday morning Doster Proctor, Jim Proctor's son will be taking over this account. I will be involved in the reporting process to you. I fully understand the expectations here. This is way below our standard and I have been sent here to get it back on track. I will be heavily involved and I ask for grace while we get Doster acclimated to

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the property and I would like him to be the last change we have to make here. All your concerns are 100% justified and I will do everything I can to fix it. We need to be proactive not reactive.

Mr. Payton stated I appreciate everything you said but from my seat it is still a short leash. The landscape contract is our biggest contract and I don't like this contract; it costs way too much money and I can't believe the number of complaints I get for the amount of money we pay for this contract.

Mr. Biggs stated the last two site managers we had openly communicated that they have 30 other properties to manage. Not to mention there is an incentive to do sales as well. It stipulates in our contract that we have a weekly presence of irrigation and landscape and since my time here it has always been reactive. You can't follow through with weekly presence and my weekly meeting with the site manager when in the back of their head they have 29 other facilities to manage. I expect the person you bring in to be my partner it is just as much my responsibility as yours to put attention to the matter.

Mr. Cesaro stated we have four branch locations at our branch, the branch that Matthew was running was four full crews out of that shop and starting Monday he is going to be running two. Your new area manager will have at the most 10 properties to manage. I think a big part of it is the field manager onsite. In the Ruppert standard the field manager is our production manager, our eyes and ears in the field and is supposed to be checking in daily when they are onsite. I think that we need to have a new field manager onsite who fully understands the requirements that need to happen. They will not be managing that much work going forward and that is across the board for all our locations.

FIFTH ORDER OF BUSINESS

Consideration of Changes to the Amenity Facility Policy for Facility Rental

Ms. Giles stated we have seen this before, a couple months ago, but the change on pdf page 111 is the effective date. There was discussion of this becoming affective on May 1st. The next change is on page 133 and this is changes to add additional language to clarify concerns about resident rentals for, for profit, events.

Mr. Payton stated I want to remind the board that we discussed this change and put it off to allow some grace for another event. This would basically force anyone trying to rent the facility or use our facilities for a large public event that would require board approval. In addition to the language in our policy Maribel has also created a new request form for these types of events, which

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would detail exactly what the plan is, what they are using the facilities for, a lot more questions so the board is prepared to make a decision.

On MOTION by Mr. Payton seconded by Mr. Warren with all in favor the changes to the amenity facility policy for facility rentals was approved.

SIXTH ORDER OF BUSINESS

Consideration of Proposals for Steel Work on Pool Staircase

Mr. Biggs stated the large water slide needs pre-work preparation both on the slide flume and staircase. The staircase was deemed to be unsafe by our structural engineer. After the prework, it requires metal work including welding, resetting the grips for the stairs and paint and rust prevention. We were only able to get quotes for metalwork. It was our belief that once we had a company picked for the prep and post paint as well as the flume, remediation on the inside of the slide that they would see something better. It paid off, Slide Guys are onsite today, they have evaluated the metal work and the original bids for the metal work came back at \$75,000 and greater and theirs came back at \$26,500 for all the metal remediation required. That \$26,500 is in front of you now. If this is approved it will be included in the work they are currently doing, starting tomorrow.

Mr. Payton stated for the record we have two proposals, one is Slide Guys, the company we prefer and their total amount is \$26,500 and the other is Sky Line Construction in the amount of \$78,000.

On MOTION by Mr. Payton seconded by Ms. Osbeck with all in favor the proposal from Slide Guys in the amount of \$26,500 for the metal work was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Committee Rankings of Proposals to Perform the Audit

On MOTION by Mr. Payton seconded by Mr. Warren with all in favor the recommendation of the audit committee of Berger Toombs Elam Gaines & Frank with 97 points being ranked no. 1 was accepted.

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EIGHTH ORDER OF BUSINESS

Consideration of Agreements with Amerigas for Propane Services

A. Golf

Mr. Biggs stated in our continued diligence to find savings across the board Amerigas will be providing us with natural gas product for the restaurant, swimming pool heater, etc. Our estimate for their fees are about \$25,000 a year.

Mr. Payton asked what is the savings over our current vendor?

Mr. Biggs stated \$3.25 to \$3.50 and they are going to bring us down to \$2.10 to \$2.40 per gallon. We have talked to them about scheduled deliveries and our expectations of how they monitor, what they are pumping and their need to pump. We have their verbal approval that they are going to put on a digital gauge to the tank, which is currently missing.

On MOTION by Mr. Payton seconded by Ms. Osbeck with all in favor the agreement with Amerigas for natural gas services for the golf club was approved.

B. Recreation

On MOTION by Mr. Payton seconded by Mr. Frechette with all in favor the agreement with Amerigas for natural gas for the amenities was approved.

NINTH ORDER OF BUSINESS

Ratification of Agreements

A. S3 Security

On MOTION by Mr. Payton seconded by Mr. Brink with all in favor the agreement with S3 Security was ratified.

B. Slide Guys Restoration, Inc. for Pool Staircase Repair and Resurface Pool Slide

On MOTION by Mr. Payton seconded by Ms. Osbeck with all in favor the agreement with Slide Guys Restoration, Inc. for pool staircase repair and resurface pool slide was ratified.

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C. All County Pool Services, Inc. for Toddler Pool Resurfacing

On MOTION by Mr. Payton seconded by Mr. Warren with all in favor the agreement with All County Pool services, Inc. for toddler pool resurfacing was ratified.

TENTH ORDER OF BUSINESS

Discussion of 20-Year Stormwater Needs Analysis

Ms. Giles stated this is a discussion item of the stormwater and waste 20-year needs analysis. This was introduced in 2021 in the legislature and took effect in 2022. It was quite costly for the report and it is due every five years. We are going to budget for this item in your 2027 budget and you will see that in the narrative under engineering.

ELEVENTH ORDER OF BUSINESS

Open Item – Laurel Valley Monument Signs

Mr. Payton stated last month we discussed potentially abandoning this project and since then my opinion is that we should not. We have spent enough time and effort and money already. We have a new representative from our engineering firm and we are paying them project management services and I think we should direct them to finish the project.

Ms. Osbeck stated our problem last time was the land and support of the sign and the cost of all that. Are we going to spend money for them to rescope it?

Mr. Payton stated no. Ross, have you had a chance to do any homework on this project?

Mr. Miller stated what I got out of it was this was given to a contractor who just didn't finish his job. Based on the photos and information we have we need to get dirt out there and clear some of the trees and install the sign.

Mr. Payton asked have you been onsite to look at the sign location?

Mr. Miller stated I have not been onsite; I can do that. We had our inspectors out there before and have pictures.

Mr. Payton stated we as a board designated your firm as the project management firm for this project. There have been so many changes that somehow, I became the project manager. I don't want to do that anymore. I would like to pass this back to your firm to take it over and we would like monthly updates until it gets built. Whatever you need for the board or general manager or district manager, please let us know as soon as possible

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TWELFTH ORDER OF BUSINESS Staff Reports

A. General Manager - Report

A copy of the operations report 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 reviewed the operations manager’s report copy of which was provided in the agenda package.

C. District Counsel

There being no comments, the next item followed.

D. District Manager

Ms. Giles stated just a reminder to complete your form 1 prior to July 1st.

E. District Engineer

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS Supervisor’s Requests

Additional comments: Update on the temperature control, banquet room policy, e-bikes, a member could not get his 1 p.m. tee time, no rangers after 6 p.m., schedule a ranger on staggered days and times to help with unauthorized use of golf course, contact the county to have street signs updated.

FOURTEENTH ORDER OF BUSINESS Audience Comments

Additional comments: Landscape issues, shade missing from one of the lights, rule changes for access to basketball court for ages under 10, staff to find a window of time for parents or a coach to play.

FIFTEENTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet as of February 28, 2025 and Statement of Revenues and Expenses for the Period Ending February 28, 2025

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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 Ms. Osbeck with all in favor the check register was approved.

SIXTEENTH ORDER OF BUSINESS

Next Meeting Scheduled for Tuesday, May 5, 2026 at 6:30 p.m. at Eagle Landing Residents Club

Ms. Giles stated the next meeting is scheduled for May 5, 2026 at 6:30 p.m. in the same location.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Payton seconded by Mr. Brink with all in favor the meeting adjourned at 7:20 p.m.

Signed by:

Marilee Giles

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Secretary/Assistant Secretary

Signed by:

[Signature]

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Chairman/Vice Chairman