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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, October 6, 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
David Frechette	Supervisor

Also present were:

Marilee Giles	District Manager
Katie Buchanan	District Counsel by telephone
Mike Silverstein	District Engineer
Sean Biggs	General Manager, Troon
Blaze Grinn	Troon, Head Golf Professional
Jessica Miller	Troon, Administrative Assistant
Several Residents	

The following is a summary of the actions taken at the October 6, 2026 meeting.

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Giles called the meeting to order at 6:30 p.m. and called the roll.

Mr. Biggs introduced Blaze Grinn, the new head golf professional.

SECOND ORDER OF BUSINESS **Audience Comments**

There being none, the next item followed.

THIRD ORDER OF BUSINESS **Approval of the Minutes of the September 1, 2026 Meeting**

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On MOTION by Mr. Payton seconded by Mr. Warren with all in favor the minutes of the September 1, 2026 meeting were approved as presented.

FOURTH ORDER OF BUSINESS **Consideration of Agreement with Gulfstream Design Group for District Engineering Services**

On MOTION by Mr. Payton seconded by Ms. Osbeck with all in favor the agreement with Gulfstream Design Group for engineering services was approved.

FIFTH ORDER OF BUSINESS **Ratification of Agreement with VerdeGo for Landscape and Irrigation Services**

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

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 the general manager's report, copy of which 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, landscaping and an update on the capital projects list.

B. Operations Manager – Report

Mr. Biggs gave an overview of the operations report, copy of which was included in the agenda package.

C. District Counsel

There being none, the next item followed.

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D. District Manager – Fiscal Year 2026 Goals and Objectives Report

Ms. Giles stated each of the goals and objectives have met the standards identified in the annual report.

> On MOTION by Mr. Brink seconded by Mr. Payton with all in favor the chairman was authorized to execute the fiscal year 2026 goals and objectives.

E. District Engineer

Mr. Silverstein stated I will touch base with the Chairman on the monument sign and on the pond inspection report.

EIGHTH ORDER OF BUSINESS Supervisor's Requests

Additional comments: Trouble when turning on the heaters, and with circuit breakers when turning on the hot water and look to redistribute rakes. Mr. Biggs requested Board authorization of up to $400,000 in interim operating funds to cover cash needs for the first quarter, until FY 2027 assessment receipts arrive mid-December. The calculated need is $323,654; the balance is a contingency for revenue shortfall and timing.

NINTH ORDER OF BUSINESS Audience Comments

Additional comments: Can the no soliciting sigs be repainted, the golf event will be here and at Eagle Harbor, 2026 budget cash flow.

TENTH ORDER OF BUSINESS Financial Reports

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

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

ELEVENTH ORDER OF BUSINESS **Next Meeting Scheduled for Tuesday, November 3, 2026 at 6:30 p.m. at Eagle Landing Residents Club**

Ms. Giles stated the next meeting will be held November 3, 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 7:00 p.m.

Signed by:
Marilee Giles
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Secretary/Assistant Secretary

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