

MINUTES OF MEETING
MIDDLE VILLAGE COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Middle Village Community Development District was held Monday, March 12, 2018 at 6:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.

Present and constituting a quorum were:

Rocky Morris	Chairman
Michael Steiner	Supervisor
Rod Swartz	Supervisor
Shawn Vick	Supervisor
John Jarrett	Supervisor

Also present were:

James Perry	District Manager
Jason Walters	District Counsel
Jay Soriano	GMS Operations Director
Susie Raab	GMS Aquatics Director

FIRST ORDER OF BUSINESS

Roll Call

Mr. Perry called the meeting to order at 6:00 p.m.

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Financing Matters

Mr. Perry stated we just had a meeting with regards to the potential refinancing of the bonds. I haven't heard any updates from Rhonda Mossing other than that things are moving forward on schedule. Everything seems to be moving along with the timeframe. We will have our public hearing at the next meeting. Some of you may have already received a mailed notice in regards to that and we are starting to get phone calls from residents.

Mr. Walters stated the real variable part to the financing is that smaller piece that has to be sold publicly because that goes out to the market. We have the commitment letter on the 90% piece so that pricing is pretty well locked in but they will update us as we move forward with the process and hopefully the letter will answer some of the questions without stirring up

a problem over at your sister. When it comes to the kids if they are here and under age it is still expected that they have identification on them so it's spelled out in here that they have to be with a legal guardian or parent, or they have to meet those age requirements in each area and they would have their own card. It wasn't until we put computers at the pool a few years ago that we started recommending to everybody that the younger kids get their own ID cards. One, it allowed them to come in if they hit a certain age and don't need Mom or Dad but when they are down here at the playground or the park or the softball fields and they are under age they need to have their card in case there is a problem we can get them to Mom and Dad. I'm changing the wording to make it a little more strict so that they understand they need to get their kids cards so when they are here we can ask for their ID. If they are not residents they are going to be asked to leave and if they are residents but don't have their card they may still be asked to leave depending on what the issue is. At your sister district we have a lot of kids hanging out and we can't prove whether they live there or not. At 14 they don't have a drivers license so I can't prove whether they live at a certain address if they are not there with Mom or Dad.

Mr. Jarrett asked I know each of my kids got their own card but now that they're older I should come back and get them updated?

Mr. Soriano responded there are certain points they get updated.

Mr. Jarrett stated my son just turned 13.

Mr. Soriano stated his will be updated because he can now come to the pool by himself. We tell parents you don't have to update if you don't want because some parents may not want their kid coming to the pool

Mr. Jarrett stated I'm also thinking hanging out at the fields because I know they go up there a lot and play games with their buddies during the day, especially now during spring break.

Mr. Soriano stated as it stands already he's either supposed to be with you or he's supposed to have ID, we're just spelling it out a little better so they know they need to get their kid an ID card so they can access the amenity center or playground because they all fall under the same rules.

Mr. Morris stated this last proposed sentence implies something I don't think we mean but it's saying if they are utilizing any facility without a parent present. Maybe perhaps we

need to be a bit more specific with respect to which facilities they can actually utilize without a parent because if my child is under 13 and has an ID card are there restricted areas they can't go to?

Mr. Soriano responded a couple sentences up you'll see in parenthesis "please see each facility's rules below" so any section like the fitness center, water park, basketball court, and tennis court have their own age groups that they can be at by themselves. At the playgrounds we allow 10 year olds to be there by themselves however now we'd like to see an ID if they are going to be down there. We're finding a lot of kids down there without Mom or Dad and they are the ones causing issues.

Mr. Morris stated I'd probably put an asterisk at any facility even though you're putting it in parenthesis above.

Mr. Soriano stated we can probably put the same wording with the parenthesis after that sentence also.

The next item was a request that has been requested a couple of times in the past that our guest pass is too expensive. Right now it works out to be \$5 a guest and we sell them in a 12-pack for \$60. Our argument has always been we're trying to deter you from bringing guests. We have limited space. If more than two or three percent of our population want to come to the pool we can't fit them on these pool decks so it is really for the residents first. At the same time, we want them to be able to bring their friends, family or a neighbor from the other side of Jacksonville. This is the daily guest, not the house guest. What I did was look at a way that I can make it cheaper and still find a deterrent for those times that we've had problems and realistically it's your pool that has had problems over the last year. If you remember last year was the first time in a long time that we've had to shut the doors because it was too full for safety issues. We didn't do it at all at Double Branch last year but it did get pretty packed over there a couple of times. It's mostly the holidays and weekends that are an issue. I created a package plan that breaks down to \$3 every time you bring a guest, however it's going to change if you bring a guest on the weekends. If you bring a guest with you on Saturday, Sunday or a holiday it's going to be two passes for that one guest so now it's going to cost you \$6 so a little more of a deterrent for the weekends and make it cheaper during the week. We don't come anywhere near maximum capacity during the week. Friday is a bit of an argument

but it's usually just Friday after work so we just have to make it a couple of hours so I didn't include Friday, I worded it Saturday, Sunday and the holidays.

Mr. Steiner asked that is not going to be affecting the house guests?

Mr. Soriano responded yes this is just for the daily pass so the house guest price stays the same at \$10 per person, per week but they also still have to be outside of that 50-mile radius. We don't want to sell a house guest pass to someone that lives Eagle Landing or Forest Hammock. That pass allows them to come down and use the place like they are the resident. This guest pass has the pin number. You have to stay with your resident and when the resident leaves, you leave.

The next policy is for the sake of that argument. House guests are not permitted to bring any additional guests. House guests do get a lot of privileges but they can't bring friends. That's not written anywhere in here so we've had one or two arguments so I wanted to add that in.

The pool and water park this is the same thing, it's really just to get those kids to have their own IDs. We do allow kids at 13 to come to the pool so it's spelled out a little more but they have to have their own ID. If not what we've been doing is they get checked in as guests. We don't know who they are and we're not trying to take the time to look up families. We try to stay away from that because then it's expected and during the summer it's too busy to sit there and look up the kids so it's either you sign them in as a guest and they use the one or two pins or you need to get your kid an ID. If they are old enough to use the facility, get them an ID.

The fitness center, really the only change here is the time.

Mr. Swartz asked is an hour really going to make that much of a difference?

Mr. Soriano responded no we really don't have that many guests using the facility.

Mr. Swartz stated that's my point. I was trying to look at the verbage and the only difference is from 9 to 10pm. Is it that crowded between 9 and 10 p.m?

Mr. Soriano responded no because before we were open 24 hours so it was just those times where it is busier earlier during the day and later in the evening we were trying to stay away from but after 9 or 10 there's really not a lot of people here. Now we close at 10 so the odd part about this rule would be you can bring a guest all the way up until 9 and then the last

hour that we're open your guest can't be here so that's really the only reason we're adding that hour.

Mr. Swartz asked would it be easier just to turn it around and say guests can only utilize between 9 a.m. and 3 p.m. daily Monday through Friday?

Mr. Soriano responded we don't open until 5 so I didn't want anyone thinking we were still doing the 24/7.

Mr. Swartz stated I know but that's my point. You give the peak hours of 5 a.m. and 9 a.m. and then again from 3 p.m. to 10 p.m. so just change it an say house guests are only allowed to use the fitness center between 9 a.m. and 3 p.m. daily.

Mr. Soriano stated but I have to mention that we're closed for an hour. Really it was to recognize those peak hours. Those are the busiers times where we have residents who will complain they can't get their spot on the elliptical or the treadmill. Either way I've got to cut out one sentence to put another sentence

Mr. Morris asked is there a way to better distinguish when we say guests, including house guests in the first sentence and second sentence says guests other than house guests. It just seems confusing. I'm wondering if instead of saying guests if that is the daily guest or some other way to define it?

Mr. Steiner stated why don't you just change it to simply say all guests in the first sentence?

Mr. Soriano stated we can change that one. There's no easy way to change both of them. They are speaking about two different things. House guests do get some privileges that daily guests don't.

Mr. Swartz asked do you define the house guest somewhere?

Mr. Soriano responded yes when you're purchasing a house guest pass there is a section where we talk about costs and that part wasn't changing. I'm not looking to change the rules on what they get or the price of the house guest pass.

The next one for the fitness center is for really forcing those kids that are now 14 and 15 to have a card if they are going to be in there. At 14 and 15 you can use the fitness center. In the old rules it was with a parent. Double Branch would rather state a resident or adult than a parent. If there is a 15 year old child and an adult neighbor and you want to take him to the gym that is fine, he's still a resident, both would have their cards and he's being escorted by an

adult. It's spelled out in there that an adult is 18 and older. For the pools we kind of consider the adult 16 because a 16 year old brother or sister can bring their younger siblings. In the fitness center we want them to be 18 years or older because we're more concerned for liability and safety.

Ms. Vick asked how do you differentiate between a 13 year old on the playground and a 14 year old?

Mr. Soriano responded there are colored backgrounds that will tell us what age group they are in. Beyond that there is a middle zone where they change from that red to blue that is a little tough and we have to scan the card and look at their birth date.

The last page has to do with what will end up being rates so if we want to affect these policies and make these changes we will have to go through a rate hearing that we would advertise for in May. You can accept these policies tonight and put them in place but the rate portion we wouldn't be able to do until then. The first part is about what's called our booking and security deposit. We have a really lax booking and security deposit. You can secure this room a year ahead of time and as long as you cancel out within those 30-60 days you get this breakdown of half your security or 100% back. The biggest problem we have with this is those residents that take advantage of the one year or more time and what they're doing is booking and then they cancel out from us. It still many times gives us a few months but that's not a lot of time to book a wedding so we're trying to get rid of those cancellations. Most local country clubs do not have that lax cancellation. When you sign up, that's your security deposit. You pay for it right there. Unless it's an odd case that a week later you had some kind of change whether it's family, health or whatever that was your security deposit. You took away from somebody else booking that date then you lost out of that money too so that's kind of what I would like to change it to because that's part of not just security for making sure you clean the place, don't break tables and chairs, but also to lock you into that date. Of course, as the manager I still have that ability to give them their fee back if it's something serious. What Wanda does right now is keep a list of everybody that was interested and when people cancel she starts calling back trying to fill that room. She's really trying to sell it and keep it busy all the time.

Mr. Swartz stated on the last sentence "If cancelled less than 3 days prior" they still get 50% of the deposit and 0% of the rental fee?

Mr. Soriano responded yeah that's more right now. It's 100% of the deposit. They lose that rental fee but they get the full deposit back.

Mr. Swartz stated it just seems like you were ratcheting down but then you did the same number as the 60 days.

Mr. Soriano responded I think they all go 50% of the booking. I don't keep 100% of the booking for just a cancellation, I do give them some money back. They should all be 50% of booking.

Mr. Swartz stated at 30 days we've pretty much lost all of our revenue.

Mr. Soriano stated right now they get it all back so we'd be gaining 50% of what we're losing right now. We could change that last one and keep 100%. That is what a lot of people would do.

Mr. Swartz stated yeah if I cancel within 24 hours at a doctors appointment I get charged for it. We can't fill the room within 30 days.

Mr. Soriano stated I just left them all 50% but if you guys want to do more than that, that is the norm.

Mr. Jarrett stated even with the major events we don't even have to pay more than \$500 within a couple weeks of the event and you're talking about food for 150 people or whatever so I think to withhold all of it because some people might say I have the money today, I'll pay for it in advance and then they lose the whole thing. I know for me if I did that and you told me I wasn't getting any of my \$1,000 back I'm going to probably take you to court. You took my money and then re-rented to somebody else. Most people aren't cancelling a wedding within 30 days unless something really happened.

Mr. Soriano stated we're usually trying to be a little more on the lenient side here. We've even kept our prices pretty low whether it's residents or non-residents so that's why I started off with 50%. If you want to we could go more. At 30 days out even if we were lucky enough to book it for some reason we would still be okay with keeping that amount. That is considered normal. We have to rush and try to do extra staff work to try to fill it so the pricing would be justified.

Mr. Steiner asked I know that a lot of vacation rentals say you can cancel and you can get this amount back if we can fill the date. Then it avoids the issue you're bringing up of

double charging basically. It's an after the fact return of funds and it would only be based on whether that date is filled.

Mr. Soriano stated what I'm trying to do is avoid making Wanda do that extra work. We're trying to keep that date in there. If you decide to cancel then at least we're getting a little bit of money. If you rent out everything, the bridal room, the lawn, etc you're talking about \$700 and 50% of that is \$350. That is what they're losing after we lose out on a couple thousand dollars for the weekend so it's not a huge amount.

Mr. Perry stated administratively what happens if everything was in the original rental but now they're only taking the four hour time slot with the room so now you've got to pro-rate things.

Mr. Steiner stated I'm not trying to complicate things it was just another option.

Mr. Soriano stated it's not a lot but it's something we've looked at over the years, how do we stop people from booking a year ahead of time and then cancelling. When we get down to 30 there's really no way unless I'm filling it for some other type of event. We're not booking a wedding in 30 days.

Mr. Jarrett stated that's my point. Once you get inside that 30 day window you have so many other expenses you've already paid for and the least of your worries is cancelling here at that point so it would have to be drastic.

Mr. Soriano stated I started out with just the 50% but we can always adjust that later if we feel it's still a problem.

There is right now pro shop merchandise that we have and I want to put that on there. They sell t-shirts and things like that.

There are a couple items that are crossed out and they were on the last handout that I gave to you. Double Branch has talked about this a couple times and they chose to forego even considering these couple ideas. One was advertising and the only reason I put that in there is we constantly we talk about a bigger or better web service. With that I can advertise and get somebody else to pay for us to have a better website. I think our website does the work now. I don't think it's needed but we get that request every once and a while. What I get more of is just people looking to advertise on our website. We have a lot of residents that have their own businesses. Double Branch's concern was we open the door and it's a lot of work so they'd rather stay away from it which I'm fine with too. If we were ever going to get a better website

at least I could find a way to pay for it. If that's something you guys wanted to do, you do have that ability. You don't always have to do everything your sister district does, it just makes it easier if I can work many things the same, especially the website.

Mr. Morris stated I think if their concern is the trouble of managing all of that, there are companies that specialize in web development placing your ads for you and they will manage all of that for you and they cover the costs of all of your hosting that we're covering now and then they split the ad revenue with you so you end up getting free hosting, free design and then the positive revenue from the ad space.

Mr. Soriano stated I wasn't looking to make a huge revenue but that was my thought is if we did it as advertising we have that aid. Right now we do a low-level basic website and I set it up so you're not paying anything extra. I think it cost us about \$30 a year and you split that with Double Branch so it is not a big expense and we don't have any type of advertising. It was one of those things if you wanted something better I was trying to find a way to pay for it.

The next item you'll see crossed out is the nanny pass. We've talked about this a couple of times. I had all of these things lined to say if we wanted to do it, this is an option. We've made it high priced so it forces them into saying if this is the only way then I have to pay this but that's also fair when you consider that when we have to sell by law we do have to open this up and you can buy in as a non-resident. You can pay for a pass that is done by the year and it is set a little higher than our highest assessment for any house so it's \$1,800 a year. If you live in Forest Hammock, Argyle, Water Mill you can buy in and we sell about four or five of these every year. Doing anything different kind of takes away from that sale but I looked at what that \$1,800 breaks down to and made this a little more expensive. What they're looking for is a way to get into the pools for the summer for their kids but it would really only be worth it to those families where there's really way that they can make those hours where we have the pools open. It works out to be about \$10 a day for the summer. These are great facilities. If you want that for your kids then this may work out. I've got these other bullet points. Your sister district's biggest argument against it was now we're finding another loophole for something that we already have in place.

Mr. Jarrett asked what would prevent them from paying the \$5 for the guest pass?

Mr. Soriano responded right now you can't get a guest pass unless you can prove that person lives more than 50 miles outside of this area.

Mr. Morris asked so they're saying we've already got an \$1,800 deal?

Mr. Soriano responded correct. They hear the residents that ask for that around the summer time because those parents that work a lot will say I can't bring my kids to the pool so that was a way to try to answer them. There are very few and I think it's more of opening a door and an end around to something we already do that's fair to everybody. We pay our assessments and they are paying \$1,800 and they get everything else, not just the pool.

Mr. Morris stated that's fine.

Mr. Soriano stated the last item was the tennis costs so I gave you another letter. This is from our tennis pro. This is not one that I was looking at putting in place yet but I think it is a very good idea and we need to address it whether it's sooner or later. What our tennis pro has done this last year since he's been in place is pretty much triple the volume out there. He's doing great with the teams and the lessons and we've even brought on an assistant with him that teaches a few times at spring break camps and fall camps. With almost all communities the one thing they look at when they do those type of programs is they have to let in outside people to build up that program but you get to a point where those outside people may not be needed. Now that we're that busy we don't need people that don't live here to be a part but we also don't want to kick them out so we have the ability just like anybody else where they put in their pin number and bring a guest for the day but there are a lot of players that have been here for years that practice with the teams and they're only there while they're practicing but they may not pay and be part of the team because they don't want to compete in the actual match. Those residents aren't going to sign them in. They could care less whether they are here or not but those players want to be in here so if they're actually taking part in the match for their team or their private lesson then they have that ability to be here but if they're just coming out here to play pick up games with the team players or practicing, our pro has talked to everybody about either trying to clear them out or make them pay so they can help build up the program and most have agreed to it. I'm sure once we put it in place we will have some push back but many of those non-residents that we know are here are fine with paying. Many of the residents that are on the team would like to see that. Tennis is a little different. They know that they needed those people out here before and now as it gets bigger there's not so much need but at the same time those tennis players don't want to anger their friends so our tennis pro was looking at a way to do this. Some of these things I don't agree with, the yearly pass holder or

anything like that. That's kind of what we just talked about. We're not trying to find an end around for somebody to be here all year long but something like the \$3 a day we could go to and they could buy a card that gives them so many passes. They have to put their pin number in and they're only here for practice, the pro knows they're here and makes sure they're scanned in. It basically knocks away every time you use it just like at the pool. When they're ready to buy a new one they go downstairs and buy another ten-pack for \$30.

Mr. Morris asked exclusive to the tennis center?

Mr. Soriano responded it doesn't allow them to do anything else and basically it would be \$30 they could have gotten if they just went ahead and played the team fee and said they weren't going to the match but they really don't want to pay to be part of the team because they're not playing the match.

Mr. Jarrett stated my thought on this is if the tennis pro thinks this works and it's just for tennis I don't have a problem with it. He's got the participation and the growth already from the community and then to have these other people come who already agree if they're going to play. Most people know a facility like this costs money so to pay \$3 a day I don't see it being an issue.

Mr. Swartz asked what does Eagle Landing do?

Mr. Soriano responded you can pay to come in outside like this. Their program is not quite as big. If you're set off to the back and kind of protected some people don't even know they are there. It's kind of like going to Orange Park Country Club. You're not going to drive way into the country club to sneak in but I'm sure we have one or two a year that try to find ways to sneak in. It's very hard to stop a game and ask for IDs.

Mr. Steiner stated you're talking about limiting for the tennis court, \$3 a day. When we were talking nanny pass it was off the table. Can't we come up with some type of package that limits it just out here to the pool?

Mr. Soriano responded that would be the \$900 pass.

Mr. Steiner stated but \$900 versus \$30.

Mr. Soriano stated no \$30 for ten uses so they'd be gone in a week or so. If they are here for a year they're going to spend a lot more.

Mr. Steiner stated yeah but if a homeowner wants to have his kids come down during the summer and he's only going to have them come down maybe every other day, \$900 for

eight days at the pool is no longer \$10 a day. If we've got a way to control it for the tennis court but if I'm looking at the nanny situation well why are you doing it over here but I can't do it?

Mr. Soriano responded the pool wasn't a request for the people that only want to send their kids to the pool once or twice it was "I want my kid to be able to go to the pool every day, I pay for this and I want to be able to do it and I can't so I want a non-resident to come in". Right now they want it for free.

Mr. Steiner stated I'm not for free. I'm saying if you have \$30 here, this is \$50 for a ten pack or whatever but when that ten pack is gone you have to get another ten pack.

Mr. Soriano stated you also have other issues that we don't have with those getting two packs. We don't have issues with ever having to turn away people at the tennis courts.

Mr. Steiner asked how many requests for a nanny pack have you gotten?

Mr. Soriano responded we probably get about four or five in the summer every year.

Mr. Steiner stated four or five is not going to cause you to be overflowing out here.

Mr. Swartz stated and if you're talking during the week you said we're not overly busy during the week.

Mr. Jarrett stated the parents are there during the weekend if they are there during the week.

Mr. Morris stated understand too guys, this is coming from our pro. This is just from the perspective of the tennis. I understand what you're saying Mike if we had some type of system that was equitable for the different facilities in the amenity centers. I agree with Mike and while we may not have the issue with overflow with the tennis court there are those issues if you say there are four or five of folks that are wanting the type of pass that we discussed

Mr. Steiner stated you're limited to Monday through Friday and that's the only time the pass is good. If you want to make it \$10 a day then fine, but make it \$100 for a ten pack.

Mr. Soriano stated now you're getting away from the other issue which is we already have that one pass that is in place that is \$1,800 for the year which breaks down to about \$150 a month. That's been in place forever.

Mr. Swartz stated but that gives you access to everything. We're talking pool only access.

Mr. Soriano stated the card system doesn't turn off on the weekend.

Mr. Jarrett asked could you put something on the card like a color system?

Mr. Soriano responded yeah we'd have to do something visually.

Mr. Steiner asked don't they have to scan the card to come in?

Mr. Soriano responded yeah but there's a line there that is 20 or 30 people so basically they're just looking for a picture to pop up. We've talked about this before trying to open things up for people. They'd have to be able to catch them. That's my argument now is for those parents that want the nanny pass, bring them on the weekend. If you work during the week we shouldn't have to go through this. We're finding an end around for somebody else to come into our neighborhood that we pay assessments for and use the facility during the week just because somebody works.

Mr. Jarrett stated being a parent of five I remember my in-laws helped me with my kids when they were little because my wife and I drove to work. We worked all week. I was a cop and she was a nurse. My in-laws took them to the pool so if I lived here now they wouldn't be allowed to.

Mr. Soriano stated that is the same case if you buy into any type of membership for a recreational facility you can't just simply say I bought my membership but I can't use it enough, I'm going to let this person use it. They don't transfer it this way.

Mr. Jarrett stated I'm just saying people run into those circumstances where you have multiple kids home all day and you're saying they can bring them on a weekend. The pool is only open about 12 weekends out of the year that they can actually swim. I'm saying there's got to be a way, even if it's a color coded card and you're saying the nanny can only do it Monday through Friday, excluding holidays and it's X dollars.

Mr. Soriano stated your sister district's argument that there is a way that is in place right now. We have four or five families that do that \$1,800 pass every year and most of them are probably going to say I'd rather go to a cheaper way if I could so we will get rid of those thousands of dollars that we bring in on those.

Ms. Raab stated another problem we have is grandparents. If you let the nannies do it, now you have to let the grandparents do it as well.

Mr. Swartz stated you might sell three times as many of the \$900 passes as you would the \$1,800.

Mr. Soriano stated if you put all of those bullet points in place I truly believe you need that. If I'm willing to turn off my card because I say that I can't come to the pool and I want my nanny to be able to use her card so that I'm not dropping my kid off and going and working out at Double Branch while my kids are here playing with the nanny.

Mr. Steiner stated but the person that wants the nanny pass is going to pay extra for that person. They're not asking for a refund or to turn their card off. They're saying I've got this extra person who is watching my kids during the week and our requirement is they have to have an adult with them. So this is the adult I'm sending down here and I'm willing to pay extra for that privilege. I'm not asking you to take away from the \$1,800 I'm already paying and give it back to me and I'm not asking for you to disable my card.

Mr. Soriano stated that can be part of the argument whether they could or couldn't. I can't say right now I don't use the heated pool so I want a refund so that argument falls off.

Mr. Jarrett stated if I work all day and I come home at 5:30 and the nanny is at the pool with the kids and I want to come to the pool and now you're saying my card is turned off, I don't think we're saying that. I think what we're saying is this is in addition to so we pay \$900 for a nanny pass and the nanny brings the kids to the pool only but I don't want my card off. If I have a day off or get off early or whatever, I want my card still to be active so I can go to the pool with my kids.

Mr. Morris stated I understand Double Branch is pushing back on this. I think there is agreement here that the \$900 nanny pass has merit. I don't know if we want to restrict it only to the pool or not. My proposal is let us move ahead with that from our district standpoint and the proposed fee that our tennis pro is offering.

Mr. Soriano stated remember it's only going to happen at your pool.

Ms. Vick asked can it stipulate on the card that the nanny has to have the children with her?

Mr. Perry responded at the top it's going to have nanny in capital letters.

Mr. Soriano stated what we've seen in other districts that have those nanny passes is every week they're off early and it wasn't the case that they truly needed a nanny pass. Now we have to go in and do the extra work to see this so we're trying to cut it off if it's not needed.

Mr. Jarrett stated right but my feeling is if the pool is not crowded and we don't do it on the weekends or holidays then one more person is not going to make that big of a difference.

Mr. Morris stated I think the caveat also would be where we offer an \$1,800 membership to outside residents, a nanny pass would be restricted to residents only for their nanny.

Mr. Jarrett stated if you think about it you're paying a lot more money so if it's worth it to them to pay that kind of money just to come to the pool for a few hours with the kids.

Mr. Swartz stated from a liability side too it gives us one more set of eyeballs watching those kids instead of putting it on the lifeguards.

Mr. Walters stated we don't talk about it often because it's almost assumed at this point but the reason Double Branch can come here and Middle Village can come there is we have an interlocal agreement. Part of that interlocal agreements allows reciprocal use and if we get those \$1,800 fees it allows allows the division of those monies so I want to make sure we think through that Double Branch said no and I anticipated this being both doing one or the other so maybe we try to sell to Double Branch and say get on board with this because the issue will be a Double Branch resident can't use the nanny pass because it's only this board's rate and this board's facilities and how do we square that up with a reciprocal use agreement.

Mr. Morris stated I say a Double Branch resident can purchase a nanny pass only to be used here.

Mr. Jarrett stated and all of the money stays here. In the grand scheme of things in the last five years how many people do you think would pay \$900 for nanny pass?

Mr. Soriano responded none of them. None of them wanted to pay anything. They wanted this to be "I can't use it, I pay for it, so it should be able to be used for somebody else".

Mr. Walters stated I'll probably have to look at that interlocal agreement again because it is an awkward provision. What about an Eagle Landing resident? It's just a non-resident access to the facility based on certain conditions.

Mr. Morris stated that's why I'm saying it can only be either a Double Branch or Middle Village resident that can purchase the nanny pass.

Mr. Soriano stated I had a whole other set of bullet points for things like that. Administrative fees that we could add in. If you're changing a new nanny every week, basically you're just buying access for someone else.

Mr. Jarrett stated but if you're paying \$900 a person to do that then the second time you do it, they're not going to be paying \$900 a person.

Mr. Soriano stated I was just talking about an administrative fee to change the nanny. I wasn't going to charge them \$900 every time. When you lose a card you still have to pay a card fee because the staff at the front desk has to do work. So everything would still stand, the policy that they can't bring in guests, it's Memorial Day to Labor Day and it doesn't go for anything else other than the pool.

Mr. Jarrett stated right.

Mr. Swartz asked are we saying Monday through Friday?

Mr. Perry responded no. What if I work different than the normal work week?

Ms. Vick asked I'm just thinking what if Grandma is the nanny all summer then she can't bring Grandpa?

Mr. Jarrett responded at this point no.

Mr. Walters stated this was part of the discussion at Double Branch. If you buy a house pass then either of them can use every single facility all year round. We have a solution in search of a problem on some level.

Mr. Jarrett stated but to me that's a great point. If your Grandma is the nanny and she pays \$900 and she wants Grandpa to go then pay the \$1,800 and both of you can come and then you can use the weight room and tennis courts.

Mr. Soriano stated I did a lot of work to try to come to that \$900. I wanted it to be pretty fair compared to the \$1,800 and what you get. The \$3 a day was a suggestion from tennis, I would charge them a lot more because they're out there tearing up the courts and that's expensive and they're not residents. This came up more in the last couple of months because of what we've done in the fitness center downstairs. Everything runs so much smoother. We're limiting who is not supposed to be here and who is using it wrong, things like that. That's where that came from. He sees that and wants to make sure everybody is happy out there just as they are in the fitness center.

Mr. Swartz asked other than the pro having the screens and seeing people, are they expected to wear their badge on them?

Mr. Soriano responded every once and a while we question people. It's the same way we police a lot of open areas. There are a lot of times I have to ask patrons whether they are residents at the playground. The front desk staff person downstairs got yelled at last week

because she questioned a family when she saw kids climbing on the basketball fencing. This usage for these facilities, including the playgrounds is residents only or their direct guests.

Mr. Jarrett stated I don't even think about my son carrying his card to go to the soccer fields and things like that. With it now being spring break they just get up in the morning and ride their bikes and they're gone for five hours but for them to carry an ID with them, most of the time they have a pair of gym shorts and a t-shirt.

Ms. Raab stated a lanyard. They punch holes at the fitness center. We have two places we can punch it because of the keys that are built into it. Just tell them to take it up there and anybody will punch it for them. It's good for bathrooms too.

Mr. Soriano stated and realistically that was already expected before it just wasn't worded that way so now we want people to carry their card.

Mr. Walters stated with respect to the rates we will notice those and have that hearing in April so be thinking about these things. That won't be the final action on the rates. This is on the language and Jim and I will have a discussion in terms of whether we try to sell the nanny pass back to Double Branch based on the change and keep that synced up and simpler. We will make that final decision at the hearing.

On MOTION by Mr. Swartz seconded by Mr. Morris with all in favor changes to the amenity policies were approved.

SEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Walters stated again, hopefully the notices will keep things simple. It's more art than science on some of those sometimes. We will keep the board advised and come in for that hearing in April and hopefully close sometime soon thereafter on the financing which will be, I think, a good thing for everyone. I will probably also be bringing back at the next meeting, I have a conference call scheduled with the counsel for the certificate holder of our piece here. They have offered to incorporate their future development plans into the assessment methodology and agree to certain things. I'll have that call, make sure we're on the same page

and then I'll probably bring those agreements as well so you can see those and understand the concept and Jim and I can explain how we see that going forward but all good news and hopefully everything stays going smooth and I anticipate that it will.

I will probably be distributing an end of session legislative wrap up that finished last week but this year was generally a year of dodging bullets and candidly most of them were dodged which is a good thing towards the end but I'll circulate that and if you have questions give me a call.

B. Engineer

There being none, the next item followed.

C. Manager

There being none, the next item followed.

D. Operations Manager – Report

Mr. Soriano stated we set the dates for the district events in April. Spring Campout is the 13th and 14th and the yard sale is on the 21st. We have an event in March that is not a district event at your sister district, the spring expo. It's a resident that organizes everything. She does one in the spring and one in the fall. That is going to be March 24th. I'm working with Susie right now for our events for the summer. She is open for spring break. We were open Friday and we will be open all the way through until Monday because the kids don't go back to school until Tuesday. I don't foresee us getting much usage the rest of the week because it is cold. The water was freezing after those couple of cold days last week but we do open it up. We have a full staff. We use this for training time, cleaning and getting ready, pointing out the things we still need. This is the start of our new employees that are district employees.

Mr. Steiner asked I assume our sister district agreed with the changes?

Mr. Soriano responded yes. It put us in a little rush but we were able to get everything done. Their first pay period will be coming up this week. We had to take care of workers comp, unemployment tax rates, things like that and setting up actual employment. The business of the district has always been here we've just never had employees so we had to go through all of that paperwork and red tape to get everything set up.

Mr. Swartz asked so everyone that was here is staying here?

Mr. Soriano responded yes. From what I heard we had one person leave and it was an instructor and it had to do with something else.

You'll see our usage is staying up. There is a slight up tick and that was because in February we had a couple warm weeks so everyone was out and about using the place like it was summertime and then that went away.

With the way we are set up now we have a little more leeway and staffing and hours and that will cause a little issue downstairs. We have staff at the front desk and we've matched those scheduled hours with Double Branch. When it comes to holidays, Double Branch closes and it was always looked at like there's no staff over at Middle Village so if you want to work out, you go to the gym over there because it's open 24/7. I never really spoke to you guys or asked for direction on how you want to do that. They are typically closed for Easter and we would typically be open but now we have a staff person so that would be the only staff person working for the holiday.

Mr. Jarrett stated my recommendation is to close it for the holiday and put a notice up.

Mr. Soriano stated the fitness center is about the only place we do that. I have gone back and forth with the pools. This year Easter falls on the very first day we would be open. We're only open on weekends and this is a split weekend so we wouldn't be open Saturday but we would be open April 1st, Sunday and that April 1st is Easter. A couple years ago I kept it closed and said we would just start with that next full weekend. It happened to be 80 something degrees that day and we really took a hit on Facebook. I wasn't too worried about it and your sister district wasn't concerned. It's a holiday and they would have rathered the lifeguards be with family and people should expect things to be closed for the holidays, however the nice part is we have that ability now so I've kind of gone back and forth. We pay less for staffing and it is easier to put people on last minute so we can very easily change that schedule and say we're going to be open here at the pools. There are certain holidays that are looked at as recreational holidays. We don't close for the fourth of July because people want to be out doing things. The way the schedule is set up right now for Easter, we are not open at either pool.

Mr. Jarrett stated just put up a sign and close it. Even Publix is closed on Easter so people can spend time with their families.

Mr. Soriano stated I'll make sure we send that out by email too. This will be new to them that the fitness center will be closed and we will keep the schedule that's been posted that starts the next weekend.

Moving on to the maintenance side. We completed some of those off season repairs at the pool. If you remember, we had some issues with valves. We were able to reseal the valves and we didn't have any leak issues so some of those concerns with pipes and motors we were able to fix without any major hiccups so the pools were up and running for Friday when we opened up.

I talked to our insurance company and let them know we were changing over and handling a lot of things in-house. The one or two concerns between you and your sister district were about liability so I spoke to them. They assured me rates will not go up because of that. They're actually quite happy with the way we operate here. We have a very low count of claims between the two districts for our age. We only have two claims on record that were paid claims. We've had lots of threats and I work with the insurance company and will call Jason and let him know but we've only in the years had two. One was here and it was not an injury issue, it was our storm from a year ago. We had the one claim for the well that was covered. They asked for a walk through to update everything since 13 years ago when we started out and looking for ways to lower our insurance. We walked through last week so I'm waiting for a report from them to go through what kinds of things we need to update and what kinds of things you guys would like to see change that could possibly take our insurance down. With that, part of it was looking at any areas of concern and things like that.

Mr. Swartz asked what about the well?

Mr. Soriano responded we're still dealing with the county. I was hoping to get a chance to speak with Peter but I will send him an email. The county has not changed their stance that they don't want to agree to put anything new in their right of way and until we can prove that there was an area carved out that is district owned they don't want to say anything. They're hoping that we find something that shows we have an address here and that there's a survey done for that small plot and we can drill a hole there. It's not affecting us yet but we want to get it up and running before it starts getting too hot and we need extra water. I spoke to Charlie Arnold who deals with that property. He seems to recall there should have been a buffer zone along that fence line and we do that in certain areas. I'm not seeing it there. Nothing was recorded with the county. It doesn't mean we didn't miss it. We do have some areas that were conveyed to the district and never recorded properly. There's usually a buffer zone in between the properties and the county right of way. If there is a buffer zone it would be in the street and

we would be able to dig a well because it's our buffer zone without the county approving the right of way.

Mr. Swartz asked so that's our back up plan?

Mr. Soriano responded it is. Either that or try to twist the county's arm. We will get a lot of complaints from residents that the grass is dying, things like that so I'm hoping they will say the well was approved at one point and it should be approved again.

NINTH ORDER OF BUSINESS

Audience Comments/ Supervisor's Requests

Mr. Steiner stated I've put this off for several meetings because of what's been going on but I want to go back to raise a question as to the impacts on liability. Back when all of the receipts came out I noticed that probably one of the events you had purchased some beer and I'm not against adult beverages, my concern is the district providing adult beverage. In today's environment they're going back against bartenders and establishments. I understand we don't even have a liquor license so we can't be selling it. I'm only concerned with the fact that we don't put ourselves in any kind of jeopardy. I'm not chastising you in any way. If there's not an issue, I'm fine with it. In today's environment what happens if somebody leaves one of these events that the adult beverage has been purchased by the district and there's an accident?

Mr. Soriano responded what we do for that, and it's actually something I would make sure gets done when I've been here, I don't know that it's always been done but there have always been those events and Oakleaf has provided adult beverages to the adults. I purchase extra insurance for the district so not only do we have our own general liability that covers those events but we also purchase what's called event or party insurance and it covers that alcohol. Just like a bartending company would come in, they would have a COI that covers up to so much. We pay a couple hundred bucks extra for the night to be able to have alcohol. We don't sell for that reason. I don't want any issue with somebody saying because you sold the beer even for an hour you have to have some kind of liquor license. We just give it away and they're marked so we have an adult there that helps out and marks the wrist band when they give them out and they are limited.

Mr. Steiner stated like I said I saw it on the receipt and I was going to mention it but the climate hadn't been the right time to ask at the previous meetings. I just wanted to make sure we weren't setting ourselves up in any way. I appreciate what you've done and I'm satisfied.

Mr. Soriano stated risk management is big but at the same time I'm not trying to bubble wrap everything we do. We still want the adults having fun too.

Mr. Steiner stated I'm not looking to curtail it or anything like that I just want to make sure we weren't sitting in an area of liability that we needed to be covered for.

Ms. Vick stated the sign going into my neighborhood looks bad but apparently we have a different sign than everyone else?

Mr. Soriano stated Hamilton Glen does have a different sign. Lennar made a different sign. It's a vinyl sign and even has a little logo right in the middle of the sign and the sign is getting a little rough and rugged so it needs to be either repaired or replaced. Because of the design of the sign it is going to be a little costly to do the repair because there's going to be a lot of labor. It's not like the fiberglass and foam signs that we deal with now and just recoat the fiberglass, repair and touch up every year. We're probably going to have to pull the whole thing down and get a new sign up. If we did that I would want to match Whitfield and Deerview. If the board wants to look at replacing it that is a single family neighborhood. Unlike the multi family units they handle their own signs but Hamilton Glen is a single family neighborhood and in Oakleaf we take care of those entry signs but it will be a little costly.

Mr. Swartz asked what's the cost?

Mr. Soriano responded it could cost \$4,000 or \$5,000. The whole sign would come down.

Mr. Morris stated I would agree it needs to be consistent.

Mr. Soriano stated I will try to get low costs from the sign companies but I will bring those back and if you want to look at replacing that sign. I'd rather them match the two that are out there. It's probably been two years since we touched those up. Whitfield is actually starting to look white instead of yellow when you go by.

Mr. Morris stated I agree we need to.

Mr. Soriano stated I'll start collecting quotes.

TENTH ORDER OF BUSINESS

Next Scheduled Meeting

Mr. Perry stated the next scheduled meeting is April 9th at 2:00. We're going to have the public hearings.

Mr. Walters stated we need a 29 and 30 day notice for that rate hearing so the hearings will be at the May meeting. By statute you have two notices, one has to be at least 29 days out so we call it 29 and 30 day notices. That is the 9th and today is the 12th so we can't make the April meeting for the hearings so the hearings for the rates will have to be in May.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Swartz seconded by Mr. Morris with all in favor the meeting was adjourned.


Secretary/Assistant Secretary


Chairman/Vice Chairman