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, August 4, 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

Also present were:

Marilee Giles	District Manager
Katie Buchanan	District Counsel by telephone
Sean Biggs	General Manager, Troon
Maribel Walther	Director of Recreation, Troon
A.J. Pope	VerdeGo
Larry Delucia	VerdeGo
Several Residents	

The following is a summary of the actions taken at the August 4, 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 July 7, 2026 Meeting**

> On MOTION by Mr. Payton seconded by Mr. Warren with all in favor the minutes of the July 7, 2026 meeting were approved as presented.

FOURTH ORDER OF BUSINESS **Ratification of Evaluation Criteria for RFQ for Engineer Services**

On MOTION by Mr. Payton seconded by Mr. Warren with all in favor the engineering services evaluation criteria was ratified.

FIFTH ORDER OF BUSINESS **Review and Ranking of Responses to RFQ for Engineering Services**

This item was tabled.

SIXTH ORDER OF BUSINESS **Ratification of Agreement with Gulfstream Design for Stormwater Management Inspection Services**

On MOTION by Mr. Payton seconded by Mr. Warren with all in favor the agreement with Gulfstream Design for stormwater management inspection services was ratified.

SEVENTH ORDER OF BUSINESS **Consideration of Proposal from Turf Co. for Kids Club Artificial Turf**

Mr. Biggs stated last month we proposed an enhancement to the amenity center by adding artificial turf to the front of the kids club, and the treehouse area that is covered in mulch. The original cost for this project was around $15,000 and per the request of Supervisor Warren I went back to the company I have experience with and asked for a quote for padding underneath the treehouse and that addition with the removal of the rocks in the ground extended the quote to $22,100. That is from a company I have a lot of experience with. This will add curb appeal and add an element of safety that is not present. This will come from capital funds that has been saved year to date.

On MOTION by Mr. Warren seconded by Mr. Brink with all in favor the proposal Southern Turf Co. in the amount of $22,100 was approved.

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

This item tabled.

NINTH ORDER OF BUSINESS **Public Hearing Adopting the Budget for Fiscal Year 2027**

Ms. Buchanan stated at a very high level the appropriations resolution adopts your budget and authorizes staff to put it on the website and gives the board the ability to allocate funds between line items so long as they don't exceed a certain threshold of 15%. The next resolution is the assessment resolution which essentially levies the operation and maintenance assessment necessary to fund the budget. It also certifies for collection the previously levied debt assessment. You adopt the budget first because the board could make adjustments and if they were to do so that would adjust the amount of the assessments. The only thing the board can't do is make an adjustment to the budget in a way that increases the special assessments. The special assessments for this district has been capped and you can't exceed that amount.

Ms. Giles gave an overview of the budget summary that compares 2026 to 2027 and a chart comparing FY26 to FY27 assessment that reflects an increase of $166.33 for the entire year, which is an 8% increase. It gives the total of the O&M assessment, debt assessment and the total amount you will see on your property tax bill.

On MOTION by Mr. Payton seconded by Mr. Warren with all in favor the public hearing was opened.

Mr. Smith asked is the increase in revenue of $104,000 something you are comfortable with and you have seen a plan that indicates that increase? The golf fund has a revenue increase is $381,000 and are you comfortable with that? There is a 10% commercial increase proposed by the Clay County Utility Authority and should be taken into account in the budget.

Mr. Payton stated I'm aware of many of those initiatives and I feel strongly that the management team is responsible for those numbers in the budget and when it comes to the end of the year and those things didn't happen the way they thought they would happen it is up to them to answer. I'm comfortable with the proposed numbers.

A resident asked on the golf fund are we supposed to be paying property tax?

Mr. Biggs stated we pay on the golf course and clubhouse.

Ms. Buchanan stated the difference is the district pool and tennis court are public parts and not taxed as they are exempt as public property. The golf course and restaurant are technically open to the public and operated on a for profit basis even though we don't necessarily make money, they are functionally a business, and we collect sales tax and do not qualify for the government property tax exemption that the remainder of the district property does.

On MOTION by Mr. Payton seconded by Mr. Warren with all in favor the public hearing was closed.

A. Consideration of Resolution 2026-07, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2027

On MOTION by Mr. Payton seconded by Mr. Warren with all in favor Resolution 2026-07 was approved.

B. Consideration of Resolution 2026-08 Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2027

On MOTION by Mr. Payton seconded by Mr. Warren with all in favor Resolution 2026-08 was approved.

TENTH ORDER OF BUSINESS **Consideration of Resolution 2026-09 Public Hearing to Adopt Amended Restated Rules of Procedure**

Ms. Buchanan stated the rules of procedure govern your administration of meetings and back of the house operations for as long as I have been around, which is 2008. We update every several years to take into account statutory changes and lessons learned. The version in your agenda package does include a red line showing what changes were incorporated or proposed as of this year.

On MOTION by Mr. Payton seconded by Mr. Warren with all in favor the public hearing was opened.

There being no comments from the public, the board took the following action.

On MOTION by Mr. Payton seconded by Mr. Warren with all in favor the public hearing was closed.

On MOTION by Mr. Payton seconded by Ms. Osbeck with all in favor Resolution 2026-09 was approved.

ELEVENTH 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.

Mr. Pope gave an overview of upcoming maintenance and landscaping enhancements.

On MOTION by Mr. Warren seconded by Mr. Payton with all in favor staff was authorized to purchase restaurant patio furniture in an amount not to exceed $25,000 subject to review and approval by Supervisor Brink.

Mr. Biggs stated quality of work on the slide staircase is not as promised and staff would like to move forward with some type of request for reimbursement.

Ms. Buchanan stated we can certainly send them a letter of concern that the work is not to our standards.

Mr. Biggs stated I don't have confidence in them after the experience we had but giving them a chance is inappropriate, but a formal letter of awareness that something that has to be done.

Ms. Buchanan asked is this something you want done between meetings or you have another company to make the repairs?

Mr. Biggs stated we are looking at another $30,000 or $40,000.

Ms. Buchanan stated I think you need to appoint a supervisor to work with staff and evaluate potential options for resolution between meetings. I understand you are not happy with the work, but I don't think you should just have this one avenue as far as what the solution is.

Mr. Biggs stated I will have a full report with images and how it relates to the proposal and scope of work. I will start there and wait for a board representative, and we will be in touch after that.

Ms. Osbeck stated I'm happy to do that.

Mr. Warren stated I will step in behind her.

B. Operations Manager – Report

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

C. District Counsel

There being none, the next item followed.

D. District Manager

1. Discussion of Fiscal Year 2027 Meeting Schedule

On MOTION by Mr. Payton seconded by Mr. Brink with all in favor the fiscal year 2027 meeting schedule was approved.

2. Discussion of Fiscal Year 2027 Goals & Objectives

On MOTION by Mr. Payton seconded by Ms. Osbeck with all in favor the 2027 goals and objectives were approved.

E. District Engineer

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS Supervisor's Requests

Additional comments: consider changes to golf cart registration process, club championship was good event, survey of event, community garden, security in summer, consider partnering with HOA.

THIRTEENTH ORDER OF BUSINESS Audience Comments

Additional comments: golf cart registration, lights removed from monument sign, landscape company to stop at certain area, some areas missed, have a community-wide capital plan for fiscal year 2028 that may be irrigation that is not covered in the budget, reserve study used in planning each year for capital expense, what does security do, result of survey, non-participation in tournament, residents would like to have more participation, residents can talk to staff at any time, extra lighting needed between old and new section of Royal Pines, bollards to stop cars from parking in certain places.

FOURTEENTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet as of June 30 2026 and Statement of Revenues and Expenses for the Period Ending June 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. Payton seconded by Mr. Warren with all in favor the check register was approved.

FIFTEENTH ORDER OF BUSINESS Next Meeting Scheduled for Tuesday, September 1, 2026 at 6:30 p.m. at Eagle Landing Residents Club

Ms. Giles stated the next meeting is scheduled for September 1st 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 7:47 p.m.

Signed by:
Marilee Giles
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Secretary/Assistant Secretary

Signed by:
876F743F6313451...
Chairman/Vice Chairman