

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, July 7, 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

Also present were:

Marilee Giles	District Manager
Katie Buchanan	District Counsel by telephone
Sean Biggs	General Manager, Troon
Maribel Walther	Director of Recreation, Troon

The following is a summary of the actions taken at the July 7, 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 the amount for security vehicle seems high, and I have questions about sources of revenue for rec department, tennis payroll, insurance for recreation area, trail fees, pro shop sales, credit card fees,

Mr. Dye stated last year we had a point of contention about whether golf makes a profit or CDD money goes into it. Is it clear in the budget this year? Can we know if the golf course is making money or losing money.

Mr. Biggs stated the budget has projected \$137,000 in profits.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the June 2, 2026 Meeting

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On MOTION by Mr. Warren seconded by Mr. Brink with all in favor the minutes of the June 2, 2026 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Discussion Item of Suspension Letter

Mr. Biggs outlined the reason for the suspension and recommended a 90-day suspension.

On MOTION by Mr. Brink seconded by Mr. Warren with all in favor the individual was suspended for 90-days from the date of the incident.

FIFTH ORDER OF BUSINESS

Ratification of Agreement with VerdeGo for Interim Landscape and Irrigation Maintenance

On MOTION by Mr. Payton seconded by Mr. Warren with all in favor the agreement with VerdeGo for interim landscape and irrigation maintenance services was ratified.

SIXTH ORDER OF BUSINESS

Consideration of Landscape and Irrigation Maintenance RFP Project Manual and Evaluation Criteria

Ms. Giles stated the notice will go in the paper July 16, 2026, and the entire project manual will be available to vendors. We will email that to all known vendors in the area that we typically do business with, and it is available to anyone who sends us an email. We look to bring back proposals to the board at the September 1st meeting.

On MOTION by Mr. Payton seconded by Mr. Brink with all in favor the landscape maintenance RFP project manual and evaluation criteria were approved.

SEVENTH ORDER OF BUSINESS

Consideration of Landscape Improvements

Mr. Biggs gave a presentation of proposed landscape improvements for monuments, Bermuda sod along certain roadways, elevating trees, parking lot, island median, holly trees, playgrounds, and trimming of overgrown wood lines.

Mr. Payton stated we withheld payments to the previous landscape company for their lack of performance, and we want to use that money to enhance things that are below standard.

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Mr. Biggs stated there will be a more formal presentation and we will make sure the board is on the same page before we move forward.

EIGHTH ORDER OF BUSINESS**Consideration of Proposal for Kids Club Artificial Turf**

This item tabled.

NINTH ORDER OF BUSINESS**Consideration of Proposal from Gulf Stream Design for Stormwater & Waste 20-Year Report & Pond Bank Inspection Report**

Ms. Giles stated the pond bank inspection is required every two years and the stormwater and waste is every five years. The stormwater and waste report is due by 2027 and the pond bank report is just due. We can do it this year or next year. We had a proposal from DCCM last month and the next item is acceptance of their resignation. They are going through a reorganization right now and had to step down from the district. We can table this until we go through the RFQ process to hire an engineer.

Mr. Payton stated we can do the pond bank inspection this year and push the other one into next year's budget.

On MOTION by Mr. Payton seconded by Mr. Warren with all in favor the proposal from Gulf Stream Design for the pond bank inspection report in an amount not to exceed \$10,500 was approved.

TENTH ORDER OF BUSINESS**Acceptance of Resignation from District Engineer and Authorization for Staff to Issue an RFQ**

On MOTION by Mr. Payton seconded by Mr. Warren with all in favor the resignation of DCCM as district engineer was accepted and staff was authorized to issue an RFQ for engineering services.

ELEVENTH ORDER OF BUSINESS**Open Item – Laurel Valley Monument Sign**

There was no update for this item.

TWELFTH ORDER OF BUSINESS**Discussion of Fiscal Year 2027 Approved Budget**

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Ms. Giles stated this was approved at the last meeting and we will have the public hearing for adoption on August 4, 2026.

Mr. Biggs gave an overview of changes made by separating the two funds.

**THIRTEENTH ORDER OF BUSINESS Consideration of Surplus Equipment
Resolution 2026-06**

Ms. Giles stated for items that are over \$5,000 is there a way to get rid of it?

Ms. Buchanan stated yes we can put a notice out there and you can take informal bids on the equipment should there be interested parties. If the district doesn't want to do that and it is less than \$5,000 I think you can probably dispose of it any way you feel is appropriate. We were sort of looking at it as lot material rather than individually.

Mr. Biggs stated being around the \$35,000 mark for everything combined, individually that would apply to two items but those items that exceed the \$5,000 would we need to bring those auction bids to the board for approval before we go forward?

Mr. Payton stated I think that is what we are approving now, your ability to do that without coming to the board.

Mr. Biggs asked is there a minimum threshold we are required to meet, because these are estimates. We do know someone local who buys equipment and he said he would buy it for \$10,000 and we feel that is fair for its current condition.

Ms. Buchanan stated the most important thing is the notice, otherwise it falls within the discretion of the district as to how they can dispose of these items.

Ms. Giles stated staff was going to reach out to known companies to bid on these items. Would that meet the requirement for noticing or do we have to do a formal notice in the paper?

Ms. Buchanan stated the way the resolution is drafted it contemplates the auction process including the publication of the notice. If that is not what you want to do I don't think the resolution is in the right form.

Mr. Payton asked can the board allow staff to work through disposing of this property through some method that staff decides working with one of the board members?

Ms. Buchanan stated yes, if it is under \$5,000 it can be disposed of in the most efficient way possible, which may be throwing it away or that may mean working with a contractor or know vendor to purchase it at a reasonable and fair price. If that is what you want to do in connection

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with the items except the last two, then let's do that by motion. The last two have to be published and properly noticed for sale.

Mr. Warren asked do you want to give me parameters?

Mr. Payton stated if the highest offer s \$5,000, then that is what they are worth. I have heard two proposals, one to dispose of those items estimated to be less than \$5,000 at staff's most favorable method of disposal and the second proposal is for the two items estimated to be more than \$5,000 we are going to go through an auction process with Mr. Warren designated to represent the board.

On MOTION by Mr. Warren seconded by Mr. Payton with all in favor staff was authorized to dispose of the items with an estimated value below \$5,000.

On MOTION by Mr. Payton seconded by Mr. Brink with all in favor Resolution 2026-06 was approved to dispose of the two items with an estimated value above \$5,000 and staff was authorized to work with Mr. Warren on the final disposal.

FOURTEENTH ORDER OF BUSINESS Consideration of District Wide Projects

Mr. Payton stated this list is community-wide repair projects that I assembled with staff's help. In our budget for this fiscal year we anticipate \$200,000 of rollover of funds. My understanding is that if we were to spend those funds, it won't impact next year's budget. It won't raise assessments, we are just spending the rollover. We did not have anything in next year's budget that is dependent on those rollover funds. There are things that have deferred maintenance over the years that need to be addressed immediately. This list of estimates total \$170,800. A lot of these costs are based on our reserve study. If we started these improvements before the end of the year it would make a great improvement to the neighborhood.

On MOTION by Mr. Payton seconded by Mr. Warren with all in favor the list will be provided to the management team and if the costs are in line with the estimates then staff was authorized to move forward to get these items completed with anything that exceeds 10% of the estimate will be brought back to the board for consideration.

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

Mr. Biggs gave an overview of the general manager's report and recommended that the CDD consider establishing a charitable account managed by GMS for events such as the tennis tournament and noted a \$21,000 error forecast in management fees.

B. Operations Manager – Report

Mr. Biggs gave an overview of the operation manager's report, copy of which was include in the agenda package.

C. District Counsel

Ms. Buchanan stated the governor vetoed the increase to the sovereign immunity bill and he did sign the CDD board member recall bill.

D. District Manager

There being none, the next item followed.

E. District Engineer

There being none, the next item followed.

SIXTEENTH ORDER OF BUSINESS Supervisor's Requests

Additional comments: Mr. Biggs stated the idea of rangers between 7 and 8 p.m. did not work. Supervisor Warren requested to meet Mr. Biggs tomorrow.

SEVENTEENTH ORDER OF BUSINESS Audience Comments

Additional comments: If you need to purchase a pump for the golf course it is not in the projected capital expenditures, staff will look into the procurement OpenGov, want to utilize the rental space to host a seminar on home evaluation and the board had no objection, residents want input on conversations and have input on decisions, why was security at Juneteenth, how was DJ chosen, cleanliness of facility, management team can have committees, speeding on Autumn Pines Drive.

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EIGHTEENTH ORDER OF BUSINESS Financial Reports

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

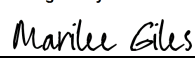
C. Approval of Check Register

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

NINETEENTH ORDER OF BUSINESS Next Meeting Scheduled for Tuesday, August 4, 2026 at 6:30 p.m. at Eagle Landing Residents Club

Ms. Giles stated the next meeting is scheduled for August 4, 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:

Secretary/Assistant Secretary

Signed by:

Chairman/Vice Chairman