

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 on Monday, May 14, 2018 at 2:00 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

Also present were:

Jim Perry	District Manager
Jason Walters	District Counsel
Jay Soriano	GMS Operations Manager

FIRST ORDER OF BUSINESS

Call to Order

Mr. Perry called the meeting to order.

SECOND ORDER OF BUSINESS

Public Comment

There were no audience members in attendance.

THIRD ORDER OF BUSINESS

Affidavit of Publication

Mr. Perry stated this is just a copy of the ad that was published concerning the rule and rate setting that we will have today.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the April 9, 2018 Meeting**
- B. Financial Statements**
- C. Assessment Receipt Schedule**
- D. Check Register**

Mr. Perry stated we are 98% collected on the roll. The check register totals approximately \$110,000.

On MOTION by Mr. Morris seconded by Mr. Swartz with all in favor the consent agenda was approved.

FIFTH ORDER OF BUSINESS

Consideration of Supplemental Assessment Resolution 2018-05

Mr. Walters stated we did close on the bonds a couple of weeks ago and everything went smoothly. We were also able to get a final version of the agreement with the SPE parcel and the certificate holder there. They have 60 days from that date to obtain title to that property. I'm in communication with them making sure we're keeping that moving forward. Assuming that all goes through as we expect it to, that will be back on the roll next year. It's very good news. The resolution you have in front of you is a supplement to that refinancing. At the last meeting we had the assessment hearing and we levied the assessments based on a little bit higher number before we had sold the bonds. We got our final numbers so we levied based on that amount because we have to have an assessment in place before the bonds can be sold. What we do in those cases is we come back with a supplemental resolution, which is what we call the final numbers resolution. The key thing for this resolution is the attachments and you'll see the final assessment methodology that has the final assessment numbers in it. That is what will be on the tax bill for this year so everyone will see the reduction in debt service assessments on their fiscal year 2019 tax bills.

Mr. Morris asked so this resolution with those final numbers comes in slightly less than what we had originally proposed?

Mr. Walters responded that is correct. It's lower than the amount we previously levied. I can't remember the exact number we were at last time but I want to say it's in the neighborhood of \$15 to \$20 lower. It did bring it down based on the final numbers we were able to sell the bonds at.

Mr. Perry stated just for the record, although there was a decrease in the annual assessments of about \$79 for a single family home, there was an increase in the debt and I think that was about \$800 a unit.

Mr. Swartz asked do we know what the actual change to the homeowner's assessments is?

Mr. Perry stated it will be in table number 3 which shows the debt increase.

Mr. Swartz stated single-family \$772.66.

Mr. Perry stated correct. Multi-family is \$547 and per square foot for commercial office is .60. Table 4 shows you the decrease in annual assessments.

Mr. Swartz asked so \$78.90?

Mr. Perry responded correct.

On MOTION by Mr. Morris seconded by Mr. Swartz with all in favor Resolution 2018-05 was approved.

SIXTH ORDER OF BUSINESS

**Public Hearing Adopting Rates and Fees
Relating to the Use of the District Amenity
Facilities**

A. Consideration of Resolution 2018-06

On MOTION by Mr. Morris seconded by Mr. Swartz with all in favor the public hearing was opened.

Mr. Soriano stated there is a table in your packet under exhibit A behind the resolution. The only thing we made a change to after our last meeting was the rate on the nanny pass. There was the originally proposed rate of \$900 for the summer and we broke it down and put a rate in there per month of \$300. The administrative cost for the card, just as you would pay as a resident, is \$15. Other than that, all of those items are the same that were proposed three meetings ago.

Mr. Steiner stated I want to go back over this again. The \$300 is for a calendar month so on the first of June, if you get it in the middle of June, it's still \$300 and it is for the calendar month.

Mr. Soriano stated correct.

Mr. Steiner stated the \$900 is for the entire swim season, May through the end of September.

Mr. Soriano stated Memorial Day through Labor Day.

Mr. Steiner stated but basically outside of that the pools go to weekend only and the pass doesn't apply to that. It's only Monday through Friday, except in May and September when Mondays and Wednesdays the pool is closed so you only get three days out of that.

Mr. Soriano stated that doesn't happen until after Labor Day. The \$900 doesn't include those shoulder seasons. We're not to Memorial Day yet so the \$900 would not include this time when we have that alternating schedule.

Mr. Steiner asked why not?

Mr. Soriano stated the time we always have requested for nannies is the time when kids are out of school. We can make it longer but I based it on just the summer months.

Mr. Steiner stated I would like to propose that when the pool is open weekdays, which is somewhere after the first of May through the end of September, that the \$900 pass includes those days that aren't closed from May through September because you're closed Mondays and Wednesdays so it would be Tuesdays, Thursdays and Fridays in those two months.

Mr. Morris asked and still the same monthly cost?

Mr. Steiner you can buy for the full season and you get 85 potential days of usage.

Mr. Soriano stated that would actually give a little incentive to do the \$900 pass. We can do that.

Mr. Steiner stated if you do that and then they decide they only want to buy by the month they can do that but it's going to be \$1,500 if you do \$300 each month. I'm in favor of that but we didn't have any of that in your discussion and I wanted to work it out. Basically, you're charging \$10.60 per eligible day under \$900 and you're going up as much as \$14 to \$20 a day depending which month you get but it's still the \$300. That way if someone is only going to be around for one month, if the grandparents are coming in or whatever, then they can buy that one month and that should cover your staff costs in doing that.

Mr. Soriano stated it's still the same rates it's just now we're expanding to the full season.

Mr. Steiner stated this incentivizes them to get one pass and go through the effort once. I even made a note that passes must be purchased by an Oakleaf resident. Pass holder must accompany one or more resident members, in other words they can't come by themselves to the pool they have to be with a member of that household.

Mr. Soriano stated when we originally brought this forth we said they have to have the children.

Mr. Steiner stated that's basically what I'm saying and that's going to require that family have a CDD issued card for that child. With what I heard from our sister district they don't want any part of this, therefore it's only good at our pool but we are opening it up to members of Phase 1. The nanny pass will be valid only to the cardholder and they have to have an ID with them too.

Mr. Soriano stated correct. They will get a picture just like our normal cards do.

Mr. Steiner stated and the nanny pass holder is not allowed to bring in any guests. Does that cover all the bases?

Mr. Soriano stated and a bullet point on Monday through Friday.

On MOTION by Mr. Morris seconded by Mr. Steiner with all in favor the Resolution 2018-06 was approved.

On MOTION by Mr. Morris seconded by Mr. Steiner with all in favor the public hearing was closed.

SEVENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS Staff Reports

A. District Counsel

There being none, the next item followed.

B. District Engineer

There being none, the next item followed.

C. District Manager – Report on the Number of Registered Voters (4,418)

Mr. Perry stated we are required to report to you the number of registered voters within the District boundaries. That is 4,418. Your sister district has 5,308 so between the two almost 10,000 registered voters. Your population is probably 18,000 to 20,000.

Mr. Morris asked have we ever found out a census of the household makeup as in single, married, two children, three children?

Mr. Perry responded no. The information you can get from the Supervisor of Elections will have it broken down to party affiliation and possibly male and female but that’s about as far as they delineate.

Mr. Walters stated you can get that information through private entities which will break it down, but I don’t know that it’s publicly available.

Mr. Perry stated next month we will be bringing a proposed budget to you. We’ve discussed in the past in regards to the budget and with the refinancing trying to keep the total costs equal. Looking at it today, and we will look at it more over the course of the next three weeks prior to the meeting, I believe we’re going to recommend to not change the assessments for O&M. I think we have enough money in our reserve account and we keep building on that

each year that we should be good. I'd rather not just have an increase to balance that out. We can look at it again next year and propose an increase then if we need to.

Mr. Steiner asked are you proposing a decrease in assessments?

Mr. Perry responded there will be a decrease overall because of the refinancing so there will be a \$77 decrease in the debt service assessment. The O&M assessment we're going to recommend to keep it at the same level right now.

Mr. Steiner stated usually it's very difficult to increase. Would it not be prudent if we do decrease to only decrease about half because we take the O&M and roll it. The thing that worries me is we're getting to be an aged community and our maintenance costs are going to go up over time.

Mr. Morris stated I thought about that too, Mike. Jim, you mentioned to me earlier with that audit that we did with our expected expenditures and what we needed in reserve, I think keeping it static, even taking that \$77 per household reduction, it's still going to put our reserves at the level to accommodate those issues that probably will arise. I think we will have about one million dollars in reserves?

Mr. Perry responded yeah and keep in mind we fully expect we're going to have some good cost savings from the lifeguards so that will increase the amount we have available for reserves. The only thing that might impact some of that is we're going out for bid for landscaping this year. There might be an increase in landscaping but if you look at the financials right now we do have a lot of cost savings overall. I hear what you're saying.

Mr. Steiner stated I'm just raising the question because I've found that being on boards and dealing with assessments, it doesn't matter whether you're going up a nickel or \$20, it's going to raise all kinds of havoc.

Mr. Perry stated it will and keep in mind that if we were to increase it to \$77 to make it level, we're going to get as many people in here as you would normally because they're not going to recognize that we decreased it by \$77. They're just going to fixate on the increase. If you now propose only to do that half and next year we look at it and say we really need \$77, I hate to have to do an increase this year and an increase next year because you're going to get the same pain two years in a row.

Mr. Walters stated we would have to do a mailed notice even this year if it goes up.

Mr. Steiner stated with the landscaping issue we've had a lot of complaints coming out of a lot of the single-family home areas about their public space not being up kept. Are we going to address that? In the past we said we prioritize this and you're lower priority. Are we going to move them up the list?

Mr. Soriano responded we will go over that in my report. I'm going to go over the timeline for the RFP for landscaping but I'll also talk about some items we may need to change in the contract. I would expect an increase whether it's the company we have now or we end up going with a new company through the RFP. I'll be planning our budget coming up to try to move some of the savings from other lines to that so it should still even out.

Mr. Morris stated that's what I was going to mention too. I think we have a line item savings that can offset those areas. Like that email Jay sent us about that one homeowner with the property and the median. I think we'll be able to recognize some savings in other line items and push them to that landscape line item.

Mr. Steiner stated I'm just trying to touch on each of the issues before we say what we're going to do because in the past people have been told we have this much budgeted and we can't increase and we've set priorities based on overall impact versus the individual environment and everyone is paying so I want to make sure everyone is seeing what they need to see. I'm fine with that and I'd rather discuss it now before we get into that environment but if everything has been looked at, I have no problem. I'm one of the ones that will be glad to see it go down a little.

D. Operations Manager – Report

Mr. Soriano stated we are moving into summer hours. We've gone through some of our spring District events. We had our yard sale but it got rained out. We had the Spring Campout the following weekend and it was probably one of our largest. We had well over 200 people so it was a great event. We had a few more food trucks for this event although they don't make the money that they do at the food truck events every other Friday. The idea was to try to combine the two events together and it takes a little load off of me because I don't have to worry about all of the extra food. We only had three food trucks out there where normally there are anywhere from six to eight when we do the every other Friday event. This was the first time we didn't have the adult beverages. We allowed the food trucks to decide if they wanted to provide them. They chose not to but I only got a few complaints.

Mr. Swartz asked why were there only three trucks?

Mr. Soriano responded just planning. Tiffany who helps organize the every other Friday event looked at that too but there's not a lot of turnout for food there. They are there to get their tent up and see the movie. Most end up eating before or fill up on the junk food we provide. We provide unlimited smores and we do lemonade and water. The trucks just don't make that much. I'm sure there are ten or eleven trucks that would love to be at the every other Friday event but they limit the number.

Moving on, our tennis events over here at your District are building up quite a bit. Last I heard there are well over 50 signed up for the tennis summer camp. Clinics are getting much larger as well so participation levels out here are great. He had a Cinco de Mayo event that had a pretty good turnout. This past weekend he had a sanctioned USTA tournament and everything went well. The idea is to build up some of those tournaments so they have more local people coming to play at a very high level and that brings people in to Oakleaf as this is a prominent tennis program where they've never really had that before so he is doing quite a bit of work out there to build up the tennis program.

You will see we are into the alternating schedule for two more weekends and then we will be open every day from 10:00 a.m. to 8:00 p.m. at night. April was low on usage compared to Aprils in the past because it was colder than usual which kind of concerns me for the change in the guest rates that we talked about and approved as part of our hearing earlier. Normally I would have taken that month to inform everyone that we will be changing so I may try to put that change into effect after Memorial Day so we will still have to worry about the Memorial Day weekend being a little packed here but I would hate to go into that weekend telling people they're going to be using two passes. I would get a lot of angry people out there. We will send it out by email but I think I'll do it kind of like a grandfather clause and let it slide that weekend but try to inform everyone that from now on it's two passes for every weekend or holiday if you have a guest.

We are staying quite busy on rentals and it's picking up even more as we get into the warm months. We had four nights of weddings this past week so we were hustling quite a bit.

Moving on to the operations and maintenance side, I have a couple of open items I want to talk about. Most of them surround the landscaping items. You guys have noticed all of the construction that's going on. We're trying to finish up the entry down by the bell tower all the

way up to the school zones. They will be digging up that median. We really have no water in that location because it's shut off by another entity to dig up and move and it may be a couple more months before we get that up and running. There is something good to come out of it. We're not taxing the wells because we don't have that third well put back in place and there's really no water going south of here. Until we get that back up we won't put a lot of stress on those wells. I'm working with the developer at the apartments to try to find some location that we can go. The County is dead set against us moving towards the road or sidewalk in the right of way so we have to work with that developer to get some more space carved out for us. We do have a little section near the meters at the current well but we have to get far enough away from the current well to make sure drilling is safe before we can start.

Mr. Morris asked so we have not located that yet?

Mr. Soriano responded no. We will have to go through some surveying too to make sure it's approved for us and not cutting into their property at all.

Moving on to those landscape amounts; in the contract that you were talking about Mike, I'm kind of spelling out which areas are high priority and which are low priority because we can't get to everything every year. The islands have been considered low priority because we don't know if they're County owned. We did design them and put them in and we've even written them into the contract with your sister district. They have 14 islands where you guys have four on this side. Two are not irrigated at all. The places that originally had no irrigation planned were along the road because it's Bahia grass out there. The idea is you don't have to irrigate and it's still supposed to grow. The neighborhoods have St. Augustine grass and needs irrigation. We did fertilize it but in two of those islands we would have to take a water truck out there every other week and water it down. The week that the gentleman sent a couple of angry emails we were doing pre-emergent treatments so there is a schedule in that contract of when everything gets treated. They finished up in the middle of April, which is the normal timing in our contract. If you go by those two islands that are on Songbird, close to his home they look great. However, there are two other islands that I think will need sod. One is at Whitfield. It's a very small island so we will look at redoing that but it will be something that no matter what, after three or four years, we will have to look at redoing again. Our 10,000 square feet in the contract right now goes towards those high priority areas. Most of the time those should be the first places you see like the clock tower and bell tower. Tonight I want to

ask you for extra. We do have room for that in the budget. A couple of years ago we changed the budget around to where we took out some of those contingencies. We had the landscape contingency and that was one of the reasons we had it. Really it just got moved to the repair and replacement line so we do have that money available to spend for those areas we haven't hit in a while. Moving forward if we want to move that into our contract we just have to put it in as a rotation. I don't know that we would move it up to the high priority areas just because we need all 10,000 out along the roadway. That's always going to be high priority and that's where it's going to be first. We could put something in there that a minimum of every three years we replace those other areas. We also get issues with fighting with residents as far as people driving up and parking on the islands. The one in Creekview has become a parking lot because there's a foreclosure home right there and for a long time they had squatters in it. Now it's been boarded and posted really well. We're kicking cars off constantly. We only have those four islands so if we know the non-irrigated ones are problems then we replant them every three years.

Mr. Swartz asked can I presume there's no way to get water there reasonably?

Mr. Soriano responded we could jet underneath. As long as they are close enough to a line.

Mr. Swartz asked are there lines anywhere near by?

Mr. Soriano responded Whitfield would be the worst. It's all the way at the back of Mosswood so the closest meter we have is up by the playground so you would go down Old Hickory. Most of the time we had irrigation installed in some of the areas inside the neighborhood that were running off of the meters. Those eventually got cut because they belonged to other properties. What we own are in those big common ground areas so I don't know if we will have any close enough to hook up to. Creekview we definitely would it would just be jetting underneath the pavement. Jetting under a road can cost about \$2,000 but then we would have it. Over at Double Branch we had a couple of islands where they don't have irrigation and everybody was always complaining that they can't grow grass there. They decided to just mulch the entire thing. It was a lot better looking than just dirt and most homeowners were pretty happy with that so we can go with another option than trying to fill in some of those islands that are problematic.

Mr. Steiner stated if you're re-sodding that every couple of years, what is your estimated cost to do that versus going in and jetting for \$2,000?

Mr. Soriano responded it would be automatically in the contract so I wouldn't have to come to you and ask. What I'm asking for tonight is another 10,000 square feet. That costs anywhere from \$4,500 to \$5,000 depending on what type of grass. We've pretty much done all of the Bermuda so it's those islands that I'm looking at and will be closer to \$4,000 since it's mostly St. Augustine grass. That's what I'm looking at tonight but we can put in the contract that they are expected to replace that every three years and they will plan it out in their costs and break it down for you for the year so it won't be an extra amount that I come to you and ask for.

Mr. Steiner stated I'm just asking if it would be cost effective to consider the one time cost of jetting as opposed to every couple of years coming back and asking to re-sod. It might be something to look at.

Mr. Soriano stated the only thing I look at then is it adds maintenance. We do have it all-inclusive with our irrigation, which is nice. We put in the system and if anything goes wrong, as long as it's a three-inch line or smaller, they fix it for free. Depending on how we do the install it would just be the one-time cost to jet underneath and put the piping in. Down the road we shouldn't have to pay much extra other than our water bill.

Mr. Morris stated I would at least look at the scenario, since these are non-irrigated islands, of the artificial turf because they have improved pretty significantly. You don't have to irrigate or jet. You don't have to maintain, etc and you have about a 25-year life on them. I'd look at the cost of them anyway.

Mr. Soriano stated I can bring that back. What I would probably propose is that tonight we look at those extra sodding amounts so I can keep some of those residents happy. Like I said, we can afford it. It's extra money that is in the budget. This year I've gotten pretty lucky so far and I'm hoping it stay smooth through the summer so with all of my planning so far we have that extra money if we were to approve \$5,000 in sodding and then I can take care of the islands for now and then we can make plans for the future. As far as moving into the RFP process, I'd say if that's something we want, I would just have to write that into the contract. There are a couple of items I think I'm going to make sure I distinguish anyway. For instance, about a year and a half ago I asked DTE to change out to pine straw, It burns up, blows away

easy with wind and then we just have bare ground out there. We pay for a lot of pine straw to be replaced throughout the years so instead I asked them to switch out a lot of those bales that would come in on big semis and we went to that thicker pine bark. It's taken a little over a year to switch it out and those small islands in the neighborhoods are probably some of the last that we will see that pine bark go into but then it will be switched out completely and they'll just have to top it off twice a year in the contract so I will change the wording from so many thousand bales of pine straw to so many bags of mulch. We will still have pine straw areas like the berms, which have a lot of pine trees so we can't really but bark out there. If we want to make more changes to the contract we just have to make a decision before I provide a scope of service. This is the calendar and this is based on what we did five years ago. I'm starting about a month earlier than the last time which will help me because if I get the numbers before that August meeting we can adjust the budget and plan accordingly.

Mr. Morris stated I'd say go ahead and add the line items we just discussed.

Mr. Steiner stated going back for a minute, on the artificial turf, if I understood Jay correctly we have some of the islands which are questionable if we can get irrigation to them.

Mr. Swartz stated just one.

Mr. Soriano stated well the one in Whitfield. The one in Creekview would be the easiest one.

Mr. Steiner stated you said you weren't sure whether or not you would be able to get irrigation to Whitfield's island. Would it be worthwhile to consider on those that are either going to be excessive runs, or impossible to get irrigation to, to go with that artificial turf, but on the ones that we can get to go ahead. That way if artificial turf doesn't work out over time we've only got a couple of pilots.

Mr. Morris stated they've got many types of artificial turf so it could be Bermuda looking, Bahia looking, St. Augustine even so you'd get all kinds of variation.

Mr. Soriano stated I'll plan for it as a line item in the contract. The only thing that will happen is if I bring some amounts back to you we would end up being credited for it if I found an island we could use the artificial turf. The way the contracts break down is they tell us the pricing they think re-sodding is going to cost me but if we don't do that re-sodding you have to give me that credit someplace else. I'll go ahead and plan for the line item to replace the sod every three years as part of that contract. The RFP we normally set up for a three-year contract

being able to get the word out that you're trying to let people know about things more by possibly looking at a more up to date marquee?

Mr. Soriano responded we can. We don't have power out there. I would love to at least get lighting because at night you can't see it. The County isn't open to lights in the medians, I've tried that before so that limits some other signage too. The only reason we don't use the backside is because of that tree back there. It gets full and you can't see that side of the sign anyway. However, the County has become more lenient. To get that marquee and the one over at Double Branch was like pulling teeth.

Mr. Perry stated that's what I thought. Several years ago they wouldn't allow us to electrify it.

Mr. Soriano stated with the HOA it took them about two months but that was still much quicker than for us to get the ones they put in at Whitfield and Deerview.

Mr. Swartz stated the County Commissioner several years ago changed the regulations on signage in the County. That's why you see digital signs all over Blanding.

Mr. Soriano stated it may not match the style but a digital or LED would be great because I can put a lot of information on it.

Mr. Swartz stated could we also put it on an angle because when it's flat you can't see it until you're almost on top of it.

Mr. Soriano stated it's something we could look at in the future. Right now I don't have a real easy answer to change out that sign.

Mr. Swartz stated if there's any reason we're jetting under it or anything else that's the time to pull it.

Mr. Soriano stated I know Eagle Landing is still complaining they want a light down here, not just the light at the school zone and if that happens I will take advantage of it.

TENTH ORDER OF BUSINESS

**Next Scheduled Meeting – June 11, 2018 at
2:00 p.m. at the Plantation Oaks Amenity
Center**

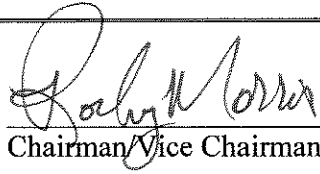
Mr. Perry stated the next scheduled meeting is June 11, 2018 at 2:00 p.m. at this location.

ELEVENTH ORDER OF BUSINESS

Adjournment

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


Secretary/Assistant Secretary


Chairman/Vice Chairman