

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, September 1, 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
Jessica Miller	Troon, Administrative Assistant
Charlie Gray	Troon, Superintendent G.C. Maintenance
Sophia Kapica	Troon Corporate Food & Beverage Director
Several Residents	

The following is a summary of the actions taken at the September 1, 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

Mr. Genovese of VerdeGo stated I want to thank you for giving us the opportunity over the last two and a half months to partner with the community. We hope that gets to continue. As part of that, I put together a comparison to show the value of our package we put together.

Ms. Buchanan joined the meeting by telephone at this time.

Mr. Biggs stated I wanted to take this opportunity to introduce our new superintendent, Charlie Gray.

September 1, 2026

South Village CDD

THIRD ORDER OF BUSINESS

Approval of the Minutes of the August 4, 2026 Meeting

On MOTION by Mr. Payton seconded by Mr. Warren with all in favor the minutes of the August 4, 2026 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Review and Ranking of Response to RFQ for District Engineering Services

- A. Alliant**
- B. BGE**
- C. Gulfstream Design Group**

Each supervisor read into the record their individual scorings for each criterion for each engineering firm with the consensus scoring of 81.75 points for Alliant, 88.25 points for BGE and 88.75 points for Gulfstream Design Group.

On MOTION by Mr. Payton seconded by Mr. Warren with all in favor Gulfstream Design Group was ranked no. 1 with 88.75 points, BGE no. 2 with 88.25 points and Alliant no. 3 with 81.75 points.

FIFTH ORDER OF BUSINESS

Consideration of Proposal Received in Response to the Landscaping RFP

- A. Bland**
- B. Brightview**
- C. Duval**
- D. Lawn Crafters**
- E. Prestige Landscapes**
- F. Sun State**
- G. United**
- H. VerdeGo**

Mr. Warren read into the record his scoring on each criterion for his top three proposers with the scoring for price being provided by staff and after discussion the board came to a consensus scoring of VerdeGo no. 1 with 92.20 points, United no. 2 with 90.66 points and Brightview no. 2 with 90 points.

September 1, 2026

South Village CDD

On MOTION by Mr. Payton seconded by Mr. Warren with all in favor VerdeGo was ranked no. 1 with 92.20 points, United no. 2 with 90.66 points and Brightview no. 2 with 90 points.

SIXTH ORDER OF BUSINESS

Open Item – Laurel Valley Monument Sign

This item tabled.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. General Manager - Report

Mr. Biggs reviewed changes in personnel and gave an overview of the general manager's report, copy of which was included in the agenda package.

B. Operations Manager – Report

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

C. District Counsel

There being none, the next item followed.

D. District Manager

There being none, the next item followed.

E. District Engineer

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Additional comments: Extra security for Halloween, new online orders for food & beverage can be picked up or delivered, working on software to be able to put gratuity on checks, new chairs are bigger, split tees and extra carts, follow-up on payment to Ruppert for irrigation repairs at the front island, additional streetlights are very expensive, look at solar lighting.

NINTH ORDER OF BUSINESS

Audience Comments

September 1, 2026

South Village CDD

Additional comments: Stairs for slide, license plate cameras, timer for solar lights, on Sunday didn't see beverage cart until the 17th hole, Troon purchasing program with Sysco.

TENTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet as of July 31, 2026 and Statement of Revenues and Expenses for the Period Ending July 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. Payton seconded by Mr. Warren with all in favor the check register was approved.

ELEVENTH ORDER OF BUSINESS

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

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

On MOTION by Mr. Warren seconded by Mr. Payton with all in favor the meeting adjourned at 7:28 p.m.

Signed by:

Marilee Giles

A38999D0EDC14F4...

Secretary/Assistant Secretary

Signed by:

[Signature]

876F743F6313451...

Chairman/Vice Chairman