

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, June 2, 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:

Glenn Warren	Vice Chairman
Allan Brink	Supervisor
Jennifer Osbeck	Supervisor
David Frechette	Supervisor

Also present were:

Marilee Giles	District Manager
Katie Buchanan	District Counsel
Ross Miller	District Engineer by telephone
Sean Biggs	General Manager, Troon
Maribel Walther	Director of Recreation, Troon
Dan Zimmer	Vice President of Operations, Troon
Jason Ellis	Troon Agronomist
Several Residents	

The following is a summary of the actions taken at the June 2, 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

A resident stated I have questions about the proposal for stormwater and waste and pond bank inspection. The senate passed a new law about fencing all open water areas. Is that included in the 2027 budget should it become law?

Ms. Buchanan stated I'm happy to review that further but at this point the session is over so if it didn't clear the senate then it wasn't going to be passed by both houses and not signed by

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the governor. It probably effectively died. The only session that is open now is the property tax special session.

A resident stated they are planning a second special session but they have not decided on the plan.

Mr. Smith asked is the work done on the green last week part of tonight's agenda? Mr. Warren stated bring it up at the end and I may talk about it when I make my comments.

A resident stated I have a comment at the end. It is important that they had the wrong kid and he shouldn't be penalized for something he didn't do.

Mr. Warren stated we can talk about it at the end because it is not on the agenda. If the evidence is there it can be cleared up tonight.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the May 5, 2026 Meeting

On MOTION by Mr. Warren seconded by Mr. Brink with all in favor the minutes of the May 5, 2026 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-04 Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing Date for Adoption (August 4, 2026)

Ms. Giles stated Resolution 2026-04 approves the proposed fiscal year 2027 budget and sets a public hearing date for adoption. Staff recommends that date be August 4, 2026.

Ms. Buchanan stated this sets your maximum assessment level that will be incorporated into your budget. Understand whatever you adopt tonight is your high-water mark, you can reduce it in later meetings, but you cannot increase it. If you do choose to pursue an increase in special assessments that would require mailed notice to all the homeowners.

Ms. Giles gave an overview of the proposed budget that included the general fund, rec fund, golf fund, capital reserve fund, debt service funds for the 2026 A1/A2 and 2019 bonds and stated the budget summary captures the different funds and revenue and expenses for those. Some lines went up and some lines went down but the overall assessment increase is \$166 and this is the high-water mark for the budget. We will send mailed notices to all homeowners and at the budget adoption the board can make changes.

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Mr. Brink asked is the \$166 in addition to what we are currently paying?

Ms. Giles stated that is the amount of the increase, yes.

Mr. Warren stated we have had these increases over the past few years because of the increase in the minimum wage. Other than that, how much is the increase?

Mr. Biggs stated in general costs across all areas including food and beverage, overhead, property taxes, insurance, there were savings to offset the minimum wage increase.

The board discussed, minimum wage increase, payroll costs, full-time, part-time, marketing, return on investment, increase in marketing would return double if not triple the investment, overhead in athletic center.

On MOTION by Mr. Warren seconded by Ms. Osbeck with all in favor Resolution 2026-04 was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-05 Setting a Public Hearing Date to Adopt Revised Rules of Procedure

Ms. Buchanan stated the district does adopt its rules of procedure every several years. These cover things like setting meeting agendas, voting procedures, public procurement, rulemaking, generally the guidebook for staff. We monitor lessons learned and new legislation and update these every two to four years. We try to line them up with your budget hearing, so you don't have to have an extra meeting.

On MOTION by Mr. Warren seconded by Mr. Brink with all in favor Resolution 2026-05 was approved.

SIXTH ORDER OF BUSINESS

Consideration of Proposals for Stormwater & Waste 20-Year Report & Pond Bank Inspection Report

A. DCCM

B. Gulf Stream Design

This item tabled.

SEVENTH ORDER OF BUSINESS

Open Item – Laurel Valley Monument Sign

This item tabled.

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EIGHTH ORDER OF BUSINESS**Staff Reports****A. General Manager - Report**

Mr. Biggs reviewed the general manager's report, copy of which was included in the agenda and discussed signage for restricting weapons and the consensus was to follow the law then stated we need to start a conversation about the irrigation pump and pump house for the golf course. The pump is 20-years old and we are seeing the signs that the equipment is aged, and this is going to be a conversation we need to have.

Mr. Zimmer stated the situation you don't want to get in is the system fails and the lead time to get it designed, built and installed is about six months. You don't want to wait until it fails.

Mr. Biggs stated this is not in the capital projections and it is a lot to consider and a conversation we need to start.

B. Operations Manager – Report

Mr. Biggs reviewed the operations manager's report, copy of which was included in the agenda package.

C. District Counsel

There being none, the next item followed.

D. District Manager

Ms. Giles stated the qualifying period for candidates for the office of supervisor is from noon June 8th to noon June 12th for seat 1, seat 3 and seat 5. I see someone is running for seat 5. Just a reminder to file your form 1 by July 1st and your four hours of ethics training is due to be completed by December 31st.

E. District Engineer

There being none, the next item followed.

Mr. Miller left the conference call at this time.

The next item taken out of order:

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A resident stated with regard to the suspension, I have known the minor since 2019 when his father passed. There are rude messages left for something he didn't do. If you look at all this information you clearly have the wrong individual, it is not his photo and not his e-bike.

On MOTION by Mr. Warren seconded by Ms. Osbeck with all in favor the suspension from amenity privileges was released against this minor.

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

Additional comments: Marketing for golf membership should be extended to tennis membership, will seek board authorization for ceiling on offering, slide opens tomorrow, cabana bar circuit breaker, have pro shop work with geo fencing, cart on 4th green, golf team league results take a week, staff should give results earlier, remove tree on green and chipping green.

TENTH ORDER OF BUSINESS**Audience Comments**

Additional comments: Compliment for positive changes in clubhouse, group garden, increase number of guest passes, reduced number of mixers, can Troon or security monitor the golf course to help prevent incidents, can security staffing be increased as needed, 4-5 hours per day seven days a week is \$1,100 per week.

On MOTION by Mr. Warren seconded by Ms. Osbeck with all in favor staff was authorized to increase security in the daytime in the summer in an amount not to exceed \$13,000.

Additional comments: Since you are moving kids from here to Tynes Boulevard park are you going to move security there, security can patrol both, if they refuse to leave property, call the police and trespass them, app to report activity to police, contact info for residents to contact security, security is monitoring CDD property only, The CDD cannot share its governing authority to a private person, pool monitors are young and unable to control bad behavior in pool area and need adult supervision, will volunteer a professional to help with ideas for staff, child was hurt on the field and access was not available due to the number of food trucks on premises, budget needs updated column for projected expenses.

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ELEVENTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet as of April 30, 2026 and Statement of Revenues and Expenses for the Period Ending April 30, 2026

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

TWELFTH ORDER OF BUSINESS

Next Meeting Scheduled for Tuesday, July 7, 2026 at 6:30 p.m. at Eagle Landing Residents Club

Ms. Giles stated the next meeting is scheduled for Tuesday, July 7, 2026 at 6:30 p.m. in the same location.

On MOTION by Mr. Warren seconded by Mr. Brink with all in favor the meeting adjourned at 8:03 p.m.

Signed by:

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 Secretary/Assistant Secretary

Signed by:

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 Chairman/Vice Chairman