

**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, October 15, 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
Shawn Vick	Supervisor
Mike Reynolds	Supervisor

Also present were:

Ernesto Torres	District Manager
Jason Walters	District Counsel (by phone)
Jay Soriano	GMS Operations Manager

FIRST ORDER OF BUSINESS

Call to Order

Mr. Torres called the meeting to order.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience members in attendance.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the September 10, 2018 Meeting**
- B. Financial Statements**
- C. Assessment Receipt Schedule**
- D. Check Register**

Mr. Torres stated your debt is 100% collected and your O&M fund is at 95% on the assessment receipt schedule. The check register totals \$156,460.74.

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

FOURTH ORDER OF BUSINESS

Discussion of Landscape RFP Process

Mr. Soriano stated we've started our second round of RFP for landscape. This is going to be kind of a rush because we would like to be done at the end of this year and starting a new contract January 1st. I have nine companies that have picked up so far. This RFP is kind of open compared to the first. We're not doing that big bus tour that I did before or the mandatory meetings. We didn't charge for packets because I didn't want to limit people who already spent money the first time. There's kind of good and bad to that. It does allow more people to get involved, however sometimes it allows people that may not deserve a spot in this RFP. That's one thing I'll go through and if they are too small or don't meet those minimum qualifications they will be able to drop off but I'll mention to you guys that they don't meet that standard. Out of those nine companies so far there may be one or two like that but we do have pretty much everybody involved from the first time. There are two companies that have not picked up yet but they said they would be interested; BrightView and Sunstate. Sunstate has never dropped off a bid for us or any of our other districts even though they've attended the process and picked up packets. There are two others that I am waiting on so we may end up with 10 or 11 which will give us a much larger market than the three we had before.

Mr. Morris stated mention the slight modifications made to this RFP.

Mr. Soriano stated we asked a couple more questions about the companies internally to try to give us a little more background on them and if there are any issues that we need to be made aware of. Also, I corrected a lot of the pricing. We had some issues that were my fault with typos and things like that and I wanted to make sure those were corrected. We talked about sod pricing and how there were different numbers for just the sod itself and whether it was stripped and laid so I've corrected that and also made sure you guys matched perfectly to Double Branch. What's going to happen is they have until the 31st of this month to drop that packet off so they are doing tours and they ask me questions. Monday you guys have your November meeting so I will have four or five days to go through those cheat sheets for you guys so you will be able to review and ask questions and then you would have from November's meeting to December to work on that grading. In December we would award after you turn in grading to me before they start in January.

Mr. Morris stated I think this is going to alleviate some of the issues we had with respect to the sod questions.

Mr. Soriano stated there were a couple of questions with this last time about how do we do the committee meeting and how do we guarantee that we pick the same company so I wanted to clarify how we do those grading sheets. If we grade as ten board members that guarantees there's one company overall. If I break you guys down as two sets of five, there is a possibility you guys could split, even if it's by one point, so the original plan was to grade as ten. I'll collect all ten of those grading sheets from you and we create one finalized set of numbers.

Mr. Morris stated I would prefer one vendor for both districts.

Mr. Swartz asked are you or staff planning on doing the grading?

Mr. Soriano responded I can. The only reason we didn't were because of those few concerns we addressed with you guys but we will give you our thoughts on the top three and you guys can look at that and consider your own thoughts in those three weeks. This has kind of forced all of them to take a deeper look and really look at their packets so you may see some things change from those three that dropped off last time whether it's their numbers or their explanation of things. One thing that really stood out to them was the conversation you guys had about exactly how many people they have working. They can list they have 200 employees, but what does the job here entail and how do they plan on getting it done. None of them really detailed it that well so I think this time around you'll see that. You will get everything from me that following Wednesday so you can ask questions during Monday's meeting rather than doing another joint committee meeting.

Mr. Steiner asked we're not asking how many people they are going to assign to do the job, really we need to be looking at how many people they are planning to assign. Most of them if they're working with any kind of efficiency don't have staff for this area, they have to go get it. That was the thing that bothered me before is that they identified people but they didn't identify how many people they were planning to assign to do our job.

Mr. Soriano stated and that normally would be the case. A lot of times you'll see these vague packets that give all this information about the company but not details for what is the plan here. They do have to address the things I ask for specifically. We don't ask them to tell us exactly how many people they're going to have here for this cost. Cuts cost this much so we expect 102 cuts but how many guys are you going to put towards making sure we get those cuts? Some companies might say we get it done with four guys in a truck. Some companies

may say we're going to devote six guys there. If you're paying this for six guys and the same for four, I kind of like the idea of more but we have to look at everything.

FIFTH ORDER OF BUSINESS**Other Business**

There being none, the next item followed.

SIXTH 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

There being none, the next item followed.

D. Operations Manager – Report

Mr. Soriano stated food trucks are still running at your sister district. They do the every other Friday setup. I had mentioned to them doing different days earlier this year but I think that's been put on hold because the same person coordinating the food truck nights is also helping with the church up here at the clock tower because they are putting on a food truck event once a month. We just had the Fall Camp Out and we were rained out. In the past I've had some issues with rain but we've been able to continue. This one we didn't get to play the movie. I did get a little break to do smores and then it ended up being smores in rain. We had about 150 pre-register, which is really good. We had activities and I talked to the vendors on giving us a little extra credit time for our next event so we can have it a little cheaper next time and they've agreed to that. We ended up with eight families all together that stuck out the rain and had breakfast the next morning. I've thought about our schedule for next year. The camp out is a great one but I think people would be happy if we just did more movies. That can be expensive too because we pay for the copyright to be able to play those movies but if I adjust our schedule and just do one camp out instead of two and maybe do two or three movie nights so I'm going to look at that next year. It might be something that gets more participation because I had people ask for refunds since it got rained out but it's \$2 and I had to purchase food that goes bad. The rest of the months we can just do a movie on the green and get popcorn and that's it. This year we're not doing that big Halloween party we're doing a Pumpkin Plunge. I was worried people were going to complain when we dropped that party

every year but people really love the Pumpkin Plunge so now we alternate every other year. That Pumpkin Plunge is October 27th and then in November we have the Turkey Trot the Wednesday before Thanksgiving. The kids are off school that whole week so it ends up being a large event. Last year we had about 80 people show up and it's just a free fun run to get people out of the house and they can bring any family that is visiting. Cocoa with Claus I'm still waiting to hear from our Santa Claus but that should be December 20th. Most of those events other than Cocoa with Claus are on the website with registration forms. The pools are closed for the off-season, however if you notice I made a little adjustment to that this last week if you saw the emails. Because of our outrageously warm weather that is a little unseasonal for October, I decided to go ahead and keep pool monitors on for the week. We had a lot of people asking for it. Yesterday there were about five families here, which is still not a lot of people, but it's still nice to say we have the ability to go to the pool. With the monitors we don't have the slide going but they have everything else.

Mr. Morris asked what was that savings amount?

Mr. Soriano responded the last I looked at it comparing the staff payroll compared to what we paid Vesta we are at about \$65,000 for the year. A lot of that is because of rain too. With the rain it's easier to send people home when we have control. Having that control is nice because we've had people say "we're planning on coming down to the pools because the kids have off school Friday" and next year we can look at that next year in the spring.

Last month I talked about finalizing our schedule for our heated pools. We haven't turned our heater on yet and I won't turn it on until we're done with those weekends but I did want to get your ideas and direction for how we go forward. Last year we went way past budget and spent \$26,000 in gas. A big part of that was the weather. It wasn't quite cold enough to feel comfortable shutting down but at the same time it wasn't warm enough where the heaters were off so we were heating those pools pretty heavily. I wanted to try to find a solution. I think a lot of it is going to be based on schedule and we've always told the residents we're just going to see how the weather goes and try to keep it open as long we can. If it gets too cold and nobody is showing up, we shut it down. I think that kind of leads to the budget problem. I looked at trying to set something up that we advertise at the beginning of the season. I think we turn the heaters on in November, use the heaters and covers in December and that will allow us to stay open past the holidays and then after the holiday weekend when kids go

back to school we would close the pool for January and February and then turn the heaters back on in March. In the past we've tried to close down for a month when it gets real cold. I think planning to shut it down would help out.

Mr. Morris stated to give us some context here, pool use we're looking at two people?

Mr. Soriano responded last year we had two ladies that would come even if it were cold. We did have on average for those colder months seven different people check in so you're talking about a handful of people that utilize the pools in those months. Our residents expect that pool to be there and ready for use so that would change that and it is a big change.

Mr. Morris stated I think as stewards of our finances we need to take this into consideration particularly with respect to the use of the facility and the amenity. I'm not opposed to doing one of two things, either shutting it down for two months and/or if we did leave it open just turning the heater off and letting people know it's going to be off.

Mr. Soriano stated the water is heated up to 84 degrees so if we turn it down a little bit it saves some money. We only lower it to 63 degrees so even those nights where it didn't get cold enough the water still drops down and the heater still comes on to heat it back up to the 84. It burns a lot of cash to do that so I can't turn it down too low because it's hard on the heater and it's a lot of money to bring it back up.

Mr. Steiner asked is there rationale for the magic number of 84? Most folks maintain 72 or 74. The more you're driving the temp to fill the separation between air and water you're going to consume a lot. It seems to me that maybe we would do first is lower the temperature down to 72 or 74. It's usable and you're going to feel warmer than the outside air.

Mr. Soriano stated we can do whatever we want however there are a lot of organizations that look at water temperatures differently. If you get out and it's 40 degrees you have to worry about hypothermia so a lot of these organizations like our water zumba classes demand the pools be kept higher or they don't run class. Their minimum is 77 or 78. Cecil Field says they keep theirs at 77. They are covered and protected so a little weather controlled. 74 would be a little low.

Mr. Steiner stated you're dropping seven degrees. If you look at your house air conditioner, the more you drive it to cool the place down and the higher the temperature outside, the more the compressor has to run. In this case it's going to be the heaters and if we're running at 77 instead of 84 you're not going to need to drive it as much.

Mr. Soriano stated we try to hold the covers off until around December because we have to adjust the timing. When you use covers you really want to take advantage of the sunlight so we try to keep the covers off from 9:00 a.m. to 4:00 p.m. That always helps with staffing costs because we're not pulling people in at night just to cover the pool. Most of our maintenance and janitorial staff is gone at 6:00 so we don't want to pay them to come back in.

Mr. Morris asked so are you proposing Mike, in lieu of shutting down we drop seven degrees and try that?

Mr. Steiner stated I would propose that in lieu of doing a shut down which would probably cause some squawks. If on day one it's 84 and the next day it's 77 they will probably notice a difference but if they're walking down here in 40 degrees that 77 is going to feel mighty warm and if we're not having to drive the heaters as much that should lower our gas and we can always come back and revisit if we're still spiking.

Mr. Soriano stated we can continue on the schedule we've done and base it on usage and weather which leaves it open but we will adjust the temperature instead.

Mr. Steiner are both pools heated in phase one and phase two?

Mr. Soriano responded no.

Mr. Morris stated if we adopt that and lower the temperature I would even propose a 9:00 to 3:00 and back off an hour. I'm sure there's some savings resulting there.

Mr. Soriano stated maybe a small savings but the 9-4 is really just the sun. Those covers really do help with savings, especially if you have a windy day.

Mr. Swartz asked isn't our typical cold weather snap the last week of January through the first few weeks of February?

Mr. Soriano responded yes and I've come to you the last two years in January but February we pretty much close down. I think the bigger issue is we're open ended. We explain on the website we shut down with freezing weather.

Mr. Steiner stated the thing with that though is you still have to maintain the heat so you're not saving anything by shortening the time when the weather gets colder.

Mr. Soriano stated I don't think an hour will make much of a difference but definitely on those days when we say we're not going to pull the covers if it gets below this temperature, that will help because it will be covered the whole day.

Mr. Swartz stated I think last year you did a good job with the Twitter system you had and saying the pools are closed. Do we have that same system with the lap pool?

Mr. Soriano responded yes we send it out.

Mr. Swartz stated so these two people who are using it will know.

Mr. Soriano stated it's actually the same situation with what happened with the regular pools in October. Everybody on Facebook was asking why we're closing the pools for October but we've always shut down. In the past I went to the second weekend and this year was my mistake. I thought October 1st was the first weekend but for the past five years we've only done the first two weekends in October. We've had whole days where staff was out here and not a single person showed up. I was concerned with making the change but if they know we always shutdown in February it will eventually get to them that it's not a year round pool that's going to stay super warm.

Mr. Steiner asked if you do the closing option are you keeping it closed?

Mr. Soriano responded until it opens back up in March.

Mr. Steiner stated so you get the heat even with the closing. I think the biggest potential for savings is going to be reducing the temperature. The other thing that bothers me is we're dealing with such a limited usage. I understand that's what these people were told but that's an awful lot to be spending. From that standpoint I think they will probably tolerate a reduction in temperature.

Mr. Soriano stated let's start with that and we will stay with that play it by ear schedule but chances are we will still close down in February. I always bring that to you based on the weather in January. We can always look at the usage again next year and any complaints on the temperature.

If you look at our numbers everything has dropped. The total printed cards were 244 between the two districts, which is about normal for the off-season. We are still seeing a little higher normal than it has been in the past, which I'm guessing is from the apartments and townhomes being built.

Moving on to the maintenance items, I do have a few issues there. I talked about the warranty with the treadmills downstairs over this last year we have had some issues. These treadmills are only a few years old and are still under warranty. The company is paying a third party to come out here and fix any problems. My concern is that it's still not getting fixed so

it's almost like we have some lemons. They're doing their job and it's covered. They've paid more to me than what it would cost to just get a new treadmill. We have brand new decks, belts and motors, which are about \$1,000 a piece on three of those treadmills.

Mr. Steiner asked how much longer is the warranty period?

Mr. Soriano responded through December, however, I have in writing from them because of these problems that anything that goes on with these three treadmills they will continue to fix. I would think they would just want to give us a new treadmill and be done with it so I'm hoping we get to that point. If not, I'll have to look for some repairs or replacement because it's a pain in the neck. The rest of the equipment is doing great, it's just those treadmills. I'll inform you if anything else happens.

Our adult pool deck we had a shower fixture that sprung a leak and rusted through the steel. They are very expensive. The version we have is called Murdock Manufacturing and it costs about \$2,500 for one shower so the Aqua Master is \$1,500. It doesn't look as beefy but I do need to make a replacement. We are required to have that outdoor shower fixture on deck so that users of a commercial pool can shower beforehand. The health department expects it to be there. Whether I go with the cheaper one or the Murdock they are above my approved amount so I have to have approval from you guys. The Murdock would go in place a little better because I wouldn't have to change the decking for mounting or any plumbing. I would probably look for an NTE of \$2,750 just to make sure I can get it shipped and put in. The Aqua Master at \$1,500 I would probably just ask for \$2,000.

Mr. Morris asked with the Aqua Master is there a lot of retro fitting?

Mr. Soriano responded just mounting to the pavers we will probably have to re-concrete. The Murdock has a much larger base. The Aqua Master work wouldn't be a ton if money but it is extra.

Mr. Morris asked does the Aqua Master have a bigger base?

Mr. Soriano responded it's a fatter base but it's only a few inches compared to the Murdock, which has a large pedestal that it sits on.

Mr. Morris asked what is your preference?

Mr. Soriano responded that's up to you. We have enough equipment to do the original equipment and it will look the same as the rest but it's a little over a thousand more. I don't have a preference. I just bring you a cheaper version to show there's something else we can do.

Mr. Morris asked what about warranties?

Mr. Soriano responded both the same. Both are commercial quality and they will have one year for parts unless it's something I can prove. For instance, if the stainless steel starts to rust unless I can prove it's faulty manufacturing it's ten years for the Aqua Master. The other one is galvanized steel so we only have a year. Even though the Aqua Master doesn't look as bulky and durable as the Murdock it is complete stainless steel.

Mr. Morris asked do you have an issue with the different look?

Mr. Swartz responded no it's far enough away from everything else.

Mr. Soriano stated there is only one shower that's back there whereas on this pool deck we have a few around so you could see they were different.

Mr. Swartz asked the one out there doesn't have a water fountain does it?

Mr. Soriano responded they do. I tend to take those off and cap them so we won't have issues with breaking and water shooting out.

On MOTION by Mr. Morris seconded by Mr. Swartz with all in favor a shower fixture in an amount not to exceed \$2,000 was approved.
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Mr. Soriano stated I have a resident who rents this room for the purpose of putting on a vendor fair or expo. We don't really get into the business of renting this room for someone to run a business and we've even approached this for things like the wedding planners that try to rent it out. We even put a policy in place years ago that if you are doing this on multiple occasions you get limited to one per household unless I can prove you have multiple kids that are getting married or something and we addressed that but with this expo she's kind of partnered with other vendors that are attending this expo and many of them are residents here that want to rent out the rooms at the resident rate and they are in here about every other month. I've let her know that's not how we do business and you're basically using a loophole to take advantage of this room. We lose money when people do that. If not, we would be renting it out to non-residents at twice or three times as much. I have let her know we don't want to continue business that way and she is to pay the non-resident rate if they want to continue or just rent the one time. The expo that goes on at your sister district we've had some issues with them because lately they've gotten so large but they are the same way. They only

get approved for two. She makes a lot of money off that business and it does cause a very large commotion because it's a big event and that's what they want to get to here and I just don't think it's a good idea. I wanted to mention it to you guys just in case because they are residents. She actually got three in a row before I reminded Wanda she's only supposed to be getting one. I don't think it's fair to the residents or the right way of doing it. Unless there's any concern that's the way I'm going to continue doing it.

Mr. Morris stated I agree.

SEVENTH ORDER OF BUSINESS

**Audience Comments / Supervisors'
Requests**

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

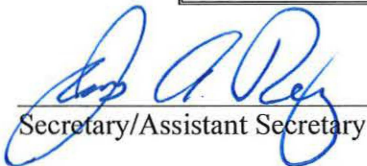
**Next Scheduled Meeting – November 5,
2018 at 2:00 p.m. at the Plantation Oaks
Amenity Center**

Mr. Torres stated our next regular meeting is going to be November 5th at 2:00.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Morris seconded by Mr. Steiner with all in favor the meeting was adjourned.
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Secretary/Assistant Secretary



Chairman/Vice Chairman