

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, November 13, 2017 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:

Michael Steiner	Supervisor
John Jarrett	Supervisor (by phone)
Rod Swartz	Supervisor
Shawn Vick	Supervisor

Also present were:

Darrin Mossing	District Manager
Jason Walters	District Counsel
Jay Soriano	GMS Community Manager
Dan Fagen	Vesta

FIRST ORDER OF BUSINESS

Roll Call

Mr. Mossing called the meeting to order at 2:00 p.m.

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Update on the Status of the Refinancing

Mr. Walter stated we've had a lot of activity in the last 30 days because we're moving towards the date of the tax deed sale which we've talked about in the past. That's scheduled for Wednesday. Good news, bad news and more updates. We don't know what the tax certificate holder is going to do at this tax deed sale. I don't know that there will be interested parties bidding on it. It's such a large amount and that's a big investment for such a small piece of property. We've had some communication with them and their attorneys and they are keeping pretty quiet in terms of what they intend to do. We're hopeful that they will take the property. I think that clears up a lot of issues in terms of they're in the best position to get that repositioned given the amount of money someone else would have to pay and it happens much quicker. That would happen in the next 60 to 90 days. I took a call earlier today from an

attorney for another group who was looking at the property and they didn't like the numbers on it but it's now on the calendar and people are looking at it and evaluating it. By next meeting we will have a pretty solid update on that. The good news on the other side is we've had a lot of conversations with the folks at MBS regarding potential for refinancing and we've got to navigate some issues, mainly with this property. It's hard to fit that into the mix because we don't know what it's going to be right now so trying to fit that parcel into the puzzle and what do we do with that and what if it goes to the County and you can't assess it but the good news is, all of the other parcels are getting cleaned up. You can see the construction down here on Charlie's piece. We anticipate him paying that off and running the numbers as we have assuming that gets paid off and everything else being equal but for this parcel, there's still savings to be had there so generally speaking if we can navigate some of the more legal tax issues with that parcel. We've already got bond counsel working. We got a call from them last week and they're talking to their tax counsel. We're trying to be in a position to refinance here in the near term so the good news is we're going to get something done. The frustrating part is we haven't gotten clarity on this piece yet. Once we bring that all together we will have the folks from MBS here and we will do a more formal presentation with conservative numbers for each scenario. The request is continued patience and the good news is the numbers are turning in our favor.

Mr. Steiner asked right now it's scheduled to be high-density. From some things that have been mentioned and the fact that may be a non-viable configuration, what has to occur in order to redefine that to something other than high-density?

Mr. Walters stated we don't get involved in land use. That's not our pervue, that's the County. Generally speaking, it's zoned residential high-density. You could apply for a zoning change and make it single-family. I don't know that you'd even have to get a zoning change. Within whatever category that is, there's a lot of different product types. Our part in that is just dealing with the assessment side. Whoever ends up owning that land and developing it if they have to change land use, they will go to the County for that. If they have to just get a variance within the zoning I think that's less complicated. For our part, if it's 202, that's easy, that's what it's already being assessed at. If it's something different, we're going to have to scrub those numbers and in all likelihood it will end being something different, we just don't know

what yet. Hopefully by December we should have clarity on this piece or at least some update given that the tax deed sale will have taken place and hopefully we can start talking numbers.

FOURTH ORDER OF BUSINESS **Approval of Consent Agenda**

- A. Approval of the Minutes of the October 16, 2017 Meeting**
- B. Financial Statements**
- C. Assessment Receipt Schedule**
- D. Check Register**

Mr. Mossing stated under the check register, the invoice approval amount would be \$90,994.69. That’s removing \$20,000 for payments to Vesta.

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

FIFTH ORDER OF BUSINESS **Consideration of Approval of Vesta Invoices**

Mr. Mossing stated the Vesta invoices total \$20,213.03.

On MOTION by Mr. Steiner seconded by Ms. Vick with Mr. Swartz abstaining a vote the Vesta invoices were approved.

SIXTH ORDER OF BUSINESS **Other Business**

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS **Staff Reports**

- A. Attorney**

Mr Walters stated all of our friends are back in Tallahassee for committee meetings so we’re starting to see some of that activity and we will continue to monitor that this year as we have in the past in terms of bills that we think could affect our district.

Mr. Swartz asked are you going to send out emails again to enlighten us prior to these meetings?

Mr. Walters responded we will. We will have summaries and of course as we get later in the session they become a lot more relevant because you can see if it’s moving or not.

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 just had the big Halloween party we do every two years, Spooktacular. There were about 460 people and everything went well. Coming up we have one of our free events, the Turkey Trot which is the day before Thanksgiving. For the last five years we've done this fun run with raffle giveaways and games. The two elementary schools have a fun walk and kids come out. There's usually 100 or so people there. In December we have our Cocoa with Claus event which takes place in this room.

Moving on to the aquatics side, the rest of the pools are still closed. We have our heater that is going. It's had to work a little more over the last couple of weeks because we have had a few cold days here and there. We have had only one filled up to this point so looking at it in the scheme of things, I'll probably keep it going the way it is to where the adult residents can swim in the morning, the lights are on all the way until nine at night. Until we start using those covers that's probably going to be sometime in December before I start getting concerned with wasting gas. When I do make that decision I'll make sure I send out emails but we may make it to the next meeting before that takes place.

Moving on to the operations and maintenance side. I have one open item. I got a date last week for delivery the week of the 27th. They have all of the equipment in and ready to go so we will set up a day where they can swap everything out and we will close down for that whole week so we can work on the office, renovate the wall and do things like touch up painting. I will be sending out an email to residents letting them know of the closure and will send a reminder right around Thanksgiving. As we open back up that will be a change where we have operating hours and we will no longer be open 24/7. We're going to be really lenient for the first month or two before we start turning people away because they don't carry their cards, things like that. We will give everybody lots of time to warn them. I'm sure at first it's going to cause some complaints. Eventually we will get to the same point that we do at the pools, guests will be checked in and they have to have their cards and they can't bring someone in with them that doesn't live here without using a guest card.

EIGHTH ORDER OF BUSINESS

Audience Comments/ Supervisor's Requests

Mr. Dan Fagen stated I'm with Vesta. I'm standing in for Susie and I know she usually shows up every couple of months on request. I wanted to tell her, even though she's not here I really appreciate all of the hard work she does in maintaining this place. She does a great job, great leadership but also want to extend a thanks to you guys. We take your business seriously. We have been here for many years and we hope that we continue to earn your confidence and we don't take that for granted. You'll see me a little bit more. I'm Susie's support network. Lou Ann Perucci who was here for many years is no longer with the company and I'm the GM in this area so I'll be stepping up. Thanks for the opportunity to serve Oakleaf and we look forward to another successful year. Susie wanted me to relay she had 100 rescues, no 911s which is a real blessing, primarily focused around the slides where you have little ones coming down and they're disoriented or whatever that may be and then unsupervised non-swimmers.

NINTH ORDER OF BUSINESS

Next Scheduled Meeting

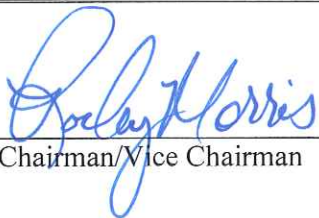
Mr. Mossing stated the next regularly scheduled meeting is December 11, 2017, at 2:00 p.m. at Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida.

TENTH ORDER OF BUSINESS

Adjournment

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


Secretary/Assistant Secretary


Chairman/Vice Chairman